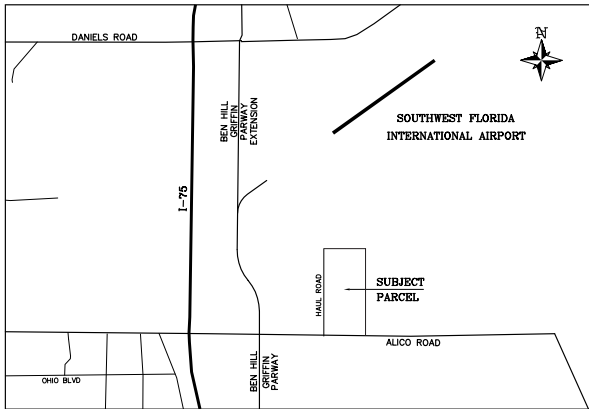


# ALICO ITEC PARK



A01



NOT TO SCALE

## LOCATION MAP

SECTION 06, 07, TOWNSHIP 46 SOUTH, RANGE 26  
EAST  
LEE COUNTY, FLORIDA

PREPARED FOR:  
**ITEC LLC**  
5645 Strand Blvd.  
Naples, FL 34110  
(239) 849-0012 or (239) 777-8000

## UTILITY SERVICE PROVIDERS

**WATER:**  
LEE COUNTY UTILITIES  
1500 MONROE STREET  
FORT MYERS, FL 33901  
PH (239) 533-8181

**SEWER:**  
LEE COUNTY UTILITIES  
1500 MONROE STREET  
FORT MYERS, FL 33901  
PH (239) 533-8181

**ELECTRIC:**  
FLORIDA POWER AND LIGHT  
15834 WINKLER ROAD  
FORT MYERS, FL 33901  
PH (239) 415-1302

**PHONE & INTERNET:**  
CENTURY LINK  
1520 LEE STREET  
FORT MYERS, FL 33901  
PH (239) 590-0440

**FIRE PROTECTION:**  
SAN CARLOS PARK FIRE DISTRICT  
8013 SANIBEL BOULEVARD  
FORT MYERS, FL 33912  
PH (239) 267-7525

**SOLIDA WASTE DISPOSAL:**  
FLORIDA RECYCLING SERVICES INC.  
2465 HIGHLAND AVENUE  
FORT MYERS, FL 33916  
PH (239) 332-8500

## Sheet List Table

| Sheet Number | Sheet Title                                 |
|--------------|---|
| 1            | COVER SHEET                                 |
| 2            | LOCATION AERIAL                             |
| 3            | COLOR SITE PLAN                             |
| 4            | FGCU EMERGING TECHNOLOGIES INSTITUTE AERIAL |
| 5            | PROPERTY OVERVIEW                           |
| 6a-6b        | PRELIMINARY PLAT                            |
| 7            | PRRICE LIST                                 |
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| 9            | MAIN ALICO ROAD ENTRY TURN LANE             |
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| 12           | WILDBLUE COLOR SITE PLAN                    |
| 13           | WILDBLUE AERIAL                             |
| 14           | CENTERPLACE COLOR SITE PLAN                 |
| 15           | CENTERPLACE AERIAL                          |

## SITE INFORMATION

**PROJECT AREA:** 240.96 ACRES  
**PARCEL STRAP NO.:** 06-46-26-00-00001.0030  
**PARCEL ADDRESS:** 12451 ALICO ROAD  
FORT MYERS, FLORIDA  
**CURRENT ZONING:** MDP  
**PROPOSED USE:** MIXED PLANNED DEVELOPMENT

## PROJECT CONTACTS

**CIVIL ENGINEER:**  
BANKS ENGINEERING  
DAVID R. UNDERHILL JR., P.E. PROJECT MANAGER  
10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490

**BANKS  
ENGINEERING**

Professional Engineers, Planners, & Land Surveyors  
Serving The State Of Florida

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FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490 FAX: (239) 939-2523  
ENGINEERING LICENSE # EB 6469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

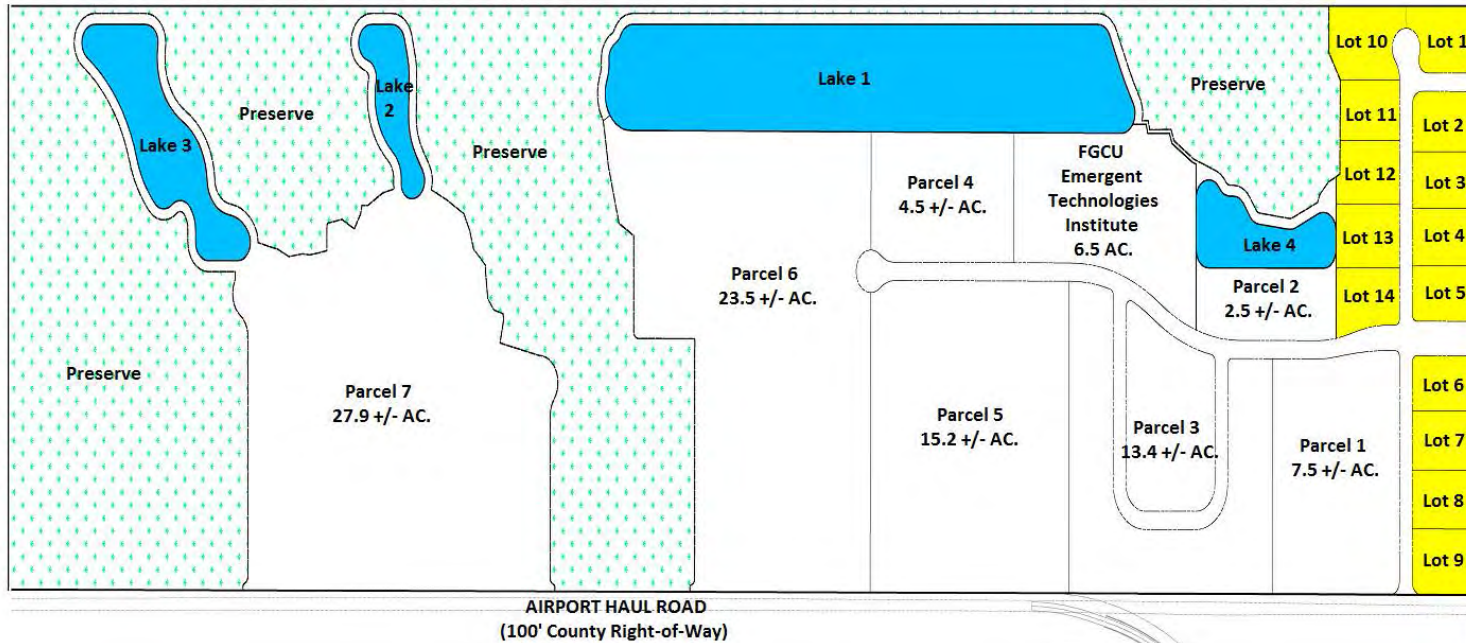
APPROVED  
DOS2014-00052  
Susan Hollingsworth, Sr. Development Review Representative  
Development Review  
11/24/2015







 Commercial Out Parcels  
(13.4 +/- AC.)



#### SITE DEVELOPMENT REGULATIONS

##### Minimum Lot Area & Dimensions

Area: 20,000 SF  
Width: 100 Feet  
Depth: 100 Feet

##### Minimum Setbacks

Street: Per LDC  
Side: 10 Feet  
Rear: 20 Feet  
Water: 25 Feet

##### Maximum Building Height

3 Stories, 45 Feet

##### Minimum Building Separation

The Greater of 1/2 Height of Both Buildings or 20 Feet

##### Maximum Lot Coverage

60 Percent

#### DEVELOPMENT PARAMETERS

Maximum of 1,200,000 SF Industrial/Commercial Uses  
Including 240,000 SF Commercial Uses  
Maximum of 50,000 SF Standalone Retail Commercial Uses on Lots 1-9 Only

#### SITE INFORMATION

Tracts: 113.3 AC  
Lakes: 15.48 AC  
Est. ROW: 5.84 AC  
TOTAL: 134.62 AC

#### SURFACE WATER MANAGEMENT DATA

Control Elevation: 21.50 FT NGVD  
Minimum Centerline Road/Parking Lot Elevation: 23.90 FT NGVD  
Minimum Perimeter Berm Elevation: 24.70 FT NGVD  
Minimum Finished Floor Elevation: 25.60 FT NGVD  
.50 Inches of Pretreatment Required

COLOR SITE PLAN  
**ALICO ITEC PARK**  
LEE COUNTY FLORIDA

SHEET  
3





## **PROPERTY OVERVIEW**

### SITE FACTS

**Acreage:** 240 acres, 107 buildable acres

**Location:** NEQ of Alico Road and Airport Haul Road – Ft. Myers, FL

**Parcel ID:** 06-46-26-00-00001.0030

**Entitlements:** Zoned Planned Development – Mixed Use. The Zoning Resolution provides for 1,200,000 sf of industrial and 240,000 sf of commercial of which 50,000 can be retail on the Alico Road frontage.

**Road Frontage:** 1,600 frontage feet on Alico Road with two access points, approximately one mile of frontage on Airport Haul Road.

**Utilities:** Alico Road 4 lane widening to be completed 2017/2018. Force main expansion complete.

**Concurrency:** Valid and effective until October 22, 2017.

### DEMOGRAPHICS

**Within 5 mile radius:**

2015 Total Population: 43,103

% Population Change 2010-2015: 14.06%

2015 Housing Units: 9,080

2015 Household Income Average: \$82,878

### WHY ITEC?

ITEC is positioned to be Southwest Florida's premier business park.

Restrictive covenants provide architectural control and protect the property owners' investment.

Eco conscious features demonstrate a commitment to sustainability while lowering energy-related common expenses.

Over 700,000 workers live within 30 minutes of the site.

North – south connectivity via Ben Hill Griffin Parkway, I-75 and Three Oaks Parkway provides ease of access.

The park has upscale features though prices will remain affordable.

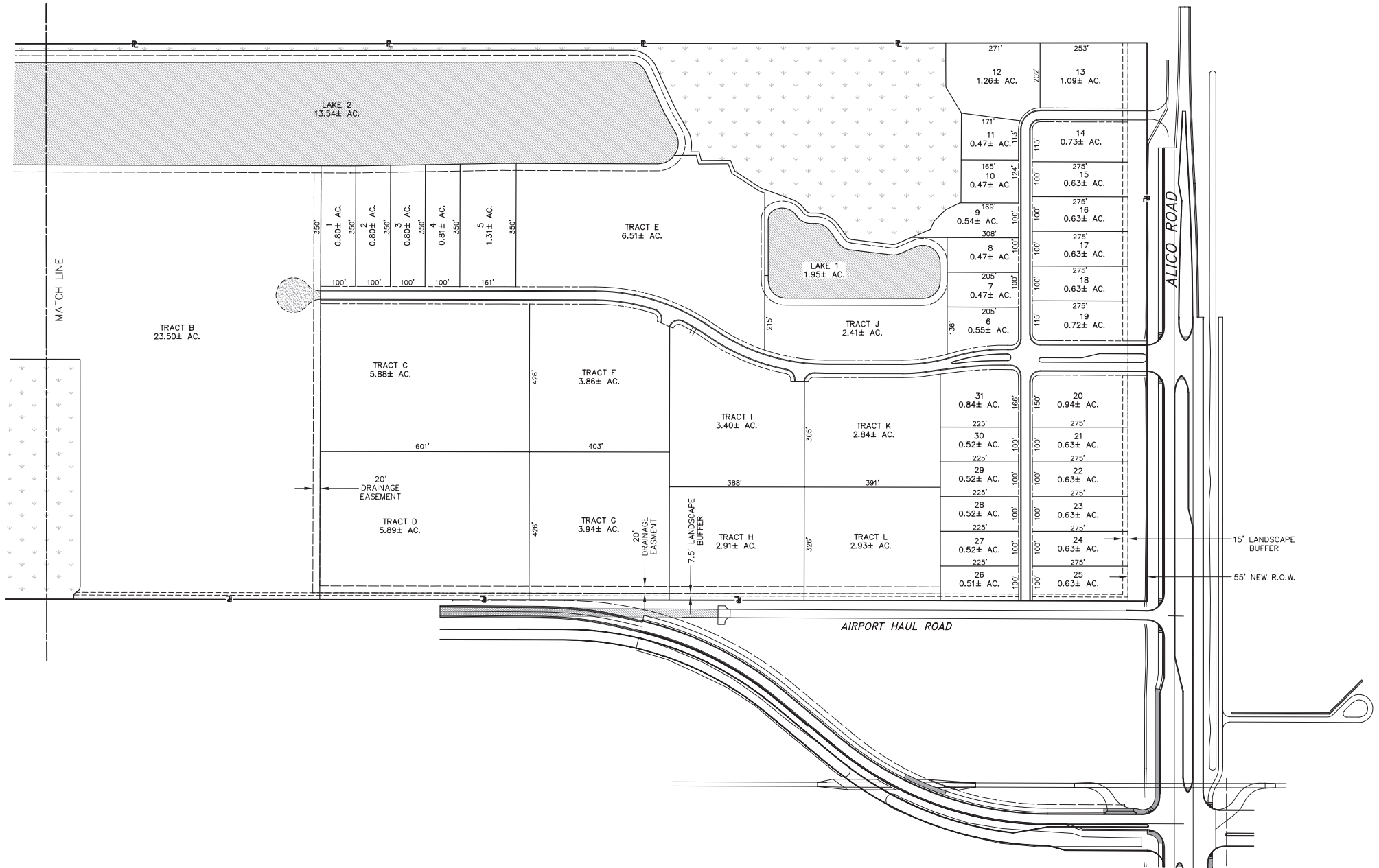
ITEC is within 15 minutes of Southwest Florida International Airport, and 10 minutes of Florida Gulf Coast University.

Century Link's Fiber Plus network offers speeds of up to 1 Gig.

Much consideration has been given to the security of your business. Cameras are discreetly stationed throughout the park's common areas.

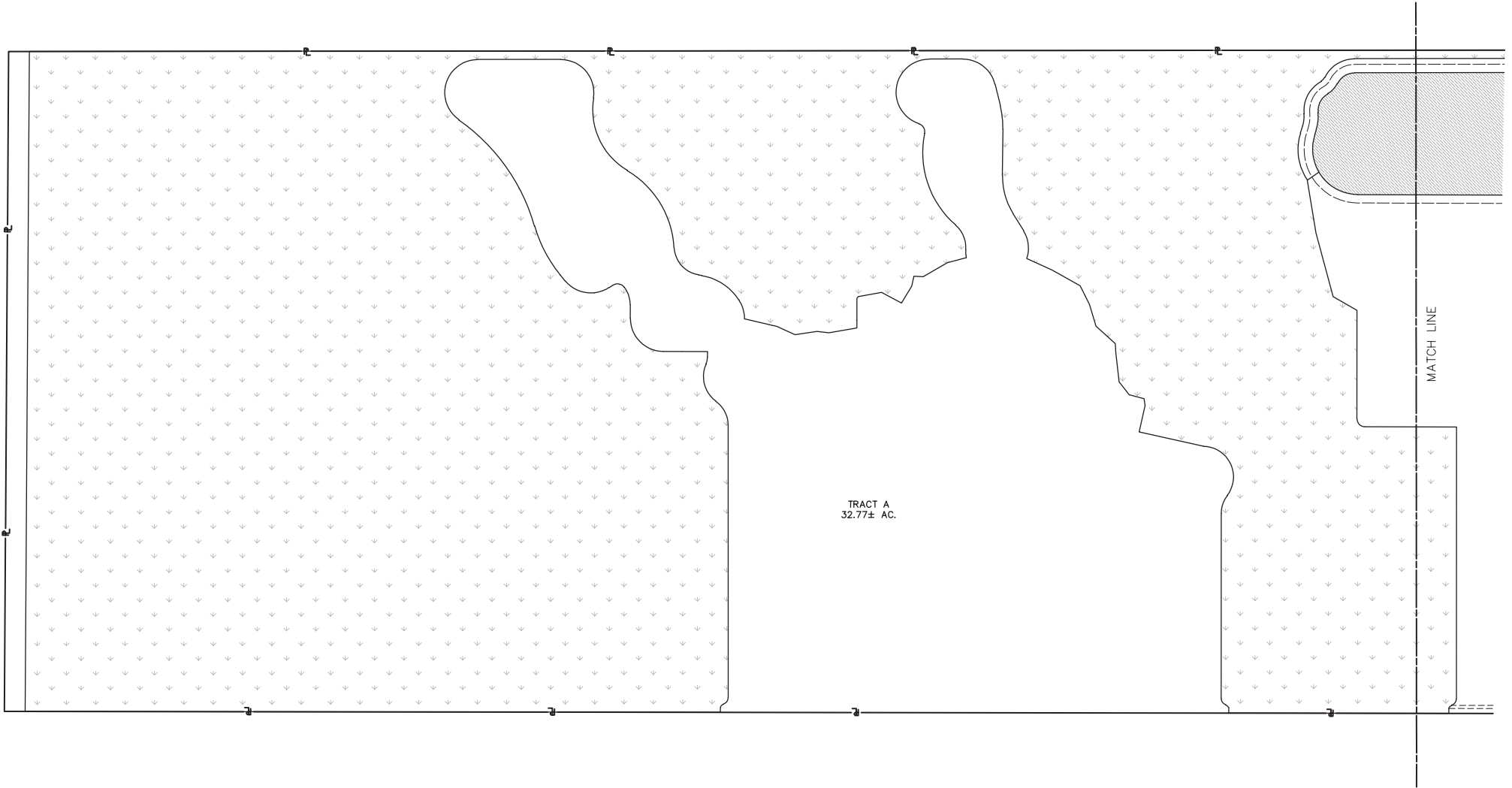
Users will be grouped according to the intensity of their proposed use to ensure compatibility.

The seasoned development team has more than 50 years combined local experience.



PRELIMINARY PLAT  
ALICO ITEC PARK  
LEE COUNTY FLORIDA

SHEET  
6a

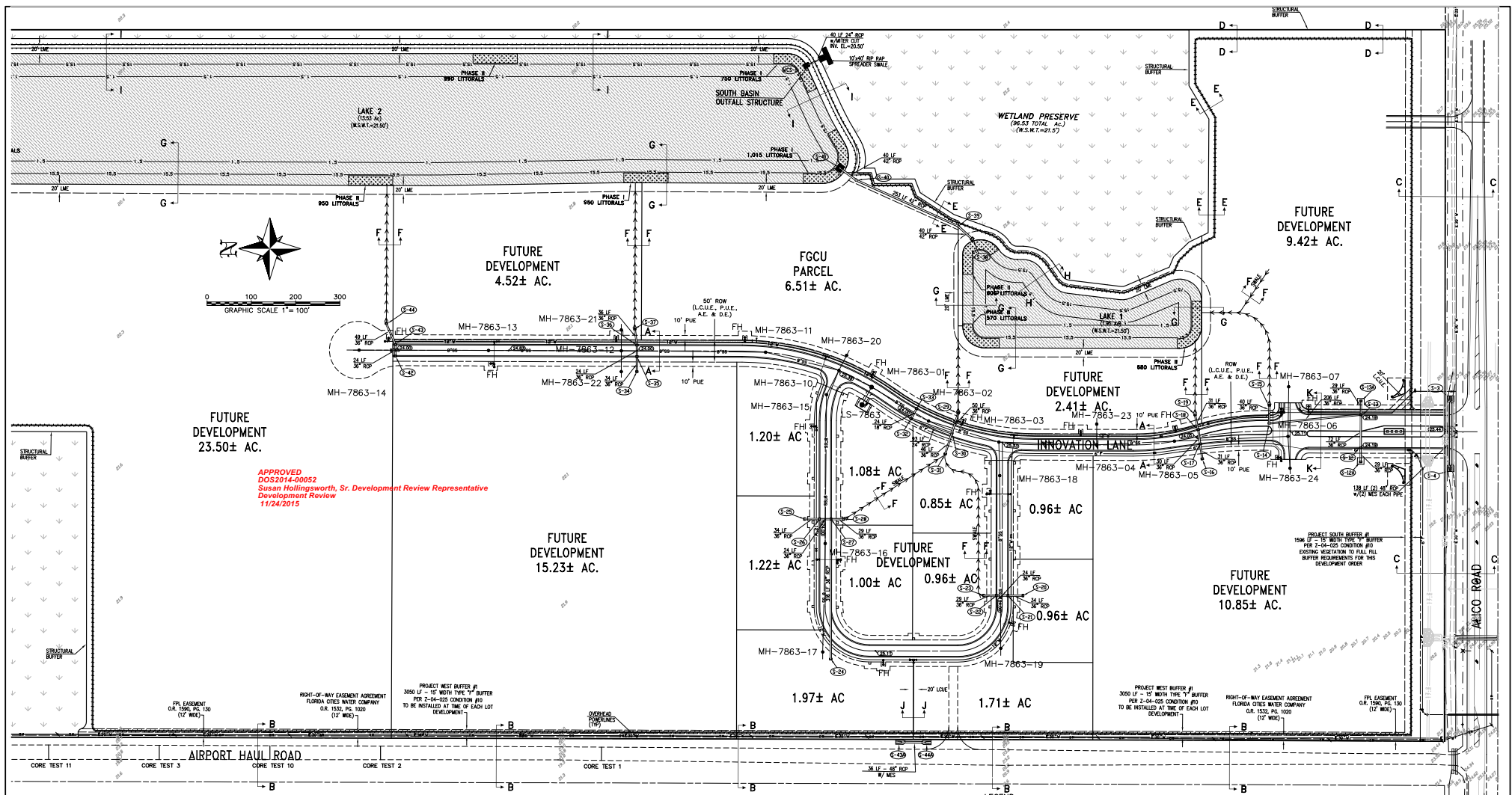


PRELIMINARY PLAT  
**ALICO ITEC PARK**  
LEE COUNTY FLORIDA

SHEET  
**6b**

| Alico ITEC Park Price List |          |          |       |       |          |            |             |
|----------------------------|----------|----------|-------|-------|----------|------------|-------------|
| Tract                      | Use      | Frontage | Depth | Acres | Square ' | \$/Square' | Price       |
| A                          |          |          |       | 32.77 | 1427461  | \$4.50     | \$6,423,575 |
| B                          |          |          |       | 23.50 | 1023660  | \$5.00     | \$5,118,300 |
| C                          |          | 601      | 426   | 5.88  | 256133   | \$6.00     | \$1,536,797 |
| D                          |          | 601      | 426   | 5.89  | 256568   | \$6.00     | \$1,539,410 |
| E                          | FGCU ETI |          |       | 6.51  | 283576   |            | <b>Sold</b> |
| F                          |          | 403      | 426   | 3.94  | 171626   | \$6.75     | \$1,158,478 |
| G                          |          | 403      | 426   | 3.94  | 171626   | \$6.50     | \$1,115,572 |
| H                          |          | 388      | 326   | 2.91  | 126760   | \$6.75     | \$855,627   |
| I                          |          | 388      | 305   | 3.40  | 148104   | \$6.75     | \$999,702   |
| J                          |          |          | 215   | 2.41  | 104980   | \$7.50     | \$787,347   |
| K                          |          | 391      | 305   | 2.84  | 123710   | \$7.00     | \$865,973   |
| L                          |          | 391      | 326   | 2.93  | 127631   | \$6.75     | \$861,508   |
| Lot                        |          |          |       |       |          |            |             |
| 1                          |          | 100      | 350   | 0.80  | 35000    | \$6.25     | \$218,750   |
| 2                          |          | 100      | 350   | 0.80  | 35000    | \$6.25     | \$218,750   |
| 3                          |          | 100      | 350   | 0.80  | 35000    | \$6.25     | \$218,750   |
| 4                          |          | 100      | 350   | 0.80  | 35000    | \$6.25     | \$218,750   |
| 5                          |          | 161      | 350   | 1.31  | 57064    | \$6.25     | \$356,648   |
| 6                          |          | 136      | 205   | 0.55  | 23958    | \$7.50     | \$179,685   |
| 7                          |          | 100      | 205   | 0.47  | 20500    | \$7.50     | \$153,750   |
| 8                          |          | 100      | 205   | 0.47  | 20500    | \$7.50     | \$153,750   |
| 9                          |          | 100      | 220   | 0.54  | 23522    | \$7.50     | \$176,418   |
| 10                         |          | 124      | 165   | 0.47  | 20460    | \$7.50     | \$153,450   |
| 11                         |          | 113      | 171   | 0.47  | 20473    | \$7.50     | \$153,549   |
| 12                         |          | 100      | 548   | 1.26  | 54800    | \$7.50     | \$411,000   |
| 13                         |          | 250      | 200   | 1.09  | 47480    | \$8.50     | \$403,583   |
| 14                         |          | 115      | 275   | 0.73  | 31625    | \$8.50     | \$268,813   |
| 15                         |          | 100      | 275   | 0.63  | 27500    | \$8.50     | \$233,750   |
| 16                         |          | 100      | 275   | 0.63  | 27500    | \$8.00     | \$220,000   |
| 17                         |          | 100      | 275   | 0.63  | 27500    | \$8.00     | \$220,000   |
| 18                         |          | 100      | 275   | 0.63  | 27500    | \$8.50     | \$233,750   |
| 19                         |          | 115      | 275   | 0.72  | 31363    | \$8.50     | \$266,587   |
| 20                         |          | 150      | 275   | 0.94  | 40946    | \$8.50     | \$348,044   |
| 21                         |          | 100      | 275   | 0.63  | 27500    | \$8.50     | \$233,750   |
| 22                         |          | 100      | 275   | 0.63  | 27500    | \$8.00     | \$220,000   |
| 23                         |          | 100      | 275   | 0.63  | 27500    | \$8.00     | \$220,000   |
| 24                         |          | 100      | 275   | 0.63  | 27500    | \$8.00     | \$220,000   |
| 25                         |          | 100      | 275   | 0.63  | 27500    | \$8.00     | \$220,000   |
| 26                         |          | 100      | 225   | 0.51  | 22216    | \$7.50     | \$166,617   |
| 27                         |          | 100      | 225   | 0.52  | 22500    | \$7.50     | \$168,750   |
| 28                         |          | 100      | 225   | 0.52  | 22500    | \$7.50     | \$168,750   |
| 29                         |          | 100      | 225   | 0.52  | 22500    | \$7.50     | \$168,750   |
| 30                         |          | 100      | 225   | 0.52  | 22500    | \$7.50     | \$168,750   |
| 31                         |          | 166      | 225   | 0.84  | 36590    | \$7.50     | \$274,428   |





#### GENERAL PAVING AND DRAINAGE CONSTRUCTION NOTES:

- CONTRACTOR TO FIELD-VERIFY THE LOCATION OF ANY UNDERGROUND UTILITIES, CABLES, ETC., PRIOR TO THE COMMENCEMENT OF CONSTRUCTION AND REPAIR ANY DAMAGE DURING CONSTRUCTION. NO UNDERGROUND UTILITIES HAVE BEEN LOCATED BY ENGINEER.
- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE FLORIDA DEPARTMENT OF TRANSPORTATION'S (FDOT) STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITION, AND FDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS, 1994 EDITION, WHICH ARE INCORPORATED IN THESE DRAWINGS BY REFERENCE. PAYMENT PROVISIONS IN EITHER REFERENCE SHALL NOT APPLY.
- UNLESS OTHERWISE INDICATED ON THE DRAWINGS, ALL PIPES ARE TO BE PROVIDED WITH FOOT FLARED END SECTIONS, OPTIONAL SHAPE. PIPE LENGTHS NOTED INCLUDE THE LENGTHS OF THE TERMINAL STRUCTURES.
- THE DRAINAGE SYSTEM SHALL BE CONSTRUCTED WITH STANDARD ROUND REINFORCED CONCRETE PIPE. HOPE PIPE, AS MANUFACTURED BY ADS, OR APPROVED EQUAL, WILL BE CONSIDERED AS AN ACCEPTABLE ALTERNATIVE.
- CONTRACTOR SHALL BE REQUIRED TO SAW CUT THROUGH THE EXISTING LIMESTOCK WHERE NEW PAVEMENT MATCHES EXISTING PAVEMENT.

- CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE AND BASE TO THE ENGINEER PRIOR TO PAYMENT AND/OR FINAL ACCEPTANCE (1 TEST PER 300 S.Y.). ALL TESTING COSTS SHALL BE THE RESPONSIBILITY OF CONTRACTOR.
- CONTRACTOR SHALL CLEAR AND GRUB SURFACES PRIOR TO PLACING FILL.
- IF A REQUIRED DIMENSION IS NOT SHOWN, CONTACT THE ENGINEER.
- NO ADVERSE IMPACTS TO SURFACE OR GROUNDWATER WILL OCCUR AS A RESULT OF THIS DEVELOPMENT. THE SITE CAN BE UTILIZED SAFELY FOR BUILDING PURPOSES WITHOUT UNDEIR DANGER FROM FLOODING OR ADVERSE SOIL OR FOUNDATION CONDITIONS.
- A POST-CONSTRUCTION BATHYMETRIC SURVEY MUST BE PROVIDED FOR ALL LAKES PRIOR TO CC FOR THE PROJECT.
- ENTRY AND EXIT GATES TO BE EQUIPPED WITH EVAC / SOS GATES ACCORDING TO SHERIFF & ESTERO FIRE DEPT.

#### GUIDE TO DRAINAGE SYSTEM DATA TABLE:

- UNLESS A SPECIFIC DETAIL IS INCLUDED, ALL STRUCTURES WILL MEET FDOT'S ROADWAY AND TRAFFIC DESIGN STANDARDS.
- LENGTHS ARE ROUNDED TO THE NEAREST FOOT AND ARE MEASURED BETWEEN CENTERS OF STRUCTURES OR TO THE ENDS OF TERMINAL STRUCTURES.
- UNLESS OTHERWISE INDICATED, ALL STRUCTURE REFERENCE ELEVATIONS FOR VALLEY GUTTER AND CURB INLETS ARE EDGE OF PAVEMENT ELEVATIONS. ALL OTHER ELEVATIONS ARE GRATE OR RM ELEVATIONS OR INVERT ELEVATIONS AT FLARED ENDS OR ENDWALLS.
- SEE PAVING, GRADING, DRAINAGE DETAILS SHEET FOR CONTROL STRUCTURE DESIGN.

#### LEGEND:

- EXISTING TOPOGRAPHY
- PROPOSED SPOT GRADE
- PROPOSED DRAINAGE DITCH
- PROPOSED DRAIN
- SEE SPOT GRADE FOR ELEVATION
- PROPOSED DRAINAGE STRUCTURE
- PROPOSED CULVERT PIPE
- PROPOSED RUBBLE RIP-RAP 3 TO 6" AVERAGE DIA.
- PROPOSED ASPHALT PATH
- PROPOSED SECTION CUT
- PROPOSED CONCRETE SIDEWALK

#### DRAINAGE STRUCTURE SCHEDULE:

| STR   | TYPE    | RM    | INV   | STR  | TYPE    | RM    | INV   | STR  | TYPE      | RM    | INV   |
|-------|---------|-------|-------|------|---------|-------|-------|------|-----------|-------|-------|
| S-3   | MES     | 48"   | 17.50 | S-23 | DBI     | 24.00 | 16.00 | S-38 | PHOB      | 21.00 | 15.50 |
| S-4   | MES     | 48"   | 17.50 | S-24 | DBI     | 24.00 | 16.00 | S-39 | 48"       | 24.50 | 15.50 |
| S-12  | VGP     | 24.37 | 16.00 | S-25 | DBI     | 24.00 | 16.00 | S-40 | 48"       | 24.50 | 15.50 |
| S-12A | DBI     | 24.00 | 16.00 | S-26 | VGP     | 23.76 | 16.00 | S-41 | 1/2" x 2" | 24.50 | 15.50 |
| S-13  | VGP     | 24.37 | 16.00 | S-27 | VGP     | 23.76 | 16.00 | S-42 | VGP       | 23.76 | 16.00 |
| S-13A | DBI     | 24.00 | 16.00 | S-28 | DBI     | 24.00 | 16.00 | S-43 | VGP       | 23.76 | 16.00 |
| S-14  | TYPE(P) | 25.22 | 16.00 | S-29 | DBI     | 24.00 | 16.00 | S-44 | DBI       | 24.00 | 16.00 |
| S-15  | DBI     | 24.00 | 16.00 | S-30 | TYPE(P) | 25.00 | 16.00 |      |           |       |       |
| S-16  | DBI     | 24.00 | 16.00 | S-31 | DBI     | 24.00 | 16.00 |      |           |       |       |
| S-17  | VGP     | 23.76 | 16.00 | S-32 | VGP     | 23.76 | 16.00 |      |           |       |       |
| S-18  | VGP     | 23.76 | 16.00 | S-33 | VGP     | 23.76 | 16.00 |      |           |       |       |
| S-19  | DBI     | 24.00 | 16.00 | S-34 | DBI     | 24.00 | 16.00 |      |           |       |       |
| S-20  | DBI     | 24.00 | 16.00 | S-35 | VGP     | 23.76 | 16.00 |      |           |       |       |
| S-21  | VGP     | 23.76 | 16.00 | S-36 | VGP     | 23.76 | 16.00 |      |           |       |       |
| S-22  | VGP     | 23.76 | 16.00 | S-37 | DBI     | 24.00 | 16.00 |      |           |       |       |



PREPARED FOR:

ITEC LLC  
5645 Strand Blvd.  
Naples, FL 34110

| NO. | DATE     | REVISION DESCRIPTION            | BY  |
|-----|----------|---------------------------------|-----|
| 1   | 8-31-15  | REVISED PER CONSTRUCTION        | JLB |
| 2   | 9-10-14  | REVISED PER LEE COUNTY COMMENTS | JLB |
| 3   | 8-1-14   | ASSEMBLED PHASE LINES           | JLB |
| 4   | 6-11-14  | REVISED PER LEE COUNTY          | JLB |
| 5   | 01-10-14 | D.D. SUBMITTAL SET              | JLB |
| 6   | 10-30-13 | FINAL PERMIT MODIFICATION       | JLB |
| 7   | 05-20-13 | PLAN SET UPDATES                | JLB |
| 8   | 05-07-13 | PLAN SET FOR                    | JLB |
| 9   | 04-02-13 | PLAN SET FOR                    | JLB |

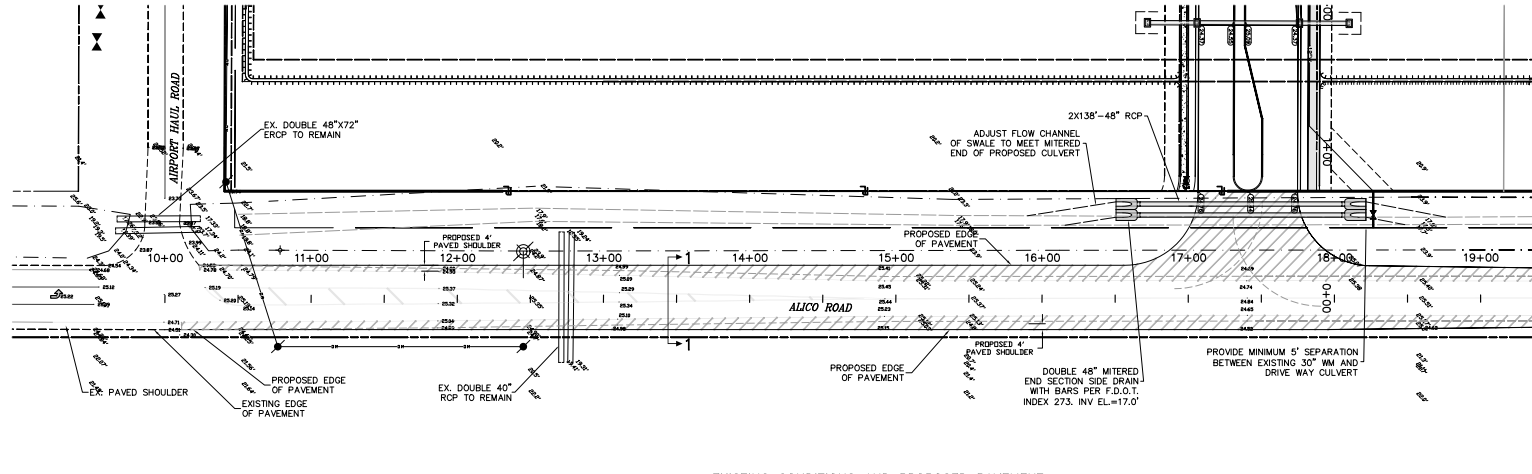
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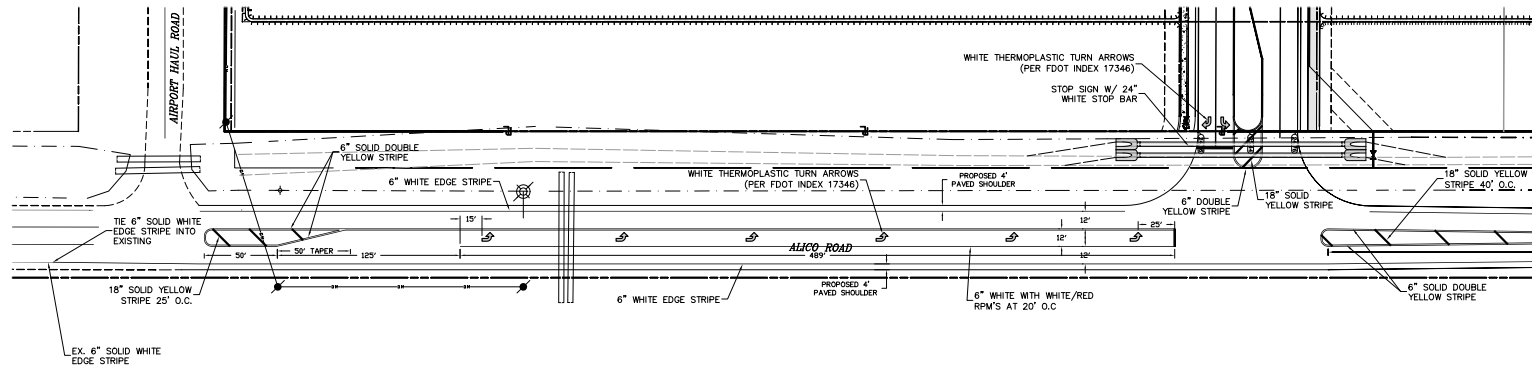
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|------------|---------|---------|--------|-------|---------|-------|-------|
| 01-02-2013 | 1480    | MUP     | JLW    | JLW   | DRU     | NTS   | 08    |

MASTER ENGINEERING PLAN  
ALICO ITEC PARK  
LEE COUNTY FLORIDA

SHEET  
8



EXISTING CONDITIONS AND PROPOSED PAVEMENT  
MAIN (WEST) ENTRANCE/EXIT  
1" = 40'



PROPOSED SIGNING AND STRIPING  
MAIN (WEST) ENTRANCE/EXIT  
1" = 40'

CONSTRUCTION NOTES:

1. ALL CONSTRUCTION TO BE IN ACCORDANCE WITH FLORIDA DEPT. OF TRANSPORTATION (FDOT) STANDARD SPECIFICATIONS FOR ROAD & BRIDGE CONSTRUCTION, LATEST EDITION.
2. CONTRACTOR TO DETERMINE & VERIFY LOCATION & ELEVATION OF ANY BURIED UTILITY LINES OR CABLES. CONTRACTOR IS RESPONSIBLE FOR THE REPAIR &/OR REPLACEMENT OF ANY UTILITY LINES OR CABLES DISTRIBUTED BY CONSTRUCTION OPERATIONS.
3. SUBGRADE & LIME/ROCK BASE COURSES TO BE COMPACTED TO 98% MIN. OF THE MAX. DRY DENSITY AS DETERMINED BY AASHTO T-99 TESTING.
4. THE CONTRACTOR SHALL SUPPLY SATISFACTORY DENSITY TESTS OF SUBGRADE & LIME/ROCK BASE MATERIALS TO THE ENGINEER PRIOR TO PAYMENT & FOR FINAL ACCEPTANCE. ONE TEST PER COURSE PER 400 SQUARE YARDS.
5. CONTRACTOR SHALL PROVIDE & MAINTAIN TRAFFIC CONTROL IN ACCORDANCE WITH FDOT, STANDARD SPECIFICATIONS & INDEXES & THE FEDERAL HIGHWAY ADMINISTRATION'S MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES (MUTCD), PART IV.
6. CONTRACTORS SHALL SOD ALL DISTURBED AREAS & OTHERWISE RESTORE ALL AREAS TO EXISTING CONDITION OR BETTER.
7. EXISTING ROADWAY TO BE MILLED TO REMOVE EXISTING STRIPING BETWEEN STA 10+00 AND STA 12+00. RESURFACE WITH 3/4\"/>

8. EXISTING 4\"/>
9. UPON COMPLETION OF ALL IMPROVEMENTS TO ALICO ROAD, THE INITIAL STRIPING SHALL BE ACCOMPLISHED BY PAINT, AFTER A 90 DAY "CURING" PERIOD. THE ROADWAY WILL THEN BE RE-STRIPPED IN THERMOPLASTIC ALONG WITH THE PLACEMENT OF ALL REFLECTIVE PAVEMENT MARKERS (RPM'S).

SIGNING & PAVEMENT MARKING NOTES:

1. ALL SIGNING & STRIPING WITHIN THE FDOT, RIGHT OF WAY IS TO BE THERMOPLASTIC & IN ACCORDANCE WITH FDOT, STANDARD INDEX 17346.
2. REFLECTIVE PAVEMENT MARKINGS (RPM'S) TO BE INSTALLED IN ACCORDANCE WITH FDOT INDEX NO. 17350.
3. ANY EXISTING SIGN TO REMAIN THAT IS DISTURBED DURING CONSTRUCTION OR RELOCATED SHALL BE RESET TO CURRENT STANDARDS FOR HEIGHT, OFFSET, & METHOD OF INSTALLATION.
4. CAUTION SHALL BE EXERCISED WHILE RELOCATING EXISTING SIGNS SO AS TO PREVENT DAMAGE TO THE SIGNS. IF THE SIGNS ARE DAMAGED BEYOND USE, AS DETERMINED BY FDOT, THEY SHALL BE REPLACED BY THE CONTRACTOR AT HIS/HER EXPENSE.

TRAFFIC NOTES:

1. POSTED SPEED IS 55 MPH. DESIGN SPEED IS 60 MPH.
2. CONTRACTOR TO SECURE AND COMPLY WITH LEE COUNTY R/W USE PERMIT.
3. RPM SPACING ON WHITE SOLID TURN LANE LINES SHALL BE 20'.
4. ALL RPM'S SHALL BE CLASS "B" TYPE AND OFFSET 2' FROM SOLID LINES.

**APPROVED**  
**DOS2014-00052**  
**Benjamin Dickson, Acting Director**  
**Lee County Development Services Division**  
**9/10/2014**



PREPARED FOR:  
  
ITEC, LLC  
5645 Strand Blvd.  
Naples, FL 34110

| NO. | DATE     | REVISION DESCRIPTION | BY  |
|-----|----------|----------------------|-----|
| 1   | 01-10-14 | O.S. SUBMITTAL SET   | JLB |
| 2   | 05-20-13 | PLAN SET UPDATES     | JLB |
| 3   | 05-20-13 | PLAN SET 605         | DRB |
| 4   | 04-01-13 | PLAN SET 305         | DRB |

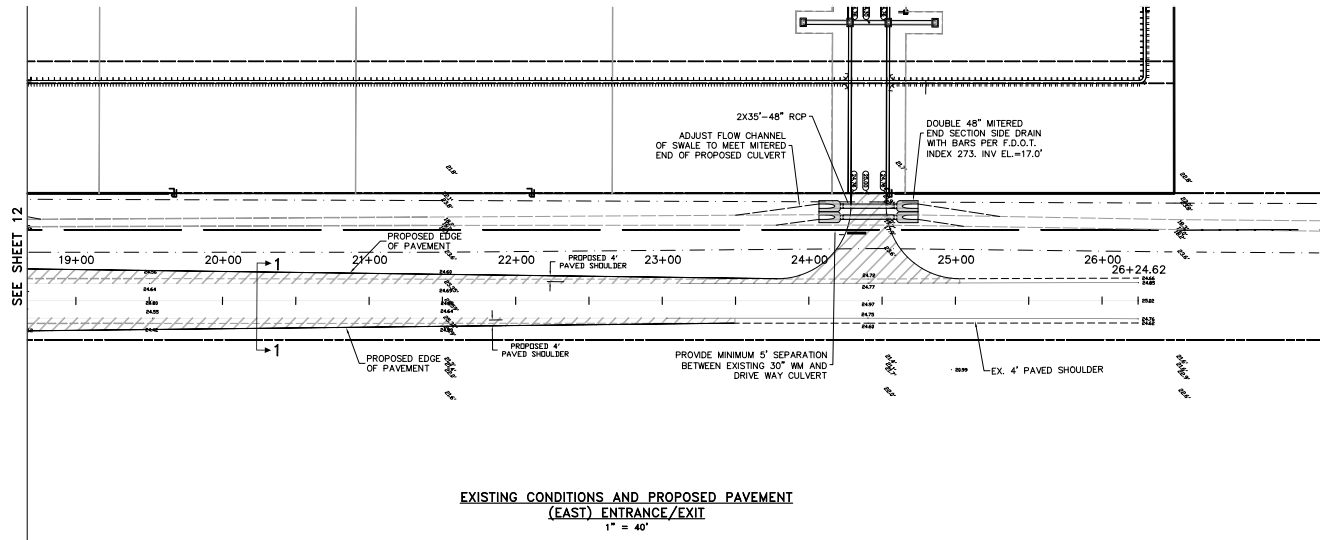
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ENGINEERING LICENSE # EP 6469  
SURVEY LICENSE # LS 6800  
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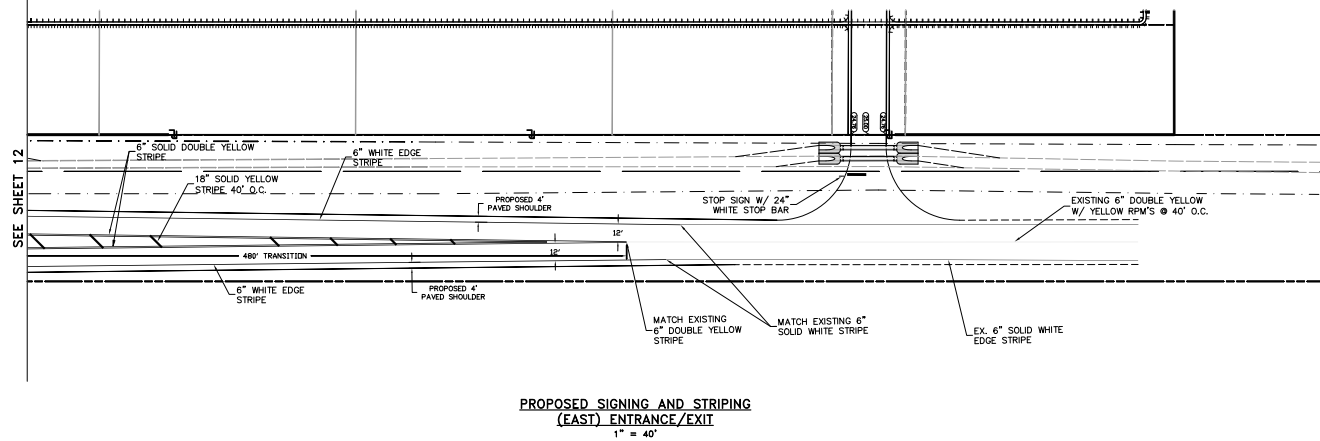
| DATE       | PROJECT | DRAWING | DESIGN | DRAWN | CHECKED | SCALE | SHEET |
|------------|---------|---------|--------|-------|---------|-------|-------|
| 01-02-2013 | 1480    | TLP     | JLW    | JLW   | DRU     | NTS   | 9     |

MAIN ENTRY TURN LANE IMPROVEMENT  
ALICO ITEC PARK  
LEE COUNTY FLORIDA

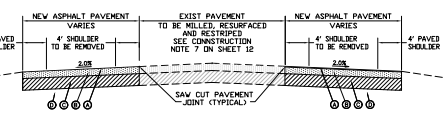
SHEET  
9



- LEGEND:**
- EXISTING TOPOGRAPHY
  - PROPOSED SPOT GRADE
  - PROPOSED DRAINAGE DITCH CENTER LINE
  - PROPOSED BERM SEE SPOT GRADE FOR ELEVATION
  - PROPOSED DRAINAGE STRUCTURE w/ IDENTIFICATION
  - PROPOSED CULVERT PIPE
  - PROPOSED RUBBLE RIP-RAP 3 TO 8\"/>
  - PROPOSED ASPHALT PATH
  - PROPOSED SECTION CUT
  - PROPOSED CONCRETE SIDEWALK



- TYPICAL PAVEMENT DESIGN**
- ① 2.5\"/>
  - ② 8\"/>
  - ③ 12\"/>
  - ④ SUBGRADE PLACED IN 12\"/>



**APPROVED**  
**DOS2014-00052**  
**Benjamin Dickson, Acting Director**  
**Lee County Development Services Division**  
**9/10/2014**



PREPARED FOR:  
  
ITEC, LLC  
  
5645 Strand Blvd.  
Naples, FL 34110

| NO. | DATE       | REVISION DESCRIPTION    | BY   |
|-----|------------|-------------------------|------|
| 6   | 08-15-14   | REVISED SECTION 1-1     | JRK  |
| 5   | 03-08-2014 | REVISED PAVEMENT DESIGN | LJD  |
| 4   | 01-10-14   | D.O. SUBMITTAL SET      | J.W. |
| 3   | 05-20-13   | PLAN SET UPDATES        | J.W. |
| 2   | 06-01-13   | PLAN SET 606            | DRB  |
| 1   | 04-01-13   | PLAN SET 306            | DRB  |
| NO. | DATE       | REVISION DESCRIPTION    | BY   |

**BANKS ENGINEERING**  
Professional Engineers, Planners & Land Surveyors  
Serving The State Of Florida

10511 SIX MILE CYPRESS PARKWAY  
FORT MYERS, FLORIDA 33966  
PHONE: (239) 939-5490 FAX: (239) 939-2523  
ENGINEERING LICENSE # 19 4469  
SURVEY LICENSE # LB 6690  
WWW.BANKSENG.COM

| DATE       | PROJECT | DRAWING | DESIGN | DRAWN | CHECKED | SCALE | SHEET |
|------------|---------|---------|--------|-------|---------|-------|-------|
| 01-02-2013 | 1480    | TLP-2   | JLW    | JLW   | DRU     | NTS   | 10    |



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

a. Schedule of Uses

1. LOTS 1 - 115:

ADMINISTRATIVE OFFICES  
ACCESSORY USES AND STRUCTURE  
AGRICULTURAL SERVICES: Office/base operation  
ANIMALS, CLINIC, KENNEL OR CONTROL CENTER, all runs on lots abutting Allico Road or Airport Haul Road, must be within a fully enclosed building  
ATM (AUTOMATIC TELLER MACHINE)  
AUTOMOBILE REPAIR AND SERVICE: Groups I and II, excluding lots abutting Allico Road or Airport Haul Road for Group II uses  
BOATS: boat repair and service  
BROADCAST STUDIO, COMMERCIAL RADIO AND TELEVISION  
BUILDING MATERIAL SALES  
BUSINESS SERVICES, GROUP I and II  
CLEANING AND MAINTENANCE SERVICES  
COLD STORAGE, WAREHOUSE AND PROCESSING PLANT, including precooling  
COMPUTER AND DATA PROCESSING SERVICES  
CONTRACTORS AND BUILDERS: Groups I, II, and III  
DRIVE-THROUGH FACILITY FOR ANY PERMITTED USE  
EMERGENCY MEDICAL SERVICE (EMS), FIRE OR SHERIFF'S STATION  
EMERGENCY OPERATIONS CENTER  
ENTRANCE GATES AND GATEHOUSE  
ESSENTIAL SERVICES  
ESSENTIAL SERVICE FACILITIES: Groups I and II  
EXCAVATION, water retention, oil and gas  
FACTORY OUTLETS (point of manufacture only)  
FENCES, WALLS  
FREIGHT AND CARGO HANDLING ESTABLISHMENTS  
GASOLINE DISPENSING SYSTEM, SPECIAL  
HELIPORT OR HELISTOP (See Condition #II.A.9., below)  
LAUNDRY OR DRY CLEANING, Group II  
MANUFACTURING, REPAIR OR WHOLESALE SALES OF:  
APPAREL  
BOATS  
CHEMICAL AND ALLIED PRODUCTS: Group II, limited to cosmetics, perfumes, drugs, soaps, detergents, and similar chemical products  
(11) ELECTRICAL MACHINERY AND EQUIPMENT  
(12) FABRICATED METAL PRODUCTS, Group II  
(13) FOOD AND KINDRED PRODUCTS, Group III  
FURNITURE AND FIXTURES

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LEATHER PRODUCTS, Group II  
(11) LUMBER AND WOOD PRODUCTS: Groups II and IV  
(12) MACHINERY, Groups I and II  
(13) RUBBER AND PLASTIC PRODUCTS: Group II  
STONE, CLAY, GLASS AND CONCRETE PRODUCTS: Groups I, II, and III  
(11) TEXTILE MILL PRODUCTS, Groups I and II  
(12) TRANSPORTATION EQUIPMENT Group II  
MOBILE HOME DEALERS  
MOTION PICTURE PRODUCTION STUDIOS  
NON-STORE RETAILERS, Groups I, II and III  
PARCEL AND EXPRESS SERVICE  
PARKING LOTS, accessory, public garage, and temporary  
PHOTO FINISHING LABORATORIES  
POST OFFICE  
PRINTING AND PUBLISHING SERVICES  
PROCESSING AND WAREHOUSING  
RECREATIONAL FACILITIES: Personal  
REPAIR SHOPS, Groups I, II, III (11), and IV (12)  
RESEARCH AND DEVELOPMENT LABORATORIES, Groups I, II, and IV  
RETAIL AND WHOLESALE SALES, WHEN CLEARLY INCIDENTAL AND SUBORDINATE TO A PERMITTED PRINCIPAL USE ON THE SAME PREMISES  
SCHOOLS, COMMERCIAL  
SIGNS, IN ACCORDANCE WITH CHAPTER 30  
SOCIAL SERVICES, Group II  
STORAGE, INDOOR, per §34-3001 *et seq.*  
STORAGE, OPEN, per §34-3001 *et seq.*  
TRANSPORTATION SERVICES, Groups III and IV  
TRUCKING TERMINAL  
VEHICLE AND EQUIPMENT DEALERS: Groups II, IV and V  
WAREHOUSE, Mini-warehouse, private and public  
WHOLESALE ESTABLISHMENTS, Groups I, III and IV (11)

NOTE: (11) All operations on lots abutting Allico Road or Airport Haul Road must be conducted within a fully enclosed building.

2. Commercial uses permitted only on lots 1-9:

AUTOMOBILE SERVICE STATION  
CAR WASH  
CONSUMPTION ON PREMISES, in accordance with §34-1264 *et seq.* of the LDC, in conjunction with a restaurant  
CONVENIENCE FOOD AND BEVERAGE STORE, limited to one  
FINANCIAL INSTITUTION  
FOOD STORES: Group I  
HARDWARE STORE

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RESTAURANTS, Groups I and II  
SELF-SERVICE FUEL PUMPS, limited to a maximum of eight (8) pumps

b. Site Development Regulations

Minimum Lot Area and Dimensions:

Area: 20,000 square feet  
Width: 100 feet  
Depth: 100 feet

Minimum Setbacks:

Street: In accordance with §34-2192(a)  
Side: 10 feet  
Rear: 20 feet  
Water Body: 25 feet

Maximum Building Height:

All uses limited to a maximum height of 45 feet, with not more than three (3) habitable floors.

Minimum Building Separation:

One-half the sum of the heights of both buildings, or 20 feet, whichever is greater.

Maximum Lot Coverage: 60 percent

3. Development parameter:

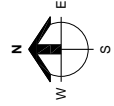
- a. A maximum of 1,200,000 square feet of industrial/commercial uses will be permitted on 240.98± acres of land, of which a maximum of 240,000 square feet will be commercial uses, of which a maximum of 50,000 square feet of the commercial uses will be stand alone retail commercial uses located on Lots 1-9; and
- b. The developer must provide a cumulative land development summary table indicating the square footage and acreage of commercial, and industrial uses to ensure DRI compliance with the above. A cumulative land development summary table must be included on development order submittal documents; and
- c. Under no circumstances will the land use totals exceed the applicable mixed use DRI thresholds as outlined in Chapter 380, F.S., and Rule 9J-2, F.A.C., as each may be amended.

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# Conceptual Site Plan

# WildBlue





"IT'S ALL ABOUT THE LAKES AND PRESERVATION"

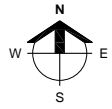
WildBlue

South View







WILDBLUE AERIAL  
ALICO ITEC PARK  
LEE COUNTY FLORIDA

SHEET  
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### RESIDENTIAL PRODUCT MIX

|   |                  |            |
|---|------------------|------------|
| <u>MULTIFAMILY</u>  |                  | 1723 UNITS |
|  | CONDOS           | 330 UNITS  |
|  | STUDENT APTS     | 1245 UNITS |
|  | COACH 4-PLEX     | 148 UNITS  |
| <u>SINGLE FAMILY</u>  |                  | 227 UNITS  |
|  | 50' X 140' LOTS: | 82 UNITS   |
|  | 60' X 140' LOTS: | 97 UNITS   |
|  | 80' X 160' LOTS: | 48 UNITS   |
| TOTAL:  |                  | 1950 UNITS |

### COMMERCIAL INTENSITY

|   |                                 |            |
|---|---------------------------------|------------|
|    | TOWN SQUARE                     |            |
|   | RETAIL                          | 200,000 SF |
|   | OFFICE / RESEARCH & DEVELOPMENT | 95,000 SF  |
|    | OUTPARCELS                      |            |
|   | A                               | 1.78 AC    |
|   | B                               | 1.78 AC    |
|   | C                               | 1.35 AC    |
|   | D                               | 1.36 AC    |
|   | E                               | 1.36 AC    |
|   | F                               | 1.35 AC    |
|   | G                               | 1.35 AC    |
|   | H                               | 3.00 AC    |
|  | HOTEL                           | 250 ROOMS  |



# CenterPlace

## Conceptual Site Plan





Looking Northeast 1,950 Units

# CenterPlace

886± Acres | Alico Road and Ben Hill Griffin Parkway | South Ft. Myers, Florida