

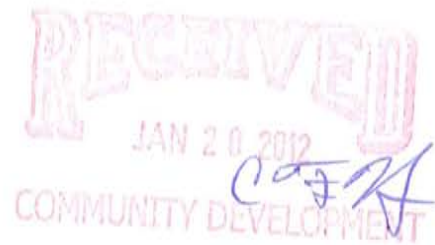


Professional Engineers, Planners & Land Surveyors

January 20, 2012

Mr. Brandon D. Dunn, Senior Planner
Division of Planning
1500 Monroe Street
Fort Myers, FL 33901

RE: Innovation Hub (fka Alico Airpark)
CPA2011-00019



Dear Mr. Dunn,

In response to your letter dated July 26, 2004 for the above referenced project (please note the name change for the project), I offer the following response:

Comment: Please update the acreage of Tradeport future land use category lands to reflect the Wetlands that are on the subject site.

Response: Per discussions with staff, the request has changed to designate the University Community future land use category. In accordance with the approved permits the property consists of 151.45 acres of uplands and 89.51 acres of wetlands. An updated document has been provided for your review.

Comment: Please identify the areas and acreages of Wetlands future land use category lands on the subject site.

Response: In accordance with the approved permits the property consists of 151.45 acres of uplands and 89.51 acres of wetlands. A revised Page 3 of the application is attached showing the correct acreages.

Comment: Please note Page 5 of the application proposes to add 800 dwelling units. Please indicate how the density is to be calculated as per Lee Plan Policy 1.5.1 and Policy 114.1.2. Are revisions to these policies also required (i.e. Table 1a Summary of Residential Densities)?

Response: Per discussions with staff, the request has changed to designate the University Community future land use category. The Lee Plan has allocated 6,510 dwelling units in this land use category and there are enough dwelling units to accommodate the request for 800 dwelling units on the subject property. Therefore it is not necessary to calculate the density.

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Comment: Please note the application does not propose any reduction in the previously approved commercial and industrial intensity. Where are the residential units proposed to be located on the subject site? Are current required preserve areas proposed to be impacted to accommodate the additional units?

Response: The dwelling units will be located in the southern portion of the property along Alico Road and no preserve areas will be impacted to accommodate the dwelling units.

Comment: Please note that the legal description and sketch are still under review by Lee County Staff, as such additional comments concerning this may be forthcoming.

Response: Acknowledged.

CPA 2011-00019

Comment: Please clarify the owner and applicant for the subject site. On Page 2 of 9 Mr. Galvano is listed as the applicant and Mr. Backe is identified as the Owner. However, the Affidavit certifies that Rich Galvano is the owner.

Response: Mr. Galvano has authorization to sign on behalf of the property owner.

Comment: No Traffic Analysis was provided. Please submit the traffic analysis as required in Section IV(B)(1) of the Application for a Comprehensive Plan Amendment.

Response: Per our January 11, 2012 meeting the traffic analysis will be submitted under separate cover.

Comment: No public facilities analysis was provided. Please submit the public facilities analysis as required in section IV(B)(2) of the Application for a Comprehensive Plan Amendment.

Response: Please find attached the public facilities analysis.

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Comment: Please provide a letter from the San Carlos Fire District determining the adequacy/provision of existing or proposed support facilities.

Response: Please find attached a letter from the San Carlos Fire District.

Comment: Please provide a letter from the Lee County EMS determining the adequacy/provision of existing or proposed support facilities.

Response: A letter (copy attached) was sent to Lee County EMS on November 30, 2011. As of this date a response has not been received.

Comment: Please provide a letter from the Lee County Sheriff's Office determining the adequacy/provision of existing or proposed support facilities.

Response: Please find attached a letter from the Lee County Sheriff's Office.

Comment: Please provide a letter from the Lee County Division of Solid Waste determining the adequacy/provision of existing or proposed support facilities.

Response: Please find attached a letter from the Lee County Division of Solid Waste.

Comment: Please provide a letter from the Lee Tran determining the adequacy/provision of existing or proposed support facilities.

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Response: Please find attached a letter from Lee Tran.

Comment: Please note the subject site has been cleared under DOS2005-00249 and VEG2009-00253 & VEG2010-00013. The 2003 protected species survey (PSS) and FLUCCS mapping provided does not depict current site conditions. Please provide a current PSS and FLUCC map reflecting the current conditions of the subject site as per Application requirements IV.C.1 & 6 and LDC Section 10-473(a).

Response: These environmental documents will be provided under separate cover.

Comment: Please note SFWMD ERP #366-05188-P & DOS2005-00249 indicates the site contains 135.29 acres of jurisdictional wetlands, allows 45.78 acres of wetland impacts, and requires the preservation of 89.51 acres of wetlands and 6.82 acres of uplands.

Per Lee Plan Objective 1.5 and Objective 114.1 please revise the application to indicate correct acreages and include the Wetlands FLU designation for onsite wetlands. Also, per the application submittal requirement IVA.2, please provide a revised current Future Land Use Map depicting the actual areas of Wetlands on the subject site.

Response: Please find attached a revised Page 3 of the application showing the correct uplands and wetlands.

Comment: Please provide additional Lee Plan analysis for Goal 7 and Goal 10.

Response: Goal 7 (Industrial Land Uses) and Goal 10 (Natural Resource Extraction) are not applicable since we are requesting to change the future land use category on the subject property to University Community to allow the 800 dwelling units.

Comment: Please provide analysis required when the proposed amendment is requesting to remove land from or add land to Industrial Development and/or land use categories targeted by the lee plan as employment centers.

Response: The request has changed to put the property in the University Community future land use category. The property is known as the FGCU Innovation Hub and it will include new facilities and shared resources for incubating new technologies and future-based companies, and be home to corporations committed to sustainability with support from a robust academic and technology community. The I-HUB will bring together renewable energy research and applied science, and focus its studies on solar, wind, biotech and green technologies—or any others—that show promise as energy producers.

Comment: Please provide an analysis using sound planning principles as to why 800 multiple family units are appropriate for this section of the Tradeport future land use category.

Response: Per discussions with staff, the request has changed to designate the University Community future land use category. The Lee Plan has allocated 6,510 dwelling units in this land use category and there are enough dwelling units to accommodate the request for 800 dwelling units on the subject property.

Comment: Please provide a copy of Corp permit SAJ2002-01683.

Response: The Corp permit will be provided under separate cover.

Comment: Please provide the current status of the required conservation easements.

Response: The conservation easements have not been recorded yet.

Comment: Please note there are flow-ways located on the site. Will the flow-ways be preserved and/or restored consistent with Policy 60.5.3? The county encourages the preservation of existing flow-way and the restoration of historic natural flow-ways.

Response: There are existing Development Order and South Florida Water Management permits on the subject property. The property will be developed in accordance with the approved permits.

Comment: Staff has not conducted a site inspection at this time. ES staff may have additional comments pending site inspection.

Response: Acknowledged.

If you have any additional questions, please do not hesitate to call me at 239.939.5490 or by email at jhagan@bankseng.com.

Sincerely,


Jon Hagan
Banks Engineering

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List Number(s) of Map(s) to be amended:

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

B. SUMMARY OF REQUEST (Brief explanation):

A text amendment to the Lee County Comprehensive Plan to allow multi-family in the Tradeport future land use category east of Airport Haul Rd. and south of Airport Rd.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

Site
1. Address: 12451 Alico Rd., Fort Myers, FL 33913
2. STRAP(s): 06-46-26-00-00001.0030

B. Property Information:

Total Acreage of
Property: 240.96
Total Acreage included in
Request: 240.96 acres
Total
Uplands: 151.45 acres
Total
Wetlands: 89.51 acres
Current
Zoning: Industrial Planned Development

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Gateway/Airport Planning Community

Residential Acreage by Future Land Use Category:

Current University Community Allocation:

Allocation	0
Existing	0
Remaining	0

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Proposed University Community Allocation:

Allocation	151
Existing	0
Remaining	151

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Existing Total Residential:

Allocation	1,023
Existing	558
Remaining	465

Proposed Total Residential:

Allocation	1,174
Existing	558
Remaining	616

Existing Non Regulatory Allocations:

Conservation (wetlands)	
Allocation	2,809
Existing	2,887
Remaining	(78)

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Proposed Non Regulatory Allocations:

Conservation (wetlands)	
Allocation	2,898
Existing	2,976
Remaining	(167)

CPA 2011-00019



COMMISSION OF DEVELOPMENT



San Carlos Park Fire Protection and Rescue Service District

19591 Ben Hill Griffin Parkway • Fort Myers, Florida 33913-8989

Emergency 911
Office 239.267.7525
Fax 239.267.7505

December 19, 2011

Jon Hagan
Banks Engineering
10511 Six Mile Cypress Parkway, Suite 101
Fort Myers, FL 33966

Re: FGCU Innovation Hub (IHUB) – Comprehensive Plan Amendment Letter of service Availability.

Dear Mr. Hagan,

I am in receipt of your letter dated November 30, 2011 regarding your application for a Comprehensive Plan Amendment for 240 +/- acres of property located at the Northeast corner of Alico Road and Airport Haul Road, in Southeast Lee County. In your letter, you requested a response from our agency regarding the ability of our agency to serve this future project.

According to your letter, "The applicant is proposing a text amendment to add language to the Tradeport future land use category to allow multi-family dwelling units on the subject property. The applicant is proposing to allow for a maximum of 800 dwelling units".

Below is my response to your request:

Existing facilities, staffing and equipment: I am confident that our present facilities, staffing and equipment will be adequate to serve this future project.

Should you require further information or clarification on anything contained herein, please do not hesitate to contact my office at (239) 267-7525.

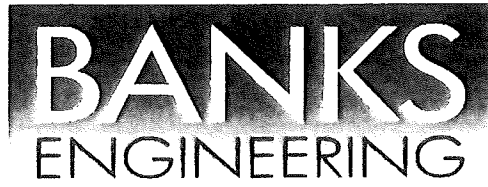
Sincerely,

Anthony V. Bosnjak
Fire Chief

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Professional Engineers, Planners & Land Surveyors

November 30, 2011

Chief Kim Dickerson
Lee County EMS
PO Box 398
Fort Myers, FL 33902-0398

RE: CPA2011-00019 – FGCU Innovation Hub (IHUB)

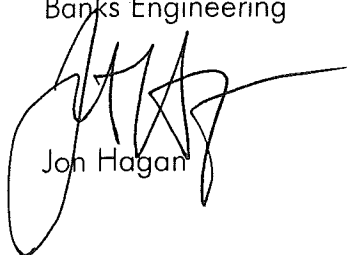
Dear Chief Dickerson,

Banks Engineering has submitted to Lee County Planning a Comprehensive Plan Amendment application for the above referenced project. The property consists of 240 ± acres and is located at the northeast corner of Alico Road and Airport Haul Road. An aerial depicting the subject property has been enclosed for your review.

The applicant is proposing a text amendment to add language to the Tradeport future land use category to allow multi-family dwelling units on the subject property. The applicant is proposing to allow for a maximum of 800 dwelling units. We are required to provide a service availability letter from your agency stating whether existing facilities are capable of serving this future project.

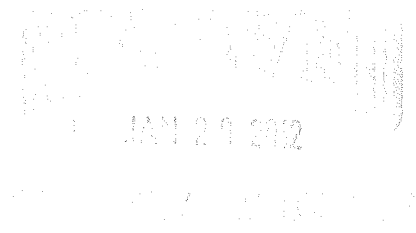
Should you have any questions or require additional information, please feel free to contact me at 239.939.5490 or jonhagan@bankseng.com.

Sincerely,
Banks Engineering



Jon Hagan

CPA 2011-00019



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Mike Scott
Office of the Sheriff



State of Florida
County of Lee

December 7, 2011

Jon Hagan
Banks Engineering
10511 Six Mile Cypress Parkway, Suite 101
Fort Myers, FL 33966

Reference to Project: FGCU Innovation Hub

Mr. Hagan,

The proposed amendment to allow for a maximum of 800 multi-family dwelling units at the FGCU Innovation Hub located at the northeast corner of Alico Road and Airport Haul Road would not affect the ability of the Lee County Sheriff's Office to provide core levels of service at this time.

Law enforcement services will be provided from our district office in Bonita Springs. As this development builds out, we will factor its impact into our annual manpower review and make adjustments accordingly. At the time of application for a Development Order or building permit, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments.

Please address further correspondence to me at the address listed below. Please contact Kevin Farrell, Community Program Coordinator of the Crime Prevention Unit, at 477-2821 with any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Col. Gill Allen", with a long horizontal line extending to the right.

Col. Gill Allen
Lee County Sheriff's Office
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912

CPA 2011-00019

JAN 20 2012





LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing
Examiner

December 2, 2011

Mr. Jon Hagan
Banks Engineering
10511 Six Mile Cypress Parkway
Suite 101
Fort Myers, FL 33996

SUBJECT: CPA 2011-00019 – FGCU Innovation Hub (IHUB)

Dear Mr. Hagan :

The Lee County Solid Waste Division is capable of providing solid waste collection service for the subject project located at the northeast corner of Alico Road and Airport Haul Road through our franchised hauling contractors. Disposal of the solid waste from this development will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

The Solid Waste Ordinance (11-27, Section 21) and the Lee County Land Development Code, Chapter 10, Section 10-261 have requirements for providing on-site space for placement and servicing of certain multi-family and commercial solid waste containers. Please review these requirements when planning the project. If you have any questions, please call me at (239) 533-8000.

Sincerely,

William T. Newman
Operations Manager
Solid Waste Division

CPA 2011-00019

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LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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Frank Mann
District Five

Karen B. Hawes
County Manager

Michael D. Hunt
County Attorney

Diana M. Parker
County Hearing
Examiner

Mr. Jon Hagen
Banks Engineering
10511 Six Mile Cypress Parkway
Suite 101
Fort Myers, FL 33966

December 15, 2011

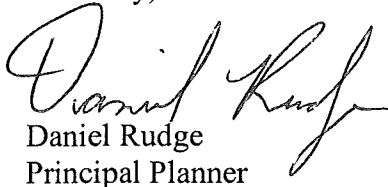
Subject: CPA2011-00019 – FGCU Innovation Hub

Dear Mr. Hagen:

This letter is to advise you that the above referenced property is not located on or proximate to any existing LeeTran route. The closest point of service would be at Alico Road and Ben Hill Griffin Parkway on LeeTran Route 60. This is beyond our ½ mile service area threshold which is the standard distance LeeTran uses to determine if a project can be considered to have transit access. As such, we conclude that LeeTran is not able to provide service to this future project.

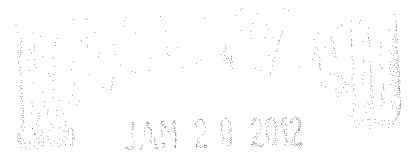
Should you have any questions, or need additional documentation, please do not hesitate to contact me at (239) 533-0333 or by e-mail at drudge@leegov.com.

Sincerely,

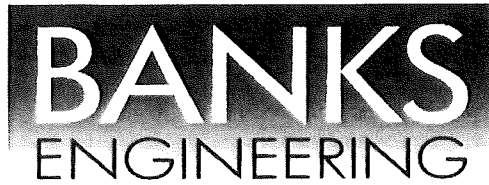

Daniel Rudge
Principal Planner

CC: File

CPA 2011-00019



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CPA 2011-00019

Public Facilities Impact Analysis

Sanitary Sewer – Lee County Utilities – Three Oaks Wastewater Treatment Plant

Existing Land Use – Tradeport

240,000 s.f. Commercial @ .1 gpd/square foot = 24,000 gpd

960,000 s.f Industrial @ 15 gpd/100 square feet = 144,000 gpd

Total = 168,000 gpd of wastewater produced

Proposed Land Use – University Community

800 dwelling units @ 200 gpd = 160,000 gpd

240,000 s.f. Commercial @ .1 gpd/square foot = 24,000 gpd

960,000 s.f Industrial @ 15 gpd/100 square feet = 144,000 gpd

Total = 328,000 gpd of wastewater produced

This amendment results in an increased demand of 160,000 gpd

Existing Infrastructure

The site is located in the Lee County Utilities franchise area and would be served by the Three Oaks Regional Wastewater Treatment Plan. According to the 2011 Lee County Concurrency Report, the estimated 2011 daily flows were 2,700,000 gpd. Lines would need to be extended from the intersection of Ben Hill Griffin Parkway and Alico Road to the project site. Those future lines would connect to a north-south main along Ben Hill Griffin Parkway that leads to an east-west line accessing the plant on the west side of I-75. The Three Oaks Wastewater Treatment Plant has a permitted capacity average daily flow of 6,000,000 gallons per day with the actual 2010 average daily flow of 2,789,000 gallons per day. Therefore, sufficient treatment capacity exists to accommodate the development.

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Potable Water – Lee County Utilities – Pinewoods Water Treatment Plant

Existing Land Use – Tradeport

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240,000 s.f. Commercial @ .12 gpd/square foot = 28,800 gpd

960,000 s.f Industrial @ 18 gpd/square foot = 172,800 gpd

Total water demand = 201,600 gpd



Proposed Land Use – University Community

800 dwelling units @ 250 gpd = 200,000 gpd

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240,000 s.f. Commercial @ .12 gpd/square foot = 28,800 gpd

960,000 s.f Industrial @ 18 gpd/square foot = 172,800 gpd

Total water demand = 401,600 gpd

The amendment results in an increase demand of 200,000 gpd

Existing Infrastructure

The site is located in the Lee County Utilities Franchise area and would be served by the Pinewoods Water Treatment Plant. According tot the 2011 Lee County Concurrency Report, the estimated 2011 daily flows were 3,850,000 gpd. Water lines would have to be upgraded and extended from Alico Road to the project. The Pinewoods Water Treatment Plant has a permitted capacity average daily flow of 5,300,000 gallons per day with the actual 2010 average daily flow of 3,673,226 gallons per day. Therefore, sufficient treatment capacity exists to accommodate the development.

Surface Water Management – South Florida Water Management District

There is a current approved South Florida Water Management District permit for the industrial and commercial uses for the project. The South Florida Water Management District permit would have to be modified to include the residential dwelling units.

Parks, Recreation, and Open Space

Current Regional Parks LOS Standard = 6 acres per 1000 seasonal population

Current Community Parks LOS Standard = 0.8 acres per 1000 permanent population

Existing Land Use – Tradeport

Not applicable since there are no dwelling units

Proposed Land Use – University Community

800 dwelling units @ 2.55 persons/unit = 2,040 persons
Regional Parks @ 6 acres/1000 = 12.24 acres required

Community Parks @ 0.8 acres/1000 = 1.63 acres required

The amendment results in an additional 1.63 acres of Community Parks that are required. The site is located in the Estero/San Carlos/Three Oaks community park district. According to the 2011 Lee County Concurrency Report, there are 113 acres of Community Parks within the district, therefore, no additional Community Parks are required.

Public Schools – South Zone, Subzone S2

Elementary Schools (Raymond C. Page, San Carlos, Three Oaks)

Projected 2011/2012 FISH Capacity = 2,567
Capacity Available = 176

Middle Schools (Lexington, Three Oaks)

Projected 2011/2012 FISH Capacity = 2,017
Capacity Available = 286

High Schools (South Fort Myers)

Projected 2011/2012 FISH Capacity = 1,909
Capacity Available = 222

Current Public Schools LOS Standard = 100% of the Permanent Inventory of Public Schools (FISH) capacity.

Existing Land Use – Tradeport

Not applicable since there are no dwelling units

Proposed Land Use – University Community

400 dwelling units @ .299 = 120 students

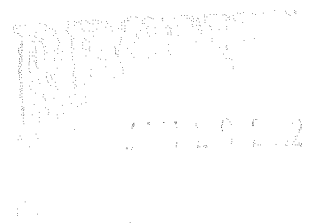
400 dwelling units @ .118 = 48 students

The amendment results in the addition of 168 students. No breakdown is available for elementary, middle, or high school ages. Capacity is available according to the FISH Capacities above.

Solid Waste – Lee County Waste to Energy Facility

Current LOS Standard = 7 lbs/day/capita

CPA 2011-00019



Current Facility Capacity = 1,836 tons/day (3,672,000 lbs/day)

Existing Land Use – Tradeport

Not applicable since there are no dwelling units

Proposed Land Use – University Community

800 dwelling units @ 2.55 persons/unit = 2,040 persons

2,040 persons @ 7 lbs/day = 14,280 lbs/day

The amendment results in an increased generation of 14,280 lbs/day of solid waste.

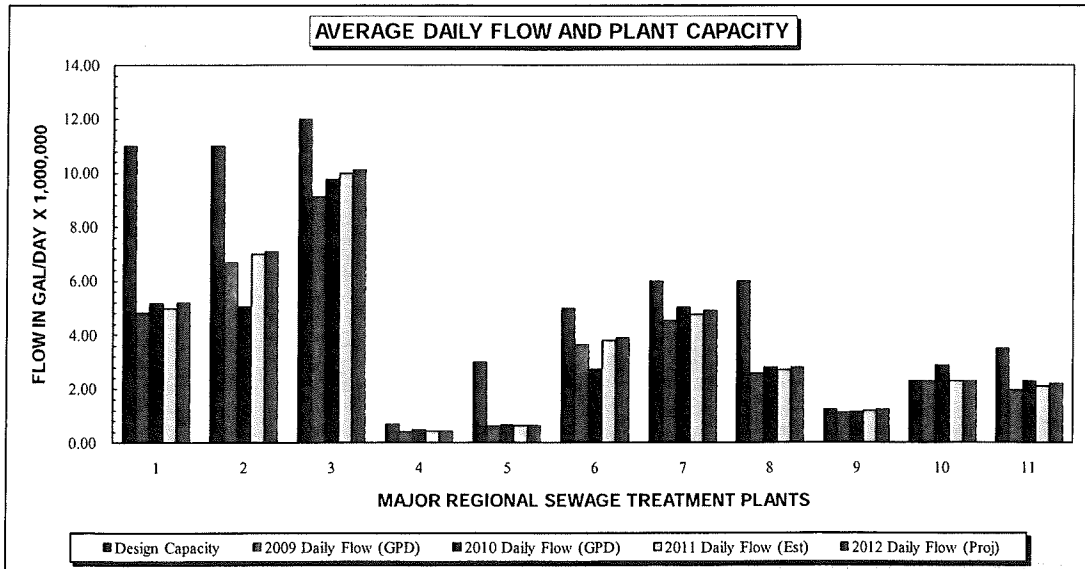
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COMPLAINT

TABLE 5

MAJOR REGIONAL SEWAGE TREATMENT PLANTS

PLANT NAME	PERMITTED CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2009	ACTUAL 2010	ESTIMATED 2011	PROJECTED 2012
BONITA SPRINGS UTILITIES					
- WATER RECLAMATION WEST WWTP	7,000,000	2,107,000	2,712,000	2,200,000	2,300,000
- WATER RECLAMATION EAST WWTP	4,000,000	2,731,000	2,461,000	2,800,000	2,900,000
1 TOTAL - BONITA SPRINGS UTILITIES	11,000,000	4,838,000	5,173,000	5,000,000	5,200,000
CITY OF FORT MYERS					
2 - RALEIGH STREET WWTP	11,000,000	6,710,000	5,060,000	7,000,000	7,100,000
3 - SOUTH DRIVE WWTP	12,000,000	9,130,000	9,760,000	10,000,000	10,100,000
GASPARILLA ISLAND WATER ASSOC.					
4 - GASPARILLA ISLAND WATER DOM DIW	705,000	428,000	489,000	440,000	450,000
LEE COUNTY UTILITIES					
5 - GATEWAY SERVICES-DIST 1 WWTP	3,000,000	628,000	679,000	640,000	645,000
6 - FIESTA VILLAGE WWTP	5,000,000	3,633,000	2,735,000	3,800,000	3,900,000
7 - FT MYERS BEACH WWTP	6,000,000	4,543,000	5,041,000	4,750,000	4,900,000
8 - THREE OAKS WWTP	6,000,000	2,574,000	2,789,000	2,700,000	2,800,000
9 - WATERWAY ESTATES WWTP	1,250,000	1,133,000	1,163,000	1,200,000	1,250,000
FLORIDA GOVERNMENTAL UTILITY AUTH					
10 - LEHIGH ACRES WWTP	2,300,000	2,299,000	2,864,000	2,300,000	2,300,000
11 - DEL PRADO (fka SUNCOAST) WWTP	3,500,000	1,949,000	2,303,000	2,100,000	2,200,000



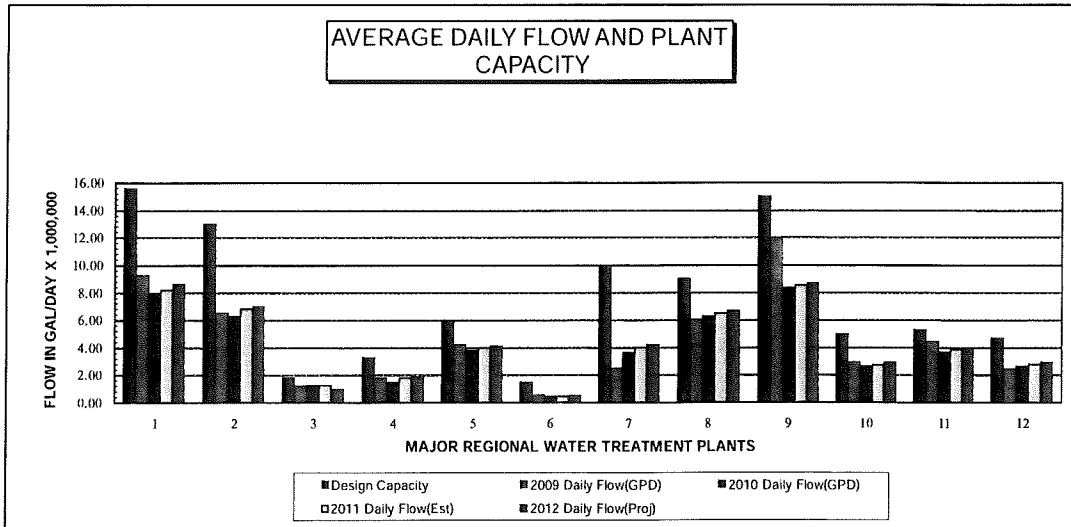
JAN 20 2012
COMMUNITY

CPA 2011-00019

TABLE 1
MAJOR REGIONAL WATER TREATMENT PLANTS

PLANT NAME	DESIGN CAPACITY AVERAGE DAILY FLOW GALLONS/DAY	AVERAGE DAILY FLOW IN PEAK MONTH GALLONS PER DAY			
		ACTUAL 2009	ACTUAL 2010	ESTIMATED 2011	PROJECTED 2012
BONITA SPRINGS UTILITIES					
- BONITA SPRINGS UTILITIES #1	9,000,000	4,182,903	3,490,323	3,600,000	3,800,000
- BONITA SPRINGS UTILITIES #2	6,600,000	5,089,355	4,490,645	4,600,000	4,800,000
1 TOTAL - BONITA SPRINGS UTILITIES	15,600,000	9,272,258	7,980,968	8,200,000	8,600,000
2 CITY OF FORT MYERS					
GASPARILLA ISLAND WATER ASSN.					
- GASPARILLA ISLAND WATER ASSN. #1	576,000	269,839	275,433	280,000	285,000
- GASPARILLA ISLAND WATER ASSN. #2	1,270,000	948,097	965,533	985,000	1,000,000
3 TOTAL-GASPARILLA ISLAND WATER ASSN.	1,846,000	1,217,936	1,240,966	1,265,000	1,285,000
4 GREATER PINE ISLAND WATER ASSN.					
5 ISLAND WATER ASSN.					
LEE COUNTY UTILITIES					
6 - WATERWAY ESTATES WTP	1,500,000	536,226	437,290	475,000	500,000
7 - NORTH LEE COUNTY WTP	10,000,000	2,508,935	3,641,618	4,000,000	4,200,000
8 - GREEN MEADOWS WTP	9,000,000	6,073,839	6,279,419	6,500,000	6,700,000
9 - CORKSCREW WTP	15,000,000	12,003,387	8,358,000	8,500,000	8,700,000
10 - OLGA WTP	5,000,000	2,946,419	2,663,000	2,750,000	2,900,000
11 - PINEWOODS WTP	5,300,000	4,453,129	3,673,226	3,850,000	4,000,000
TOTAL - LEE COUNTY UTILITIES	45,800,000	28,521,935	25,052,553	26,075,000	27,000,000
FLORIDA GOVERNMENTAL UTILITY AUTHORITY					
- LEHIGH UTILITIES #1	3,110,000	1,520,321	2,042,258	2,100,000	2,200,000
- LEHIGH UTILITIES #2	1,100,000	759,214	459,581	500,000	550,000
- LEHIGH UTILITIES #3 [See Note 1 below]	500,000	168,357	148,903	165,000	175,000
12 TOTAL - FLORIDA GOV UTILITY AUTHORITY	4,710,000	2,447,892	2,650,742	2,765,000	2,925,000

Note 1. This is a booster station that is interconnected with the City of Fort Myers. The interconnect is capable of purchasing up to 0.5 MGD of treated water from the City. Since chlorine is added at this booster station, the State considers this as WTP #3 and assigns a capacity of 500,000 GPD to this facility.

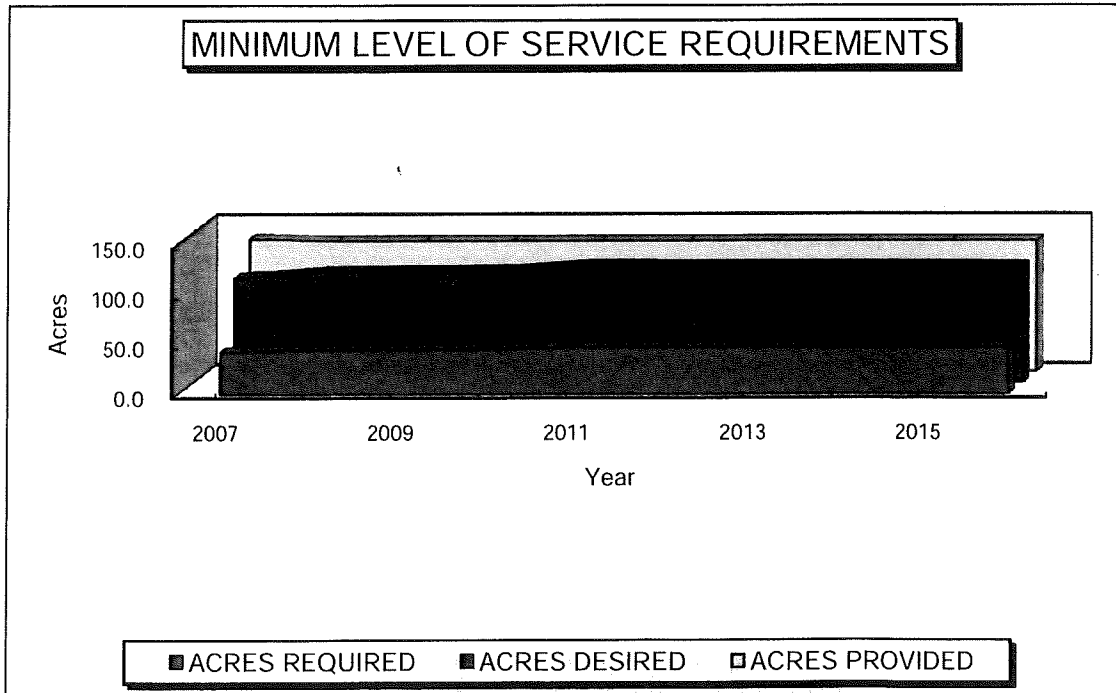


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COMMUNITY DEVELOPMENT

TABLE 19
 District # 48
 Estero/San Carlos/Three Oaks Community Park Benefit District

PARK NAME	LOCATION	ACRES
- EXISTING PARKS FY 10/11 -		
Estero Community Park & Rec Center	Estero	65
Estero High School	Estero	15 *
Karl Drews Community Center and Park	San Carlos Park	3
San Carlos Elementary School	San Carlos Park	3 *
San Carlos Pool	San Carlos Park	1
Three Oaks Community Park	San Carlos Park	44
	Subtotal	131
- No Future Parks Planned -		
	Cumulative Total	131

* Joint use acreage with the Lee County School District



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TABLE 21
SCHOOL CONCURRENCY INVENTORY
SOUTH ZONE SCHOOLS

SUB ZONE	SCHOOL NAME	<-----TOTALS JANUARY 5, 2011----->			<-----PROJECTED 2011 - 2012 TOTALS----->			
		PK-12 ENROLLMENT	PERMANENT FISH CAPACITY	TOTAL SEATS AVAILABLE	FORMER FISH CAPACITY	PERMANENT FISH CAPACITY	TOTAL CHANGE IN SEATS	AVAILABLE CAPACITY
S1	Allen Park Elementary	937	1,028		1,028	1,028	-	
	Colonial Elementary	765	922		922	922	-	
	Edison Park Elementary	366	457		457	457	-	
	Franklin Park Elementary	487	579		579	566	(13)	
	Heights Elementary	946	1,306		1,306	1,306	-	
	Orangewood Elementary	618	614		614	614	-	
	Ray Pottorf Elementary	624	864		864	864	-	
	Tanglewood/Riverside Elementary [1]	707	786		786	786	-	
	Villas Elementary	791	881		881	881	-	
	Survey Changes in Elementary South Zone	-	-	-	-	-	-	-
	Elementary Totals	6,241	7,437	1,196	7,437	7,424	(13)	1,183
	Cypress Lake Middle	728	806		806	806	-	
	Fort Myers Middle	629	858		858	858	-	
	P.L. Dunbar Middle	808	1,013		1,013	1,013	-	
	Survey Chanages in Middle South Zone	-	-	-	-	-	-	-
	Middle Totals	2,165	2,677	512	2,677	2,677	-	512
	Cypress Lake High	1,508	1,619		1,619	1,619	-	
Fort Myers High	1,834	1,859		1,859	1,849	(10)		
Survey Changes in High South Zone	-	-	-	-	-	-	-	
High Totals	3,342	3,478	136	3,478	3,468	(10)	126	
S2	Rayma Page Elementary	741	846		846	846	-	
	San Carlos Park Elementary	856	1,026		1,026	990	(36)	
	Three Oaks Elementary	794	731		731	731	-	
	Elementary Totals	2,391	2,603	212	2,603	2,567	(36)	176
	Lexington Middle	911	1,032		1,032	1,032	-	
	Three Oaks Middle	820	985		985	985	-	
	Middle Totals	1,731	2,017	286	2,017	2,017	-	286
	South Fort Myers High	1,687	1,909		1,909	1,909	-	
	High Totals	1,687	1,909	222	1,909	1,909	-	222
S3	Bonita Springs Elementary	439	396		396	396	-	
	Pinewoods Elementary	891	1,060		1,060	1,060	-	
	Spring Creek Elementary	711	753		753	753	-	
	Elementary Totals	2,041	2,209	168	2,209	2,209	-	168
	Bonita Springs Middle	639	888		888	888	-	
	Middle Totals	639	888	249	888	888	-	249
Esterio High	1,471	1,635		1,635	1,635	-		
High Totals	1,471	1,635	164	1,635	1,635	-	164	
S4	Fort Myers Beach Elementary	129	200		200	200	-	
	Elementary Totals	129	200	71	200	200	-	71
S5	Sanibel School (K-5)	231	277		277	277	-	
	Elementary Totals	231	277	46	277	277	-	46
	Sanibel School (6-8)	115	118		118	118	-	
	Middle Totals	115	118	3	118	118	-	3
Elem Totals - South		11,033	12,728	1,693	12,726	12,677	(49)	1,644
Middle Totals - South		4,650	5,700	1,050	5,700	5,700	-	1,050
High Totals - South		6,500	7,022	522	7,022	7,012	(10)	512
Total South		22,183	25,448	3,265	25,448	25,389	(59)	3,206

[1] Houses a small 6 - 12 ESE population.

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