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March 05, 2012

JON HAGAN
BANKS ENGINEERING
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FL 33966

Re: ALICO AIRPARK
CPA2011-00019
CPT Application (Text)

Dear JON HAGAN:

Planning staff finds the above mentioned submittal is insufficient and further information is needed. The following comments pertain to the section of the application indicated.

II A. b. 1. TYPE, Future Land Use Map Series Amendment, Map amendments require the submittal of a complete list, map, and two sets of mailing labels, for all property within 500 feet of the perimeter of the subject parcel.

As discussed with staff, please revise the application materials to reflect the change in the request from a Text amendment to a Map and Text amendment. Please identify the map that is proposed to be amended through this amendment (Map 1, Page 1 of 8: from Tradeport and Wetlands to University Community and Wetlands). Also please see miscellaneous comment #1 - If the applicant is in agreement to place the preserve areas in the Conservation Lands future land use category the request should be from Tradeport and Wetlands to University Community and Conservation Lands.

II B. SUMMARY OF REQUEST

As discussed with staff, please revise the Summary of Request on the application form to reflect the change in the request to update the nature of the proposed text amendment, and to identify the proposed map amendment (Map 1, Page 1 of 8: from Tradeport and Wetlands to University Community and Wetlands). Also please see miscellaneous comment #1 - If the applicant is in agreement to place the preserve areas in the Conservation Lands future land use category the request should be from Tradeport and Wetlands to University Community and Conservation Lands.

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IV A. 2. General Information and Maps, Existing Future Land Use Map

Please provide an updated CURRENT Future Land Use Map to reflect the changes to the Upland/Wetland composition of the site as provided on page 3 of the application submitted on January 20, 2012.

The Future Land Use Map provided does not accurately reflect the wetlands onsite. Per the application submittal requirements IVA.2, please provide a revised current Future Land Use Map depicting the ± 89.51 acres of Wetlands on the subject site.

IV A. 3. General Information and Maps, Proposed Future Land Use Map

Please provide a PROPOSED Future Land Use Map showing the boundaries of the subject property and the proposed future land use categories (University Community and Wetlands). Also please see miscellaneous comment #1 - If the applicant is in agreement to place the preserve areas in the Conservation Lands future land use category the request should be from Tradeport and Wetlands to University Community and Conservation Lands.

IV B. 1. Traffic Circulation Analysis

As requested by LDOT staff, please submit the traffic analysis as required in section IV(B)(1) of the Application for a Comprehensive Plan Amendment.

Miscellaneous Comments

1. In order to insure protection for the preserves depicted on "Exhibit C" of Zoning Resolution Z-04-025 (DCI2003-00033 Master Concept Plan), Staff recommends that these areas be placed into Conservation Lands Future Land Use category. Please indicate if, upon approval of this application, the preserve areas will be placed into the Conservation Lands Future Land Use designation.
2. Please address the comments from Lee County Utilities in the attached memorandum dated March 5, 2012.

If I can be of any assistance or if you have any questions, please do not hesitate to call me at (239) 533-8585.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division



Brandon D Dunn, Senior Planner

Cc: Planning file: CPA2011-00019



**INTEROFFICE MEMORANDUM
FROM
PUBLIC WORKS
UTILITIES**

Date: March 2, 2012

To: Brandon D. Dunn
Senior Planner

From: Howard S. Wegis *HSW*
Project Manager Sr.

**SUBJECT: CPA2011-19 / Alico Airpark aka IHUB / Public Facility Impact Analysis
Public Utilities / Sufficiency Review 1-20-12 Resubmittal**

The Utilities Department has reviewed the above referenced public facility impact analysis and would like to provide the following comments:

Sanitary Sewer

- The project is located in Lee County Utilities' (LCU) future sewer service area as depicted on Map 7 of the Lee Plan and therefore is considered to be with LCU's franchise area as stated by the applicant.
- The impact analysis submitted by the applicant included accurately provides the existing level of service and proposed level of service as required. Further, the analysis of projected flows under existing and proposed uses was calculated appropriately.
- The applicant accurately represented the available treatment capacity at the Three Oaks WWTP, the facility that would provide treatment of wastewater from the proposed development.
- Regarding existing infrastructure in the immediate area with the potential to serve the subject property, the applicant states "lines would need to be extended from the intersection of Ben Hill Griffin Parkway and Alico Road to the project site". Although this is true, the following should be noted: Significant off-site improvements will be required to provide adequate sanitary sewer service to this site at build out including the construction of two recognized LCU CIP projects that have been placed on hold for at least the current and next fiscal years. The CIPs consist of the extension of a parallel 16" diameter sewage force main along the Ben Hill Griffin Parkway corridor starting at Alico Road, then south approximately 8,500', then from the Ben Hill Griffin right-of-way west approximately 1,500' west under I-75 to our Three Oaks WWTP. These improvements will accommodate the flows generated from the site plus provide regional benefit for future development along this corridor.
- The applicant did not provide a letter of service availability from LCU for sanitary sewer service.

Potable Water

- The project is located in Lee County Utilities' (LCU) future water service area as depicted on Map 6 of the Lee Plan and therefore is considered to be with LCU's franchise area as stated by the applicant.
- The impact analysis submitted by the applicant included accurately provides the existing level of service and proposed level of service as required. Further, the analysis of projected flows under existing and proposed uses was calculated appropriately.
- The applicant has represented that the water treatment plant proposed to serve the development is LCU's Pinewoods WTP. In fact, the water treatment facility that will provide potable water service to the project would be the Green Meadows WTP. The Green Meadows WTP currently has a permitted capacity of 9,000,000 gallons per day. According to the 2011 Lee County Concurrency Report the estimated 2011 daily flows would be 6,500,000 gpd and the actual annual average daily flow in 2010 was 6,279,419 gpd. Further, LCU is currently designing an expansion to the Green Meadows WTP. The expansion project is included in LCU's approved CIP budget. The project will expand the capacity of the Green Meadows WTP from 9,000,000 gpd to 14,000,000 gpd.
- Regarding existing infrastructure in the immediate area with the potential to serve the subject property, the applicant states "water lines would have to be upgraded and extended from Alico Road to the project". More accurately, there are currently two 30" water mains along Airport Haul Road that are available to serve as a point of connection to serve the project. However, the following should be noted: There will most likely be significant off-site utility improvements required to accommodate roadway improvements requiring water line relocations. More particularly, Alico Road may have to be widened to four lanes from Ben Hill Griffin Parkway east to Airport Haul Road and, Airport Haul Road will most likely need to be widened to four lanes along the entire frontage of subject site. LCU has one 16" diameter and one 24" diameter water main within the right-of-way of Alico Road that will have to be replaced with one 36" diameter main as a part of the road widening project. LCU has two 30" diameter water mains on Airport Haul Road and it is presumed that both of these mains will have to be relocated due to the proposed road widening project. Uninterrupted service must be maintained in both of these mains throughout this entire process.
- The applicant did not provide a letter of service availability from LCU for potable water.

Reclaimed Water

- The applicant did not provide information regarding the availability of reclaimed water for irrigation. LCU currently does not have sufficient capacity in the Three Oaks WWTP reclaimed water system to provide reclaimed water to the project. Further, the closest point of connection to LCU's reclaimed water system is over one mile from the project.

cc: Pamela Keyes, Director, LCU
Thom Osterhout, LCU
Tom Mamott, LCU

HSW