Page Park has a lot going for it. It is in a great location with many work and business opportunities, and transportation corridors, including public transit, in close proximity. It is a close knit neighborhood with strong leadership. There is vast potential for redevelopment and increased tax-base growth possibilities. It has good recreation amenities nearby available for all residents to use, and while still not yet 100 percent complete, Page park has most neighborhood amenities in place such as sidewalks and street lighting.

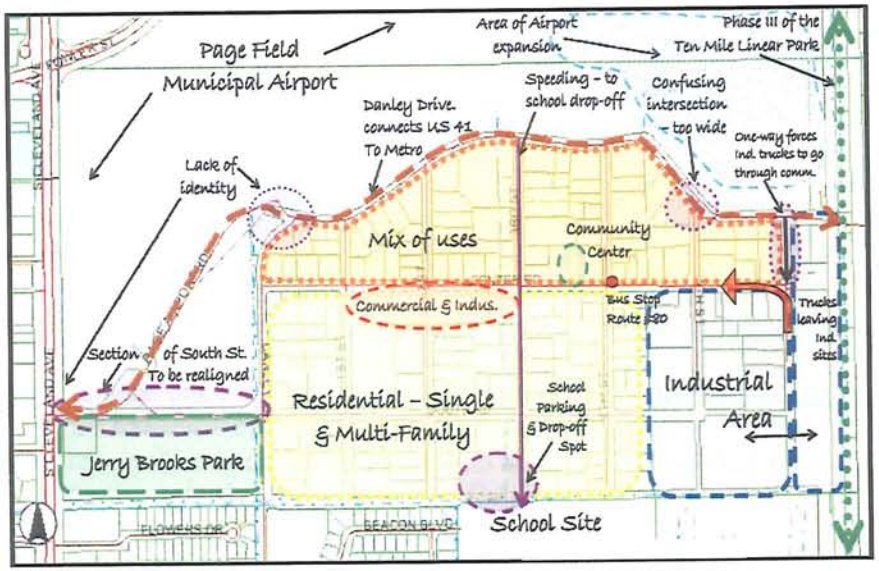
With careful consideration of existing strengths, assets and challenges, coupled by a strong willingness to capitalize on the potential for redevelopment and maintain the small village atmosphere, the Page Park Community is ready to move forward and has taken a big step in defining its future.

Assets

- Attractive mature oak tree canopy
- Vacant land for fill-in development
- Proximity to main traffic corridors
- Proximity to work and businesses
- Page Field as neighbor
- Access to public transit
- Good "grid' circulation
- Jerry Brooks Park
- Proximity to Ten Mile Linear Park

Responding to "Key Issues"

As a result of on-site inventory, the Visioning Survey conducted by the consulting team and monthly meetings with the Page Park Planning Panel and citizen group, a number of "Key Issues" critical to the success of the Community Plan were identified.



Page Park inventory of existing conditions

Key Issues

- Limited amount of good housing stock
- Cut-through traffic in neighborhood
- Speeding traffic in neighborhood
- South Street safety by Brooks Park
- Lack of sewers in entire area
- In need of water line and facility upgrade
- Hurricane damaged trees may become a liability
- Lack of sufficient code enforcement
- Deteriorating conditions of housing stock & buildings
- Non-owner occupied dwellings or absentee landlords
- Perception of high crime
- Potential industrial impacts to abutting residential area
- Illegal debris dumping
- Lack of development/redevelopment incentive
- Need for restaurants
- Lack of parking on commercial sites
- Lack of trees/landscaping

Conceptual Plan Elements and Recommendations

As a result of reviewing and analyzing existing community conditions, feed-back from the Community Workshop, survey results, and numerous public meetings with the Page Park Planning Panel, a number of community "focus areas" were identified. These focus areas are addressed as proposed elements of this plan which contains proposals for future land use, private sector development opportunities, and recommended public investment in capital improvements.

Focus Areas

- Land Use
- Transportation and Roadways
- Recreation
- Infrastructure
- Community Safety
- Code Enforcement
- Appearance

Implementation Strategies

Implementation of the Page Park Community Plan will require coordinated efforts by the County, the Page Park Planning Panel, local businesses, property owners, and residents through a series of actions and events. An assortment of proposed programs, incentives, and regulations could be utilized to attract the desired development and redevelopment is suggested. The Plan also provides some possibilities and ideas where money for capital improvements, business financial assistance, and funding related to housing may be found and acquired if certain criteria are met.

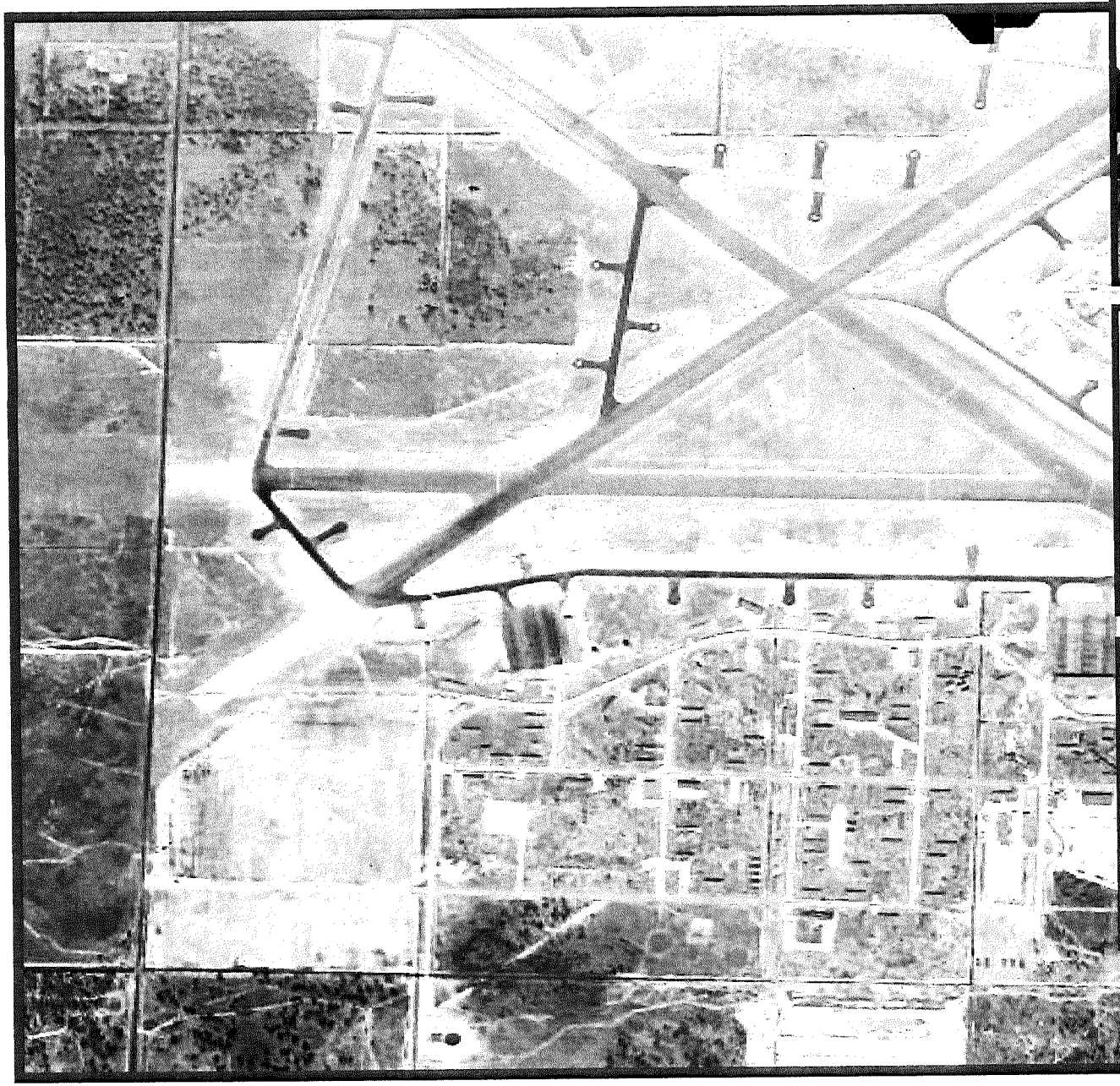
The Plan

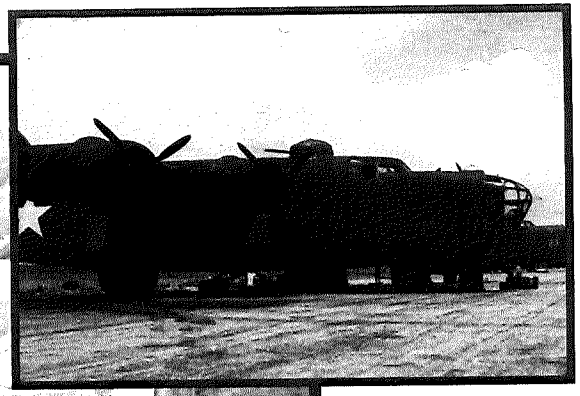
The Page Park Community Plan is organized into the following Sections:

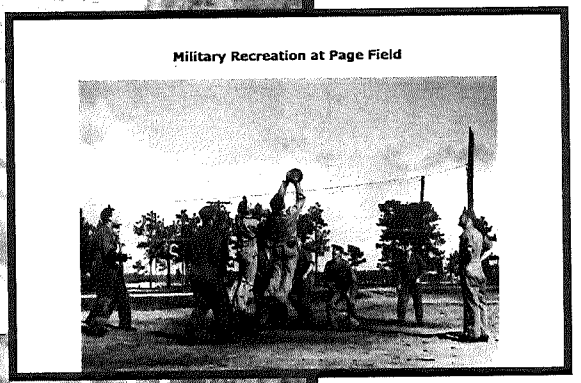
Section II
Background
Section III
Community Character
Section IV
Conceptual Plan Elements and Recommendations
Section V
Funding Sources and Implementation Strategies
Section VI
Recommended Goals, Objectives and Policies
Section VII
Appendices

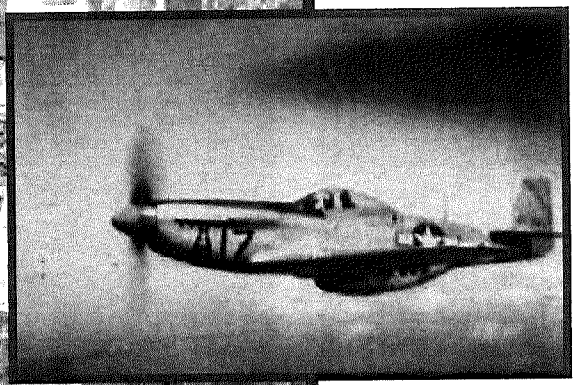
Recommended Goals, Objectives and Policies or GOPs

Without the GOPs the Page Park Community Plan would become another documented planning effort to sit on the shelf like so many plans before it. However, it is the intent of this planning effort for the Page Park Community Plan to be reviewed and adopted by the Lee County Board of County Commissioners, and ultimately be incorporated into the Lee County Comprehensive plan to serve as a guide for developers, property owners, County staff, and the Board of County Commissioners when development activity is being conceived, planned, reviewed and undertaken. These policies will supplement the Goals, Objectives and Policies currently adopted in the County's Comprehensive Plan, and often serve better than specific land use standards by allowing for creativity and innovation in land use planning.









Page Park

II History & Background

What's in a Name?



To the Fort Myers community, the names of Page Field and the adjacent Page Park have been well-known and commonly used for the past sixty years. However, many people have little or no idea of the origins of the name, "Page".

Page Field and Page Park were named after U.S. Army Captain Richard Channing Moore Page, a local World War I Army hero. When the war started, Page became the first Floridian to join the Army Aviation Corps, as well as the first Floridian to become an officer in that branch.



In 1918, he received the Distinguished Service Cross and the Croix de Guerre, among other awards, following his air exploits on the western front, which included bringing down at least three German planes, and probably more.

Page returned from the war and opened the first seaplane charter service in Florida. In 1920, he died tragically at the age of 27, when he and his mechanic, Thomas Colcord were transporting the Lee County Tax Assessor G. Hunter Bryant and crashed near the Everglades.



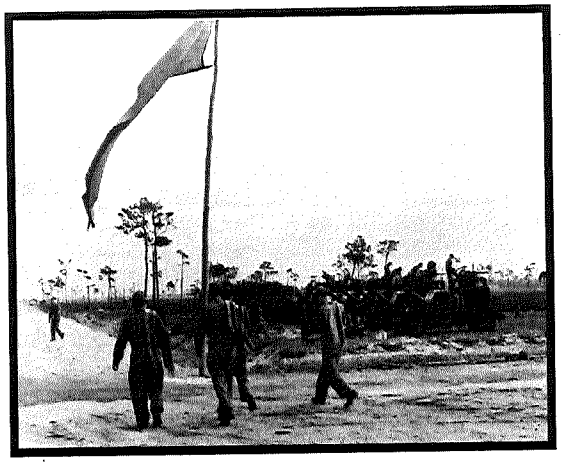
Early History

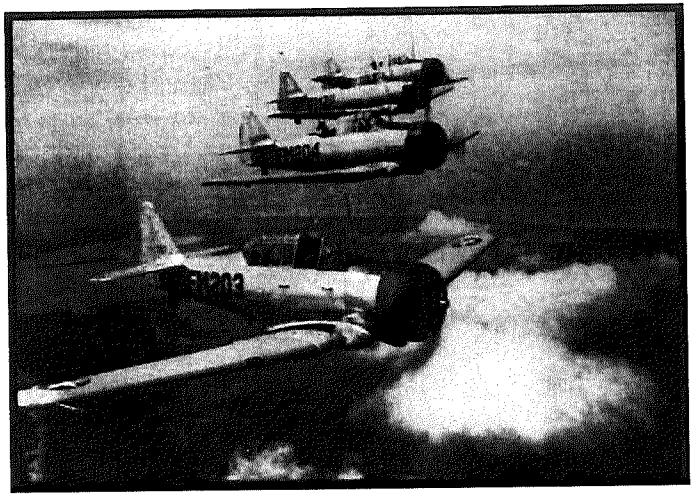
The Early Days Begin with the Page Field Airport

Purchased in 1923 by the City of Fort Myers, Page Field was initially intended to become a golf course. As it evolved into an airport, it was called by several names, including the Fort Myers Airport and the Lee County Airport. The airport opened in 1935, with dirt and sod runways that would flood during heavy rains. In 1937, National Airlines was the first commercial carrier to add a Fort Myers route, when a round trip flight to Miami cost $13.50! But the muddy runways were problematic, and National refused to continue flights until 1940, when the Works Progress Administration constructed concrete runways.



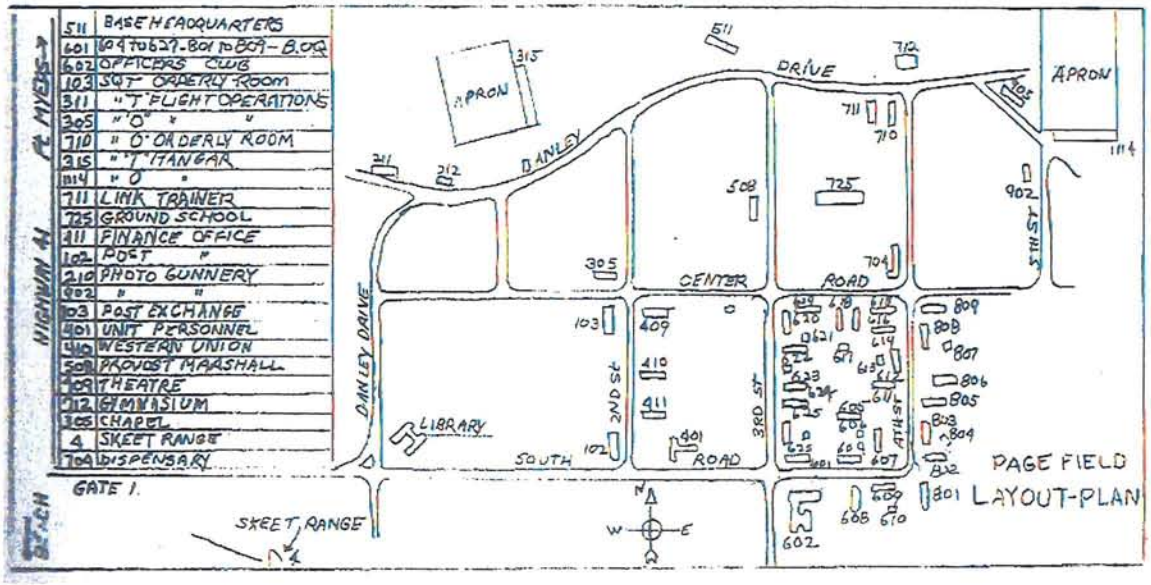
World War II brought thousands of military personnel to Fort Myers. Following Pearl Harbor, the Army leased the airport from Lee County for use as a training base. Soldiers nicknamed the base "Palmetto Field", and in May 1942, the Lee County Commission adopted a resolution officially changing the name of the airport to Channing Page Field.





The War Years

At its peak, approximately four thousand people were stationed at Page Field, including 225 German POWs from Camp Blanding who were brought to Page Field in early 1945. Many of these men labored digging ditches and other forms of mosquito abatement related tasks.



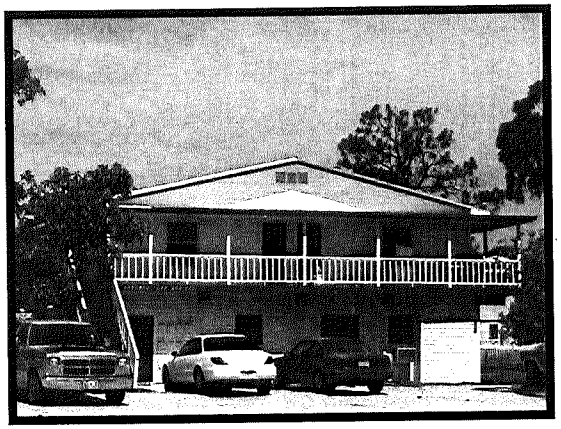


Adjacent to the runways, wood barracks and a terminal, was a small area that became the Page Park community. During war years, the Army established a full-service base in what is now known as Page Park. It was complete with a library, theater, gymnasium, chapel, dispensary, post office, and post exchange, as well as an officers club, which remains today on the southeast corner of South Road and 3rd Street.

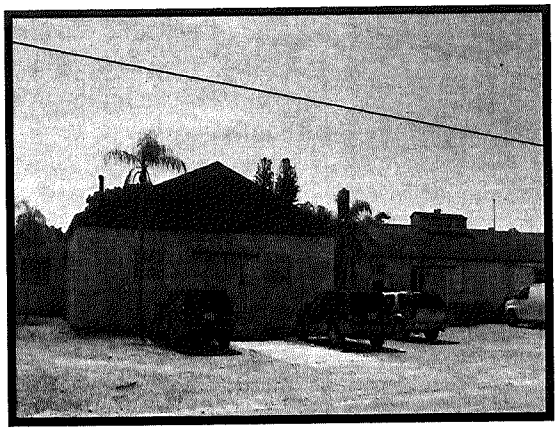
Return to Civilian Use...The Page Park Community

Page Field Airport was returned to Lee County in September 1945.

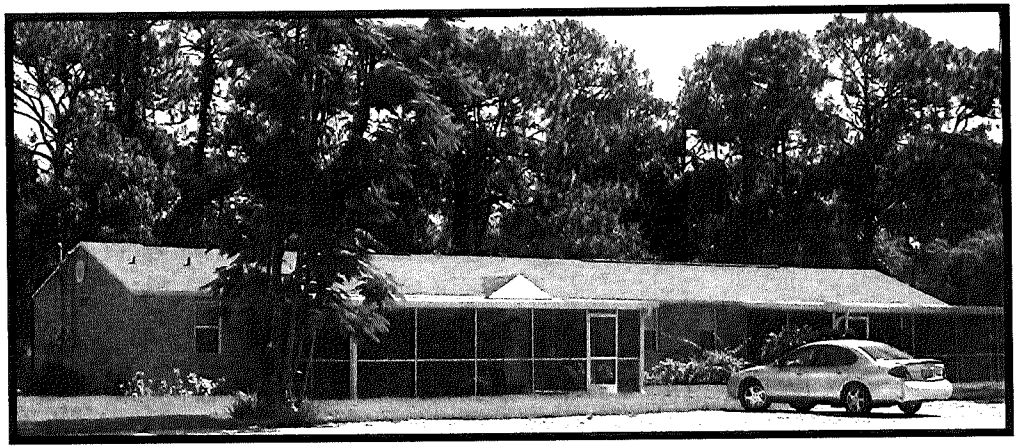
Although the County owned the land, the U.S. government owned the many buildings that had been constructed throughout the area. By 1947, a full-scale sale of the former barracks and housing units began when the government began selling them to returning soldiers and their families. Thus, the Page Park community began. The war veterans bought the land from Lee County and the houses from the federal government.



Typically a veteran purchased a house with slightly over an acre of land for a price ranging from $600 to $1,000. This included a septic system because, although the Army had built sewers, Lee County had not maintained them and they were shut down. In addition, each property owner had to pay $15 toward the construction of a County community center.



Lee County put the facility to other uses a number of years ago and replaced the original center with the Page Park Community Center located at 507 Center Road. Community Development Block Grant funds were used to refurbish the center in the last decade, and now the facility is home to a number of activities, including use as a church.



Prior Planning Efforts

The first major planning effort that took place in Page Park began with Lee County's establishment of a Community Redevelopment Area in 1990, under the requirements of Chapter 163, Florida Statutes.

At that time, the County designated a number of communities as "blighted" areas, thus qualifying them for the potential benefits of a funding source entitled "tax increment financing" and the possible use of eminent domain for redevelopment purposes. For a variety of reasons, neither of these two possible benefits to the community ever materialized.

In 1990 and 1991, a redevelopment plan was developed for Page Park, in accordance with Chapter 163, Florida Statutes. Commonly known as "The Red Book", the plan identified a number of possible development scenarios for the neighborhood, including redevelopment as a business park, infrastructure development including roads and a central sewer system, along with other goals.

In 1994-95, the County restructured several of its Community Redevelopment Areas, including Page Park, and placed them under the auspices of the Human Services Division in a new program called the Neighborhood District Program. The intent was to remove some of the districts from the CRA that had little or no potential for increasing their taxable values and place them in a program that allowed for the use of other grant funding programs to provide neighborhood improvements and social service assistance.

Through the years, the Human Services Division has prepared several revitalization plans and implemented small-scale projects, including the renovation of the Page Park Community Center, sidewalks and drainage, and the creation of a community garden. The most recent Page Park Neighborhood District Revitalization Plan was prepared in October 2005. It established performance objectives and strategies beginning in Fiscal Year 2007. They include the following:

1. Improve public safety in the neighborhood through such activities as community policing, neighborhood watch, and hurricane preparedness training.

2. Increase opportunities for homeownership and affordable rental housing through code enforcement, neighborhood cleanups, and the development of a lien program.

3. Increase involvement by residents in neighborhood groups and activities by marketing neighborhood meetings and recruiting new participants and neighborhood leaders.

4. Increase recreational facilities and activities in the neighborhood.

5. Increase transportation opportunities as a way to improve access to jobs.

6. Improve the neighborhood's core infrastructure to promote development by identifying and allocating Community Development Block Grants (CDBG) funds for capital infrastructure improvements.

7. Increase employment opportunities and income for neighborhood residents through the development of job training programs and marketing new businesses.

Current Planning Efforts

Recognizing the need for local residents to have a strong voice in planning their communities, Lee County developed a grant program for grass-roots planning. In 2005, Page Park received a $50,000 planning grant, and the DRMP consulting team was selected to prepare a new Community Plan for all stakeholders of Page Park.

The first step in the current planning process was the establishment of the Page Park Planning Panel, the formal County committee designated to oversee the development of the Plan. The Panel met monthly with the consultants and various representatives of local government to outline and refine plan elements.

From the outset, it was understood that ***public participation*** from residents, business owners, and property owners was critical to the eventual success of the Plan. Early in the planning process, a neighborhood questionnaire was prepared and distributed throughout Page Park by volunteers from the Planning Panel. The survey results were then used to focus upon areas determined by the local community to be of major importance (See Appendices for the survey and results).

The next step was a planning charette, which was conducted in April 2006. Over 25 citizens (almost one-quarter of the property owners) participated, resulting in refinements to the overall Community Plan recommendations contained in this document.







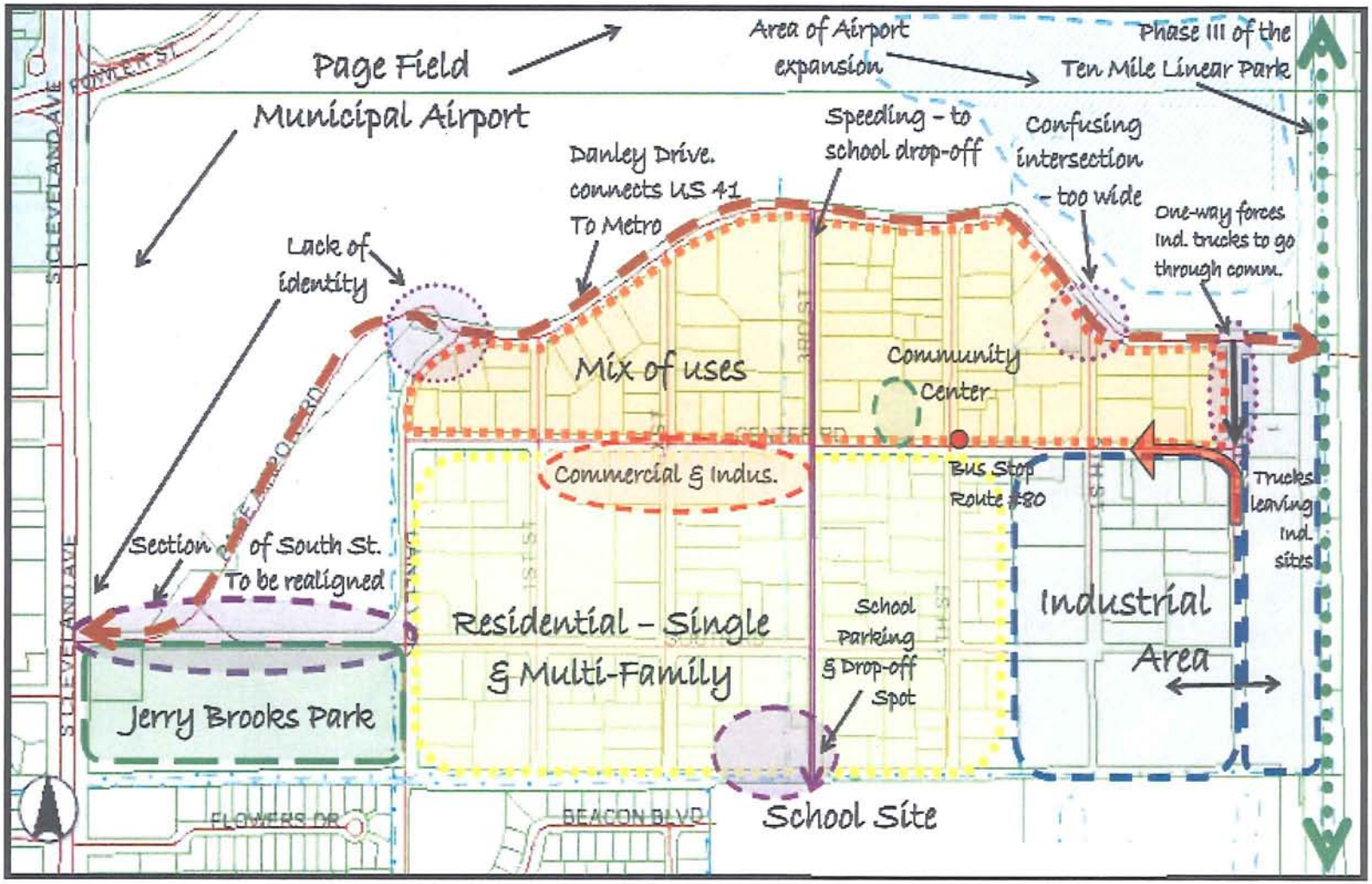




Page Park

III Community Character

Page Park Attributes—As it is Today...



Inventory Sources

Information for this section was collected from several sources, including previous planning studies, site visits, public workshops, interviews with County staff, technical documents, and interviews with citizens and property owners in Page Park. The goal of this character inventory is to provide a general understanding of the existing conditions in the Page Park Community and to establish a foundation for the recommendations.

Page Park Boundary



The Page Park Community is a 136± acre residential, commercial, and industrial subdivision which is bound on the north by Page Field, U.S. 41 (Cleveland Avenue) and Danley Drive to the west, Iona Drainage District (IDD) Canal "L" to the east, and IDD Canal "L-7" to the south and is located in the South Fort Myers Planning Community of Lee County.

Community Character

Page Park is located in the South Fort Myers Planning Community of Lee County. The Lee Plan describes the South Fort Myers Planning Community as follows:

> *"South Fort Myers is located in the center of Lee County, South of the City of Fort Myers, east of the Caloosahatchee River, west of the Six Mile Cypress Slough, and north of Gladiolus Drive. This community primarily has the higher intensity land use categories such as Intensive Development, Central Urban, Urban Community, Industrial Development, and Suburban. This community contains one of the county's major hospitals, a baseball spring training facility, and the local community college. This community will be nearly built out by the year 2020. The South Fort Myers Community will continue to be a core area of the county providing office areas for professional services in areas such as financial and medical. There will also be an increased amount of commercial activity along the US 41 corridor and light industrial uses will continue to expand along the Metro Avenue corridor north of Daniels Parkway. The amounts of commercial and industrial uses in this community are expected to double and most of the suitable land for these uses will be developed by 2020. The residential areas of this community will also continue to develop through the year 2020 however the popularity of the residential opportunities to the south in the San Carlos/Estero and Bonita communities will continue to dominate this segment of the market. This community will grow from a 1996 permanent population of 46,000 to approximately 52,000 in 2020. In 2020, this community will still be 4,000 permanent residents from its build out population. While this community is not as heavily influenced by the seasonal population as the communities to the south, in season, South Fort Myers is expected to have a population of over 60,000 in the year 2020."*

With the amount and intensity of development and growth expected for the South Fort Myers area in the next 10 to 15 years, Page Park's ideal location between the commercial/retail and light industrial corridors of South Fort Myers will only amplify these development pressures; today the community is already starting to experience the early stages of these impacts. In order to slow or mitigate these pressures, the residents of the Page Park Community desire to have a community plan in place to help them direct the type and amount of development and growth they wish to have in their community, as they start to find it increasingly difficult to maintain the integrity of their neighborhood and ensure affordable housing for the future. It is with this intent, that the inventory of existing community conditions and characteristics was conducted.

Page Park is characterized by a variety of land uses: residential (single and multi-family); commercial; industrial; institutional or governmental; and vacant property. West of the Danley Drive boundary, Jerry Brooks Park—a large 10 acre County park—is also considered part of the Page Park Community. Throughout the Page Park Community, many of these existing land uses are often in conflict with one another; where industrial use abutting residential is not an isolated case, but the norm in many instances. These incompatible uses often create impacts to the residents in terms of noise, visual eyesores, odors, and traffic.

Laws of the Land

Existing Land Uses

The residential uses are more concentrated on the western side of the community with a solid mix of both single family and multi-family housing. Even in this predominately residential section, some industrial and commercial uses exist along Center Road. The eastern portion of the Page Park Community is dominated by industrial uses, many of which have been at this location for many years.

Existing Land Uses within Page Park

Classification	Number of Parcels	Acreage	Percent (%)
Commercial	5	4.33	3.19
Industrial	26	38.88	28.66
Single Family Residential	52	26.02	19.18
Multi-Family Residential	65	31.90	23.51
Vacant	36	26.82	19.77
County owned	11	7.71	5.68
Total	**195**	**135.66**	**100.00**

Page Park Community is an area of approximately 135.66 acres in size and contains 195 parcels of land. There are six different existing land uses within the Page Park Community, however most properties fall within four major groups: Industrial (38.88 acres or 28.66%), Multi-Family Residential (31.90 acres or 23.51%), Vacant Land (26.82 acres or 19.77%), and Single Family Residential (26.02 acres or 19.18%).

Zoning Districts

Like Page Park's existing land use, the zoning designations found within the Page Park Community are varied and often in conflict with one another. Occurrences of Industrial Light (IL) zoned properties abutting residentially zoned properties (TFC2) is not uncommon. The following zoning designations are currently found throughout Page Park:

- *CG general commercial district.* The purpose and intent is to permit the designation of suitable locations for and to facilitate the proper development and use of consumer-oriented commercial facilities which are of a type or scale which are not suited for and do not generally seek locations in neighborhood, community or regional shopping centers.

- *C-1A, C-1 and C-2 commercial districts.* The purpose and intent is to regulate the continuance of commercial and select residential land uses and structures lawfully existing in the C-1A, C-1 and C-2 districts as of August 1, 1986, and as originally permitted by the county zoning regulations of 1962, as amended, and 1978, as amended, respectively.

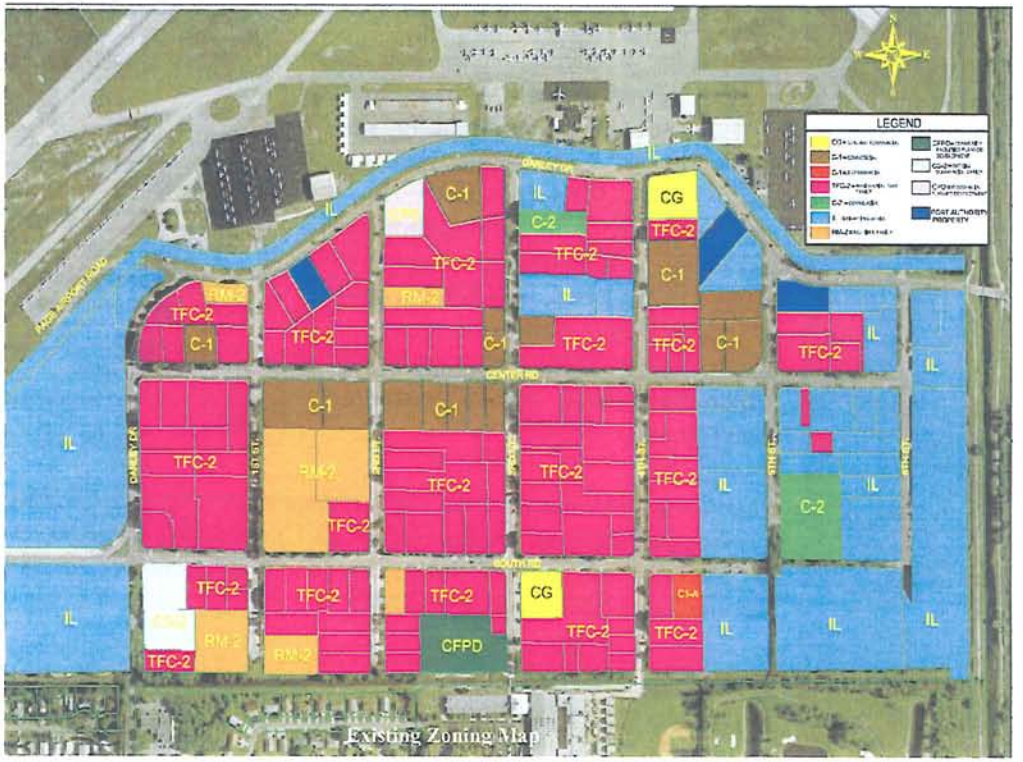
- *CS-2 special commercial office district.* The purpose and intent is to permit the designation of suitable locations for the proper development of standard office space for various purposes, as well as a number of other low-impact uses that can be allowed by special exception in particular circumstances.

Existing Zoning Map

by special exception in particular circumstances.

- *CPD commercial planned development district.* The principal uses of any commercial planned development are generally the retail sale and distribution of consumer goods and services, or the provision of standard office space for various purposes, including the delivery of professional services or financial services, or for the administration of business and general business purposes.

- *CFPD community facilities planned development district.* The purpose is to accommodate those governmental, religious and community service activities which frequently complement and are necessary to the types of activities permitted in other zoning districts, but which, due to the size, intensity or nature of the use, and the potential impact on adjacent land uses, roads or infrastructure, should not be permitted as a use by right in those districts.

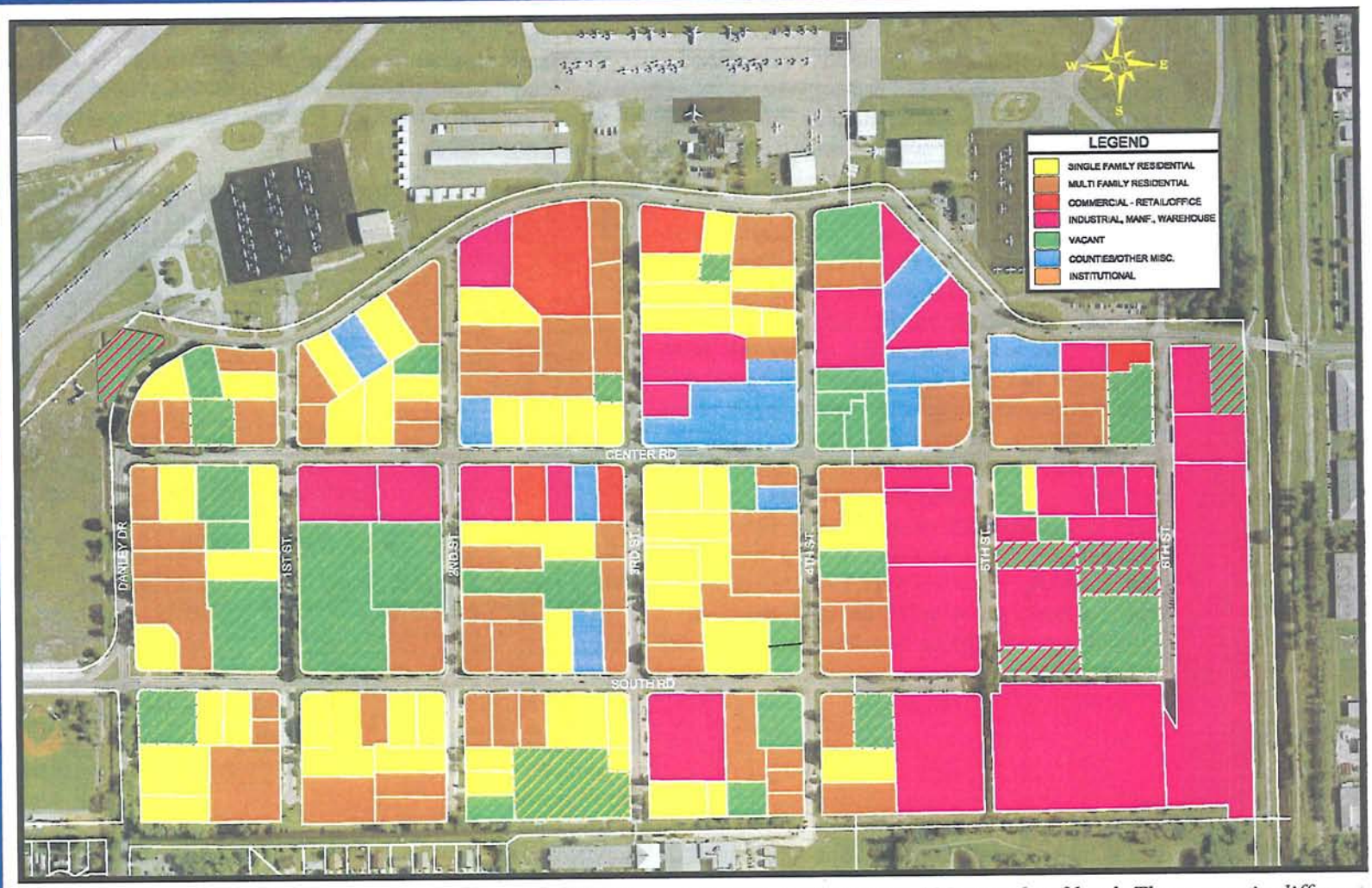


Existing Zoning Map

- *IL light industrial district.* The purpose and intent is to permit the designation of suitable locations for and to facilitate the proper development and use of areas devoted to various light industrial and quasi-industrial commercial uses. While it is presumed that most industrial processes will take place within enclosed buildings, any activity not taking place within a building shall take place within a yard enclosed by an opaque wall or fence.

- *RM-2 residential, multi-family.* The purpose is to designate suitable locations for residential occupancy of various types of conventional residential buildings for projects which are not already approved planned unit developments or which fall below the criteria for residential planned developments, and for facilitating the proper development and protecting the subsequent use and enjoyment thereof.

Existing Land Use Map



Page Park Community is an area of approximately 135.66 acres in size and contains 195 parcels of land. There are six different existing land uses within the Page Park Community, however most properties fall within four major groups: Industrial (38.88 acres or 28.66% in pink), Multi-Family Residential (31.90 acres or 23.51% in brown), Vacant Land (26.82 acres or 19.77% in green), and Single Family Residential (26.02 acres or 19.18% in yellow). Commercial (4.33 acres in red) and County owned land (7.71 acres in blue) makes up the remainder of uses. Many uses within Page Park often exist to the detriments of its abutting property.

- *TFC-2 residential two-family conservation district.* The purpose and intent of the TFC residential two-family conservation district is to recognize and protect existing two-family residential developments, lots, structures and uses, previously permitted but not conformable to the regulations for the other two-family residential districts set forth and to accommodate residential use of existing lots that were nonconforming under previous zoning regulations.

Future Land Use

Page Park has a Future Land Use designation of Central Urban and Industrial Development. The Central Urban areas can best be characterized as the "urban core" of the county. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service, i.e. water, sewer, roads, schools, etc. Residential, commercial, public, quasi-public, and limited light industrial land uses will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).



Page Park Future Land Use Map (FLUM) Brown is Central Urban; Pink is Industrial Development

Per the Lee Comprehensive Plan, "Industrial Development areas play an important role in strengthening the county's economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent, these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special locational requirements that are more stringent than those for residential areas, including transportation needs (e.g., air, rail, and highway); industrial levels of water, sewer, fire protection, and other urban services; and locations that are convenient for employees to reach. Industrial Development areas are to be reserved mainly for industrial activities per se, as well as for selective land use mixtures such as the combined uses of industrial, manufacturing, research, properly buffered recreational uses and office complexes that constitute a growing part of Florida's economic development sector."

Characteristics

Lot Size and Configuration

Page Park was laid out prior to current minimum lot size and buffering requirements. Consequently, many of the lots do not comply with current Lee County standards. Many properties were built prior to 1950 as military housing, and are now nonconforming to existing codes with regard to setbacks, parking, lot dimensions and lot coverage. Furthermore, the layout of the lots is erratic, since many were platted lots that pre-date most of the residential development within Lee County.

The lots in Page Park are not of a consistent dimension or size. They range from 50 feet by 178 feet (8,900 square feet), to 176 feet by 252 feet (44,352 square feet) in dimension. Some peripheral lots are irregular in shape due to the influence of Danley Drive which is a curved road.

Due to the size, configuration or layout, many Page Park lots that have since become industrial or commercial development sites often lack sufficient parking to accommodate the commercial or industrial use, causing parked cars to spill onto the streets or vacant abutting properties.

Population and Demographics

According to the U.S. Census Bureau, Page Park is designated as a Census Designated Place (CDP). A CDP is defined by the U.S. Census as "a geographic entity that serves as the statistical counterpart of an incorporated place for the purpose of presenting census data for an area with a concentration of population, housing, and commercial structures that is identifiable by name, but is not within an incorporated place. CDPs usually are defined cooperatively with state, local, and tribal officials based on Census Bureau guidelines. For Census 2000, for the first time, CDPs did not meet minimum population threshold to qualify for the tabulation of census data." In other words, Page Park is a self contained neighborhood that has definable boundaries making it more convenient for data collection. According to the 2000 Census data, the following table is the population, demographic and residency breakdown for this section of the County.

Page Park 2000 Census	
Total Population	**524**
White	453
Black	16
Asian	1
Other	56
Hispanic	114
Male	**314**
Female	**210**
Below 20	125
20-24	52
25-44	207
45-64	108
Over 65	32
Median Age Both Sexes	32.3
Number per Households	2.23
Number of Households	**235**
Average Size	2.23
Family	105
Non-Family	130
Number of Housing Units	**261**
Occupied	235
Owner	45
Renter	190
Vacant	26

According to the 2000 Census, there were 524 people, 235 households, and 105 families residing in the CDP. The population density was 1,890.9 per square mile. There were 261 housing units at an average density of 941.8 per square mile. The racial makeup of the CDP was 86.45% White, 3.05% African American, 0.19% Asian, 0.19% Pacific Islander, 8.21% from other races, and 1.91% from two or more races. Hispanic or Latino of any race was 21.76% of the population.

There were 235 households of which 26.0% had children under the age of 18 living with them, 23.4% were married couples living together, 13.6% had a female householder with no husband present, and 55.3% were non-families. Families (non-single residences) represent 44.7% of the population, giving Page Park a lower than average concentration of families. 40.4% of all households were made up of individuals and 3.4% had someone living alone who was 65 years of age or older. The average household size was 2.23 and the average family size was 3.07.

In the CDP the population was spread out with 21.2% under the age of 18, 12.6% from 18 to 24, 39.5% from 25 to 44, 20.6% from 45 to 64, and 6.1% who were 65 years of age or older. The median age was 32 years (this is younger than the average age in the U.S.). For every 100 females there were 149.5 males while every 100 females age 18 and over, there were 147.3 males.

Housing

The neighborhood contains a variety of housing types including converted military housing dating back to its use as housing during WWII as part of the Page Park Air Base. These barrack style buildings typically housed 3 or more units per building. As can be seen from the table about 62% of the housing stock was built between 1940 and 1959. There was another spike between 1970 and 1979 with 21% of the housing stock constructed during the 1970s. With over one third of the housing stock in 3 to 4 units in one structure, it is not surprising that the ratio of rental to homeownership is approximately 81%.

A critical area of need in Page Park is the deteriorating condition of the housing stock. With the average home being more than 50 years old (median year structure built is 1956), Page Park faces continuous pressure to rehabilitate the housing stock and to construct new, higher quality housing to attract future development.

Page Park Housing Age

Year Structure Built	Number
1990-1994	5
1980-1989	24
1970-1979	53 (20.6%)
1960-1969	16
1940-1959	159 (61.9%)

Rental properties make up a majority of Page Park's housing stock with 80.9% of the population living in a rental unit. Although renter-occupied housing itself is not a weakness, the condition of the rental properties presents one of Page Park's most significant challenges.

Page Park Housing Tenure	
Housing Tenure	**Number**
Owner Occupied	45
Renter Occupied	190
Renter to Homeowner	80.9%

Page Park Housing Types		
Units in Structure	**Units**	**% of Units**
1 unit – detached	76	29.6 %
1 unit – attached	13	5.1 %
2 units	61	23.7 %
3 or 4 units	96	37.4 %
5 to 9 units	6	2.3 %
10 to 19 units	5	1.9 %

Typical Page Park Household	
Vehicles per household	66.4% 1 vehicle
House heating fuel	75.6 % use electricity
Telephone service	90.5% have a telephone
Occupants per room	97.1% have 1 person /room
Average Housing Value	$61,400
Less than 15% of household income for monthly owner cost	80.6%
Average Rental Cost	$459 per month
35% or more – gross rent as % of household income	29.6%

Today, of the total 261 housing units in Page Park, 37% of the units are housed in 3 to 4 unit structures (what is typically called triplexes or quad-plexes in today's real estate market), followed by single family homes at 34%.

The majority of residential structures in Page Park are concrete block with shingled or tin roofs. Most of the units appear to be in fair to good structural condition, although many are in a state of disrepair requiring major rehabilitation or even removal.

With Lee County's present population of approximately 544,758, less than .1% of the population of Lee County resides in Page Park. Although there has been recent investment of public and private monies into the Page Park Community, including some housing rehabilitation in the residential areas, there are still a number of dilapidated or deteriorating structures in Page Park. Affordability of housing is an important issue for Page Park residents.



Income

The median income for a household in the CDP was $23,600, and the median income for a family was $30,391. Males had a median income of $23,676 versus $21,042 for females. The per capita income for the CDP was $14,281.

About 13.4% of families and 13.2% of the population were below the poverty line, including 19.8% of those under age 18 and 11.9% of those, age 65 or over.

Household Income (1999)	
Less than $10,000	20
$10,000 to $14,000	33
$15,000 to $24,999	100
$25,000 to $34,999	54
$35,000 to $49,999	38
$50,000 to $74,999	18
$75,000 to $99,999	15
Median household income	**$23,600**

Family Income (1999)	
Less than $10,000	9
$10,000 to $14,000	14
$15,000 to $24,999	25
$25,000 to $34,999	32
$35,000 to $49,999	26
$50,000 to $74,999	7
$75,000 to $99,999	6
Median family income	**$30,391**

Commercial Development

The commercial/industrial portion of Page Park is primarily located in the eastern section of the community, but these uses are also found interspersed throughout the residential areas. The businesses range from office and retail, to warehousing and manufacturing. The Munter Corporation, a pollution control equipment manufacturer, previously had the single largest industrial use in the area located at the eastern most edge of Page Park. Today, although still owned by Munters, the 7.6 acre site sits mostly vacant with nothing more than a skeleton crew to oversee minimal operations.



The commercial and industrial buildings in the area are mostly concrete block, metal, or a combination of the two. The condition of these buildings range from good to dilapidated.

For the residents of Page Park, the greatest issue with many of the commercial/industrial businesses, particularly those that abut residential, is the lack of adequate buffering or screening. This creates negative impacts for the residential properties including noise, visual eyesores, odors, light pollution, and traffic.

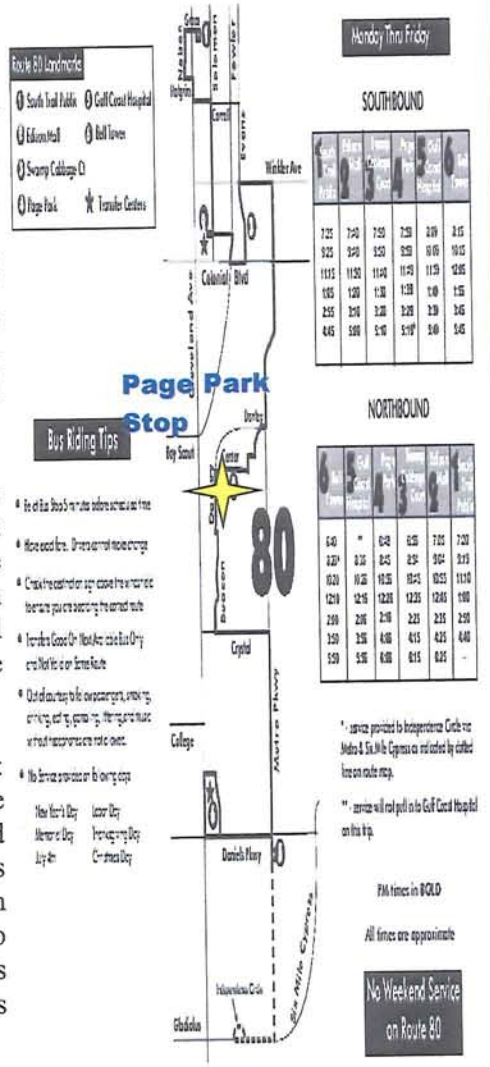
Transportation and Roadways

The principal artery to Page Park is US 41, a six-lane divided arterial roadway which lies on the west side of Page Park. This highway segment just west of South Road had an Average Annual Daily Trip (AADT) count of 60,700 trips in 2005. On the east side of Page Park is Metro Parkway, a four-lane arterial road with an AADT count of 23,200 trips in 2005. To reach the Page Park Community one must take Danley Drive via Page Airport Road or South Road from US 41, or Danley Drive from Metro Parkway.

Danley Drive is a two-lane curvilinear road that is classified as a collector road and is the northern most boundary of Page Park. In 2005 Danley Drive, near 6th Street, had an AADT count of 5,500 vehicles. These traffic counts do not necessarily reflect the amount of traffic going to or from the Page Park neighborhood, as many drivers use Danley Drive as a direct thoroughfare or short-cut from US 41 to Metro Parkway, often to bypass more congested roads.

With the exception of Danley Road the remainder of the Page Park road network is characterized by a grid pattern street layout of small local roads. With most streets having a 65-foot right-of way and a paved width of 30 feet, the streets within Page Park are generally adequate in size, construction and drainage. The majority of the streets within Page Park have sidewalks, particularly in the residential areas. Since October 1990, a total of 8,973 linear feet of sidewalk have been constructed by Lee County throughout the community.

With regard to public transportation, Page Park is situated near two LeeTran bus routes: #140, which runs along Cleveland Avenue and provides direct connectivity to the Merchant's Crossing in North Fort Myers, Edison Mall, downtown, Cleveland Avenue, and the South Fort Myers/San Carlos Park Commercial Centers, and route #80 which runs directly through Page Park along Center Road with a bus stop at 4th Street. With connection points at the Edison Mall and the Bell Tower shops, the bus service also provides access to Cape Coral and the beaches. The convenience and accessibility of these two LeeTran bus routes reduces the demand and need for private automobile ownership and in turn reduces the expense faced by low-income workers for commuting to their place of employment.



The LeeTran bus stop on Route 80 through Page Park

Central Water and Sewer

Page Park has central water service to all areas provided by Lee County Utilities. However, the Lee County Utilities Director has indicated that the current system is old and somewhat antiquated and is badly in need of upgrading. With the exception of one or two properties, Page Park operates only on individual septic systems for each property's wastewater treatment.

A number of years ago, a central sewer system was proposed for the Page Park Community during the planning of the Metro Parkway system improvements. However, because of the generally large lots sizes in the area, the individual property owner assessments were cost prohibitive to many. As a result, central sewer is now located and available to all areas surrounding Page Park, but the community itself was never included in the planning or development of the central sewer system.

More recently, the prospect for a central sewer system to be planned and installed community-wide has again become available. While the cost of a central sewer system increases each year, the most recent estimate (2006 dollars) for a community wide central sewer system and road replacement is approximately $4.5 million ($2.8 million for sewer installation and $1.7 million for road replacement). Individual assessments per property owner, based on the $4.5 million sewer and road project, could be $20,000 to $25,000. With County Grants, this amount could be lowered based on varying financial assistance programs identified in Section V, Funding and Implementation. When the central sewer project is warranted, the community should work with the various financial assistance programs to determine the most appropriate program to benefit its citizens.

While it has not yet been determined if the property owners will central sewer installation based on individual assessment costs for each property, the lack of sewers will impair any chance for redevelopment prospects which will foster renewed economic viability to the area.



Parks and Recreation

The Page Park Community has a 10-acre Lee County Community Park (Jerry Brooks Community Park) within walking distance of the entire community and is located at the southwest corner of the Page Park Community. The park has a football field, baseball field, softball field, and four tennis courts with public restrooms. The community park was constructed in 1973 and was originally known as Page Park. In 1982 the facilities were renamed in honor of the former Lee County Parks Director, Jerry Brooks. This was one of Lee County's first parks and has been the home for many sporting activities and events.

Aside from Jerry Brooks Park, the Page Park Community is within close proximity to the future Ten Mile Linear Park on the east side of Page Park along Metro Parkway. The Park will include a trail utilizing the Ten Mile Canal right-of-way on each side. This urban park will extend from north of Colonial Avenue to Mullock Creek, in the Jamaica Bay area. This project, when completed, will provide a north-south pedestrian and bicycle route from the North Colonial Linear Park (east and west) to south Fort Myers, and Six Mile Cypress Parkway's pedestrian/bike path.



Jerry Brooks Park located on the southwest side of Page Park

Community Safety

According to a Visioning Survey (see Appendix) conducted in February 2006 by the DRMP Community Planning Team, two of the top four problem areas were related to community safety. Based on survey results illegal drugs, crime and violence ranked # 1 and 3 of the top problem areas within Page Park. However, further investigation with the Lee County's Sheriff's Office did not produce any statistical or quantifiable incident reports at this time. Whether the issue of community safety is real or perceived, it nevertheless must be addressed. Recommendations to increase the safety are found in Section IV of this Plan.

Surrounding Properties

The one challenge in which the residents of Page Park have the least control over is the impact of surrounding development. To the immediate north is Page Field Airport, a general aviation airport; to the south is Evangelical Christian School.

Page Field Airport

Page Field is one of Southwest Florida's general aviation airports. Centrally located in Lee County, Page Field offers easy access to I-75, U.S. 41, Southwest Florida International Airport, Bonita Springs, Gulf beaches and downtown Fort Myers. The airport is very popular with both recreational and business pilots because it offers high quality facilities including:

- The Aviation Center
- Air Traffic Control Tower
- An Instrument Landing System
- On-Airport Fire Station
- Airport Police Department
- Lodging & restaurants nearby
- Aircraft repair & maintenance
- Flight training
- Aircraft rental
- Aircraft charter
- Avionics repair & sales
- Aircraft detailing



Page Field General Aviation Airport serves over 90 thousand aircraft operations per year, currently making it the one of the busiest general aviation airports in Florida. Over 300 aircraft, including jets, turboprops, twins, singles and helicopters make Page Field their home on a full-time basis.

Page Field and its aviation-related businesses support 825 jobs ($17 million in annual salaries) by local residents and generates an annual economic impact of more than $35 million. Tenants have a total economic impact of more than $13 million, while private and corporate aircraft passengers using Page Field as a gateway to Southwest Florida add more than $22 million to the local economy each year. *(The study was conducted by Ricondo & Associates, Inc., Cincinnati, Ohio, and is based on data collected for 1999.)*

Discussion with Lee County Port Authority planners indicated that in the coming months Page Field is expecting to expand and improve its terminal system and will be developing a new terminal building and supporting facilities on the south side of the airport.

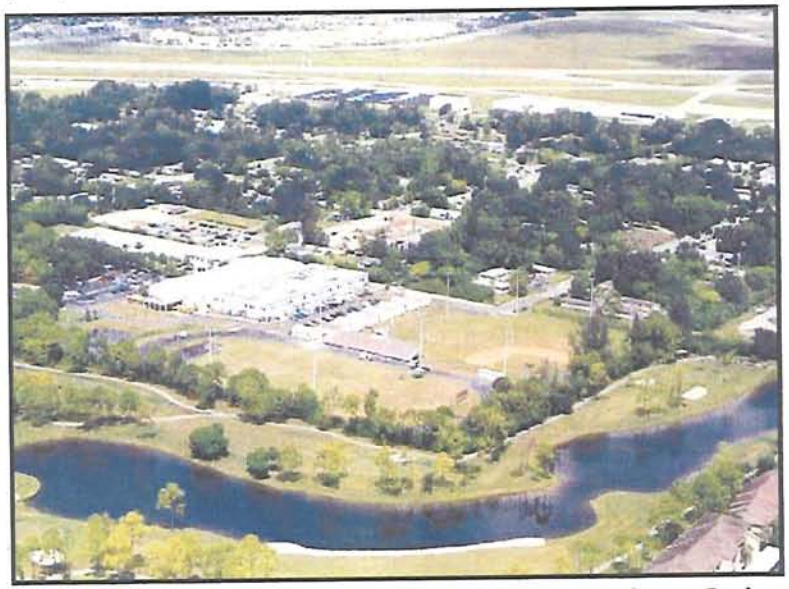
While the residents did not express any complaints or real concern about the aviation noise, they did express concern about the lack of landscape buffering between the airport and their community. However, during a monthly Page Park planning meeting the Lee County environmental planners have indicated that they are working on a plan in cooperation with the airport to greatly enhance landscaping along Danley Drive to create a greater aesthetic appeal.

Evangelical Christian School (ESC)

The school opened its door in 1975 at it's present location, a twenty-two acre tract of land in south Fort Myers, abutting Page Park to the south. The second year on the property, the Preschool Division was added, making ECS a full service school for children pre-K though grade twelve. Over the years, the enrollment has grown and many new buildings have been added. Enrollment is now over one thousand and presently the campus is valued over eight million dollars.

According to school officials, there are no immediate plans for any expansion at this time. Although the schools lies immediately outside the Page Park boundaries, it has an ever present impact on the neighborhood, particularly along 3rd Street, where there is an off-site parking lot used by the facility and staff of the school, and also an off-site entrance on 3rd Street, south of South Road where parents drop off their children.

The Visioning Survey asked residents to decide whether they wanted more, the same, or less of the following: government facilities; multifamily, condo, single family, affordable, and owner-occupied housing, manufacturing, office buildings, stores, Page Field expansion, Evangelical School expansion, industrial park, and closing some streets to through-traffic, surprisingly nearly 40% support more expansion of Page Field, while 35% feel it should remain the same.



Aerial view of the ECS from the southeast looking toward Page Park.

Community Programs

Page Park is part of a Lee County Neighborhood District Program. The Neighborhood District Program was initiated by the Board of County Commissioners in March, 1995 from some of the previously created Community Redevelopment Areas. There are currently six such districts that includes Page Park. Residents from each neighborhood district serve on the respective Neighborhood District Committees (NDC) that oversee improvements to the neighborhoods.

Further, the overall mission of the NDC is to: improve the neighborhood districts by developing effective, cost efficient, holistic neighborhood revitalization strategies designed to provide decent, affordable housing, a suitable living environment and expanded economic opportunities. This mission shall, in part, be accomplished by the following actions:

- Identifying legitimate, capable, and strong neighborhood leaders and working with them on a basis of trust, respect, ethics, and recognition.
- Building empowered, accountable neighborhood-based private/public partnerships to include honest, unbiased, open communication, real power sharing, mutuality of decision-making, and a common neighborhood vision.
- Honor commitments and willingness to commit needed resources.
- Achieve a holistic approach to neighborhood building by linking physical and social service program planning, using long-term realistic solutions.

The Neighborhood Building Program is only successful when it is planned and orchestrated to delicately balance infrastructure needs with the social needs required to maintain them. Both infrastructure capital and social capital are pieces of the same effort. (Infrastructure personnel focus on physical improvements, while social needs personnel concentrate on the social fabric and neighborhood association organizational capacity building.) The rebuilding of targeted Neighborhood Revitalization Districts is via a redevelopment process that is neighborhood-driven, asset-based, and focused on community relationships. Neighborhood Revitalization District (NRD) residents must be empowered to define and develop solutions to their problems. Neighborhood Meetings are the forum for issues to be discussed, decisions made, and solutions developed. The condition of the entire neighborhood must be taken into consideration. Addressing only one part of a neighborhood's liabilities while ignoring all other factors that define neighborhood quality of life has led, in the past, to large capital investments and low results. The holistic, Neighborhood Building approach invests in human capital.

The Neighborhood District Program has enabled the Page Park Community to identify, plan and complete the following infrastructure projects for their community:

- Sidewalk construction has resulted in the completion of 8,973 linear feet of sidewalks within Page Park. The sidewalks provided for increased pedestrian safety and connected the Community Club Building located at 507 Center Road and playground area to the portion of the neighborhood located west of the facility along Center Road. In addition, the sidewalks benefit area residents through improved pedestrian safety especially for school aged children. In addition, the sidewalks serve as a catalyst for improved community appearance and neighborhood pride as well as a stimulus for housing renovation within the affected areas
- Storm water drainage facilities have been constructed in conjunction with sidewalks in order to improve storm water runoff within the area.
- A row of large Australian Pine trees were removed from the Page Park Community Club Building site in order to reduce liability from potential storm damage and to facilitate construction of a 20-space off-street parking lot to serve persons attending neighborhood activities conducted within the Community Club Building.
- Original renovation of the Page Park Community Club Building included repairs to the roof, new air conditioner, handicapped accessibility and purchase of playground equipment. Additional renovations included improvements to the kitchen area, new cabinets, folding room separator and purchase of a stove and refrigerator. The project benefits area residents by providing space for community meetings and related activities that directly serve the neighborhood.
- Purchase and installation of a bus shelter located at 401 Center Road. The bus shelter location was coordinated with sidewalk construction and Lee Tran to serve a frequently used bus stop within Page Park in order to increase the convenience of using public transportation services especially during inclement weather.

The Neighborhood Building Program is made possible by the utilization of federal Community Development Block Grant (CDBG) funds from Housing and Urban Development (HUD) through Lee County Human Services Neighborhood Program.

In Summary

Page Park has a lot going for it. It is in a great location with many work and business opportunities, and transportation corridors, including public transit. It is a close knit neighborhood with strong leadership that has a vast potential for redevelopment and increased tax-base growth possibilities. It has good recreation amenities nearby available for all residents to use, and while still not yet 100 percent complete, Page park has most neighborhood amenities in place including sidewalks and street lighting.

Strengths

- Tax base growth potential
- Increasing investment interest
- Friendly neighborhood
- Residents feel connected to neighborhood
- Strong community leadership and resident commitment
- Compact cohesive, neighborhood
- Numerous opportunities for redevelopment

However, Page Park is not without its issues or problems, many of which have been previously discussed and the impetus for the Page Park Community to pursue a community planning effort. It is generally the challenges a community faces which form the basis from which any community plan or planning effort is initiated. The community strengths and assets were derived from the day-long Page Park Community Workshop, conversations with the residents, monthly meetings with the Page Park Planning Panel, and the Visioning Survey. The following Section shall address these assets, challenges, and opportunities and develop them into a plan that the Page Park Community can use to help achieve their vision and goals while improving the quality of life for their community now and in generations to come.

Assets

- Attractive mature oak tree canopy
- Vacant land for fill-in development
- Proximity to main traffic corridors
- Proximity to work and businesses
- Page Field Airport as neighbor
- Close proximity to recreational opportunities
- Access to public transit
- Good "grid' circulation
- Proximity to Ten Mile Linear Park

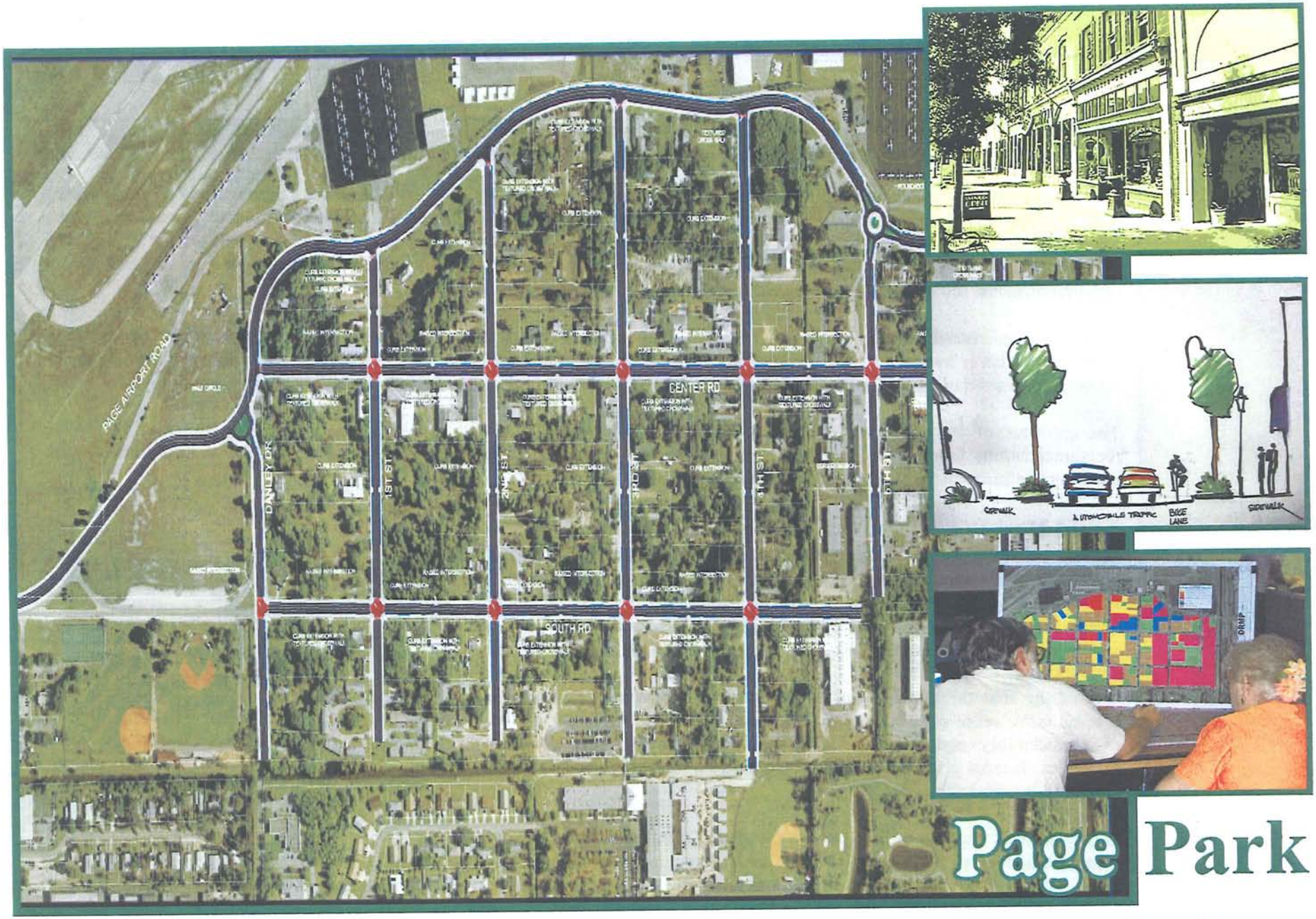
With careful consideration of existing assets and challenges, coupled by a strong willingness to capitalize on the potential for redevelopment and maintain the small village atmosphere, the Page Park Community is ready to move forward and has taken a big step in defining its future.

Challenges

- Limited amount of housing stock
- Cut-through traffic in neighborhood
- Speeding traffic in neighborhood
- South Street safety by Brooks Park
- Lack of sidewalks in some areas
- Lack of sewers in entire area
- Areas of vegetative overgrowth to harbor homeless and/or criminal element
- In need of water line and facility upgrade
- Drainage ditches and swales overgrown with vegetation preventing water conveyance
- Hurricane damaged trees may become a liability
- Deteriorating physical condition of buildings
- Insufficient street lighting in areas
- Lack of sufficient code enforcement
- Deteriorating conditions of housing stock
- Non-owner occupied dwellings or absentee landlords
- Perception of high crime
- Potential industrial impacts to abutting residential area
- Illegal debris dumping
- Lack of development/redevelopment incentive
- Need for restaurants
- Lack of parking on commercial sites
- Parking on lawns in residential areas
- Lack of trees/landscaping

Opportunities

- Adopt or consider CPTED techniques for development
- Utilize a CPTED technician for site plan review
- Require appropriate lighting on commercial development
- Continue and increase use of a "Neighborhood Watch" group
- Develop an "Appearance Code" that addresses lot mowing and under-brush maintenance. to deter crime and shelters for homeless
- Maintain a mix of income housing opportunities within Page Park
- Page Park should receive top priority in sewer installation.
- Page Park Airport support service
- Plan for water-line upgrades
- Devise policies for financing of sewer hookup for residential units. Do follow-up with property owners to determine if there is a consensus to proceed with sewers in residential neighborhood
- Continue to pursue CDBG grants and funding for sewer installation
- Removal of exotic plants and trees
- Clearing and maintenance of vegetation/debris from drainage ditches/ swales
- Prepare a pedestrian/sidewalk plan that will include a pedestrian connection to the County Park
- Pursue funding for additional sidewalks
- Evaluate the existing trees on County property for long-term damage as a result of Hurricane Charley and remove those that may become a liability
- Promote and allow for Mixed-use development
- Allow for increased density of no more than 10 du/acre with possible density bonuses allowed, upon meeting certain criteria.



Page Park

IV Plan Elements & Recommendations

Conceptual Plan Elements and Recommendations

As a result of reviewing and analyzing existing community conditions, feed-back from the Community Workshop, survey results, and numerous public meetings with the Page Park Planning Panel, a number of community "focus areas" were identified. These focus areas will be addressed as proposed elements of this plan. This section will present descriptions of the various elements of the Page Park Community Plan that contain proposals for future land use, private sector development opportunities, and recommended public investment in capital improvements.

It should be understood that the plan will not happen all at once and most likely not even in the sequence presented. The Page Park Community Plan is intended to provide guidance and direction for the Page Park Planning Panel to take action to reach the goals, visions and desired outcome for continued positive growth and development for the future of the Page Park Community.

The elements of the Community Plan are arranged and grouped by focus area, beginning with the proposed Land Use recommendations followed by proposals that apply to the remainder of the Page Park Community such as transportation and roadways, infrastructure, community safety and appearance.

Land Use

One of the most obvious planning concerns Page Park currently faces is the hodgepodge fashion in which development has occurred throughout the community. Industrial uses abut residential, single family residential is surrounded by multi-family, and commercial pops up anywhere. An existing land use map can be found in Section II of this plan.



One of the first things that need to be resolved is making this land use scheme make sense so that any future development can provide some level of predictability and redevelopment will occur using sound planning principles. It must also be sensitive to the existing residential and business uses in the community.

Land use was proven to be one of the most important topics to the neighborhood through surveys, discussion and the community planning workshop in April 2006. To assess neighborhood opinions about the land use situation, the planning facilitators asked the residents how would they arrange or rearrange the community's land use if given the opportunity.

The residents were broken into three groups and given aerial base maps, tracing paper, and colored markers to redesign and plan Page Park's land use. The results were somewhat surprising in that all three groups showed great similarities and consistency in their ideal plans.

Shown are the three plans as created by each group. All three groups recognized that introducing the concept of a mixed use would help alleviate some of the land use issues which currently exist within Page Park. Two of the groups also saw the need for commercial fronting Danley Drive, both as a neighborhood buffer from the Page Field Airport and Danley Drive, as well as offering a location for commercial airport support services. All three plans were also sensitive to the need for continuing the commercial/industrial uses on the east side of the community, although two of the plans indicated a lessening of intensity from industrial to commercial, which perhaps would allow for some light industrial.



Mixed Use Overlay

ost recently, Lee County planners are looking at creating mixed-use overlay districts in various parts of unincorporated Lee County, particularly areas that could be considered small communities. Page Park is one such community they would like to consider for this treatment. County planning staff views it as a way to promote the creation and restoration of diverse, walkable, compact, vibrant, mixed-use communities composed of the same components as conventional development, but assembled in a more integrated fashion, in the form of complete communities. These districts would contain housing, work places, shops, entertainment, schools, parks, and civic facilities essential to the daily lives of the residents, all within easy walking distance of each other. Ironically, it is the same concept the residents have already expressed for Page Park during the community planning workshops and meetings.

These maps were proposed by 3 citizen groups at the day-long Charette. The brown indicates multi-family use, yellow is single family use, red is commercial, orange is mixed use, and pink is industrial. The proposed Page Park Overlay Map is a composite of these three concepts,

The mixed-use overlay would allow for commercial uses, residential uses, and some light industrial use in a compatible manner that includes the following components:

1. Walkability

-Most things within a 10-minute walk of home and work

-Pedestrian friendly street design (buildings close to street; porches, windows & doors; tree-lined streets; on street parking; hidden parking lots; garages in rear lane; narrow, slow speed streets)

-The distance that a person is willing to walk in order to reach a destination



2. Connectivity

-Interconnected street grid network disperses traffic & eases walking

-A hierarchy of narrow streets, boulevards, and alleys

-High quality pedestrian network and public realm makes walking pleasurable

3. Mixed-Use & Diversity

-A mix of shops, offices, apartments, and homes on site. Mixed-use within neighborhoods, within blocks, and within buildings

-Diversity of people - of ages, income levels, cultures, and races

4. Mixed Housing

-A range of types, sizes and prices in closer proximity

5. Quality Architecture & Design

-Emphasis on beauty, aesthetics, human comfort, and creating a sense of place; special placement of civic uses and sites within community. Human scale architecture and beautiful surroundings nourish the human spirit

6. Increased Density

-More buildings, residences, shops, and services closer together for ease of walking, to enable a more efficient use of services and resources, and to create a more convenient, enjoyable place to live

7. Smart Transportation

-Pedestrian-friendly design that encourages a greater use of bicycles, rollerblades, scooters, and walking as daily transportation

8. Sustainability

-Minimal environmental impact of development and its operations

-Eco-friendly technologies, respect for ecology and value of natural systems

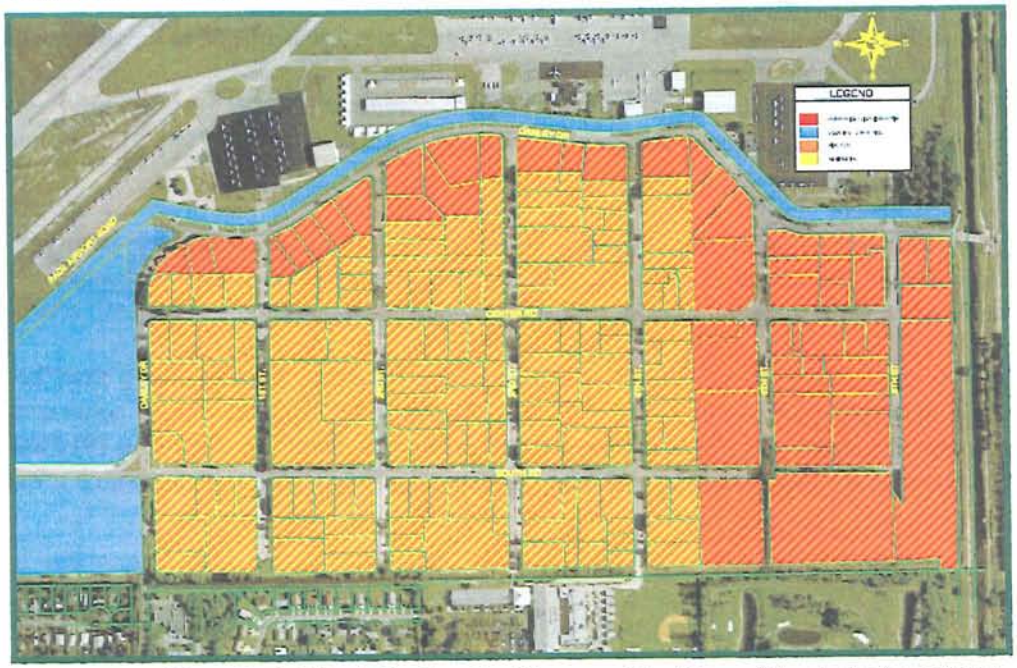
-More local production

-More walking, less driving

9. Quality of Life

-Taken together these add up to a high quality of life well worth living, and create places that enrich, uplift, and inspire the human spirit

Based on the plans drawn by residents, further discussions with the Page Park Planning Panel and now the Lee County Department of Community Development conceptually endorsing and encouraging the mixed use concept for Page Park, the following proposed Page Park Overlay Map was created as a composite of these ideals and concepts.



*The proposed **Page Park Mixed Use Overlay Map** consists of three (3) principal use types: mixed use shown in orange (cross hatch), commercial shown in red, 'residential (single family and multi-family) shown in yellow and blue is County owned land.*

The entire 136 acres of Page Park is appropriate to be and should be designated for mixed use development. The mixed use area is depicted in orange and will also allow for residential and commercial uses by themselves or as part of a mixed use development in a compact urban form, and include residential and one or more different but compatible uses, such as, but not limited to: office, industrial and technological, retail, commercial, public, entertainment, or recreation. These uses may be combined within the same building or may be grouped together in cohesive neighboring buildings, (as a development project) with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance.

Because any mixed use development will require a residential component, density is also a consideration for mixed use. Therefore, mixed use developments shall be limited to ten (10) residential dwelling units per acre (du/ac). However, additional density may be awarded as bonus density that shall be based on six (6) performance categories. The bonus can be awarded in proportion to the number of categories fully met for a maximum of nine (9) dwelling units per acre.

For example, if two (2) of the six (6) categories are met, then one-third of the available bonus density shall be awarded: two (2) categories will allow for an extra three (3) dwelling units per acre of maximum density, four (4) met categories will allow for an extra six (6) dwelling units per acre of density, and all six (6) categories met will allow for an extra nine (9) dwelling units per acre of maximum density over and above the 10 du/ac that would be typically allowed. These six performance categories are detailed in Section V of this plan.

Residential District

Currently, 42.69% of Page Park is made up of residential uses, both single family (19.18%) and multi-family (23.51%). The majority of the residential use is located in central Page Park and extends west toward Jerry Brooks Park. While the mixed use concept requires residential uses to be a major component, it does not allow for "stand-alone' residential. In order to avoid making 42.69% of development become legal non-conforming land uses and structures, a Residential district was created where existing residential and new "stand-alone" (without a non-residential component), may be developed. This area is depicted in yellow on the Page Park Overlay Map. These areas will allow the existing residential uses to blend in harmony with new mixed use development.

Like mixed use density is a consideration for residential development and shall be limited to 5 dwelling units per acre. But also like the mixed use, density bonuses will also be allowed based on the same performance criteria and in the same manner as the mixed use. The bonus can be awarded in proportion to the number of criteria fully met for a maximum of nine (9) dwelling units per acre.

For example, if two (2) of the six (6) criteria are met, then one-third of the available bonus density shall be awarded: two (2) categories will allow for an extra three (3) dwelling units per acre of maximum density, four (4) met categories will allow for an extra six (6) dwelling units per acre of density, and all six (6) categories met will allow for an extra nine (9) dwelling units per acre of maximum density over and above the 5 du/ac that would be typically allowed. The six performance criteria are detailed in Section V of this plan.

Commercial District

Recognizing that Page Park has significant amounts of existing commercial and industrial uses (31.85%) a commercial district was created that allows for "stand-alone" commercial, including the existing industrial uses, to persist. These areas are indicated in red on the proposed Page Park Overlay Map. The commercial district is predominantly found on the east side of Page Park where most of the industrial uses currently exist and along Danley Drive providing a good support location for potential Page Field Airport businesses as well as act as a buffer between Danley Drive—which has become a busy thoroughfare—and the remainder of Page Park. The commercial district would also allow for mixed use development, but the idea of stand-alone commercial and the existing industrial uses will no doubt dominate these areas.

However, to accommodate any mixed use development in the areas currently designated for industrial use, a Future Land Use Map amendment from Industrial to Central Urban will be required. This Future Land Use Map amendment will only affect the small area bound on the east by the Iona Drainage District canal, to the north by Danley Drive, to the south by South Road, and the west by drainage easement between 4th and 5th Streets. This amendment to Central Urban will not affect existing industrial uses because it will allow limited light industrial uses as described in Policy 7.1.6 of the Lee Plan:

POLICY 7.1.6 (The Lee Plan): *Land that is located outside of the Industrial Development, Tradeport, and Industrial Interchange areas but within the designated Future Urban Areas may be developed for light industrial purposes so long as adequate services and facilities are available, the use will not adversely impact surrounding land uses, and natural resources are protected, if one of the following conditions is met: a. The parcel is located in the Intensive Development, Central Urban, or Urban Community land use categories, was zoned IL or IG prior to the adoption of the 1984 Lee Plan, and does not exceed 50 acres in size (unless it is adjacent to other existing or designated industrial lands); or b. The parcel is located in the Intensive Development, Central Urban, Urban Community, General Interchange, Industrial Commercial Interchange, or University Village Interchange land use categories, and is zoned as a Planned Development.*



On the left is the current Future Land Use Map (FLUM) of Page Park with Central Urban in brown and Industrial Development in pink. On the right is the proposed FLUM, with all Central Urban Land Use designation which would allow for mixed used in what is presently industrial use only.

The Future Land Use Map amendment allows for a consistent Central Urban Land Use designation for Page Park thus making for a more streamed-lined development of the Community.

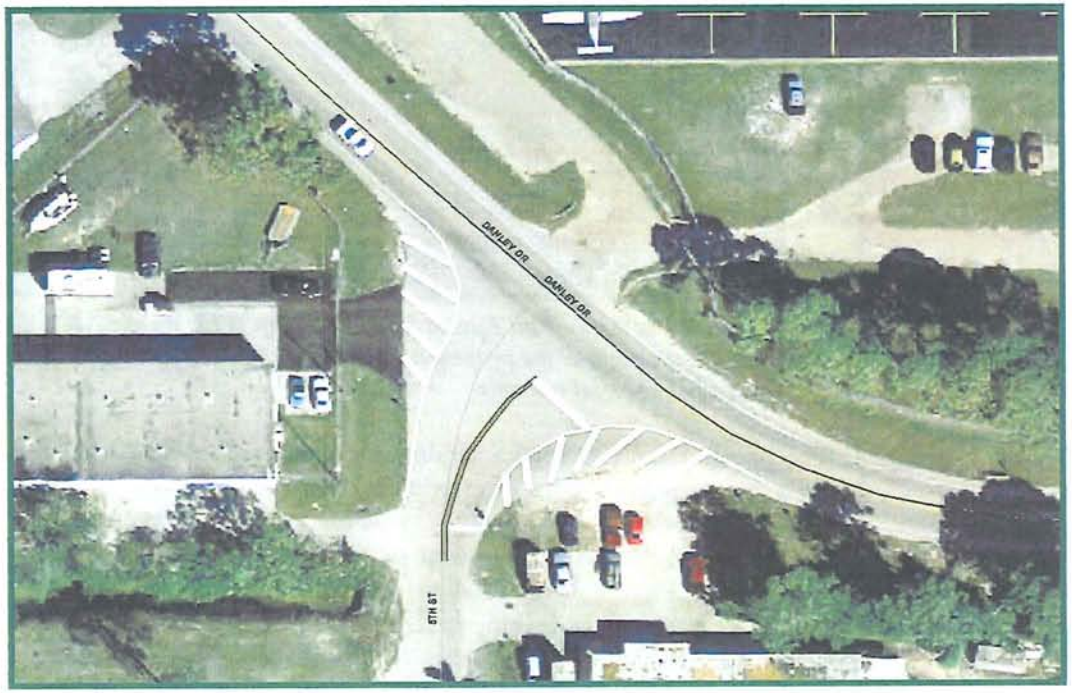
In order to facilitate achievement of these Land Use concepts, the Goals, Objectives and Policies found in Section VI of the Community Plan will be used to serve as a guide for developers, property owners, County staff, and the Board of County Commissioners when development activity is being conceived, planned, reviewed and undertaken. These policies will supplement the Goals, Objectives and Policies currently adopted in the County's Comprehensive Plan, and can often serve better than specific land use standards by allowing for creativity and innovation in land use planning.

Transportation and Roadways

The Page Park Visioning Survey (see Appendices) determined that "cut-through" traffic is the neighborhood's biggest traffic problem within Page Park. Cut-through traffic also leads to speeding and other traffic problems as voiced by the Page Park Planning Panel.

Representatives from Lee County Transportation listened to the concerns of the citizens and suggested possible solutions to remedy the traffic situations. For example, there is a speeding "hot spot" located at the intersection of 4th Street and South Road. While residents have requested a stop sign to solve the problem, it was pointed out that the much desired stop sign could actually make the situation worse. Instead, traffic calming techniques, which include roundabouts and raised intersections could be the solution to this problem.

A second traffic problem identified by the Page Park residents is the intersection of Danley Drive and 5th Street. It is an extremely wide, unmarked intersection that tends to create confusion as to where to stop. Cars turning off Danley have no point of reference in which to make a safe turn and stay within their lane. While a solution was not presented at the meeting, it was approximately one week later that the Lee County Department of Transportation presented an affordable and immediately do-able solution to resolve this problem (see photo). While it may not be the "best" solution, it will create a safer intersection until such time that a more permanent solution be made.



Lee County's solution to the 5th & Danley intersection problem, which was immediate and do-able.

Traffic Calming Plan

With the concept of traffic calming techniques freshly on the minds of the Page Park Planning Panel and residents, they were interested in finding out how this concept could help their community. Traffic calming can be described as techniques that include a full range of methods to slow cars, but not necessarily ban them, as they move through commercial and residential neighborhoods. The benefit for pedestrians and bicyclists is that cars now drive at speeds that are safer and more compatible to walking and bicycling. There is, in fact, a kind of equilibrium among all of the uses of a street, so no one mode can dominate at the expense of another.

The Page Park community is currently plagued more with speed control measures than traffic volume issues. Therefore, traffic calming techniques can generally be employed in one of three ways:

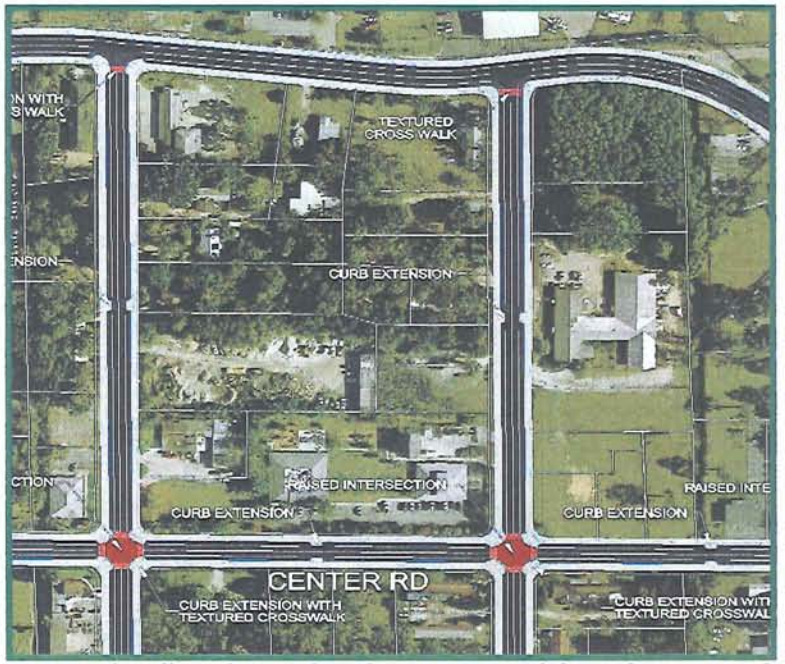
Changing the vertical alignment
Changing the horizontal alignment
Narrowing the road



These techniques include such things as: speed bumps, speed tables, raised crosswalks, raise intersections, textured pavement, traffic circles, roundabouts, realigned intersections and center island narrowing. During the Page Park planning charrette, many of these techniques were utilized to develop a proposed traffic calming plan which will help alleviate many of the traffic issues which currently concern residents.

This plan will require review, approval, and coordination with the Lee County Department of Transportation (DOT) prior to any implementation. In addition to approval, a plan such as this will also require adequate funding to facilitate its construction, since there are no current plans by the Lee DOT to implement any road improvements to Page Park at this time. Discussion of funding possibilities and opportunities can be found in Section V of this plan.

One opportunity could be if the central sewer project were implemented. Since the streets will be torn up and will need to be replaced, several of these traffic calming techniques may be able to be implemented at that time at a reduced cost or as part of the overall reconstruction. Again, installation of the sewer and coordination with the County could make this a reality in whole or part.



Section of traffic calming plan showing some of the techniques used such as textured crosswalks, raised intersections, and curb extensions.

One additional initiative would be to make installation of a traffic calming measure a criteria category for density bonus acquisition as discussed earlier in this section and in Section V of this plan.

Identification/Entrance Feature

The previously discussed issue of the Danley Drive and 5th Street intersection was also addressed at the planning charrette. Although the Lee DOT solution was quick, relatively easy to accomplish and inexpensive, it was hardly a good long-term solution. The group then sought a long-term means to solve the dangerous intersection problem. One such solution was the traffic calming concept of a roundabout.

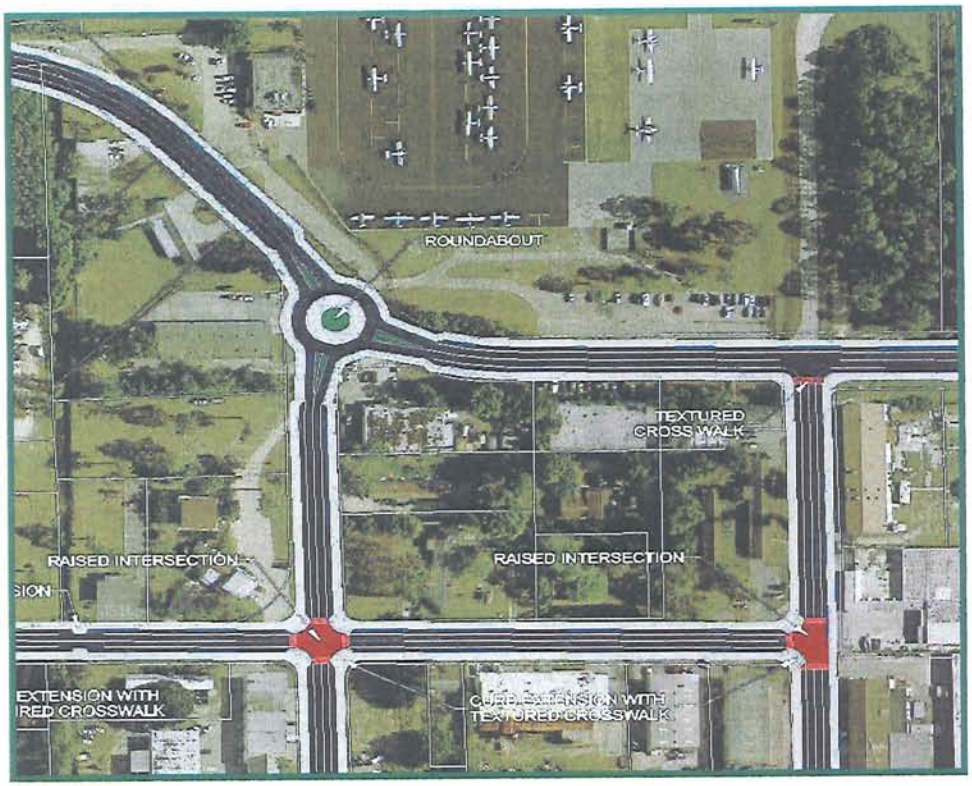
A roundabout is a circular intersection that eliminates some of the conflict traffic, such as left turns, that causes crashes at traditional intersections. Traffic maneuvers around the circle in a counterclockwise direction, and then turns right onto the desired

street. All traffic yields to motorists in the roundabout and left-turn movements are eliminated. Unlike a signalized intersection, vehicles generally flow and merge through the roundabout from each approaching street without having to stop.

A roundabout would slow the traffic at the intersection, provide absolute visual definition for all users, and even have an aesthetic component which the Lee DOT solution certainly did not. The aerial photo shows how such a roundabout might be implemented.

In addition to calming traffic and providing for a safer intersection, a roundabout could also become an identity and entrance feature for Page Park. Currently, Page Park as a community is without any identification features. There is no way of knowing you are in the Page Park community with the possible exception of the Community Club building located on Center Road. In spite of Page Park's interesting and important heritage, it remains a visually anonymous community. Neighborhoods should to be recognized for their unique character. This can enhance the walking environment and sense of community.

Examples of identity treatments include gateways, traffic calming, welcome signs, flower planters, banners, decorative street lighting, unique street name signs, and other details. Unlike most community identity treatments which help develop interest in enhancing the community but seldom provide any direct traffic improvements, the Page Park roundabout on Danley Drive and 5th Street can provide both.



The roundabout concept proposed for the intersection of Danley Drive and 5th Street. It could also act as a community identity feature with signage, landscaping or even art.

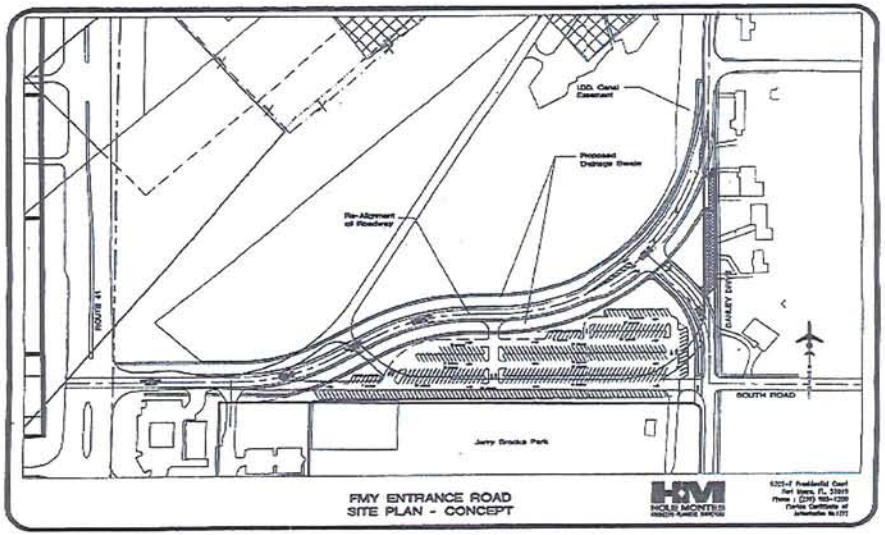
The cost for a landscaped roundabout varies widely and can range from $45,000 to $150,000 for neighborhood intersections.

Recreation

While the Page Park citizens have no issues or concerns with Jerry Brook County Park as a recreational facility, and even feel it is a great amenity to their neighborhood they have serious safety concerns about the alignment of South Street which fronts the facility and separates the park from frequently used parking spaces across this street. According to the Page Park Planning Panel, this situation has been in existence for quite a numbers of years, and they feel it is just a matter of time before a park user will be seriously injured by a vehicle. To alleviate this situation, the Lee County Port Authority and Parks and Recreation Department have collaborated on property transfer that will bring the area used for parking under the jurisdiction of Parks and Recreation. There are plans to close that section of South Street and create a new roadway into Page Park as shown in the preliminary road design. Unfortunately, there has been a financial snag along the way, which is causing the delay in correcting this situation. The Page Park Planning Panel is working to resolve this matter.



A roundabout concept that could act as an entrance feature and provide identity for the Page Park community.



A conceptual plan to realign South Road to provide for increased parking for Jerry Brooks Park, but more importantly, greater safety for all park users.

Infrastructure

Page Park will require some infrastructure improvements to facilitate enhanced private investment in the community and allow for the recommendations in development type.

Central Sewer

With minor exception, most of the Page Park community currently uses septic tanks systems for their wastewater treatment systems. To improve the quality development in the neighborhood, Page Park and Lee County should consider the update of the water system and engage in conversations regarding a low cost approach to the installation of a sewer system.

In turn the County may be able to provide qualified property owners with long-term loans or deferments to pay back the cost of this important infrastructure investment. (See Section V for more information on this opportunity).

Central Water

Currently the Page Park community has a complete central water system. However, recent conversations with the Lee County Director of Utilities have indicated that the system is old, in many respects antiquated, and in need of upgrading. He has indicated that as a side project to the sewer installation, "if and when that finally happens", that the Lee County Utilities Department will propose a central water improvement program to do these much needed upgrades at total cost to the County. It was stressed that it can happen only as a piggy-back to the sewer program and makes sense to do it then as the streets will be open and construction ongoing. This will be a great opportunity to the residents and businesses of Page Park. However, it does depend on the acceptance of central sewer installation by a majority of the Page Park property owners.

Community Safety

As a starting point to address the problem of Community Safety, the Lee County Sheriff's Office was contacted to conduct a Community Security Survey. This survey was conducted on April 5, 2005 by Ms. Kathy Hoffmann, FCPP/ICPP, from the Homeland Protection Unit. Based on her assessment of the Page Park community, she made the following recommendations:

- Add Street lights.
- Advise code enforcement to address the untagged vehicles.
- Trim all overgrown vegetation.
- Verify with the zoning department concerning operating businesses out of the home.
- Add traffic center lines to roadways and paint speed bumps.
- Designate cross walk areas with signage and or road markings.
- Advise all homeowners and renters to remove basketball hoops from roadway.
- Advise all residents and business no parking on sidewalks.
- Check with code enforcement in reference to livestock being kept in the area.
- Move or disguise large commercial dumpsters.
- Remove debris from vacant lots.
- Add traffic calming devices such as roundabout, etc. (*as previously discussed earlier*)
- Add security barriers around play ground. This should prevent children from falling into the drainage ditch.
- Update "Tot Lot".
- Add small "adult" benches to play ground area.
- Add a picnic table.
- Add lighting to play area.
- Add residents and guest allowed signage to play area.
- Add user friendly type mulch to play area such as shredded rubber.
- Install neighborhood identification signage, stating name of neighborhood (*also as previously discussed*)

Ms. Hoffmann further stated that while implementation of these recommendations can assist in reducing criminal behavior, this security survey was only advisory and was not intended to identify all security weaknesses or to warrant the adequacy of all present and future security measures whether or not recommended.

Some of these recommendations can be implemented immediately; others can be implemented during regular maintenance programs over longer periods of time.

During the Page Park Planning Workshop, Ms. Hoffman also discussed the value and need for Community policing, such as the Neighborhood Watch Program. This program involves a partnership between the Lee County Sheriff's Office and the community,

where citizens learn how to organize and participate in protecting their neighborhood. Recently, Page Park has become an active participant of this valuable program, and it is recommended that the program and its participants remain an active, viable part of the community.

Street Lighting

The number one item listed on the Community Safety Survey was improving the safety in the neighborhood with more lighting. However, the Page Park citizens have known this all along and have made great strides to accomplish this. After 3 years of planning, meetings and discussions, the streetlights throughout Page Park have all been upgraded to provide brighter light. Thirteen (13) new lights have also been added in areas that were lacking sufficient illumination. FPL will continue with upgrades in the near future and in years to come as money is added into the budget. Page Park is fortunate to have its own taxing district to provide funding for these upgrades. The Page Park Neighborhood District leadership encourages anyone interested in having additional lighting or is aware of an area that could use more light to come to the meetings that are held every other month at the Page Park Community. Because the Page Park Neighborhood District was able to address this issue within the existing taxing structure, they have been able to take immediate positive action to begin the process of creating a pleasant environment where residents and business owners can feel safe and comfortable as they go about their lives in Page Park.

Code Enforcement

Code enforcement works in partnership with the people of Lee County to promote and maintain a safe and desirable living and working environment; to improve the quality of Lee County neighborhoods through education, enforcement, and abatement; to respond to community concerns and attain code compliance; and is investigated with minimal delay. The activity code enforcement currently investigates the following:

- Abandoned Vehicles
- Building Without Permits
- Excavations
- Licensed & Unlicensed Contractors
- Lot Mowing
- Rights of Way / Road Obstructions
- Signs
- Substandard Housing Conditions
- Trash
- Unsafe Buildings
- Zoning/Illegal Land Use



While calling a Lee County Code Enforcement officer is often the most responsive and appropriate way to handle a non-complying situation as listed above, there are things the community can do to deter or even prevent these things from happening in the first place. It is a long held theory that many code complying issues can eventually lead to criminal activity and the ultimate decay of a neighborhood. While this may not happen overnight, lack of attention to non-complying issues can lead to deleterious affects for the community.

James Q. Wilson and George Kelling developed the 'broken windows' theory to explain how neighborhoods can deteriorate and become vulnerable to criminal behavior. Evidence of accumulated trash, broken windows, and deteriorated building exteriors remain in the neighborhood for reasonably long periods of time. People who live and work in the area feel more vulnerable and begin to withdraw. They become less willing to intervene to maintain public order (for example, to attempt to break up groups of rowdy teens loitering on street corners) or to address physical signs of deterioration.

Sensing this, teens and other possible offenders become bolder and intensify their harassment and vandalism. Residents become yet more fearful and withdraw further from community involvement and upkeep. This atmosphere then attracts offenders from outside the area, who sense that it has become a vulnerable and less risky site for crime.

The "broken window" theory suggests that communities utilize strategies such as those listed below help to deter and reduce crime:

- Quick replacement of broken windows
- Prompt removal of abandoned vehicles
- Fast clean up of illegally dumped items, litter and spilled garbage
- Quick paint out of graffiti
- Finding (or building) better places for teens to gather than street corners
- Fresh paint on buildings
- Clean sidewalks

With the rather small size and closeness of the Page Park community, it would be relatively easy for a committee of citizens to keep tab on issues such as these. Approaching the property owner could be a pro-active method to mitigate any non-complying code issue and would be a good first step in addressing this problem. However, further coordination with the County Code Compliance officer as follow-up may be necessary if the issue persists.

Appearance

Community appearance related issues are of fundamental importance. Community pride is projected through the development and maintenance of distinctive, attractive images. This Section of the Page Park Community Plan has been created to enhance the positive visual aspects of the built and natural environment and promote substantial improvements to the appearance of the Page Park community. This Section is based on the belief that development is both necessary and desirable to maintain and improve the quality of life for people who live here now and for future generations. The purpose is to share ideas of what can be done to assure that new growth fits in with the residents' vision for the Page Park community.

During the Charette's visioning process, it was determined the community would like to create an architectural theme of a vibrant, mixed use, "Village-like" character. As new construction or rehabilitation and renovation of existing structures takes place, a cohesive design style is desired to encourage a "Village-like" streetscape. By creating architectural guidelines to reflect this desire, the traditional village-like "feel" can be achieved, and will eventually spread throughout the entire community over time.

Appropriate building facade and signage improvements reflecting this "Village" theme will create a memorable physical image and destination for both residents and non-residents. In addition to new construction incorporating these guidelines, the key to the creation of this image is the improvement and rehabilitation of as many building facades as possible to at least a basic level, rather than "over-improving" only a handful of buildings.

For building owners, tenants, architects, contractors or other parties interested in the renovation or construction of new commercial buildings and building facades, the following general guidelines have been developed.

Visual Compatibility Principles

When evaluating new construction, alterations, additions, or retrofits of existing buildings, there is a series of visual compatibility factors that should be considered. Each building should be evaluated on its visual compatibility within that building as well as visual compatibility between the building and its adjoining buildings:

1. Building height
2. Proportion of the building's front facade
3. Proportion of window and door openings
4. Rhythm of spaces between buildings
5. Rhythm of solids to voids on facades fronting on public spaces
6. Rhythm of entrance and porch projections
7. Roof shape
8. Relationship of materials, texture and color
9. Scale of building



10. Street wall continuity with buildings, landscape and fences
11. Directional expression of front elevation—vertical, horizontal, non-directional
12. Exterior features—lighting, fences, signs, sidewalks, driveways

These broad principles are seen as complementary to the following Detailed Architectural Guidelines:

Architectural Guidelines

he following architectural guidelines are created to assist individual business owners in making a preliminary assessment of their buildings and in considering a range of improvements. The determination of which guidelines may be appropriate and considered for a specific development must ultimately be based on appropriate architectural planning.

WALLS

Use and/or consider:

- Materials consistent with the Page Park architectural character of "Village"
- Awnings for providing a visual focus to windows/entrance, weather protection, concealment of security gratings, and coordinated signage
- Preservation/rehabilitation and use of traditional materials such as brick, stone, stucco, wood shakes/shingles, wood window frames, doors and horizontal wood siding

Avoid:

- Blank facades on any stories facing streets or public ways
- Materials that appear temporary or artificial such as aluminum and vinyl siding
- Materials that are of limited durability and difficult to maintain, such as exterior finish systems incorporating foam insulation in areas of moderate to heavy use
- Ultra modern or contemporary design elements

ROOFS

Use and/or consider:

- Roof forms and materials consistent with the Page Park architectural character of 'Village"
- Traditional materials such as tile, slate and wood shingle/shakes that complement materials that are close in visual appearance
- Recreating original roof forms that have been modified or removed
- Gutters and downspouts of traditional shapes and materials
- Restoring original cornices and roof features such as dormers

Avoid:

- False mansards and other roof shapes out of character with the Page Park
- Materials that appear temporary or artificial such as thin low grade asphalt shingles
- White aluminum gutters and downspouts; "K" gutters
- Unsightly roof objects, mechanical and electrical equipment, vents, hatches, etc. exposed to streets and public ways
- Covering existing original features such as cornices, dormers and wood trim with aluminum, vinyl or other contemporary materials
- Materials that are susceptible to frequent maintenance

WINDOWS/DOORS

Use and/or consider:

- Windows/doors consistent with the Page Park architectural character of "Village"
- Divided light multi-paned windows and doors, where applicable
- Clear glass. Keep glass clean
- Window/door designs that are simple, well-proportioned, fill all of the building's original window/door openings and are appropriate to the overall architectural character of the building
- Attractive, well-lit merchandise displays with displays to the front; use the full extent of the glass for displays
- Fully accessible entrances that are inviting to all shoppers and meet all applicable handicap accessibility standards
- Interior and well concealed security gratings when gratings are necessary
- Displaying merchandise in vacant upper-story windows
- Window planter boxes

Avoid:

- Contemporary materials that appear artificial such as vinyl and aluminum
- Tinted or opaque glass
- "Strip" windows (continuous horizontal)
- Exposed exterior security gratings and coil boxes
- Blank facades on any story facing the street or public way

SCALE AND PROPORTION

Use and/or consider:

- Facade dimensions and proportions that is consistent with the Page Park architectural theme of "Village"
- Facades divided into smaller scale widths not exceeding the typical Page Park commercial facade width
- Facades incorporating the rhythm of window, door and door openings, and structural bay of small town 'Village" buildings.

Avoid:

- Building fronts wider than typical "Village" width
- Building setbacks from street greater than typical "Village" setback
- Theatrical effects or giant features

COLOR

Use and/or consider:

- Colors that are consistent with the architectural character of "Village"
- Colors that are considered carefully so as to produce a unified but appropriately varied effect throughout Page Park

Avoid:

- Inconsistent or clashing colors on different or same facades

LIGHTING

Use and/or consider:

- Lighting design and fixtures that are consistent with the architectural character of "Village"
- After-hours lighting on timers to encourage window shopping
- Appropriate accent lighting to highlight significant features

Avoid:

- Lighting of entire facades
- Unshielded security lighting
- Excessive interior lighting

SIGNS

Use and/or consider:

- Signs that are consistent with the architectural character of "Village"
- Limiting number of signs to three per business location;
- Moderately-sized and attractive sign design for both pedestrian and vehicular traffic;
- Signs integrated within a building's overall appearance; work within existing architectural features;
- Distinctive sign letters, logos and artwork specific to the store;
- Short and simple sign text;
- Pedestrian-scale letters on glass; limit window signs to about 15% of glass area;
- Signs projecting over public property or legal right-of-way may be appropriate depending on the unique physical characteristics of the particular property. Each sign proposal would have to be reviewed on a case-by-case basis;
- Sign light sources hidden from view; the lighting should be shielded so that no direct light shines onto sidewalks, streets or adjacent properties;

- Small pedestrian-scale projecting signs with architecturally-appropriate hardware
- Signs constructed of natural materials with external lighting
- Freestanding signs; consider only when mounted sign cannot be used and consider grouping several store signs together; maintain low height

Avoid:

- Using more than three signs per business location
- Box signs
- Paper signs on windows
- Temporary or portable signs; freestanding and on building facades
- Long and complicated sign text
- Internally illuminated signs
- Wall signs above first floor levels, except for small projecting signs
- Rooftop signs
- Signs painted on facades
- Signs covering important building features
- Revolving signs
- Projected V-shaped signs without roof or ceiling
- Signs on utility poles
- Unused sign standards, mechanical equipment, etc.

The aforementioned architectural guidelines will give direction to new development or rehabilitation to existing development on a voluntary basis until such time that the Page Park Planning Panel can draft and submit regulations for Lee County to review, adopt and establish as Land Development Regulations that will provide mandatory architectural standards for the Page Park community.

Streetscapes and Landscaping

treetscape refers to roadway design and conditions as they impact street users and nearby residents. Streetscapes can have a significant effect on how people perceive and interact with their community. If streetscapes are safe and inviting to pedestrians, people are more likely to walk which can help reduce automobile traffic, improve public health, stimulate local economic activity, and attract residents and visitors to a community.

Streetscapes are often implemented as part of redevelopment efforts and may be implemented on a single block, along a street, or for an entire neighborhood. Streetscape improvements can be integrated as part of other roadway maintenance and building construction projects; while other streetscape projects can be implemented as part of special programs, such as programs to plant street trees along a roadway, or pedestrian facility improvements. Implementation may involve special published guidelines, plans and funding for streetscape improvements on a particular street or in an entire area such as Page Park.

SIDEWALKS:
The following design principles for sidewalks should be adhered to as appropriate:

- **Public spaces:** Sidewalks should be designed as high quality public spaces, promoting active use by residents and visitors and enhancing pedestrian experiences. Amenities such as street furniture, banners, art, street trees and special paving, way-finding signage, along with historical elements and cultural references, should promote a 'sense of place'.
- **Scale:** Sidewalks should be designed according to the function and nature of adjoining land uses. For example, wide sidewalks are required for commercial areas with higher pedestrian volumes.
- **Safety:** Sidewalks should provide safe environments, and provide unobstructed pedestrian movements along and across the street. Sidewalks should be designed and built free of hazards and to minimize conflicts with external factors such as vehicular movements and protruding architectural elements. Key elements of safe design include lighting and buffers from fast-moving traffic—e.g. plantings and on-street parking.



- **Connections:** Sidewalks should be located so that the majority of residents are conveniently connected between destinations such as institutional, recreational and retail/employment areas and transit facilities. Marked and lighted crosswalks are a key issue for pedestrian safety and should be provided wherever required.

STREET FURNITURE:
It is recommended that a range of benches, trash and recycling receptacles, bicycle racks, signs, bollards, and banners be included which will match the architectural design of a development, as previously discussed. Recommended sign types should include way-finding, identity, street, and traffic. The following design principles for street furniture should be adhered to, as appropriate:

- Street furnishings should be developed within an overall thematic concept and should provide a consistent and unified streetscape appearance. Preference should be given to durable materials.
- Street furnishings should be placed in a coordinated manner that does not obstruct pedestrian circulation on sidewalks, and vehicular circulation to driveways, parking, loading and service areas.

- Consideration should be given to providing additional pedestrian-scale lighting in areas along arterial roads where there is a high volume of pedestrian activity, such as at key intersections, transit stops, trail crossings, etc. Pedestrian lighting may be designed as a freestanding fixture or be added to existing vehicular light poles.
- Benches and waste receptacles should be provided at all transit shelters and where there is significant pedestrian activity.

STREET CANOPY TREES:
Canopy trees provide shade and comfort to pedestrians, and enhance the visual and environmental qualities of the street. Trees should be incorporated into street design wherever possible. Native species for street trees should be used wherever possible, to promote long term survival and to prevent disease.

- Street trees should generally be located along the street and should be offset from the edge of pavement to accommodate large vehicle movements and minimize damage from vehicles.
- Trees should be spaced consistently at 40 to 50 foot intervals. Appropriate clearances from utility boxes, street lights, and sight triangles should be considered.
- Careful consideration should be given to the type and location of trees to ensure that higher branching trees are positioned to ensure there is no interference with truck traffic. Sight lines should also be considered in the location of trees planted at intersections.
- Existing street trees should be preserved wherever possible as mature street trees create a greater sense of enclosure along roads.
- The planting of trees as infill along existing streets where the rhythm of existing trees is interrupted should be implemented and such trees should be of a similar or compatible species.
- A mixture of tree species should be utilized to avoid a catastrophic tree removal should some trees become diseased.

It should be noted that 82.5% of the visioning survey respondents felt the landscaping and tree cover within Page Park rated poor to fair. A street tree program would break up the line of the built environment. Street trees have a presence that adds many valuable qualities to redeveloping communities such as Page Park.

Additional Recommendations

ased on the inventory of assets, issues, and opportunities which were derived from the Vision Survey, the Community charrette, County staff and public input—and presented in Section III of the Page Park Community Plan, and further discusses in this Section—the following is a list of general recommendations which provides guidance and direction for development activities that are consistent with the visions and goals set forth for the Page Park community.

Community Development

- The Page Park Planning Panel shall seek opportunities to leverage revenues through grants, commercial loans, special assessments or other financial mechanisms for Page Park activities.
- Eliminate dilapidated and unsafe structures through demolition where it is deemed appropriate.
- Encourage the upgrading of existing sub-standard structures through enforcement of the County's Building Codes and the provision of financial incentives for rehabilitation if possible.
- Eliminate nonconforming uses that detract from the character of the Page Park community which may hinder investment opportunities, through negotiation, acquisition, exchange, or any other available means in cooperation with the property owner.
- To encourage and educate property owners on the consolidation of small parcels of land into parcels of adequate size to accommodate new construction and development.
- Ensure that new development consists of appropriate uses that will stabilize and enhance the area while representing the desires and interests of area residents and property owners.
- Create programs for development and property rehabilitation, using financial or other economic incentives to facilitate new investment in the Page Park community.
- Facilitate redevelopment transitions by developing appropriate relocation plans sensitive to the needs of those whose properties will undergo re-use activities.
- Create incentives for private sector participation in redevelopment projects and programs.
- Coordinate closely with area businesses, the Chamber of Commerce, and the Lee County Economic Development Office to address the needs of existing businesses through the redevelopment process.

Land Use and Site Planning

- Higher intensity development is encouraged in order to make more efficient use of land and public services and to reduce development costs.
- Strip development along Danley Drive and Center Road should be avoided in order to make more efficient use of the land resources, reduce traffic congestion and preserve traffic safety.
- Property should be developed in such a way as to encourage the development of property depths rather than rendering the rears of property otherwise inappropriate or unfeasible for development.
- Planned Developments (PD) will be required, whether they be residential, commercial or mixed-use in nature, in order to promote orderly land use and development and to maximize land development capacity.
- The use of common driveways and accesses to corridor roads is encouraged in order to reduce traffic congestion and preserve traffic safety and function. The number and frequency of driveways shall be limited.
- Seek opportunities for land assembly at appropriate locations to support future development.
- Work with existing property owners to replace dilapidated, non-conforming structures through property assembly to enable development of higher and better uses at appropriate locations.
- Wherever possible maintain the integrity of the natural environment when developing property especially when significant tree canopies or natural habitats can he integrated into the site design.
- Establish performance standards to he used within the Page Park area that will provide incentives and/or bonuses for developer proposals that provide for increased density.
- When undertaking streetscape improvements, new private construction and building rehabilitation, place utility lines underground where it is where economically feasible and where practical to improve visual qualities.
- Prepare landscaping, streetscapes, irrigation and lighting plans for public spaces to improve the appearance and quality of life for the Page Park community.

Infrastructure and Public Services

- Coordinate with Lee County Public Works Department and the South Florida Water Management District (SFWMD) to develop and further implement strategies to correct any existing stormwater runoff and drainage problems within the Page Park Community through a regional approach to stormwater management.
- Adequate street lighting should be provided in the Page Park community incorporating approved lighting standards for all public improvements within the Page Park Community.
- The Page Park Community will continue to work with the Lee County MST/BU Department to increase and enhance street lighting within the Page Park Community.
- Evaluate existing traffic patterns and pursue any transportation improvements that may include vacating of rights of way, redistributing traffic, roadway realignment, directional changes in traffic flow and other measures that will increase traffic carrying capacity, traffic safety and traveling convenience.
- Work closely with the Lee County Department of Transportation (LDOT) to address traffic circulation problems within the Page Park community.
- Work closely with Lee County Department of Transportation (LDOT) to coordinate and establish priorities for proposed transportation improvements that will further the objectives of the Page Park Community Plan.
- In redevelopment, ensure minimal impacts of increased traffic and activity levels on residential areas.
- Create a safe, secure, appealing and efficient pedestrian system linking all activity areas, parking facilities, and other focal points.
- Construct sidewalks and bicycle pathways through the Page Park community appropriately designed and separated from vehicular circulation for safety purposes to be used as positive tools to improve the area's environment through the use of landscaping and other visual treatments.
- Prepare a horticultural master plan for the Page Park community establishing a systematic tree planting program to provide a sustainable tree canopy enhancing the aesthetic and climatic appeal of the area.

Community Safety

- Coordinate with the Lee County Sheriff's Department and other organizations to implement additional neighborhood based police and safety programs.
- Prepare a map of crime "hot spots". Ensure these areas are incorporated into the Page Park Community lighting plan.
- Incorporate Crime Prevention through Environmental Design (CPTED) techniques for all public places and for proposed public/private development projects.
- The Page Park Community should continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.
- Whenever possible increase the visibility of the police force in the area to prevent crime.
- The Page Park Planning Panel will request an annual security survey update from the Lee County Sheriff's Department and will implement any recommendations provided to reduce or eliminate criminal behavior in the area.
- Prepare a pedestrian way plan for the entire Page Park Community.
- The Page Park Planning Panel will work with Lee County Code Enforcement to address the issues that can influence increased criminal activity. These issues include, but are not limited to:
    - Trim overgrown vegetation on both improved and vacant lots
    - Notification of untagged vehicles
    - Unlicensed businesses out of homes
    - Debris and illegal dumping on vacant lots
    - Vehicle parking on sidewalks
    - Eliminate graffiti as soon as it appears.

Housing

- Identify and market areas where private interests can develop housing and necessary redevelopment in the Page Park community.
- Continue with the formulation of financial incentives to promote owner-occupied housing in the Page Park community.
- Strategically target appropriate locations within the Page Park community area to undertake new privately developed and owned multi-family housing developments.
- Initiate in-fill housing development projects on existing and newly vacated properties.
- Identify and remove vacant, dilapidated housing structures that pose a threat to public health and safety.
- Work with the County to clean-up vacant unattended properties.
- To provide for affordable housing, develop inclusionary housing regulations as part of the residential zoning district, whereby residential developments exceeding a set threshold must provide a set number of units at below market value and deed them as such for perpetuity.

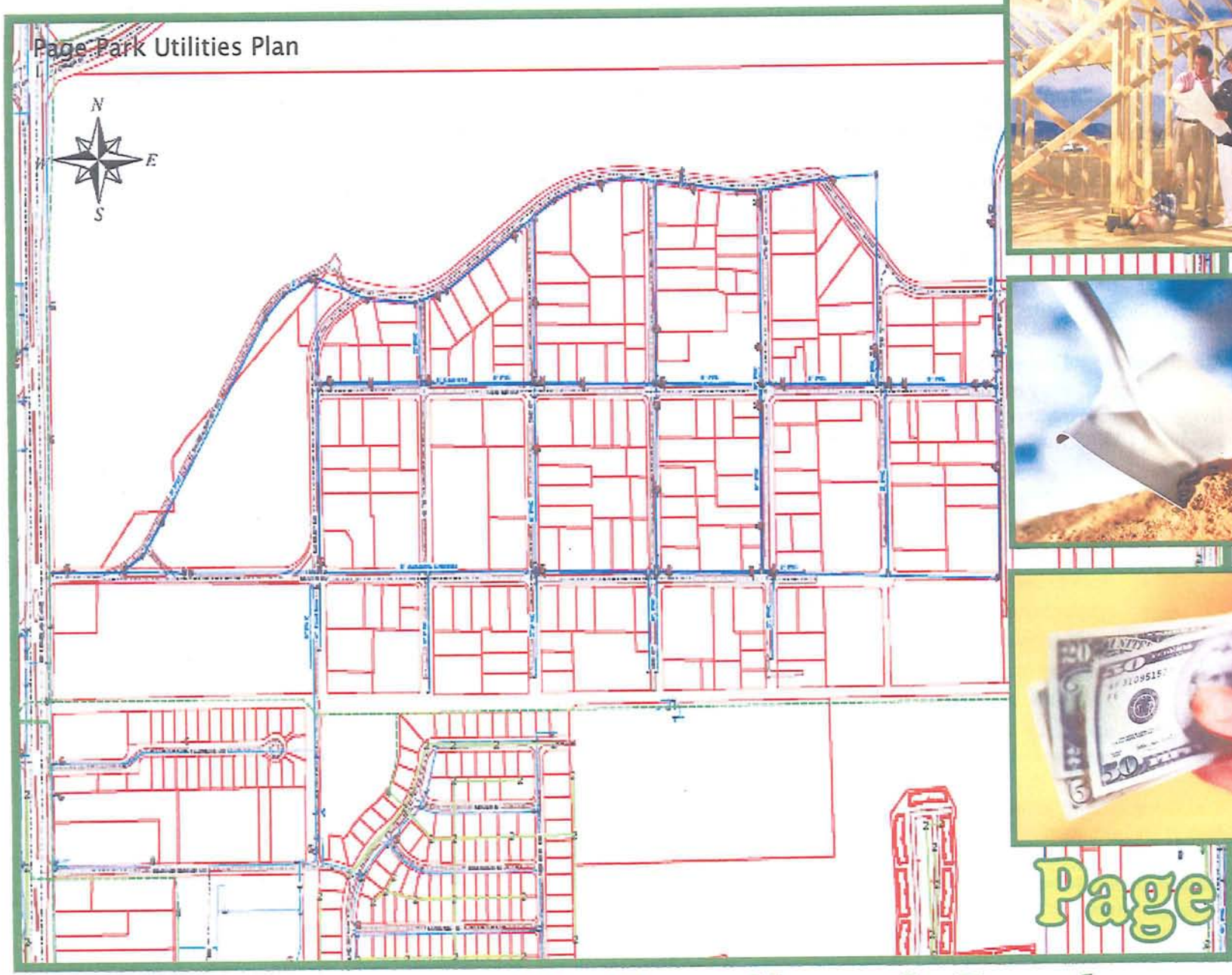
Historic Preservation

- Promote Page Park historic heritage by identifying and preserving its landmarks and significant structures.
- Work with the Lee County Historic Preservation Board to further the organization's goals as they pertain to historic structures.
- Pursue designation of properties on the National Historic Register as feasible.
- Identify and restore historic housing that may be in a state of deterioration but otherwise is structurally sound.

Community Appearance

- Work with Page Park Civic Associations to acquire and plant street trees in all areas
- Designate a Page Park Clean-up month and Day to encourage groups to remove litter from the Page Park's most visible locations
- Provide litter control and recycling literature to encourage citizen participation in those efforts
- Obtain grants for extensive tree-planting efforts throughout Page Park
- Establish adopt-a-spot cleanup campaigns
- Establish and organize weekend loans of County trucks for residents to remove yard and home debris from private clean-up efforts
- Seek developer commitments of quality architecture, landscape planting, lighting and signage during the redevelopment, rezoning and special use permitting process
- Establish a residential and commercial Community Appearance Awards program to recognize outstanding improvements and developments to the area.

Page Park Utilities Plan









Page Park

V Funding & Implementation

Funding Sources and Implementation Strategies

Funding for Capital Improvements

Many of the recommendations found within the Page Park Community Plan will require funding. This Section provides some possibilities for capital improvements, business financial assistance, and housing related funding that may be available. Although this list for funding sources is quite inclusive, it may not be 100% complete, as new federal, state, and local programs are continually being established, or some even eliminated. Prior to undertaking any Capital Improvement project, the Page Park Planning Panel should check with Lee County for the latest update on funding possibilities.

Community Development Block Grant (CDBG)

The primary statutory objective of the CDBG program is to develop viable communities by providing decent housing and a suitable living environment and by expanding economic opportunities, principally for persons of low and moderate income. Communities receiving CDBG funds may use the funds for many kinds of community development activities including, but not limited to:

- acquisition of property for public purposes;
- construction or reconstruction of streets, water and sewer facilities, neighborhood centers, recreation facilities, and other public works;
- demolition;
- rehabilitation of public and private buildings;
- public services;
- planning activities;
- assistance to nonprofit entities for community development activities; and
- assistance to private, for profit entities to carry out economic development activities (including assistance to micro-enterprises).

Lee County is an entitlement community, that is, the CDBG funding comes directly from the U.S. Department of Housing and Urban Development. The County's allocation is shared by the Town of Fort Myers Beach, Bonita Springs and Sanibel. The remaining allocation is divided between neighborhood districts and housing. Each neighborhood district supported by Lee County Human Services Neighborhood Building Program is allocated a proportionate share each year to implement community based projects. Since the inception of the Page Park Neighborhood District, an allocation of $1,375,524 has been spent on neighborhood related projects. Page Park's upcoming allocation (FY06/07) will be $116,000.

Economic Development Administration

This Federal agency provides grants to fund public works projects. This grant/loan program assists distressed communities to attract new industries, encourage business expansions and primarily focuses on generating long-term, private sector employment opportunities. As funding sources and project phases solidify, this program should be reviewed as a funding source to be matched with private funds.

Small Business Administration

Most SBA financing is done under the 7-A program, which focuses on working capital needs. Under this program, banks loan capital to small businesses and the federal government guarantees 90% of the loan amount. The loans usually extend for 5 to 7 years. The other SBA program is known as "SBA 503". This program provides existing viable small businesses with long-term, below market rate financing for the acquisition of land and building, machinery and equipment and construction and renovation which results in job creation. The Page Park Planning Panel and other local interest groups should promote educational understanding of the opportunity that is available under these programs.

Municipal Service Taxing/Benefit Unit (MST/BU)

Municipal Services Taxing/Benefit Unit (MST/BU) can be established as a special assessment district where the individuals receiving benefit from the improvements will be assessed for their share of the improvements. The MST/BU can be used for special improvement projects and operation & maintenance (O & M) funding for existing infrastructure such as roads, landscaping, streetlights, canal dredging, sidewalks, bike paths, etc. The revenues raised are dependent upon the size of the assessment and project.

An MST/BU is a joint effort between the local community, such as Page Park and the County. This "fee for service" program is designed to assist citizens in the unincorporated areas of Lee County to organize and create special improvement units for the purpose of obtaining specific services, which are beyond the core level of services, as provided by the County.

In order to receive funding, the community must:

- Define the services to be provided and the area to be included in the unit. Once the area has been defined...
  - 51% of the property owners must sign an informal petition. This petition does not commit the property owners. It is simply to gather information on how much the unit will cost.
  - The County then prepares a budget and a formal petition. The formal petition states the cost to the property owners. 51% of the property owners must sign and notarize the petition. This petition is a commitment by the property owner to pay the assessment(s). After receiving 51 % or more signatures on the formal petition, it is brought before the Lee County Board of County Commissioners for approval.

Capital Projects Including...	Operation & Maintenance (O&M) Including...
• Road Paving	• Streetlights
• Drainage	• Landscaping
• Canal/ Dredging	• Security Patrols
• Road Construction	• Beautification

Currently, the Page Park Community has an MST/BU established to fund the enhancement of street lighting in the area.

Lee County Matching Grant Program (Lee County MSTBU)

Application may be made for a Matching Grant for an individual homesteaded property for a specific Municipal Services Capital Project in which a special assessment is being applied. Available funds are set up to provide for the property owner to pay 75% of the cost and the County paying the 25% match. Gross Income levels and assets are considered when reviewing the application. Gross income should not exceed the annual HUD HOME Program Low Income limits. Exceptions will be considered based on extenuating circumstances related to extraordinary medical expenses, not covered by a medical plan.

Lee County Hardship Deferral Program (Lee County MSTBU)

The Hardship Deferral Program is initially funded by the MSBU residual funds and continues as a revolving loan fund. The hardship program is available for properties that are documented as homesteaded during the year in which the application is made. Gross Income and assets for all adult members of the identified household are considered when determining eligibility for a Hardship Deferral. The annual HUD HOME Program levels are used to determine eligibility, with total gross incomes not exceeding the 60% income limits. A deferral does not eliminate the responsibility of full payment of all accrued amounts including the principal, interest, penalties, or other related expenses accrued prior to approval of the deferral. Payment of the full assessment is due at time of sale, transfer or refinancing of the property. Neither interest nor penalty will accrue on the special assessment during any period in which a property is approved for the deferral.

Funding for Housing Improvements and Home Ownership

Funding for housing is a very important issue for the residents of Page Park. Below is a list of some of the initiatives and programs available to offer financial assistance for housing, from rehabilitation to homeownership. These programs are supported by Lee County and may change from time-to-time.

Affordable Housing Initiatives

The Lee County Board of County Commissioners has approved the State Housing Initiative Partnership (SHIP) Local Housing Assistance Plan (LHAP) and Community Development Block Grant (CDBG) programs to continue Lee County's development of decent and affordable housing. Below is a table of some of the SHIP and CDBG programs available to residents of Page Park.

The Lee County Housing Services Program

The purpose of the Housing Services Program is to address substandard living conditions and correct code violations to ensure decent, safe, and sanitary living environments. Services include major and moderate housing rehabilitation, emergency home improvement repairs and rehabilitation of renter-occupied housing.

HOME Down Payment Assistance Program

The Lee County Department of Community Development and the Lee County Department of Human Services provide down payment and closing cost assistance for new and existing home purchases. In order to qualify for assistance a family must meet HUD's income qualifications (up to 80% of median income) and may not currently own a home.

A 10-year second mortgage is placed on the purchased home. The second mortgage self-amortizes at 10% per year. At the end of the ten (10) year term, if all requirements have been met, the second mortgage is forgiven. The mortgage lender usually applies for the assistance for the homebuyer.

Lee County SHIP and CDBG Affordable Housing Strategies				
Description of Activities	**Income Category and Program Eligibility**	**Selection Criteria**	**Recapture Provisions**	**Other Funds Leveraged**
Home ownership New Construction	Very-low, low & moderate income per HUD Guidelines adjusted for family size	IRS approved non-profit affordable housing providers selected by competitive proposals	Deferred, non-amortizing subordinate mortgage grants	State and local HOME, HOPE 3, CDBG, SHIP, misc. Grants, RHS Section 502, PLP, AHP, private contributions, private capital
Homeownership Down Payment/Closing Cost Assistance	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Income eligible households, by waiting list first/come-first/ready. Very-low & low-income households are a priority	Deferred, non-amortizing subordinate mortgage grants	Private capital, RHS Section 502,514.
Homeownership Rehabilitation	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Government agency or IRS approved non-profit affordable housing providers, selected by competitive proposal	Deferred, non-amortizing subordinate mortgage grants	HOME, CDBG, HOPE 3, private capital, County or other historic preservation funds
Homeownership Rehabilitation Barrier Free Access	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Government agency or IRS approved non-profit affordable housing providers, selected by competitive proposal	Deferred, non-amortizing subordinate mortgage grants	HOME, CDBG, HOPE 3 private capital
Rental Construction New/ Rehabilitation	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Government agency or IRS approved non-profit affordable housing providers, selected by competitive proposal	Deferred, non-amortizing subordinate mortgage grants	HOME, FEMA, SAIL, tax credits, AHP,CDBG, HUD 202, and HUD 811
Rental Special Needs	Very-low, low & moderate income per HUD Guidelines adjusted for family size	IRS approved non-profit affordable housing providers selected by competitive proposals	Deferred, non-amortizing subordinate mortgage grants	HOME, FEMA, SAIL, tax credits, AHP,CDBG, HUD 202, and HUD 811

Lee County SHIP and CDBG Affordable Housing Strategies (con't)				
Description of Activities	**Income Category and Program Eligibility**	**Selection Criteria**	**Recapture Provisions**	**Other Funds Leveraged**
Disaster Mitigation & Recovery for Homeownership or Rental Units	Very-low, low & moderate income per HUD Guidelines adjusted for family size	Income eligible households by waiting list on a first/come, first ready, most/need and IRS approved non-profit affordable housing providers selected by competitive proposals. Very-low and low-income households are a priority	Deferred, non-amortizing subordinate mortgage grants	Available federal, state and local funds for disaster mitigation and recovery .

Source: *2005 EAR for Lee County's Housing Element*

School Impact Fee Reimbursement

On December 4, 2001, the Lee County Board of County Commissioners (BoCC) allocated $200,000 for partial reimbursement of school impact fees for the development of affordable housing for very low and low-income households. Due to a lawsuit filed by the Building Industry to halt the implementation of school impact fees, the reimbursement program was not implemented until 2005-after the lawsuit was settled. Applications are accepted from non-profit and for-profit affordable housing providers.

Historically Significant Housing

As a Certified Local Government, Lee County has an active Historic Preservation Board (HPB), consisting of seven members, that has been in existence since 1988. The Lee County Historic Preservation Program encourages the appropriate rehabilitation of historically significant homes owned by low income residents by partnering with the Lee County Department of Human Services (DHS) and providing historic preservation grant assistance to DHS rehabilitation projects to guarantee that historic features are preserved. The HPB also provides historic preservation grants to individuals that do not qualify for HUD guidelines.

Community Land Trust (CLT)

Lee County is in the process of developing a Community Land Trust (CLT) and has set aside $1,000,000 from the County's own general fund reserves to fund this initiative. The CLT will be a non-profit organization that will own land and provide a 99-year renewable lease to those owning dwellings built on the land. By permanently limiting land costs, the CLT can lock in subsidies and lower purchase prices, allowing very low and low-income families to qualify for homeownership.

Under the CLT model, a non-profit acquires parcels of land, holds the land in perpetuity. The CLT helps to address Lee County's urgent affordable housing needs by eliminating the land costs in the construction of the new home. By having a land lease, the property owner is only financing the cost of the home instead of the land and home construction thus making mortgage payments lower and more affordable.

Lee County has contracted with Lee County Housing Development Corporation and the Bonita Springs Housing Development Corporation to acquire land for the CLT. The development of affordable housing using the CLT can be located anywhere in Lee County, ensuring geographic distribution of affordable housing and avoiding concentration of affordable housing units in any specific areas.

Employment and Business Related Funding

Below is a list of some of the initiatives and programs available to offer financial assistance for employment and businesses, from financing a business to road improvements. It is always best to check with Lee County for availability and eligibility requirements.

Aviation Businesses

With Page Field Airport as the Page Park's neighbor to the north, the Page Park commercial section would be a great place to start or relocate an aviation related business in this area. For example, the aviation industry is exempt from sales and use taxes on larger airplanes and helicopters. The exemption applies to labor for maintenance and repair, sale or lease of fixed wing aircraft used by a common carrier, and replacement engines, parts and equipment used to maintain and repair aircraft in Florida.

program for job creation. Other potential benefits include the Qualified Targeted Industry Tax Refund, Quick Response Training Grants, Enterprise Zone benefits, and more. In addition, Lee County is a partner of the Space Alliance Technology Program, offering free assistance for businesses.

PROGRAM	ASSISTANCE	AMOUNT OF FUNDING
FLORIDA PROGRAMS		
Qualified Targeted Industry Tax Refund Program (QTI)	Tax refund	$3,000 per FT job created in targeted markets; increased award for higher wages
Incumbent Worker Training	Grant	Averages $400 per employee; Existing companies and employees; No minimum wage requirement; Grant goes directly to company; no restrictions on type of training.
Quick-Response Training Grant	Grant	Averages $600 per employee
Enterprise Bonds	Low rate financing	$500,000 to $2.5m pooled industrial revenue bonds for manufacturers (tax exempt)
Economic Development Transportation Fund	Grants for road improvements	Up to $2 million to local municipality
LEE COUNTY PROGRAMS		
Industrial Development Revenue Bonds (IDRB)	Low rate financing	$3M to $10M for manufacturers (tax exempt)

Source: *Lee County Economic Development Office Website: http://www.leecountybusiness.com*

Miscellaneous Funding

Local Contributions

Local organizations and non-profits can raise funds for specific projects identified in this plan. Funds raised specifically for needs identified in this plan by local organizations or non-profits may be deposited into a Page Park Redevelopment Trust Fund, which will need to be created.

Private Finance Pool

The availability of public funds for private improvements in the Page Park Community is limited, making it impossible to address the immediate private needs of the area solely on government funding sources. As a result of this need and the development of this policy a cooperative effort by local lending institutions is needed and shall be promoted through the development and implementation of this policy. Local institutions are encouraged to review this Community Plan and determine the level of involvement that their institution can offer to the needs identified herein.

The **Community Reinvestment Act** is intended to encourage depository institutions to help meet the credit needs of the communities in which they operate, including low- and moderate-income neighborhoods. It was enacted by Congress in 1977 and revised in 1995.

The Community Reinvestment Act requires banks to define a service area, assess local credit needs and make efforts to meet the community's needs. This plan can service as the basis for goal establishment and planning for local institutions. The Page Park Community as the primary agent for this plan will maintain a standing file for local banks to submit letters of participation. As the Page Park Community develops specific plans for addressing both private and public needs in the community. Participating institutions will be included in the development and financing phase of the projects. All letters of participation by financial institutions will be attached and shall become a part of this plan as they are received.

Implementation Strategies

Implementation of the Page Park Community Plan will require coordinated efforts by the County, the Page Park Planning Panel, local businesses, property owners, and residents through a series of actions and events. The following is an assortment of proposed programs, incentives, and regulations that could be integrated into the Page Park Community Plan to attract the type of development and redevelopment which meets the vision for the Page Park community. Some of the programs and incentives are also offered to assist existing businesses and residents in the area to improve their properties and meet the goals of the Page Park Community Plan without bearing undue hardship in the process.

The purpose behind all of the proposed Page Park community development related programs, incentives and regulations is to accomplish the following within Page Park: promote positive forms of new development and redevelopment; reward the creation and retainment of value-added jobs; attract targeted businesses; revitalize the Page Park community; and foster a diverse employment base within the Page Park Community.

This section of proposed implementation strategies is not intended to remain static. It is anticipated that the incentives, programs and regulations listed herein will be amended from time to time to improve upon their focus, delivery and impact.

Proposed Programs

Lot Mowing Program would provide benefit to the citizens of the Page Park community by controlling vegetation, growth and inhabitation of vermin. In addition, the Lot Mowing Program funds the removal of invasive or harmful non-native plant species. This program is administered by the Lee County Code Enforcement Department. If a vacant lot is not mowed and creates a health hazard in the community, the County will mow the lot and bill the property owner.

The program is geared to those property owners that do not care for their own lot mowing needs and is not meant as a lawn mowing service. All unimproved real property within the Page Park shall be included in the Page Park Lot Mowing Program that consistently go un-mowed. Individual property owners may request an exemption from the program upon submission to the County, postmarked within 60 days of the date of the annual December bill. Property Owners are to indicate in the written statement that they are requesting an exemption from the Lot Mowing Program, stating that they intend to ensure that their property will be routinely mowed so that the height of grass, weeds and underbrush thereon will not exceed 12 inches in height. The County may revoke an exemption if the property owner fails to keep the property mowed as required.

Proposed Incentives

Further, to encourage the use of the Page Park Community Plan, to the extent authorized by state law, Lee County *may* grant the following incentives:

- Some permit applications *may be* processed administratively rather than through public hearing.
- Review fees *may be* waived or reduced.
- Review fees *may be* deferred.
- Expedited review and approval or the application *may be* processed with priority over others with prior filing dates.
- Fees in-lieu of required stormwater retention
- A traffic impact report *may be* waived.

Fees waived. For all properties located within the Page Park Community, all development-related fees shall be reduced by (*to be determined*) percent (%). Development related fees shall include, but shall not be limited to the following: a site development plan review, subdivision plan review, variances, rezonings, development agreements and amendments, special exceptions, conditional uses, land use amendments, comprehensive plan amendments, annexations, public hearing notices, development orders, development order extensions, change of grade permits, easement vacations, street vacations, subdivision inspections, site inspections, building inspections, building permits, sign permits, fire flow assessments, plan submittals, plan reviews, and plan resubmittals. Development-related fees specifically do not include: an occupational license, or contractor registration. For work activity without proper permits in hand, payment of a penalty fee(s) shall apply and the permit fee(s) in question may then also be required.

Deferment of impact fee payments. Upon special request, payment of County water, sewer and parks impact fees may be deferred to a later point in the development review process. Rather than being paid just prior to the issuance of the building permit(s), these fees may be paid just prior to the issuance of the Certificate of Occupancy. Payment of County road and school impact fees may be deferred in a similar fashion.

Expedited review and approval. Pursuant to a written request, the County Administrator may designate a given development or redevelopment project as one which is worthy of an expedited review and approval process. Designation by the County Administrator shall be purely discretional and afforded only in the most extraordinary circumstances. If and when such occurs, a Community Development staff member shall be designated as project liaison and will work in close contact with the applicant and his/her agent(s). Once formal plans have been prepared and submitted to the County, the project liaison will oversee an expedited staff development review of the project. In so doing, the project liaison may take the necessary steps to schedule a special meeting of the Development Review Committee (DRC), the Planning and Zoning Board and/or the County Commissioners in order to secure timely approvals.

Fees in-lieu of required stormwater retention. Upon application to the County, individuals who own property in the Page Park community may request a waiver (in full or partial) for providing the required stormwater retention area on-site. If approved by BCC, this incentive grants constrained property shared use of an off-site publicly owned and maintained stormwater retention area, as the case may be, in exchange for appropriately calculated fees. For this incentive to be available, the County must own appropriately designated land within reasonable proximity to the subject property.

(1) Applications. Applications for in-lieu fees may be obtained from the Department of Community Development. Applications pertaining to stormwater retention shall include, but shall not be limited to: the existing and proposed square footage of the building and property; the existing and proposed amount of impervious area; a site plan; and a survey.

(2) Review. Upon acceptance, review and certification of applications as to completeness, the County shall notify the applicant of any special conditions or additional information that may be required, as the case may be.

(3) Contract required. If a request is approved, the terms by which stormwater retention shall be provided shall be detailed in contract to be signed by the County Administrator, the applicant and appropriate witnesses thereto. The County shall provide the applicant with an appropriate template to follow for this purpose. safeguards to ensure compliance with the Land Development Code or to satisfy the goals/objectives of the Page Park Community Plan.

(4) Calculation. Upon calculation and receipt of the in-lieu payment from the applicant, the County shall issue credit for a specific cubic amount of stormwater retention.

(4) Conditions and safeguards. In approving a request, the Community Development Director may prescribe appropriate conditions and and safeguards to ensure compliance with the Land Development Code or to satisfy the goals/objectives of the Page Park Community Plan.
(5) Calculation. Upon calculation and receipt of the in-lieu payment from the applicant, the County shall issue credit for a specific cubic amount of stormwater retention.
(6) Trust Fund. All in-lieu payments shall be deposited into the applicable shared stormwater retention trust fund. All funds collected through the in-lieu payment process shall be utilized for the purposes of stormwater retention capital improvements, and other expenses as may be necessary or incidental to the provision of such.
(7) In-lieu factors. In-lieu factors for shared stormwater retention shall be established by resolution of the Lee County board of County Commissioners and shall reflect costs associated with, but not limited to: land acquisitions, design, legal, planning, engineering, construction, inspection, and finance services. In-lieu factors may be amended from time to time to reflect changes in the above-noted variables.
(8) Payment Collection. Payment may be made in full or in installments, and all the details pertaining to such shall be addressed in the contract between the applicant and the County.
(9) Rescinding approval. If a request is approved and the applicant then decides to significantly revisit the conditions/circumstances which he/she represented, then the County Administrator shall have the right to rescind said approval, and the applicant shall be required to re-apply (if so desired) based on the revised set of conditions and circumstances.

Performance Based Increased Density
Additional density may be awarded through the Residential or Mix Use Planned Development (RPD or MPD) process as detailed in the Lee County Land Development Code. The award of bonus density shall be based on the following categories. The bonus density can be awarded in proportion to the number of criteria fully met by the PD.

If two (2) of the six (6) categories are met, then one-third of the available bonus density may be awarded. For example: compliance with two (2) categories will allow for an extra three (3) dwelling units per acre, compliance with four (4) categories will allow for an extra six (6) dwelling units per acre, and compliance with all six (6) categories will allow for an extra nine (9) dwelling units per acre over and above the maximum density (5 du/ac for residential only, and 10 du/ac for mixed use) in the Page Park Community Plan.

Category 1: Superior Site Design & Quality Development
The physical layout, orientation and design of a proposed development can greatly affect the activities on site, the connectivity to uses and activities off site, and the overall neighborhood character and aesthetic appreciation of the development. While less quantitative than other categories, there are a number of planning and design elements recognized by the planning professions that greatly contribute the quality of development. Some of the objectives under this category may include, but are not limited to:

- *Connectivity*: the placement of uses, development, and pathways on site realizes and complements connections

- *Clustering*: concentrating development on a tract of land to increase areas of open space and/or preservation on site; *Exterior design and Materials*: Treatment of facades, fenestrations and provision of ornamental features can greatly enhance the quality of development. Use of colonnades, awnings, arcades and balconies can provide shade to pedestrians and further accent the building façade. Building recesses and setbacks can promote greater light and air, mitigating effects of increased building bulk and height;
  (a)The building shall have an appropriate and fully integrated rooftop architectural treatment, which substantially screens all mechanical equipment, stairs and elevator, towers and provides an architecturally interesting skyline view.
  (b) The building shall have varying, stepped down elements to provide visual interest, rather than a straight-line edge fronting the street.
- *Orientation*: Street and building placement can be designed to orient activities and vistas. Buildings maintain view corridors. Undulating streets can break up monotonous grid systems and slow traffic. The location of public parks, open space, community facilities and public squares relative to other development can create a sense of cohesiveness and community; and
- *Underground Utilities*: provision of underground utilities enhances the aesthetic value of a community while affording additional protection from hurricanes.

Category 2: Public Open Space & Recreational Areas

Open space, landscaping and buffering provided in addition to that required under the County's land use and development regulations, ordinances and resolutions are important objectives under this category. Provision of passive and active recreational areas and facilities are highly valued objectives in this category. Objectives achieved under this category shall be awarded points based on the physical size, location, public accessibility, and quality of improvement made. Connection to existing public recreational areas and achievement of target facilities of the Page Park Community Plan shall be considered in the award of bonus under this category.

Category 3: Page Park Improvement Fund

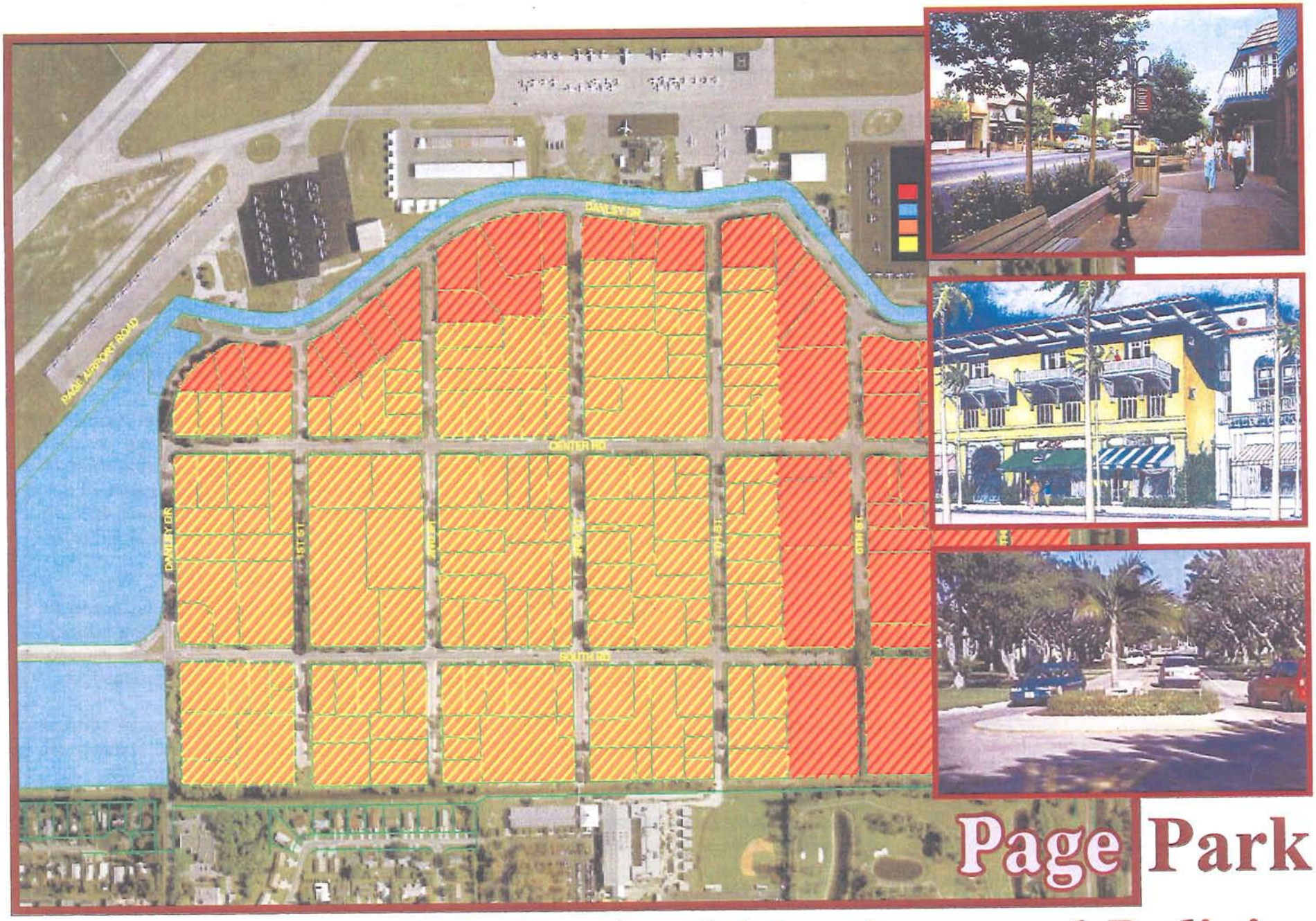
Contributions to the Page Park Improvement Trust Fund (PPIF) can be made in accordance with a schedule approved by the County to achieve greater density for a development site. Contributions collected under the PPIF will be used by the County to make public improvements only in the Page Park Community, where developments achieve additional development through awards under this category. Monies under this fund could be used, but are not limited to the following types of public improvements: public parks, bike and or pedestrian paths, greenbelt and nature trails, plantings, and infrastructure improvements. The County will prepare an annual report describing the amount of money collected under this program, current and proposed expenditures, and projects under this program inclusive of an anticipated time schedule.

Category 4: Transportation Improvements
The provision of transportation improvements in excess of those required under other regulations and review procedures shall be objectives under this program, based on achieving suitability and eligibility criteria. The improvements that may receive points under this category may include but are not limited to:

- Provision of land to support existing and proposed right-of-ways on and off-site needed by the County within Page Park;
- Provision of streetscape improvements (plantings, street furniture, etc);
- Provision of traffic control measures (e.g. signalization, pedestrian walk striping);
- Traffic calming control measures

Category 5: Affordable Housing
As housing costs continue to escalate, the provision of affordable housing to support the workforce associated with commercial services and industries will continue to be an important objective to sustain the County's and Page Park's socio-economic long-term objectives. Points would be awarded based on the provision of the quantity and quality of affordable housing opportunities provided on and/or off-site. The suitability of areas to support population needs will be considered in evaluating proposed affordable housing contributions under this category.

Category 6: Land Assemblage
The pre-platted nature of Page Park poses challenges to the aggregation of land needed to support a quality commercial and/or mixed use development. Points will be awarded under this category based on the amount of land assembled, (3 acres or more of lots and consisting of at least 250 feet in depth along the 50% of the site's frontage), the number of platted lots assembled, the amount of commercial development proposed, and the location of the assemblage.



Page Park

VI Goals, Objectives and Policies

Recommended Goals, Objectives and Policies

VISION STATEMENT:
The Page Park Community, bound by US 41 and Danley Road to the west, Iona Drainage District (IDD) Canal "L" to the east, the IDD Canal "L-7" to the south, and the Page Field Airport to the north, is predominantly a residential area consisting of single family and multi-family homes, often abutting commercial and/or industrial uses. Due to its centralized location between two major commercial corridors (U.S. 41 and Metro Parkway), Page Park has felt pressure from more intense development than it desires, and faces traffic cut-through concerns. The Page Park Community desires to maintain and enhance the small community feel, while embracing its heritage and unique beginnings as Lee County's only military base and transition to compatible mixed use redevelopment in a more attractive, architecturally pleasing way. An upgrade of the housing stock is also a desirable outcome of the planning process. The Community strives to create these redevelopment opportunities through various economic incentives.

GOAL _: PAGE PARK COMMUNITY. To revitalize the village-like residential neighborhood into a vibrant mixed-use community, that captures the area's heritage by providing infrastructure, pedestrian and bicycle connections, and business opportunities together with consistency in signage, landscaping, and enhanced development standards, thereby promoting a mix of commercial and residential uses that will provide services to the local community and the driving public. For the purposes of this goal and related objectives and policies, Page Park is generally defined and bound by Page Field Airfield to the north, U.S. 41 (Cleveland Avenue) and Danley Road to the west, Iona Drainage District (IDD) Canal "L-7" to the south, and IDD Canal "L" to the east.

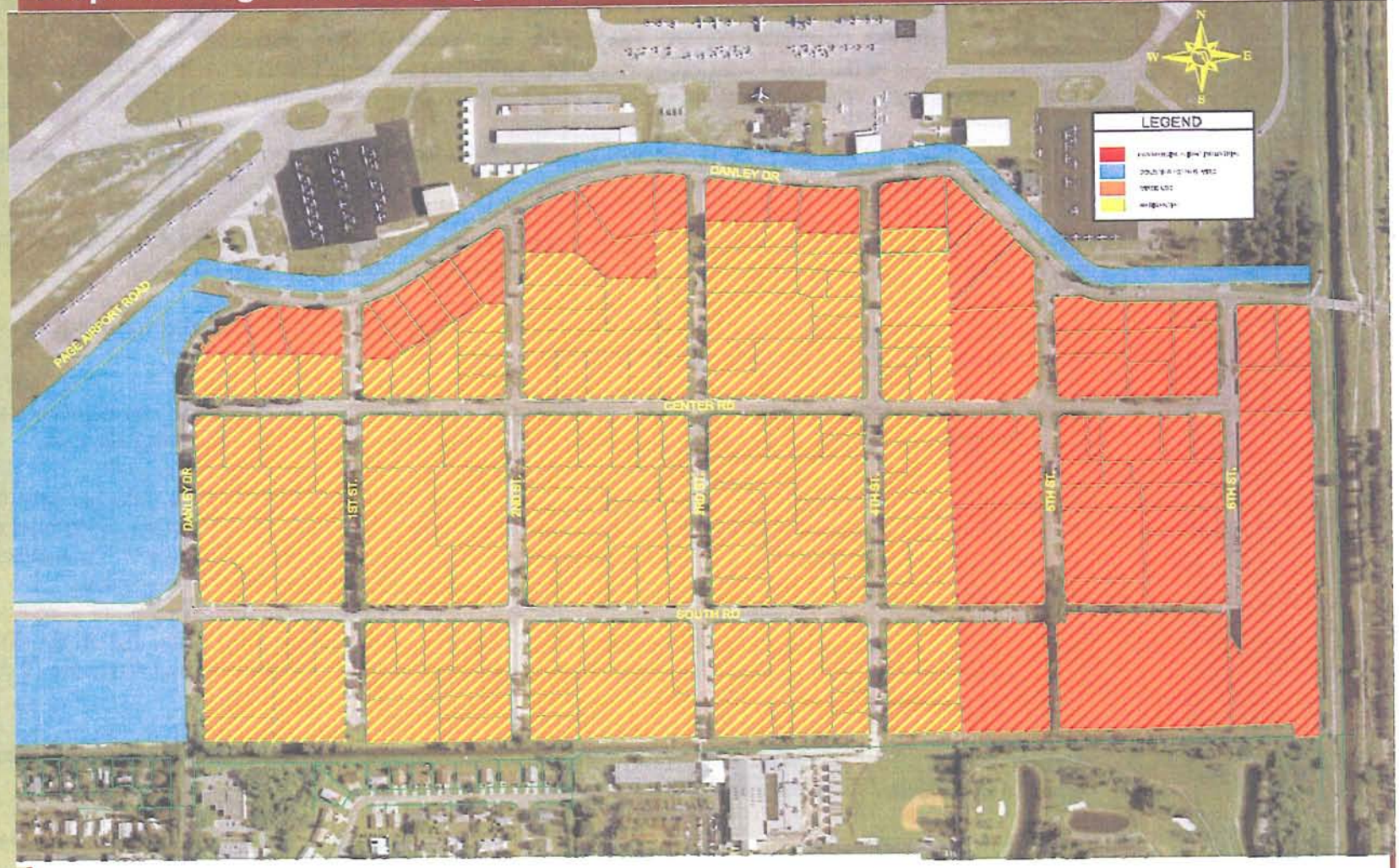
POLICY _____: By the end of 2008, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations that provide for enhanced landscaping along roadways, greater buffering between existing and proposed incompatible uses, enhanced property appearance standards, architectural standards, and signage, lighting, and uses consistent with the Page Park Community Vision Statement and all Land Use and Overlay designations.

POLICY _____: Lee County is discouraged from approving deviations that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards.

POLICY _____: Lee County, with the assistance of the Department of Human Services will to establish incentives for voluntarily bringing older projects into compliance with the regulations adopted as a result of the Page Park Community Plan.

POLICY _____: By 2008 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code.

Proposed Page Park Overlay Map



age Park Community is an area of approximately 135.66 acres in size and contains 195 parcels of land. There are six different existing land uses within the Page Park Community, however most properties fall within four major groups: Industrial (38.88 acres or 28.66% in pink), Multi-Family Residential (31.90 acres or 23.51% in brown), Vacant Land (26.82 acres or 19.77%i in green), and Single Family Residential (26.02 acres or 19.18% in yellow). Commercial (4.33 acres in red) and County owned land (7.71 acres in blue) makes up the remainder of uses. Many uses within Page Park often exist to the determents of its abutting property.

Mixed Use Overlay

OBJECTIVE ___: MIXED USE OVERLAY. The Council will amend Map 16 "Planning Communities" of the Future Land Use Plan to attain the goals of the Page Park Community Plan. Table 1(b) Planning Community Year 2020 Allocations will also be updated to include Page Park. The Page Park Community Plan Land Use Map designations are depicted on Map ____.

POLICY _____: By the end of 2007, the area known as Page Park Community will adopt and be designated as a Mixed-Use Overlay on the Lee County Future Land Use Map.

POLICY _____: By the end of 2008, the Page Park Planning Panel will propose regulations that encourage and allow mixed use developments within the Page Park Mixed Use Overlay on the Future Land Use Map,.

POLICY ____: Any Future Land Use Map amendments in Page Park must be evaluated for consistency with the Page Park Community plan by the Page Park Community Planning Panel.

POLICY _____: Mixed use developments, as defined in the Lee Plan, and mixed use developments containing both commercial and residential uses within the same structure are strongly encouraged throughout Page Park.

POLICY _____: Mixed use developments will be limited to ten (10) residential dwelling units per acre. Bonus densities for mixed use development shall be limited to fifteen (15) dwelling units per acre. However, additional density may be awarded as bonus density and based on the six (6) performance categories outlined in Chapter V. The bonus can be awarded in proportion to the number of categories fully met for a maximum of nine (9) dwelling units per acre.

For example: two (2) categories will allow for an extra three (3) dwelling units per acre of maximum density, four (4) met categories will allow for an extra six (6) dwelling units per acre of density, and all six (6) categories met will allow for an extra nine (9) dwelling units per acre of maximum density over and above the 10 du/ac that would be typically allowed.

POLICY _____: New mixed use development that requires rezoning within the Page Park Community must be rezoned as a Mixed Use Planned Development (MPD).

POLICY _____: The following uses will be subject to additional compatibility review and statndards through the COD rezoning process within the Page Park Community: "detrimental uses" (as defined in the Lee County Land Development Code), nightclubs, bars and cocktail lounges not associated with a Group III Restaurant, gas stations, auto repair service, bus station, car wash, cold storage warehouse and processing plant, excavations (except for development such as stormwater management ponds), farm equipment sales and service, outdoor storage (except for what is currently existing or vested), outdoor flea market, mobile home dealers, mass transit depot or maintenance facility (government-operated), processing and warehousing, recycling facility, rooming house, self-service fuel pumps, truck stop, vehicle and equipment dealers.

Residential Use

OBJECTIVE __: RESIDENTIAL USE. Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, access and requiring compliance with enhanced buffering requirements.

POLICY ____: Stand-alone residential activity and uses will be allowed in all areas within Page Park except along Danley Drive and at the east side of Page Park.

POLICY _____: New residential development, with the exception of a single family residential dwelling, that requires a rezoning within the Page Park Community must be rezoned as a Planned Development (PD).

POLICY _____: With the exception of mixed-use projects, residential uses are limited to no more than ten (10) dwelling units per acre. Bonus density will also be allowed based on performance categories and may be awarded in proportion to the number of categories met for a maximum of nine (9) dwelling units per acre.

For example, if two (2) of the six (6) categories are met, then one-third of the available bonus density shall be awarded: two (2) categories will allow for an extra three (3) dwelling units per acre of maximum density, four (4) met categories will allow for an extra six (6) dwelling units per acre of density, and all six (6) categories met will allow for an extra nine (9) dwelling units per acre of maximum density over and above the 5 du/ac that would be typically allowed.

Commercial Use

OBJECTIVE ___: COMMERCIAL USE. Because of poorly planned and incompatible commercial developments of the past, existing and future County regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the preferences of the Page Park Community to ensure that commercial areas maintain a pleasing visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities, while discouraging uses that are not compatible with adjacent uses and have significant adverse impacts on the neighboring properties.

POLICY ____: Stand-alone commercial activity and uses will be limited to Danley Drive and the east side of Page Park. Commercial uses will be permitted elsewhere within the Page Park Community, but **only** as part of a mixed use development, either as defined in the Lee Plan, or as a mixed use development containing both commercial and residential uses within the same structure.

POLICY _____: New stand-alone commercial development that requires rezoning within the Page Park Community must be rezoned as a Commercial Planned Development (CPD).

POLICY _____: The following commercial uses will be subject to additional compatibility review and standards through the CPD rezoning process, **except** within the areas that allows for stand-alone commercial development along Danley Drive and at the east end of the Page Park Community: fish markets or wholesale fish house, retail stores that have a total floor area in a single use building which exceeds 2,500 square feet; and a multi-use building which exceeds 5,000 square feet, mini-warehouses, banks, ATM machines, restaurants, animal kennels, assisted living facility, auto parts store, boat sales and repair, building material sales, community residential home, consumption on premises, drive-thru for any permitted use, indoor flea market, funeral home or mortuary, health care facility, manufacturing facility, package store, fast-food restaurant, social services - group I, indoor storage, wholesale establishments.

POLICY: _____: By the end of 2007, the Industrial Development Future Land Use designation will be amended to the Intensive Development Future Land Use designation to accommodate all existing industrial uses as well as the transition to mixed use development and redevelopment.

POLICY ____: No new industrial activities, uses, rezonings or expansions of existing industrial uses are permitted within the Page Park Community.

Housing

OBJECTIVE ____: HOUSING. The County will explore ways to provide decent, workforce housing to meet the needs of present and future residents of the Page Park Community.

POLICY ____: The County will encourage "live-work" housing units within the Page Park Community's Mixed Use Overlay, whereby the occupant can live and work from within the same building structure.

POLICY ____: By the end of 2008 the Page Park Planning Panel will submit regulations that will provide standards for "live-work" housing within Page Park for Lee County to review, amend or adopt.

POLICY ____: The County will continue to enforce minimum standards of housing and sanitation and require prompt action in the identification of abandoned or dilapidated property which may need to be demolished per the Lee County Land Development Code.

POLICY ____: The County will inform, educate, and encourage residents of the Page Park Community about funding opportunities or programs available to assist in the rehabilitation of existing residential structures that are in need of repair, rehabilitation or removal.

Transportation

OBJECTIVE ___: TRANSPORTATION. All road improvements within the Page Park Community considered by the County will address the Community's goal to maintain its small town character and give preference to alternatives that allow existing roads to function at their current capacity.

POLICY _____: To mitigate or curtail cut-through and speeding traffic throughout the Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee Department of Transportation, will prepare a traffic calming plan for streets within the Page Park Community. Upon approval, these traffic calming techniques will be employed as financially feasible, as the need or opportunity arises to repair, renovate, expand, or modify a section of street which utilizes these techniques within the plan.

POLICY _____: The County will review and evaluate the one-way section of 6th Street as to its need, and remove the one-way restriction if found to be obsolete for traffic routing.

POLICY _____: Expansion of arterial roadways such as Danley Drive should include physically-separated provisions for bicyclists/pedestrians to provide for connection to the Ten mile Linear Park, Jerry Brooks Park, and the US 41 corridors.

POLICY _____: Mixed use and commercial developments within the Page Park Community are encouraged to provide interconnect opportunities with adjacent mixed use and commercial uses in order to minimize access points onto primary roads. Residential developments are also encouraged to provide interconnect opportunities with commercial and mixed use areas, including but not limited to bike paths and pedestrian

Sewer and Water

OBJECTIVE ___: SEWER AND WATER. Given the desire to provide a mix of uses and a mix of residential densities, central sewage service is essential and is strongly encouraged for the Page Park Community within all land use categories.

POLICY ____: Central sewer service is strongly recommended for future higher density and intensity developments which are proposed within the Page Park Community. Any new developments that meet the criteria outlined in Standard 11.2 of the Lee Plan are required to connect to a central sewer system.

POLICY _____: At the County's expense, the County will upgrade and improve the Page Park Community's central water supply system as part of any future central sewer system installation project.

Parks and Recreation

OBJECTIVE ___: PARKS AND RECREATION. Lee County will work with the Page Park Community to ensure that recreation for the Page Park Community is provided for.

POLICY _____: Lee County Department of Parks and Recreation will work with the Lee County Port Authority and the Lee Department of Transportation to realign South Street to a point farther north to increase the pedestrian safety of Jerry Brooks Park users.

POLICY _____: Lee County Department of Parks and Recreation will work with the Page Park Community to ensure that the all enhancements of Jerry Brooks Park meets the recreational needs of the Page Park Community and are integrated into the existing park areas.

Community Safety

OBJECTIVE ____: COMMUNITY SAFETY. To increase the safety and security for all Page Park Community residents, a security survey was conducted by the Lee County Sheriff's Department on April 5, 2006. The survey provided recommendations that could assist in reducing criminal behavior if implemented.

POLICY _____: The Page Park Planning Panel will request an annual security survey update from the Lee County Sheriff's Department, and will implement any recommendations they provide to reduce or eliminate criminal behavior in the area.

POLICY _____: The Page Park Community will continue and expand, as feasible, its Neighborhood Watch Program administered by the Lee County Sheriff's Department.

POLICY _____: The Page Park Community will continue to work with the Lee County MSTBU Department to increase and enhance street lighting throughout the Page Park Community.

POLICY _____: By the end of 2008, the Page Park Planning Panel will draft and submit proposed Land Development Code regulations that will incorporate Crime Prevention Through Environmental Design (CPTED) techniques to enhance safety to their community.

POLICY _____: The Page Park Planning Panel will work with Lee County Code Enforcement to address the issues that can influence increased criminal activity. These issues include, but are not limited to:

- Trim overgrown vegetation on both improved and vacant lots
- Notification of untagged vehicles
- Unlicensed businesses out of homes
- Debris and illegal dumping on vacant lots
- Vehicle parking on sidewalks
- Eliminate graffiti as soon as it appears.

POLICY _____: The County will review, assess, and evaluate the Page Park Community roadway network for all needed safety improvements, such as but not limited to:

- Adding traffic center line to roadways
- Designating cross walks with signage and/or road markings
- Add traffic calming devices such as roundabouts and raised crosswalks

Design Guidelines

OBJECTIVE ____: DESIGN GUIDELINES. To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community.

POLICY ____: By the end of 2008 the Page Park Planning Panel will propose regulations for architectural design guidelines.

POLICY ____: The architectural design guidelines will apply to all new development and to all redevelopment of, or additions or renovations to, an existing building, where the cumulative increase in total floor building area exceeds 50 percent of the square footage of the existing building being enlarged or renovated.

Public Participation

OBJECTIVE ___: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY _____: As a courtesy, Lee County will register citizen groups and civic organizations within the Page Park Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. The County's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY _____: The applicant for any development request within the Page Park Planning Community must conduct one public informational session where the applicant will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

LEE COUNTY ORDINANCE NO.09-12
(Raymond Building)
(CPA2006-14)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2006-14 (PERTAINING TO RAYMOND BUILDING SUPPLY) APPROVED DURING THE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on June 23, 2008; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on October 23, 2008. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2006-14 pertaining to Raymond Building Supply to the Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the October 23, 2008 meeting, the Board announced its intention to

hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on January 16, 2009; and,

WHEREAS, on February 25, 2009, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "2007/2008 Regular Comprehensive Plan Amendment Cycle CPA2006-14 Raymond Building Supply Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board on February 25, 2009, known as CPA2006-14. CPA2006-14 amends the Future Land Use Map Series, Map 1, for a 14.1± acre parcel from the "Suburban" future land use category to the "Industrial Development" future land use category. *See* Exhibits

1 and 2 attached hereto. CPA2006-14 also amends the text of Policy 1.1.7 to add the language to the end of the paragraph limiting the maximum floor area ratio for the property that is the subject of this amendment to 0.3. as follows:

POLICY 1.1.7: The Industrial Development areas play an important role in strengthening the county's economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special locational requirements that are more stringent than those for residential areas, including transportation needs (e.g., air, rail, highway); industrial levels of water, sewer, fire protection, and other urban services; and locations that are convenient for employees to reach. Whereas the other Future Urban Areas will include a broad combination of residential, commercial, public, and limited industrial land uses, the Industrial Development area is to be reserved mainly for industrial activities per se, as well as for selective land use mixtures such as the combined uses of industrial, manufacturing, research, properly buffered recreational uses (except where precluded by airport hazard zone regulations), and office complexes (if specifically related to adjoining industrial uses) that constitute a growing part of Florida's economic development sector. New natural resource extraction (mining) activities and fill dirt operations must be approved through the Industrial Planned Development rezoning process. Retail or wholesale of products manufactured or processed upon the premises may be allowed at a ratio of 1 square foot of commercial uses to 10 square feet of industrial use in association with a Planned

Development. Ancillary minor retail commercial uses intended to support the surrounding industrial land uses may not exceed 30,000 square feet per development; and, at buildout, may not exceed more than ten percent (10%) of the total acreage of the lands designated as Industrial Development areas in each community outlined in Map 16. Residential uses, other than bona fide caretaker residences, are not permitted in this category except to the extent provided in Chapter XIII of the Plan. The 14± acre parcel redesignated by CPA2006-14 from the Suburban to the Industrial Development future land use category, located north of Bayshore road and south of ACL Railroad right of way in Section 20, Township 43 South, Range 25 East will have a maximum Floor Area Ratio of 0.3.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the

powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184(9), Florida Statutes, or until the Administrative Commission issues a final order determining the adopted amendment to be in compliance in accordance with 163.3184(10), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made

effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner Hall, who moved its adoption. The motion was seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DONE AND ADOPTED this 25th day of February 2009

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: R. Judah
Ray Judah
Chair

DATE: 2/25/09

BOARD OF COUNTY COMMISSIONERS SEAL LEE COUNTY, FLORIDA

Approved as to form by:

Donna Marie Collins
County Attorney's Office

Exhibit 1: Map reflecting existing Future Land Use Map Classification of Suburban
Exhibit 2: Map reflecting change to Future Land Use Map Classification of Industrial Development

effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner Hall, who moved its adoption. The motion was seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DONE AND ADOPTED this 25th day of February 2009

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: Ray Judah
Ray Judah
Chair

DATE: 2/25/09

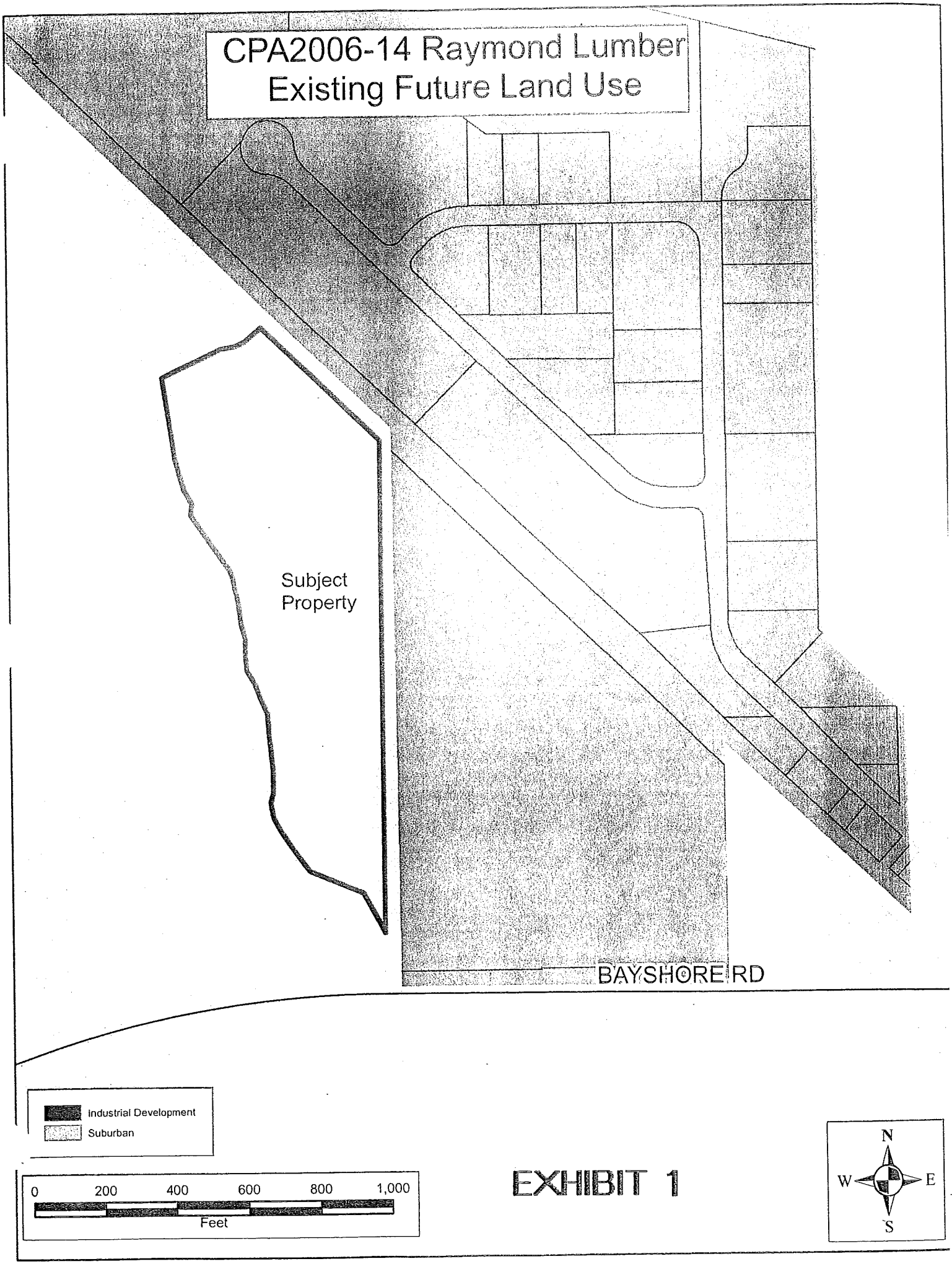

CPA2006-14 Raymond Lumber
Existing Future Land Use
Subject
Property
BAYSHORE RD
Industrial Development
Suburban
0
200
400
600
800
1,000
Feet
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EXHIBIT 1

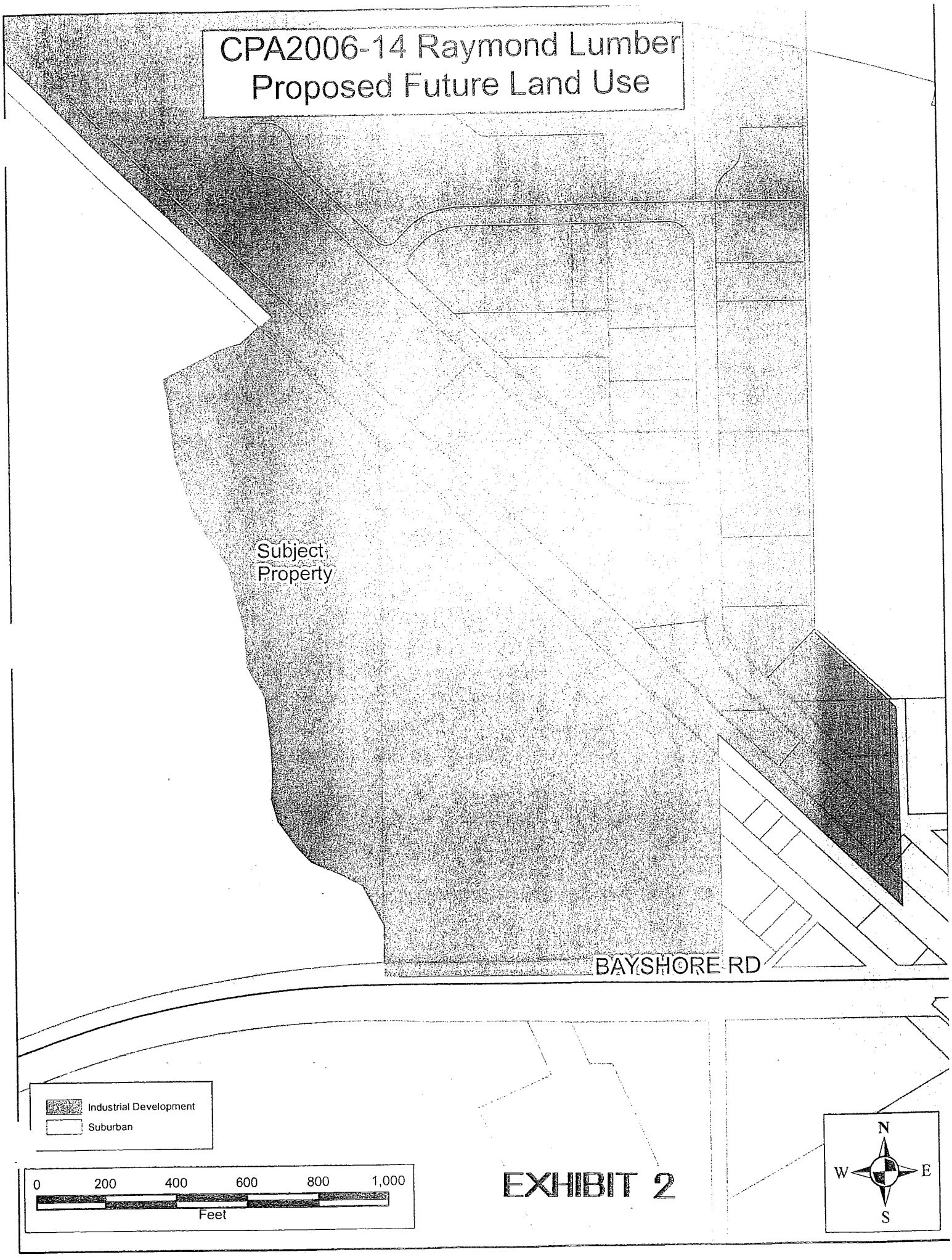

CPA2006-14 Raymond Lumber
Proposed Future Land Use
Subject Property
BAYSHORE RD
Industrial Development
Suburban
0
200
400
600
800
1,000
Feet
N
W
E
S

EXHIBIT 2

CPA2006-14
PRIVATELY SPONSORED RAYMOND LUMBER AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Privately Sponsored Application and Staff Analysis

BoCC Adoption Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

February 25, 2009

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-14

☐ **Text Amendment** ☑ **Map Amendment**

	This Document Contains the Following Reviews:
✓	**Staff Review**
✓	**Local Planning Agency Review and Recommendation**
✓	**Board of County Commissioners Hearing for Transmittal**
✓	**Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report**
✓	**Board of County Commissioners Hearing for Adoption**

STAFF REPORT PREPARATION DATE: April 21, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

Raymond Building Supply Corp.
Represented by Matthew Uhle of Knott, Consoer, Ebelini, Hart & Swett PA
1625 Hendry St. Suite 301
Ft. Myers, FL, 33901

2. REQUEST:

Amend the Lee Plan Map 1, Future Land Use Map for a 14 acre parcel from the Suburban to the Industrial Development Future Land Use Category. This parcel is on the north side of Bayshore Road approximately 1 mile west of I-75.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Planning staff recommend that the Board of Commissioners not transmit the proposed amendment as proposed.

As an alternative, Planning Staff recommends that the amendment be transmitted with the Conservation Lands future land use category as depicted on the map attached as Exhibit 3.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Chapel Creek defines the western border of the subject property.
- There are several active Gopher Tortoise burrows on the north side of the subject property.
- No Gopher Tortoise preserve has been depicted on the site plan proposed by the applicant.
- The applicant has proposed to relocate the onsite Gopher Tortoises off site.
- There is no capacity to relocate Gopher Tortoises within Lee County. The applicant would have to export them out of the County.
- The applicant has not obtained any permits to relocate the Gopher Tortoises.
- Master concept plan issues are not typically addressed in the Lee Plan amendment process.
- All of the necessary infrastructure is in place or can be provided to the subject parcel. The proposed land use change will not cause future road network plan changes. The requested land use change will have a minimal impact on public safety service providers.
- The proposed amendment will cause the population accommodation capacity of the Future Land Use Map to decrease in the Suburban designated portions of the North Fort Myers planning community
- The proposed development is consistent with Lee Plan Policy 1.1.7, the Industrial Development future land use descriptor policy of the Lee Plan and Lee Plan Goal 7: Industrial Land Uses.

C. BACKGROUND INFORMATION

1. INTRODUCTION

The subject property is a 14 acre parcel in North Fort Myers. The parcel is currently zoned AG-2 and is in the Suburban future land use category on Lee Plan Map 1, the Future Land Use Map. The applicant is proposing to change the future land use category from Suburban to Industrial Development. The subject property is a currently vacant parcel of land abutting the Raymond Lumber Yard on the east side and a large vacant parcel on the west and south. Chapel Creek forms the western border of the subject parcel. On the north side of the parcel is a railroad right of way operated by the Seminole Gulf Railroad Company. The land to the west and south is in the Suburban future land use category while the land on the north and east is designated Industrial Development. The parcel abutting to the east is currently an active commercial lumber supply facility operated by the applicant. There are no wetlands shown on the subject property.

2. COMPREHENSIVE PLAN BACKGROUND

The subject property has been designated Suburban on the Future Land Use Map since 1984, the year that the Lee Plan was adopted. There have been two previous small-scale plan amendments to accommodate the relocation of the Raymond Lumber operation: PAM96-

01and PAM97-04. PAM96-01 allowed the Raymond Lumber operation to move to the site by redesignating 9.98 acres of land from Suburban to Industrial development. PAM97-04 expanded the Raymond Lumber operation by redesignating 9.26 acres from Suburban to Industrial Development.

As an important industrial operation, Raymond Lumber is a significant employer in Lee County. Expansion of the operation may have a large impact on both the North Fort Myers planning community and Lee County in general. The economic benefits of increased industrial development need to be compared to the potential negative impacts on such areas as the provision of utility services, the transportation network, and the natural environment. The Lee Plan provides regulations and standards to address these concerns.

In addition to the industrial and environmental Goals, Objectives, and Polices in the Lee Plan, any proposed industrial development needs to meet the basic definition of the Industrial Development future land use category found in the Future Land Use chapter of the Lee Plan:

> **POLICY 1.1.7**: *The Industrial Development areas play an important role in strengthening the county's economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special locational requirements that are more stringent than those for residential areas, including transportation needs (e.g., air rail, highway); industrial levels of water, sewer, fire protection, and other urban services; and locations that are convenient for employees to reach. Whereas the other future urban areas will include a broad combination of residential, commercial, public, and limited industrial land uses, the Industrial Development area is to be reserved mainly for industrial activities per se, as well as for selective land use mixtures such as the combined uses of industrial, manufacturing, research, properly buffered recreational uses(except where precluded by airport hazard zone regulations), and office complexes,(if specifically related to adjoining industrial uses) that constitute a growing part of Florida's economic development sector. New natural resource extraction (mining) activities and fill dirt operations must be approved through the Industrial Planned Development rezoning process. Retail or wholesale of products manufactured or processed upon the premises may be allowed at a ratio of 1 square foot of commercial uses to 10 square feet of industrial use in association with a Planned Development. Ancillary minor retail commercial uses intended to support the surrounding industrial land uses may not exceed 30,000 square feet per development; And, at buildout, may not exceed more than ten percent (10%) of the total acreage of the lands designated as Industrial Development areas in each community outlined in map 16. Residential uses, other than bona fide caretaker residences, are not permitted in this category except to the extent provided in Chapter XIII of the Plan.*

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Introduction

The proposed amendment is intended to accommodate a future expansion to an existing industrial operation. Although many of the locational factors conform to the Lee Plan, there are environmental considerations on the subject property. If the applicant were to take proper steps *within this proposed amendment* to properly address these environmental constraints, the proposal as a whole would be in greater conformance with the Lee Plan.

Environmental Issues

County staff are concerned about the environmental impacts of the proposed amendment. Chapel Creek runs along the entire western and southern boundaries of the subject parcel. In addition, approximately 22 Gopher Tortoises occupies a portion of the northern end of the parcel. Any industrial development on this site must address both of these issues.

The applicants' Protected Species Survey (PSS) shows 5.74 acres of Palmetto Prairie (FLUCCS 321) on the subject site. This is prime Gopher Tortoise habitat and the PSS lists 17 active and 5 inactive Gopher Tortoise burrows on the site. Lee Plan Policy 107.8.1 states the County's intent to protect Gopher Tortoises wherever they are found. If on-site protection is unfeasible, off-site mitigation may be performed in accordance with Florida Game and Fresh Water Fish Commission requirements. The applicant has not obtained a permit to relocate the Gopher Tortoises. In addition, Lee Plan Policy 107.4.4 Restricts the use of protected plant and wildlife species habitat to that which is compatible with the requirements of endangered and threatened species and species of special concern. New developments must protect remnants of viable habitats when listed vegetative and wildlife species inhabit a tract slated for development, except where equivalent mitigation is provided. On-site preservation is the method recommended by Staff as this also conforms to Lee Plan Policies 107.3.1 and 107.4.2. Policy 107.3.1 encourages upland preservation in and around wetlands to provide habitat diversity and promote and enhance wildlife conservation. Policy 107.4.2 mandates conservation of critical habitats of rare and endangered species through development review.

The applicant has provided a site plan showing a 3.45 acre native indigenous preserve along the western boundary of the subject site. However, this site plan would not be adopted as part of the proposed plan amendment. The amendment as proposed would only change the future land use category to Industrial Development and would place no conditions on the development site plan. The plan amendment as proposed contains no provisions to address the impacts of an industrial development on Chapel Creek. Redesignating the 3.45 acre preserve area to the Conservation Lands future land use category would better conform to the Lee Plan. A staff report by Lee County Environmental Sciences Staff states that utilizing the Conservation Lands future land use category as depicted in Exhibit 3 would provide:

- A natural transitional zone between residential and industrial uses;
- An indigenous high quality upland habitat for the threatened Gopher Tortoise;
- A contiguous indigenous preserve with the adjacent proposed Chapel Creek RPD;
- A wildlife connection and corridor through the wetlands allowing connectivity from Chapel Creek to the Caloosahatchee River for water dependent wildlife; and
- Connectivity from Chapel Creek RPD indigenous preserve to the adjacent palmetto prairie being utilized by the Gopher Tortoises allowing interaction to a larger percentage of tortoises ensuring a more viable population.

The full Environmental Sciences staff report is attached as Exhibit 4.

Population Accommodation and Lee Plan Table 1(b)
The subject property is located in the North Fort Myers planning community. At 14 acres, the subject property would allow a total of 84 units which equals 179 residents. The Industrial Development Future Land Use category does not permit residential development. Therefore, redesignating the property to the Industrial Development category would cause a reduction of 179 residents. There is sufficient acreage allocated to the Industrial Development future land use category to accommodate the 14 acre subject parcel and still leave 367 acres.

School Impacts
The proposed amendment will reduce potential future residential density by 84 dwelling units. At a rate of .316 students for every single family residence, eliminating the residential uses from this property will result in a reduction of 26.544 students in the Lee County School District. This is an insignificant impact on the School District. A letter from the Lee County School District dated September 29, 2006 states that the proposed development will have no impact on the Districts' classroom needs.

Coastal High Hazard Area
The subject property is located in the Category 3 Hurricane storm surge zones as depicted on Plate 7 of the 1991 Hurricane Storm Tide Atlas for Lee County. The property is therefore not within the Coastal High Hazard Area (CHHA). The Coastal High Hazard Area (CHHA) only includes those areas within the Tropical Storm and Category 1 storm surge zones.

Sheriffs Office
A letter dated September 25, 2006 from the Office of the Sheriff states that the proposed amendment would not affect the ability of the Lee County Sheriffs Office to provide core services to the subject property.

Fire
The subject property is served by the North Fort Myers Fire Control District. A letter from the Fire Chief for North Fort Myers dated September 20, 2006 states that the proposed amendment would not negatively affect the Fire District's ability to provide fire and emergency services to the subject property.

Emergency Medical Services
A letter dated January 23, 2008 from the Lee County Emergency Medical Services office states that the subject property is served by Station 19 which is approximately 1.25 miles away. The letter states that the proposed amendment is not anticipated to create a negative impact on the EMS level of service.

Utilities
Lee Plan Policy 7.1.5 states that the timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities.

The subject property is within the Lee County Utilities water service area. A letter from Lee County Utilities dated November 20, 2007 states that potable water lines are currently in operation in the area of the subject property but that the developer may be required to fund system enhancements such as line

extensions. Lee County Utilities presently has the capacity to provide potable water service to the subject property based on the applicants estimation of 4 industrial units with a flow demand of 1,680 gallons per day.

Wastewater service to the subject property is provided by North Fort Myers Utilities (NFMU). A letter from NFMU states that they currently have the capacity to treat 1,680 gallons per day from its wastewater treatment plant.

The adequate capacity of both potable water and wastewater puts the proposed development of the subject property in conformance with Lee Plan Policy 7.1.5.

Industrial development must also meet the standards of Lee Plan Goal 11. Standard 11.1 requires that any new industrial development exceeding 30,000 square feet must connect to a public water system. The proposed development is estimated at 180,000 square feet on the subject property and therefore will require connection to a public water system. Standard 11.2 requires that new industrial development that generates more than 5,000 gallons of sewage per day must connect to a sanitary sewer system. With an estimated 1,680 gallons per day, the subject property does not exceed the threshold for Standard 11.2.

Solid Waste
The applicant submitted a letter from Operations Manager of Lee County Solid Waste Division dated September 27, 2006. The letter states that the division is capable of providing service to the subject property and that plans have been made to allow for growth to maintain long-term disposal capacity.

Parks, Recreation and Open Space
Parks and Recreation is one of the areas that are covered by minimum required levels of service. The Lee Plan standard for minimum level of service for regional parks is 6 acres per 1,000 residents. The mandatory level of service for community parks is .8 acres per 1,000 residents. Redesignating the property to the Industrial Development category would cause a reduction of 84 residents. This would cause a reduction in mandatory regional park acreage by .504 acres. The required community park acreage would be reduced by .0672 acres.

Historic Resources
The applicant submitted an archeological inquiry about the subject property to the Division of Historical Resources of the Florida Department of State. The Master Site file lists no previously recorded cultural resources on the subject property.

Transportation Issues
Industrial development can have significant impacts on the transportation network. The subject property is located just off of Bayshore Road approximately one mile west of the interchange with I-75. The segment of Bayshore road from Slater Road to I-75 has a projected future level of service "B."

In a letter dated March 20, 2008, Lee County Department of Transportation staff state that the proposed amendment would allow approximately 180,000 square feet of industrial uses on the subject property. Such development would generate 94 trips on a p.m. peak hour basis based on an assumption of light industrial uses. Transportation Staff have determined that this land use change will not alter the future road network plans.

A letter from Lee County Transit Planning staff dated September 25, 2006 states that the County currently does not provide transit service to the subject property or the surrounding area. Planning studies have not identified the need to extend service to the site within the Lee County Transit Development Plan or the Lee County Long Range Transportation Plan. Transit Staff do not anticipate this to change with the proposed amendment.

In addition, the Lee Plan policy 7.1.9 does not permit industrial development if it allows industrial traffic to travel through predominantly residential areas. The proposed development will be accessed through the existing industrial operation which has access directly onto Bayshore Road.

Industrial Compatibility

Lee Plan Policy 7.1.6 states that land that is located outside of the Industrial Development, Tradeport and Industrial Interchange areas but within the designated Future Urban Areas may be developed for light industrial purposes so long as adequate services and facilities are available, the use will not adversely impact surrounding land uses, and natural resources are protected if it is adjacent to other existing or designated industrial lands. The subject property abuts on the east an area that is already an active industrial operation. That operation is already designated Industrial Development on the Future Land Use Map of the Lee Plan. In addition, the land to the north of the property is also designated Industrial Development. Therefore, the subject property conforms to Lee Plan Policy 7.1.6a. If this property is designated Industrial Development, it will not create an outlier of industrial land intruding into the Suburban area. It will result in a relatively compact form for the industrial land uses. Lee Plan Policy 7.1.3 states that industrial land uses have special considerations for there locations. These considerations include such factors as topography; choice and flexibility in site selection; access by truck, 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. The property abuts an arterial roadway and is approximately one mile from the I-75 interchange. In addition, the northern boundary of the property abuts the railroad right of way for the Seminole Gulf Railroad company. Industrial land uses are more compatible along railroads than the residential uses currently permitted by the Suburban future land use category. The Raymond Lumber operation actively utilizes the railroad access as part of its' operations. The location of the subject property therefore conforms to Lee Plan Policy 7.1.3. The subject property is within the future urban area which puts it in conformance with Lee Plan policy 2.1.1. This policy states that most residential, commercial, industrial, and public development is expected to occur within the designated future urban areas on the Future Land Use Map.

Any future development on the property must utilize the planned development process in order to address the needs and constraints listed in Lee Plan Policies 7.1.1 and 7.1.2:

> ***POLICY 7.1.1:*** *In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:*
>
> *1. The development must comply with local, state, and federal air, water, and noise pollution standards.*
>
> *2. When located next to residential areas, industry must not generate noise levels incompatible with the residential development.*

3. Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.

4. Contamination of ground or surface water will not be permitted.

5. Applications for industrial development will be reviewed and evaluated as to:

a. Air emissions (rezoning and development orders);
b. Impact and effect on environmental and natural resources (rezoning and development orders);
c. Effect on neighbors and surrounding land use (rezoning);
d. Impacts on water quality and water needs (rezoning and development orders);
e. Drainage system (development orders);
f. Employment characteristics (rezoning);
g. Fire and safety (rezoning and development orders);
h. Noise and odor (rezoning and development orders);
i. Buffering and screening (planned development rezoning and development orders);
j. Impacts on transportation facilities and access points (rezoning and development orders);
k. Access to rail, major thoroughfares, air, and, if applicable, water (rezoning and development orders);
l. Utility needs (rezoning and development orders); and
m. Sewage collection and treatment (rezoning and development orders).

***POLICY 7.1.2**: Industrial developments requiring rezoning and meeting development of County impact (DCI) thresholds must be developed as planned developments designed to arrange uses as an integrated and cohesive unit in order to:*

- *Promote compatibility and screening;*
- *Reduce dependence on the automobile;*
- *Promote pedestrian movement within the development;*
- *Utilize joint parking, access and loading facilities;*
- *avoid negative impacts on surrounding land uses and traffic circulation;*
- *protect natural resources; and*
- *provide necessary facilities and services where they are inadequate to serve the proposed use.*

There are environmental constraints present on the subject property. A number of Gopher Tortoise burrows occupy the north end of the site and Chapel Creek runs along the western border. The requirement in Policy 7.1.2 to "protect natural resources" is particularly relevant to the proposed amendment. The applicant has submitted a site plan showing a native indigenous preserve along Chapel Creek. Although this addresses buffering and environmental concerns, it is less compatible with potential industrial development than if the land within the buffer were designated as Conservation Lands future land use category.

Surrounding Zoning and Future Land Uses

The eastern edge of the subject parcel abuts the current Raymond Lumber operation. That operation is zoned as an IPD and is in the Industrial Development future land use category. To the north is the railroad right of way and more industrial uses. That northern parcel is zoned IL and is also in the Industrial Development category. Industrial development on the subject property would be compatible with the land on the north and east.

Chapel Creek is the southern and western boundaries of the subject parcel. The parcel across this creek is currently vacant. It is zoned AG-2 and is designated as Suburban future land use category. However, this parcel is currently in the process of being rezoned as a Residential Planned Development called Chapel Creek. Both of the two optional site plans for the proposed residential subdivision show a natural preserve along Chapel Creek. This preserve area runs along the entire boundary with the subject parcel. West of this preserve, the site plan shows single family residential units. An optional site plan shows multifamily residential units. Both Lee Plan Policies 7.1.1 and 7.1.2 list screening and buffering as criteria in the approval of industrial development. In addition, Lee Plan Policy 7.1.8 states that land development regulations will require that industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution. The amendment as proposed would have the Industrial Development future land use category abutting the Chapel Creek residential subdivision. The amendment would be in much greater conformance with these Lee Plan policies if the preserve areas of the subject parcel were placed in the Conservation Lands future land use category. This would also assure that this area would be in a natural state, which would help to buffer the residential units of the proposed Chapel Creek residential subdivision.

B. CONCLUSIONS

The proposed development has the potential to negatively impact Chapel Creek and an area inhabited by Gopher Tortoises. Although the applicant has provided a site plan to show preserve areas that will be proposed during the rezoning process, there are no measures in the proposed amendment to conform with the environmental regulations of the Lee Plan.

The creation of 14 additional acres of Industrial Development land will not significantly impact the 2030 allocations on Table 1(b). Similarly, the reduction of 14 acres of Suburban land will have no substantial effect on the population capacity of the North Fort Myers planning community. The decrease in potential residential development will decrease the potential impact on the Lee County School District. Potable water, wastewater and solid waste service providers will be able to maintain their levels of service to the subject property under the applicants' estimated service needs. The proposed amendment will not adversely affect fire, EMS, or law enforcement services. The applicants' intended use of the subject property will not adversely affect the local road network. The subject property's location is compatible with industrial uses and will not adversely affect abutting land uses. The close proximity of a rail road, an arterial roadway and I-75 puts the subject property in conformance with Lee Plan Policies 1.1.7, 7.1.1, and 7.1.3. Development of the subject parcel will not impact historic or archeological resources.

C. STAFF RECOMMENDATION

In light of the applicants' insufficient measures to address the environmental impact of the proposed amendment on the subject property, Planning staff recommend that the Board of Commissioners not transmit the amendment as proposed.

As an alternative, Planning Staff recommends that the amendment be transmitted with the Conservation Lands future land use category as depicted on the map attached as Exhibit 3.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: June 23, 2008

A. LOCAL PLANNING AGENCY REVIEW

Planning staff and the applicant made presentations. One LPA member asked what economic incentive did the applicant have to set aside a portion of the subject property for gopher tortoise preservation. Staff indicated that it was not a matter of incentive but of preserving the environmental integrity of the subject property. One member asked how the size of the preserve was calculated. Staff indicated that the portion that runs along the western edge was based on the applicants own proposed buffer and preserve while the southern edge of the gopher tortoise preserve was based on where the eastern edge of the subject property intersects the right of way of the railroad. Another member asked if the gopher tortoise preserve would be able to hold additional tortoises from off site. Staff stated that the number of tortoises on the site is the maximum holding capacity. One member asked the applicant how much of the building site would be affected by the proposed gopher tortoise preserve. The applicant said only one building. One member questioned the applicants environmental consultant about the gopher tortoises. The consultant indicated the number and location of the tortoise burrows. Two LPA members discussed whether the main issue in this proposed amendment was the industrial use of the land or the preservation of the gopher tortoises. One member stated that this meeting was not the proper venue for addressing the tortoise issue and that the presence of the railroad was detrimental to the safety of the tortoises. The member stated that gopher tortoise issues should and would be addressed at a later stage in the development of the subject property. The member stated that to begin to address the issue in the LPA would create great difficulties in the plan amendment process. The other member stated that the tortoise preserve should be discussed at the LPA and that gopher tortoises in general have not been sufficiently addressed by the policies and practices of Lee County. The member stated that the Lee Plan has established a value for gopher tortoises and that this value is also important as well as economic considerations. One member asked the environmental consultant about how the endangered status of the gopher tortoise affected development of the property. The consultant stated that the incidental take procedure was difficult and that relocation of the tortoises was to be used. Another member asked the applicant how important the railroad frontage is to the economic viability of the site and the applicant stated that it is vital. Another member stated that the gopher tortoises were only one issue among many on this proposal. The member stated that other issues such as the suitability of the site for industrial uses outweighed the preserve issue. This member agreed that the LPA was not the proper venue for addressing the gopher tortoise issue.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

The LPA recommends that the Board of County Commissioners transmit the amendment as proposed by the applicant.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The LPA accepted the findings of fact as presented by the applicant. The LPA stated that the subject property was suitable for industrial development. The LPA also stated that the

economic importance of the applicants business in the county and the importance of the proposed amendment to the applicants economic well-being outweighed the need to preserve the Gopher tortoise habitat as recommended by Planning Staff.

C. **VOTE:**

NOEL ANDRESS	**AYE**
LES COCHRAN	**ABSENT**
RONALD INGE	**ABSENT**
JACQUE RIPPE	**AYE**
CARLETON RYFFEL	**AYE**
LELAND M. TAYLOR	**ABSENT**
RAE ANN WESSEL	**AYE**

PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: October 23, 2008

A. BOARD REVIEW:

Planning and Environmental Sciences Staff made presentations. One Board member asked Environmental staff about the current state of the Gopher Tortoise burrows. Another member asked what would happen to the tortoises if it was not possible to preserve them onsite. Environmental staff replied that the County and the Fish and Wildlife Service have regulations in place for relocating the tortoises. The Board member asked the applicant's environmental consultant if there was going to be an incidental take on this case. The consultant stated that the applicant intended to only use offsite relocation. Another Board member asked if only specific sites must be used for relocation and the consultant stated that only approved sites were allowed. The Board member asked if the main point of the applicants case was that the environmental concerns were premature for the plan amendment process. The consultant replied yes it was. Putting land into the Conservation future land use category would remove the applicants flexibility regarding later environmental concerns.

Board members stated that there is community support for the proposed amendment. The members stated that the Lee Plan is flexible to allow for this kind of situation and that industrial diversity is needed in Lee County. One member asked if there was any guarantee that the gopher tortoises would be relocated. The Assistant County Attorney answered that such measures are in place in the Land Development Code.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

The Board of Commissioners voted to transmit the amendment as proposed by the applicant.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board stated that although Staffs concerns were valid, the Lee Plan is flexible enough to allow for the applicant to address the gopher tortoise issue without adopting staffs recommendations.

C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: January 16, 2009

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs provided the following objection to the proposed amendment:

Objection (Transportation Planning): The proposed amendment includes a transportation analysis based on 180,000 quare feet of industrial use. Because the Comprehensive Plan does not establish an intensity of use standard for the Industrial Development future land use category, the amendment could potential (sic) *allow more than 180,000 square feet of industrial use. The proposed amendment is not appropriately supported by data and analysis demonstrating the availability of road facilities to meet the adopted level of service standards for the Five-Year and long-term planning timeframes based on an intensity of use standard established in the Comprehensive Plan. The amendment should be revised to establish an intensity of use standard for the subject amendment parcel, and then based on the intensity of use standard, support the amendment with a transportation analysis that demonstrates the availability of road facilities to meet the adopted level of service standards for te five-year and long-term planning timeframes. Thus, the proposed FLUM amendment 2006-14 is not supported by a road segment transportation analysis (including assumptions, data sources, and description of methodologies used) for the five-year and long-term planning timeframes addressing the following: (1) the number of peak-hour vehicle trips generated by the maximum development potential allowed by the FLUM amendment; (2) the impact of the peak hour vehicle trips on the projected operating level of service of potentially impacted roadways; (3) the need for road improvements (scope, timing and cost of improvements) or other planning alternatives to maintain the adopted level of service standards for future roadways; (4) coordination of the road improvements or other planning alternatives with the Future Land Use Element, Transportation Element (including Future Transportation Map), and Capital Improvements Elements, and implementation through the Five-Year Schedule of Capital Improvements; and (5) coordination of the road improvements with the plans of the Florida Department of Transportation and the Metropolitan Planning Organization.*

Rules 9J-5.005(2) and (5), 9J-5.019(3)(f, g, h, and i); 9J-5.019(5)(a and b); 9J-5.016(1)(a); 9J-5.016(2)(b, c, and f); 9J-5.016(4) F.A.C.; and sections 163.3175; 163.3177(2), (3), (8), and (10); 163.3177(6)(a and j); 163.3177(6)(h)1 and 2, F.S.

Recommendation: Don not adopt the FLUM amendment if it creates additional vehicle trips on roadways that currently operate below the adopted level of service standard or are projected to operate below the adopted level of service standard and for which there are no appropriately planned transportation improvements included in the Comprehensive Plan (Transportation Element and Capital Improvements Element). Alternatively, revise the amendment to include the data and analysis necessary to support the FLUM amendment and demonstrate coordination of land use with the planning for transportation facilities as well as coordination with the Transportation Element and Capital Improvements Element. Revise the Transportation element,

and Future Land Use Element, as necessary, to be consistent with, and supported by, the data and analysis and to achieve internal consistency with the FLUM. The Five-Year Schedule of Capital Improvements should be revised to include any needed improvements to maintain the adopted level of service within the five-year planning timeframe. Include data and analysis demonstrating coordination of the amendment with the plans of the Florida Department of Transportation and the Metropolitan Planning Organization. Revise the amendment, as necessary, to be consistent with and supported by the data and analysis. The plan should be revised to include strategies to address any deficiencies projected for the long-range planning timeframe.

B. STAFF RESPONSE

The applicant's representative has prepared a response to the DCAs Objections, Recommendations, and Comments (ORC) Report. The applicant has agreed to limit development of the subject parcel to approximately 183,000 square feet of industrial use by limiting onsite development to a Floor Area Ratio (FAR) of 0.3. The proposed level of development is consistent with a FAR of 0.3. The applicant has provided a traffic impact study based upon a 0.3 FAR. Bayshore Road is shown to operate at an acceptable Level of Service in the short-term five-year timeframe. Therefore, the Capital Improvement Plan will not require any modifications due to this proposed amendment. The study concludes that the existing roadway network is sufficient to accommodate the trips anticipated to be generated by the proposed development. A memo from Lee County Department of Transportation Staff dated March 20, 2008, states that the proposed amendment will not alter future road network plans. This determination is based on the results of the 2030 Financially Feasible FSUTMS travel demand model.

The applicant has proposed to amend Lee Plan Policy 1.1.7. to limit the industrial intensity for the subject parcel through a FAR of 0.3. The following language is proposed to be added to the end of Lee Plan Policy 1.1.7:

<u>The14± acre parcel redesignated by CPA2006-14 from the Suburban to the Industrial Development future land use category, located north of Bayshore Road and south of ACL Railroad right of way in Section 20 Township 43 South Range 25 East will have a maximum Floor Area Ratio of 0.3.</u>

This FAR limitation would apply solely to the property subject to this amendment.

C. RECOMMENDATION

Planning staff recommends that the Board of County Commissioners adopt the proposed amendment with the changes to Lee Plan Policy 1.1.7 as described above.

PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW:

Both planning staff and the applicant made short presentations. One commissioner asked about the steps the applicant was taking to address the Gopher Tortoise issue. Staff stated that the gopher tortoise issue would be addressed through the normal permitting process.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

The Board of County Commissioners adopted the proposed amendment with the changes recommended by planning staff.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

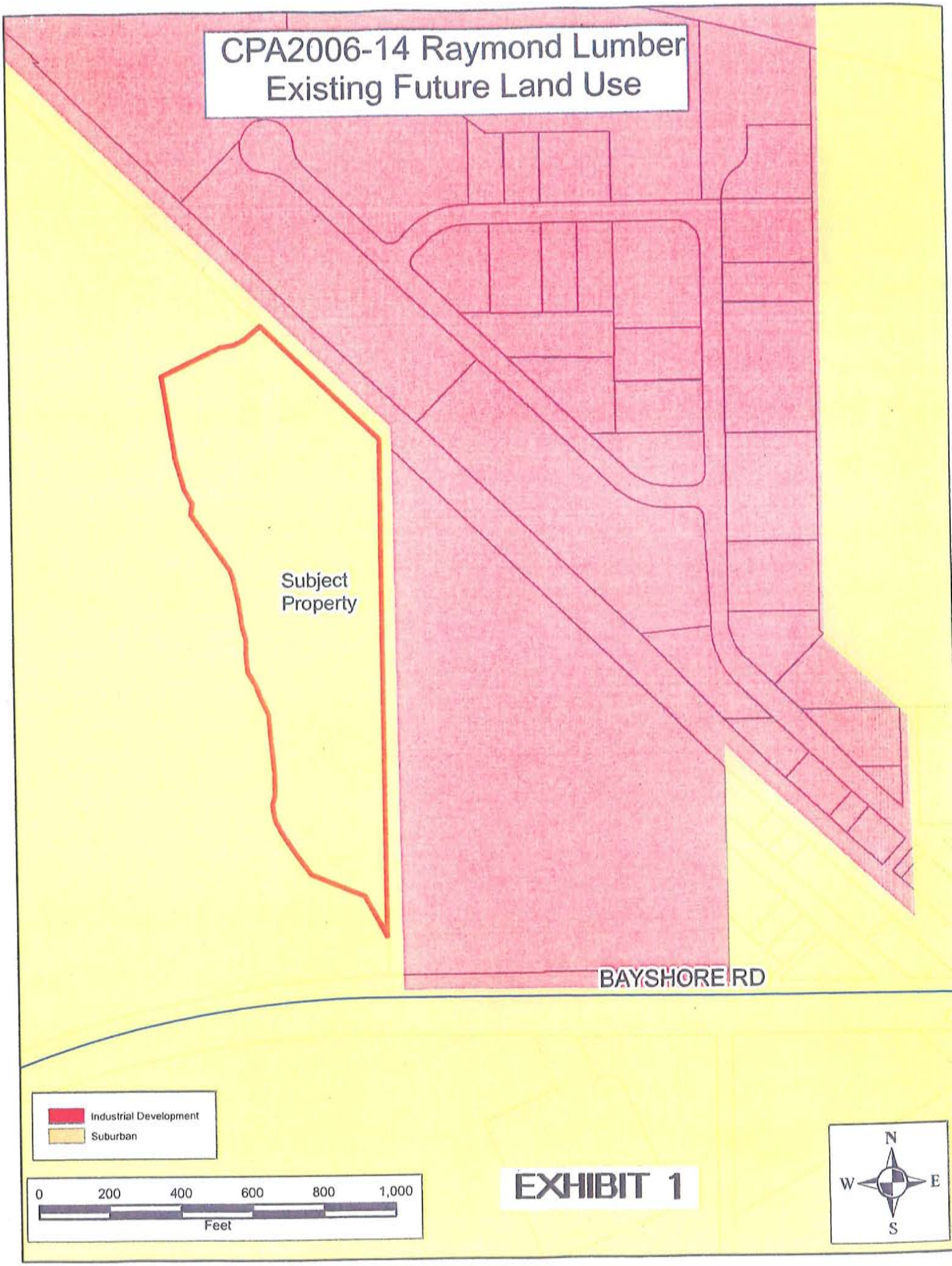

CPA2006-14 Raymond Lumber
Existing Future Land Use
Subject
Property
BAYSHORE RD
Industrial Development
Suburban
0
200
400
600
800
1,000
Feet
N
W
E
S

EXHIBIT 1

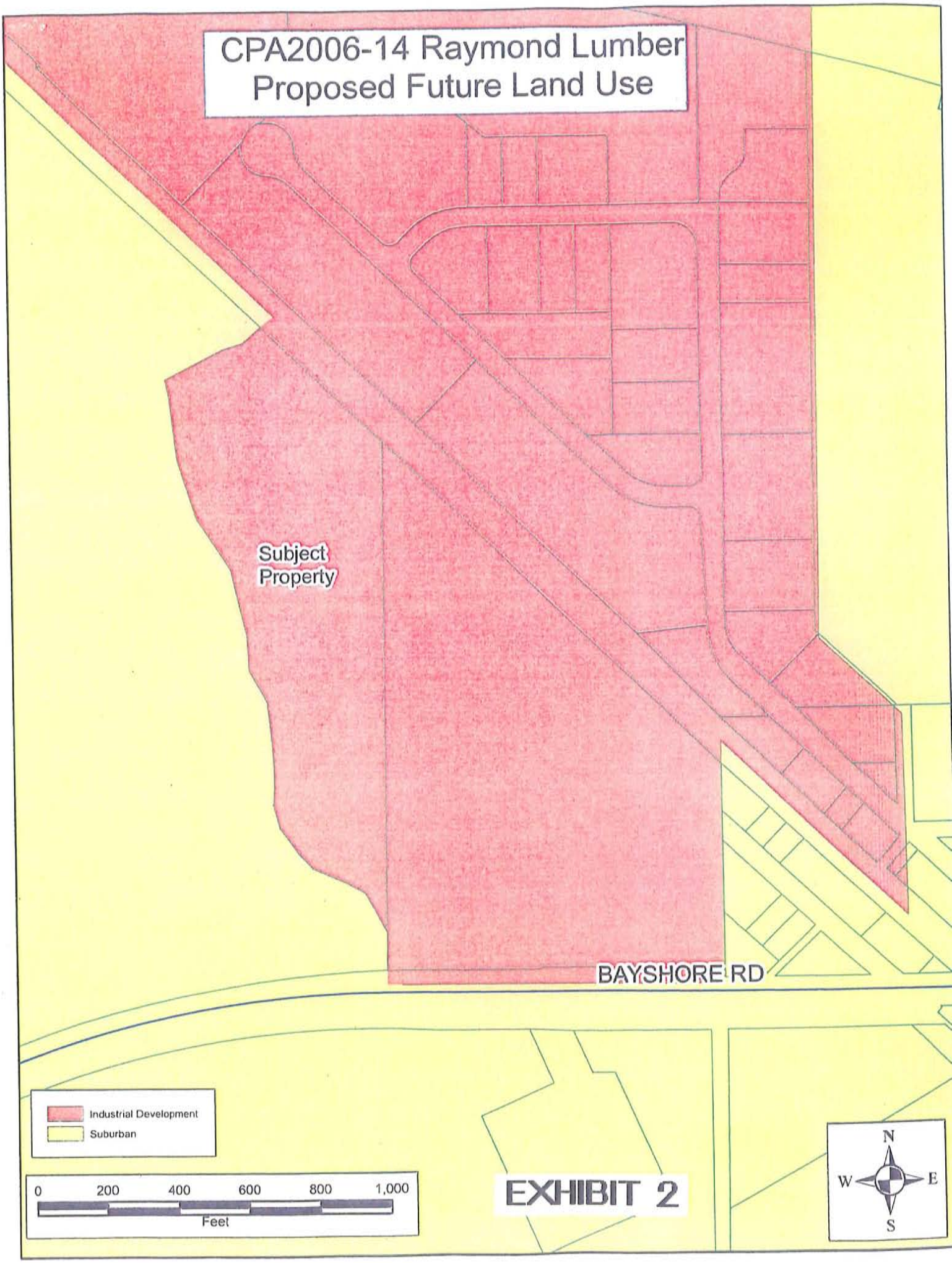
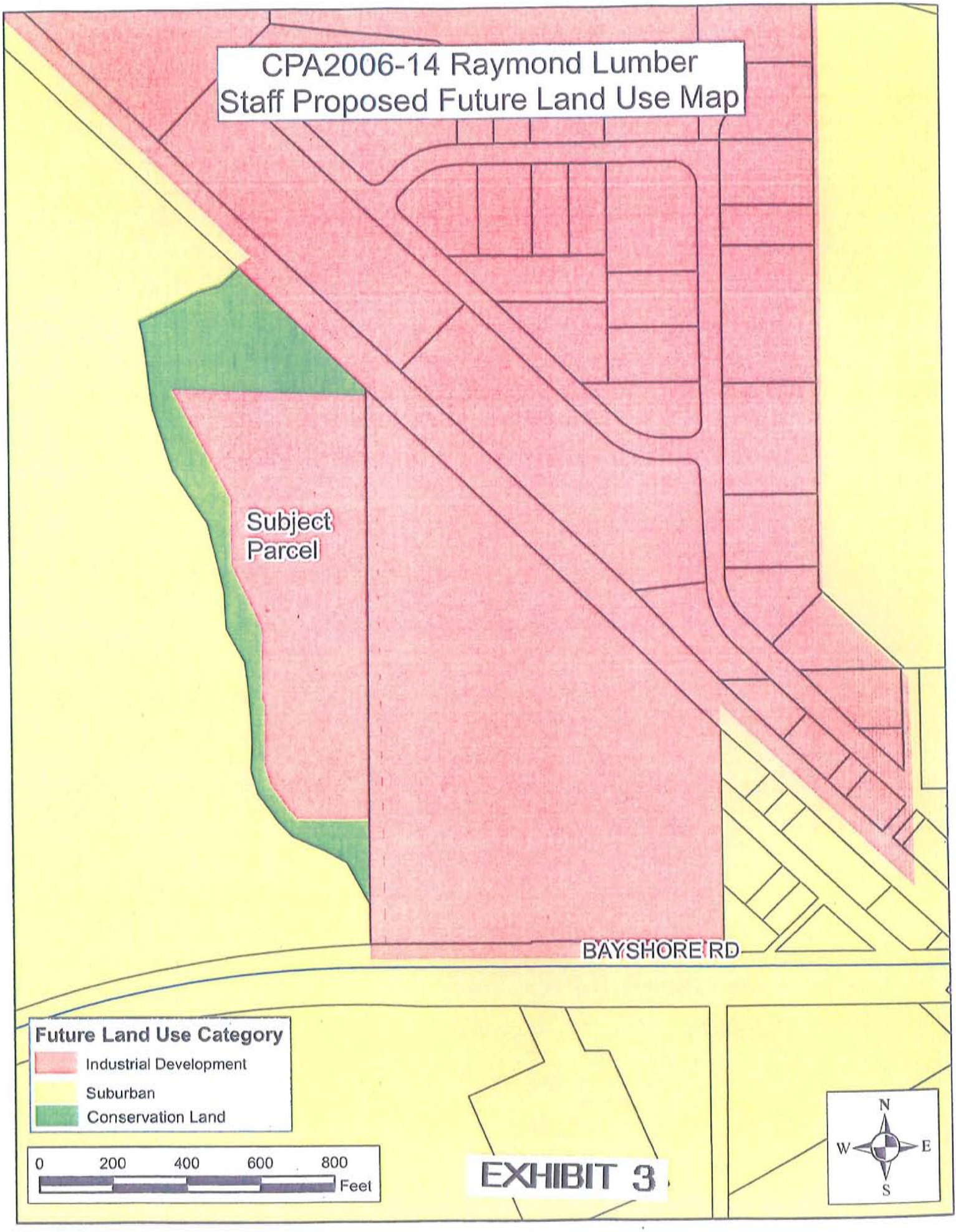

CPA2006-14 Raymond Lumber
Proposed Future Land Use
Subject Property
BAYSHORE RD
Industrial Development
Suburban
0 200 400 600 800 1,000
Feet
N
W
E
S

EXHIBIT 2


CPA2006-14 Raymond Lumber
Staff Proposed Future Land Use Map
Subject Parcel
BAYSHORE RD
Future Land Use Category
Industrial Development
Suburban
Conservation Land
0 200 400 600 800
Feet
N
W
E
S
EXHIBIT 3

STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES

Date: April 15, 2008
To: Pete Blackwell, Senior Planner

From: Doug Griffith, Environmental Planner
Phone: (239) 533- 8323
e-mail:dgriffith@leegov.com

Project: Raymond Lumber
Case: CPA2006-00014
STRAP: 20-43-25-00-00003.1000

The Division of Environmental Sciences (ES) staff has reviewed the proposed Raymond Lumber Industrial Comprehensive Plan Amendment and offer the following analysis and recommended conditions:

PROJECT SITE:
The ± 14.1 acre project is located on the north side of Bayshore Road approximately 1 mile west of Interstate 75. Raymond Lumber abuts the project to the east, and Chapel Creek abuts the project to the west. The applicant's request is to change the Future Land Use Map from Suburban to Industrial Development to allow for the expansion of the adjacent Raymond Lumber Company. The subject property has two distinct vegetative communities. Florida Land Use Cover and Forms Classification System (FLUCCS) 428 contains ± 9 acres of cabbage palm (*Sabal palmetto*) with scattered slash pine (*Pinus elliotti*) and live oak (*Quercus virginiana*). This indigenous vegetative community abuts Chapel Creek and is less than 25% exotics. The northeastern portion of the parcel consists of palmetto prairie FLUCCS 321. This ± 5 acre area is high quality plant communities, containing scattered slash pine and live oak in the canopy with predominately saw palmetto (*Serenoa repens*) in the understory. The palmetto prairie is 95% indigenous and includes grape vine (*Vitus rotundifolia*), greenbrier (*Smilax spp.*) and beautyberry (*Callicarpa americana*).

ES Staff conducted a site inspection on October 23, 2007. During the site inspection, ES Staff (Doug Griffith) discovered evidence of gopher tortoises: burrows with aprons, tracks and scat. ES Staff requested a Protected Species Survey (PSS) from the applicant. The applicant submitted a PSS dated August 4, 2006 performed by Boylan Environmental Consultants. Boylan documented 22 gopher tortoise burrows found in the palmetto prairie (FLUCCS 321).

Gopher tortoises are considered a threatened species by Florida Fish and Wildlife Conservation Conservancy (FWC) and as such must be protected. FWC lists the current cause of imperilment, as identified by the Biological Status Report (Enge *et al.* 2006a),as the rate of population decline

EXHIBIT 4

primarily due to loss of habitat. The conservation goal of the FWC Gopher Tortoise Management Plan is to restore and maintain secure, viable populations of gopher tortoises throughout the species' current range in Florida by addressing habitat loss (*FWC Gopher Tortoise Management Plan September 2007*).

The palmetto prairie is prime gopher tortoise habitat and as such should be protected from development and placed into conservation lands future land use category (FLUM). This would provide connectivity to the proposed indigenous preserve on Chapel Creek RPD and a viable gopher tortoise habitat.

Chapel Creek, a natural waterway, delineates the property's western boundary and abuts the proposed Chapel Creek RPD. Utilizing the conservation lands use category over the fifty foot natural water-way buffer and the palmetto prairie habitat would provide a transitional buffer between the proposed residential and proposed industrial area. The use of the conservation land use category would also serve to protect the indigenous habitat while providing a wildlife corridor between the two properties.

The Conservation Lands land use categories were created to accurately depict the use of lands for conservation purposes. Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. The Conservation Lands FLUM category is for lands that are primarily used to conserve important natural resources, environmentally sensitive areas, significant archeological or historical resources, or other conservation uses. Conservation Lands typically include such uses as wildlife preserves; large wetland and upland mitigation areas; natural resource based parks; and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas and well fields.

The Conservation Lands objective is to put into the public domain private lands that provide the following public benefits:

- Sustain native plant and animal populations;
- Help protect people and property from flooding;
- Help replenish our underground drinking water supply;
- Help to improve or sustain the water quality of our coastal bays, inlets;
- Provide ecotourism opportunities, and
- Provide local environmentally oriented recreational and educational opportunities.

The Board of County Commissioners has provided policy guidance to staff to maintain wildlife corridors and green space connections to ensure the preservation of indigenous plant and animal habitat throughout the County.

The following Comprehensive Plan Goals, Objectives and Policies support ES Staff's recommendation for the conservation land use category for this project:

- **Policy 7.1.3:** *Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to compatibility with neighboring uses.*

  Utilizing the conservation land use category over the fifty foot natural waterway buffer and the palmetto prairie habitat would provide a transition between the proposed residential and proposed industrial uses. The Board of County Commissioner's policy guidance urges staff to seek preservation of fifty foot buffers along all natural waterways.

- **Standard 11.4: Environmental Review Factors.** *In any case where there exists or there is the probability of environmentally sensitive areas the developer must propose means to protect, conserve, or preserve the environmental and natural resources.*

  The Board of County Commissioner's policy guidance to staff is for the preservation of gopher tortoise habitat in Lee County. The site contains high quality gopher tortoise habitat which will help to retain gopher tortoises. Connectivity between the proposed Chapel Creek RPD and proposed Raymond Lumber IPD preserves will enhance the habitat for the numerous threatened gopher tortoises that inhabit the palmetto prairie. ES Staff recommends the use of conservation lands category to preserve this environmentally sensitive habitat.

- **Objective 60.5:** *Incorporation of Green Infrastructure into the Surface Water Management Plan. The long-term benefits of green infrastructure as part of the surface water management system includes improved water quality, improved infiltration, wild life habitat and recreational opportunities.* **Policy 60.5.3:** *states that the County encourages the preservation of existing natural flow-ways and restoration of historic natural flow-ways.*

  Chapel Creek is a natural flow-way and as such should be placed in the conservation lands future land use category to provide a wildlife corridor and protect drainage flow in the area.

- **Objective 61.2: Mimicking the function of natural systems.** *Support a surface water management strategy that relies on natural features (flow-ways, sloughs, creeks, etc.) to help manage storm and surface water.* **Objective 61.3:** *Lee County will continue to provide design standards for development protective of the function of natural drainage systems.*

  Chapel Creek, a natural waterway, should be incorporated into the surface water management system to help maintain the historic flow-way.

- **Objective 77.3:** *New developments must use innovative open space design to preserve existing native vegetation and buffer adjacent uses.* **Policy 77.3.3:** *The County*

encourages new developments to incorporate large contiguous open space areas in their development design.

Placing the palmetto prairie and fifty foot waterway buffer along Chapel Creek into conservation land use category will provide interconnectivity between the Chapel Creek preserve and the palmetto prairie as well as providing a transitioning buffer between the residential and industrial uses along the creek. This will provide for a large open space, which will be utilized as a contiguous wildlife corridor.

- **Goal 107: Resource Management Plan.** *The county will continue to implement a resource management program that ensures the long-term protection and enhancement of the natural upland and wetland habitats through the retention of interconnected, functioning, and maintainable hydro ecological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape.*

  Chapel Creek is an important wildlife link between rural lands to the north and the Caloosahatchee River. The proposed land use change has the opportunity to provide a large contiguous palmetto prairie preserve that is habitat to threatened gopher tortoises with an adjacent contiguous preserve on the proposed Chapel Creek RPD allowing for a large open space, which will be utilized as a contiguous wildlife corridor.

- **Policy 107.3.1:** *Encourage upland preservation in and around preserved wetlands to provide habitat diversity, enhance edge effect, and promote wildlife conservation.*

  The palmetto prairie is home to approximately ± 11 gopher tortoises. Gopher tortoises are listed as threatened by FWC and must be protected.

- **Objective 107.4: Endangered and Threatened Species in General:** *Lee County will continue to protect habitats of threatened and endangered species and species of special concern in order to maintain or enhance existing population numbers and distribution of listed species.*

  Placing the palmetto prairie in conservation land use category will ensure the protection of the gopher tortoise habitat as well as connectivity and a wildlife corridor with the indigenous preserve on the adjacent site.

- **Policy 107.8.1:** *The County's policy is to protect gopher tortoise burrows wherever they are found.*

  There are 22 gopher tortoise burrows on the property. Placing the palmetto prairie into conservation land use category will ensure the protection of a majority of these burrows.

Utilizing the conservation lands future land use category for the palmetto prairie and the fifty-foot natural water-way buffer to Chapel Creek will provide:

- A natural transitional zone between residential and industrial use;
- An indigenous high quality upland habitat for the threatened gopher tortoise;
- A contiguous indigenous preserve with the adjacent property the proposed Chapel Creek RPD;
- A wildlife connection and corridor through the wetlands allowing connectivity from Chapel Creek to the Caloosahatchee River for water dependent wildlife, and
- Connectivity from Chapel Creek RPD indigenous preserve to the adjacent palmetto prairie being utilized by the gopher tortoises allowing interaction to a larger percentage of tortoises ensuring a more viable population.

TR TRANSPORTATION CONSULTANTS, INC.

13881 PLANTATION ROAD, SUITE 11
FORT MYERS, FL 33912-4339
OFFICE 239.278.3090
FAX 239.278.1906

TRAFFIC ENGINEERING
TRANSPORTATION PLANNING
SIGNAL SYSTEMS/DESIGN

MEMORANDUM

TO: Mr. Matt Uhle
Knott, Consoer, Ebelini, Hart, & Swett, P.A.

FROM: David L. Wheeler
Project Consultant

Ted B. Treesh
President

DATE: February 9, 2009

RE: Raymond Lumber CPA
Amendment 2006-14
Supplemental Analysis

TR Transportation Consultants, Inc. has completed a supplemental analysis in order to address the impacts of the proposed Comprehensive Plan Amendment in the short term five-year planning horizon. The subject site is located on the north side of Bayshore Road (S.R. 78) approximately one (1) mile west of its intersection with I-75 in the North Fort Myers area of Lee County, Florida.

The proposed Comprehensive Plan Amendment would allow the 14-acre site to be developed with industrial uses. In order to address the concerns of DCA regarding the lack of a density standard within the industrial land use category, the Developer is proposing to limit the maximum development on the subject site to a Floor Area Ratio (FAR) = 0.3. The proposed maximum FAR of 0.3 would limit the property to approximately 182,952 square feet of industrial uses. Access to the subject site will be provided via the existing access drive currently serving the adjacent site operated by Raymond Lumber.

PROPOSED DEVELOPMENT

The trip generation for the proposed development was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 8th Edition. Land Use Code 110 (General Light Industrial) was utilized for the trip generation

purposes of the industrial uses proposed on the subject site. **Table 1** outlines the trips anticipated to be generated by the Raymond Lumber CPA based upon build-out of the maximum floor area permitted under the maximum FAR of 0.3 proposed.

Table 1
Trip Generation
Raymond Lumber CPA

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily
	In	Out	Total	In	Out	Total	(2-way)
General Light Industrial (182,952 square feet)	112	15	127	12	92	104	1,265

100th HIGHEST HOUR LEVEL OF SERVICE ANALYSIS

A link Level of Service analysis was conducted for the short term five-year planning horizon. Table 1A, attached to the end of this memorandum, indicates the project traffic distribution utilized for the purposes of this analysis. The Lee County Generalized Directional Peak Hour Level of Service Thresholds were utilized, due to the analysis year (2014). The growth rate utilized to adjust the current traffic volumes on Bayshore Road was calculated based upon the past ten (10) years of historical traffic count data obtained from the 2007 Lee County Traffic Count Report. The current 2007 peak hour peak direction peak season directional traffic volume on Bayshore Road was obtained from the 2008 Lee County Concurrency Management Report.

Table 2A indicates the methodology utilized to conduct the link Level of Service analysis. Based on the results of the analysis, Bayshore Road is shown to operate at an acceptable Level of Service condition in 2014 both with and without the traffic associated with the proposed development. Therefore, no modifications to the short range five-year Capital Improvement Plan will be warranted as a result of this analysis.

CONCLUSION

Based on the supplemental analysis conducted for the Raymond Lumber CPA, Bayshore Road is shown to operate at an acceptable Level of Service condition in the short term five-year planning timeframe. The existing roadway network is sufficient to accommodate the trips anticipated to be generated by the proposed development. Therefore, no modifications to the short range five-year Capital Improvement Plan will be warranted as a result of this analysis.

Attachments

TABLE 1A
PEAK DIRECTION PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
RAYMOND LUMBER CPA

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 127 VPH IN = 112 OUT= 15

TOTAL PM PEAK HOUR PROJECT TRAFFIC = 104 VPH IN= 12 OUT= 92

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME	PERCENT PROJECT TRAFFIC	PROJECT TRAFFIC	PROJ/ LOS C*
Bayshore Rd.	W. of I-75	4LD	450	1,630	1,900	1,950	1,950	60%	67	3.5%
	W. of Site Access	4LD	450	1,630	1,900	1,950	1,950	40%	45	2.4%

* The Lee County Generalized Level of Service thresholds were utilized for Bayshore Rd

TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
RAYMOND LUMBER CPA

TOTAL PROJECT TRAFFIC AM = 127 VPH IN = 112 OUT= 15
TOTAL PROJECT TRAFFIC PM = 104 VPH IN= 12 OUT= 92

ROADWAY	SEGMENT	PCS	BASE YR ADT	2007 ADT	YRS OF GROWTH	ANNUAL RATE	2007 PK HR PK SEASON PEAK DIR.[1]	2014 PK HR PK SEASON PK DIRECTION VOLUME	LOS	PERCENT PROJECT TRAFFIC	AM PROJ TRAFFIC	PM PROJ TRAFFIC	2014 BCKGRND + AM PROJ VOLUME	LOS	2014 BCKGRND + PM PROJ VOLUME	LOS
Bayshore Rd.	W. of I-75	4	16,400	26,700	9	5.56%	1,280	1,870	C	60%	67	55	1,937	D	1,925	D
	W. of Site Access	4	16,400	26,700	9	5.56%	1,280	1,870	C	40%	45	37	1,915	D	1,907	D

[1] The current peak hour peak season traffic volume for Bayshore Road was obtained from the 2008 Lee County Concurrency Management Report and represents a 2007 traffic volume.

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Sept.. 2005 c:\Input2

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	100	360	710	1,000	1,270
2	Divided	1,060	1,720	2,480	3,210	3,650
3	Divided	1,590	2,580	3,720	4,820	5,480

Arterials

Class I (>0.00 to 1.99 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	290	760	900	920
2	Divided	450	1,630	1,900	1,950	1,950
3	Divided	670	2,490	2,850	2,920	2,920
4	Divided	890	3,220	3,610	3,700	3,700

Class II (>2.00 to 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	210	660	850	900
2	Divided	*	490	1,460	1,790	1,890
3	Divided	*	760	2,240	2,700	2,830
4	Divided	*	1,000	2,970	3,500	3,670

Class III (more than 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	370	720	850
2	Divided	*	*	870	1,640	1,790
3	Divided	*	*	1,340	2,510	2,690
4	Divided	*	*	1,770	3,270	3,480

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	740	930	960	960
2	Divided	270	1,620	1,970	2,030	2,030
3	Divided	410	2,490	2,960	3,040	3,040

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	530	800	850
1	Divided	*	*	560	840	900
2	Undivided	*	*	1,180	1,620	1,720
2	Divided	*	*	1,240	1,710	1,800

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

PERIODIC COUNT STATION DATA

STREET	LOCATION	Station #	MAP	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	NOTE	PERMANENT STATION
A & W BULB RD	N OF GLADIOLUS DR	215	G	3000	4000	3700	3300	3800	4300	4700	5700	5800	6100		37
ALABAMA RD	N OF IMMOKALEE RD	201	F	3700	2800	2600	3200	4200	4200	5100	5300	6300	4700		21
	S OF HOMESTEAD RD	200	F	5900	5800	4900	5600	6400	7100	8100	8800	9500	9900		6
BELL BLVD	N OF IMMOKALEE RD	202	F	1000	1000	1000	1100	1400	1300	2100	2600	3200	2800		21
	S OF LEELAND HEIGHTS BV	203	F	2600	3000	2700	3200	3700	4000	4900	6100	8500	9100		6
ALICO RD	E OF US 41	204	G	12800	15100	15700	17800	19100	17700	19800		18900	21200		25
	E OF LEE RD	207	H	12000	13900	14200	16000	17400	18000	20000		22600	22900		25
	W OF I - 75	10	H	14900	16300	15700	17200	18000	19000	U/C	U/C	U/C	U/C		
	E OF BEN HILL GRIFFIN PKWA	205	H	5200	5500	5800	6500	9800	U/C	14700	13100	12600	9400		25
	E OF I - 75	53	H					10100	11300	14500	12500	11700	U/C		
	N OF CORKSCREW RD	206		900	1000	1000	N/A	800	2000	2100	1600	2800	2400		25
ARROYAL ST	N OF BONITA BEACH RD	496	H	3600	4000	4000	5900	4300	5000	6200	6500	6400	5300		16
BABCOCK RD	E OF US 41	461	H	1300	1500	1600	N/A	1500	1600	1700		900	700		25
BALLARD RD	W OF ORTIZ AV	504	E	4800	4900	3500	N/A	5200	5100	5800	5300	6400	4900		22
BARRETT RD	S OF PINE ISLAND RD	509	C	2700	2900	2500	2800	3300	3100	3300	3200	3100	3200		49
BASS RD	N OF SUMMERLIN RD	216	G	5700	6800	6200	5700	6000	7600	7400	9200	5900	10900		39
BAYSHORE RD	E OF BUSINESS 41	218	C	27500	31300	31800	32300	34000	31000	35700	37800	33400	34000		34
(SR 78)	E OF HART RD	219	C	24600	26800	26000	24900	27800	25700	27300	28700	28500	27700		34
	W OF WILLIAMSBURG DR	4	D	16400	17000	18400	19500	20000	20600	22000	22300	U/C	26700		
	E OF NALLE RD	217	D	8400	8900	9300	10000	9300	10100	11900	11900	13700	11600		34
BEN HILL GRIFFIN PKWY	S OF MIDFIELD TERMINAL	60	E								19000	20900	23700		
	S OF ALICO RD	514	H	2400	2800	5300	N/A	6500	7100	8200		20300	26800		25
	N OF CORKSCREW RD	517	H	1000	2800	3000	4500	5000	7800	10200	17200	20500	26200		25
BETH STACEY RD	S OF HOMESTEAD RD	220	F	4600	4100	4000	4600	5200	5200	6500	6900	7300	7400		6

ROAD LINK VOLUMES
Peak Direction of Flow

ROADWAY LINK NAME	FROM	TO	ROAD TYPE	PERFORMANCE STANDARD		2007 100th HIGHEST HR		EST 2008 100th HIGHEST HR		FORECAST FUTURE VOL		NOTES*	LINK NO.
				LOS	CAPACITY	LOS	VOLUME	LOS	VOLUME	LOS	VOLUME		
A & W BULB RD	GLADIOLUS DR	McGREGOR BL	2LU	E	860	C	281	C	284	C	321		00100
ALABAMA RD	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	C	254	C	268	C	268		00200
ALABAMA RD	MILWAUKEE BL	HOMESTEAD RD	2LN	E	990	D	462	D	470	D	470		00300
ALEX BELL BL	IMMOKALEE RD (SR 82)	MILWAUKEE BL	2LN	E	990	B	152	B	188	D	391		00400
ALEX BELL BL	MILWAUKEE BL	JOEL BL	2LN	E	990	D	424	D	447	D	578		00500
ALICO RD	US 41	LEE RD	6LD	E	2,920	B	1,123	B	1,199	B	1,486		00600
ALICO RD	LEE RD	THREE OAKS PKWY	6LD	E	2,920	B	1,213	B	1,410	B	1,698		00700
ALICO RD	THREE OAKS PKWY	I-75	6LD	E	2,920	N/A	N/A	N/A	N/A	N/A	N/A		00800
ALICO RD	I-75	BEN HILL GRIFFIN PKWY	6LD	E	2,920	N/A	N/A	N/A	N/A	N/A	N/A		00900
ALICO RD	BEN HILL GRIFFIN BL	GREEN MEADOW DR	2LN	E	920	C	398	C	398	C	433		01000
ALICO RD	GREEN MEADOW DR	CORKSCREW RD (CR 850)	2LN	E	920	B	127	B	127	B	127		01050
ARROYAL ST	BONITA BCH RD	PENNSYLVANIA AVE	2LN	E	860	C	293	C	299	C	321		01100
BABCOCK RD	US 41	ROCKEFELLER CIR	2LN	E	860	B	36	B	37	B	38		01200
BALLARD RD	MARSH AVE	ORTIZ AVE	2LN	E	860	C	231	C	231	C	231		01300
BARRETT RD	PONDELLA RD	PINE ISLAND RD	2LN	E	860	C	129	C	129	C	129		01400
BASS RD	SUMMERLIN RD	GLADIOLUS DR	4LD	E	1,800	C	413	C	504	C	845	Part 4 Ln, remainder part of Gladiolus project underway.	01500
BAYSHORE RD (SR78)	BUSINESS 41	HART RD	4LD	E	1,990	D	1,642	D	1,645	D	1,708		01600
BAYSHORE RD (SR78)	HART RD	SLATER RD	4LD	E	1,990	D	1,338	D	1,396	D	1,589		01700
BAYSHORE RD (SR78)	SLATER RD	I-75	4LD	E	1,950	B	1,280	B	1,360	B	1,498		01800
BAYSHORE RD (SR78)	I-75	NALLE RD	2LN	E	1,080	D	560	D	567	D	573		01900

TRIP GENERATION EQUATIONS
RAYMOND LUMBER CPA
ITE TRIP GENERATION REPORT, 8th EDITION

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
General Light Industrial (LUC 110)	T = 1.18 (X) – 89.28 (88% In/12% Out)	T = 1.43 (X) – 157.36 (12% In/88% Out)	T = 7.47 (X) – 101.92
T = Number of Trips, X = 1,000's of square feet of Gross Floor Area (GFA)			

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐ Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

1/23/06 Matthew A. White

DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

Raymond Building Supply Corp.
APPLICANT

7751 Bayshore Road
ADDRESS

North Fort Myers	FL	33917
CITY	STATE	ZIP
(239) 731-8300		(239) 731-3299
TELEPHONE NUMBER		FAX NUMBER

Matthew D. Uhle, Esq. for Knott, Consoer, Ebelini, Hart & Swett, P.A.
AGENT*

1625 Hendry Street, Suite 301
ADDRESS

Fort Myers	FL	33901
CITY	STATE	ZIP
(239) 334-2722		(239) 334-1446
TELEPHONE NUMBER		FAX NUMBER

Raymond Building Supply Corp.
OWNER(s) OF RECORD

7751 Bayshore Road
ADDRESS

North Fort Myers	FL	33917
CITY	STATE	ZIP
(239) 731-8300		(239) 731-3299
TELEPHONE NUMBER		FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

Text Amendment	✓	Future Land Use Map Series Amendment (Maps 1 thru 21) List Number(s) of Map(s) to be amended Map 1 - FLUM

B. SUMMARY OF REQUEST (Brief explanation):

Map amendment from Suburban to Industrial Development

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

A. Property Location:

1. Site Address: 7731 Bayshore Road, North Fort Myers, FL 33917
2. STRAP(s): 20-43-25-00-00003.1010

B. Property Information

Total Acreage of Property: 14± Acres

Total Acreage included in Request: 14± Acres

Area of each Existing Future Land Use Category: All property in Suburban

Total Uplands: 14± Acres

Total Wetlands: None

Current Zoning: AG-2

Current Future Land Use Designation: Suburban

Existing Land Use: Vacant

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: NA

Airport Noise Zone 2 or 3: NA

Acquisition Area: NA

Joint Planning Agreement Area (adjoining other jurisdictional lands): NA

Community Redevelopment Area: NA

D. Proposed change for the Subject Property:

Industrial Development

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	6 d.u./acre (84 total units)
Commercial intensity	NA
Industrial intensity	NA

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	NA
Commercial intensity	NA
Industrial intensity	180,000 square feet

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

4. Map and describe existing zoning of the subject property and surrounding properties.

5. The legal description(s) for the property subject to the requested change.

6. A copy of the deed(s) for the property subject to the requested change.

7. An aerial map showing the subject property and surrounding properties.

8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for:
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

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;
   c. Solid Waste;
   d. Mass Transit; and
   e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. 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 use 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 with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

5. 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).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically 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 archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), 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. 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.

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

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

1. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

2. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	$2,000.00 each
Map Amendment > 20 Acres	$2,000.00 and $20.00 per 10 acres
Small Scale Amendment (10 acres or less)	$1,500.00 each
Text Amendment Flat Fee	$2,500.00 each

AFFIDAVIT

I, Duane Swanson as Director of Raymond Building Supply Corporation, a Florida Corporation, 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.

Duane Swanson, V.P. Director — 11/2/07

Signature of owner or owner-authorized agent — Date

Duane Swanson

Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

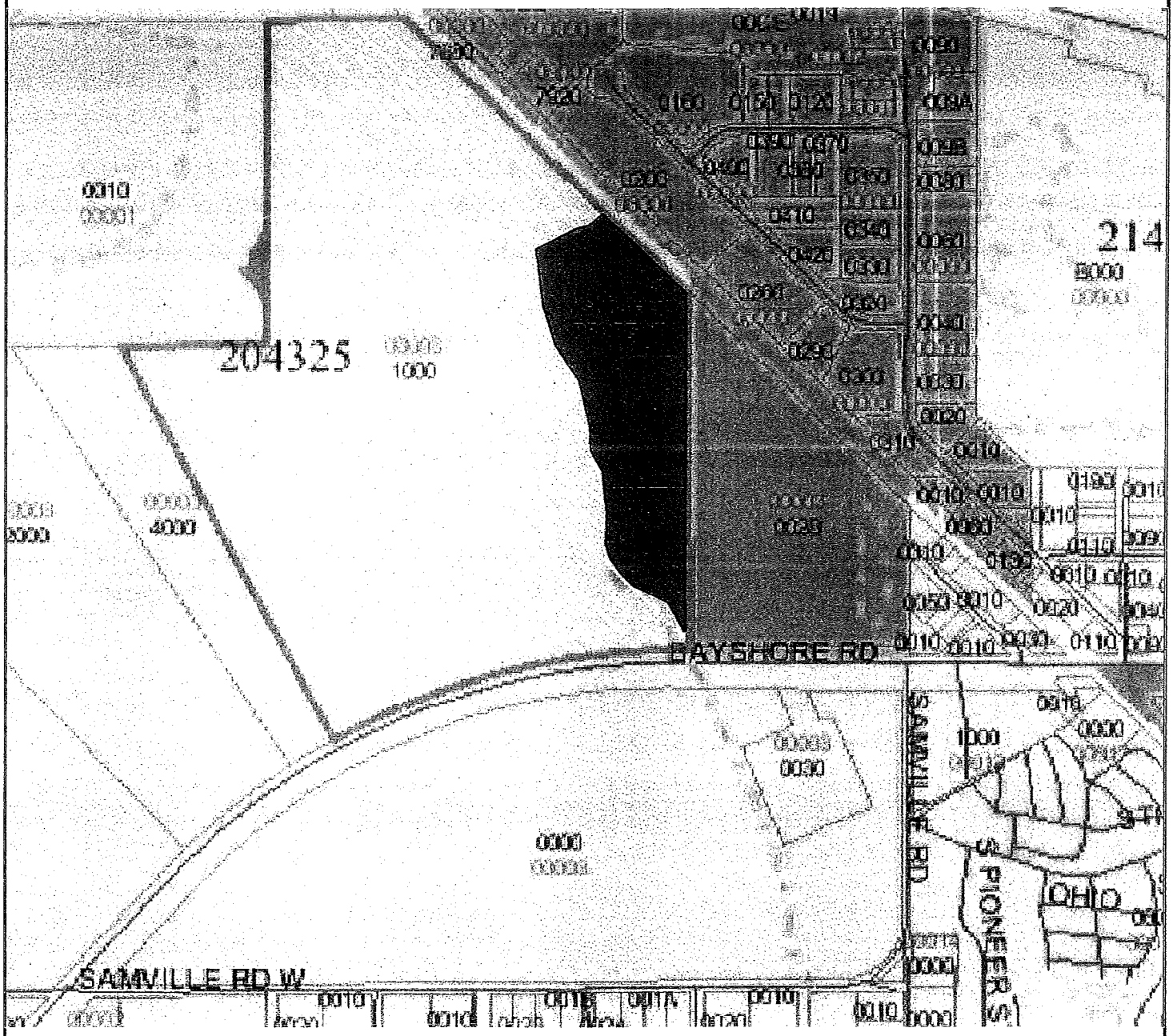
The foregoing instrument was certified and subscribed before me this 2 day of Nov 2007, by Duane Swanson as Director of Raymond Building Supply Corporation, a Florida Corporation, who is personally known to me or who has produced _____ as identification.

(SEAL)

SANDRA DUNAWAY
MY COMMISSION # DD 6139[illegible]
EXPIRES: February 10, 201[illegible]
Bonded Thru Notary Public Underwriters

Signature of notary public

Printed name of notary public



LEGEND:

- INDUSTRIAL DEVELOPMENT
- SUBURBAN

N

0 600 1200 1800

GRAPHIC SCALE 1"= 600'

Banks Engineering

Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 5469
SURVEY LICENSE # LB 6690

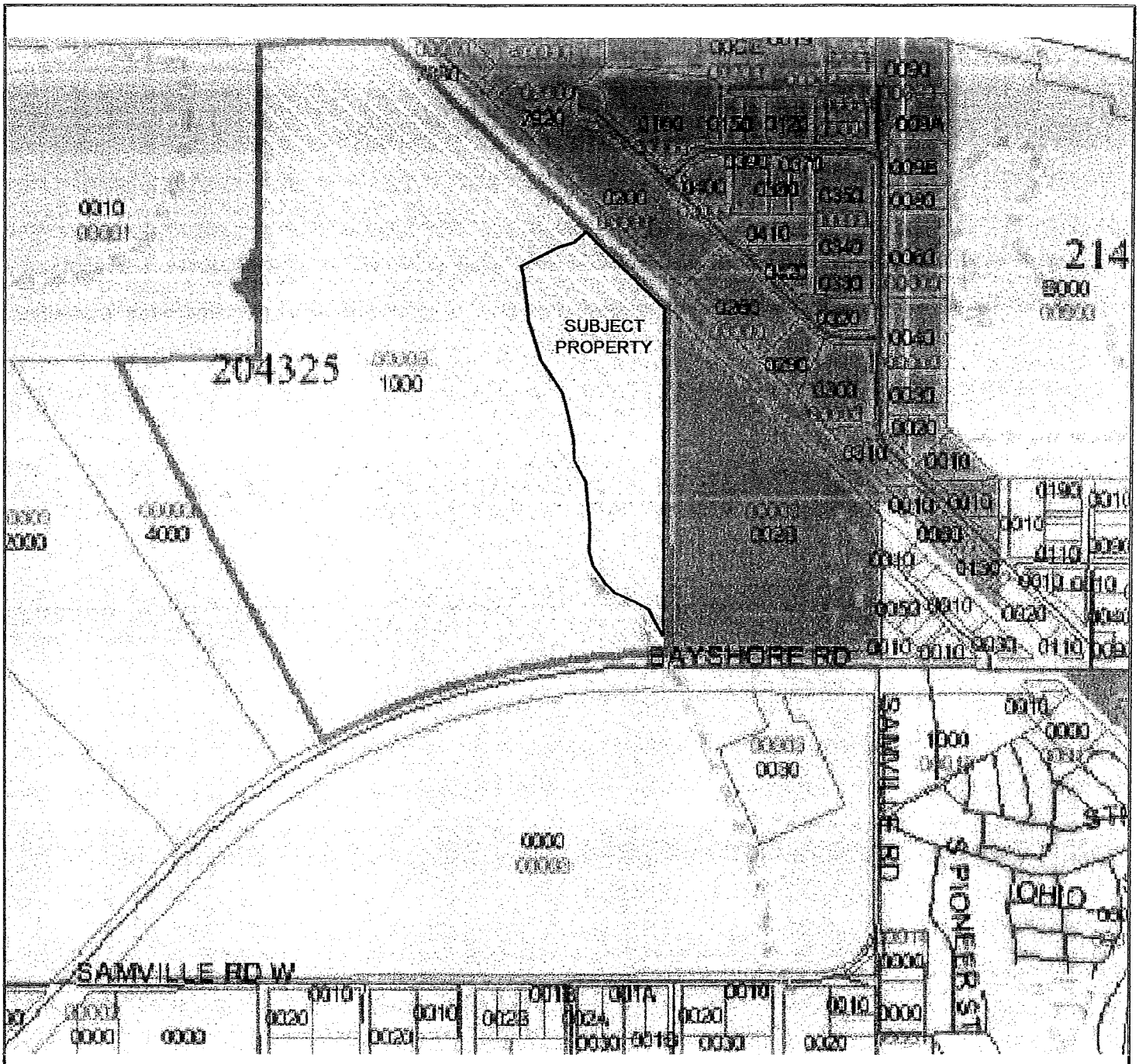
PROPOSED FUTURE LAND USE MAP

RAMOND BUILDING SUPPLY – PHASE 2

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
8/25/2006	2249	2249_FLU	SDJ	SDJ		1"=600'	1	1	(20-43-25)

EXHIBIT A.2



LEGEND:

- SUBURBAN
- INDUSTRIAL DEVELOPMENT

N

0 600 1200 1800

GRAPHIC SCALE 1"= 600'

Banks Engineering

Professional Engineers, Planners & Land Surveyors

10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

EXISTING FUTURE LAND USE MAP

RAMOND BUILDING SUPPLY – PHASE 2

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
8/25/2006	2249	2249_FLU	SDJ	SDJ		1"=600'	1	1	(20-43-25)

EXHIBIT A.2

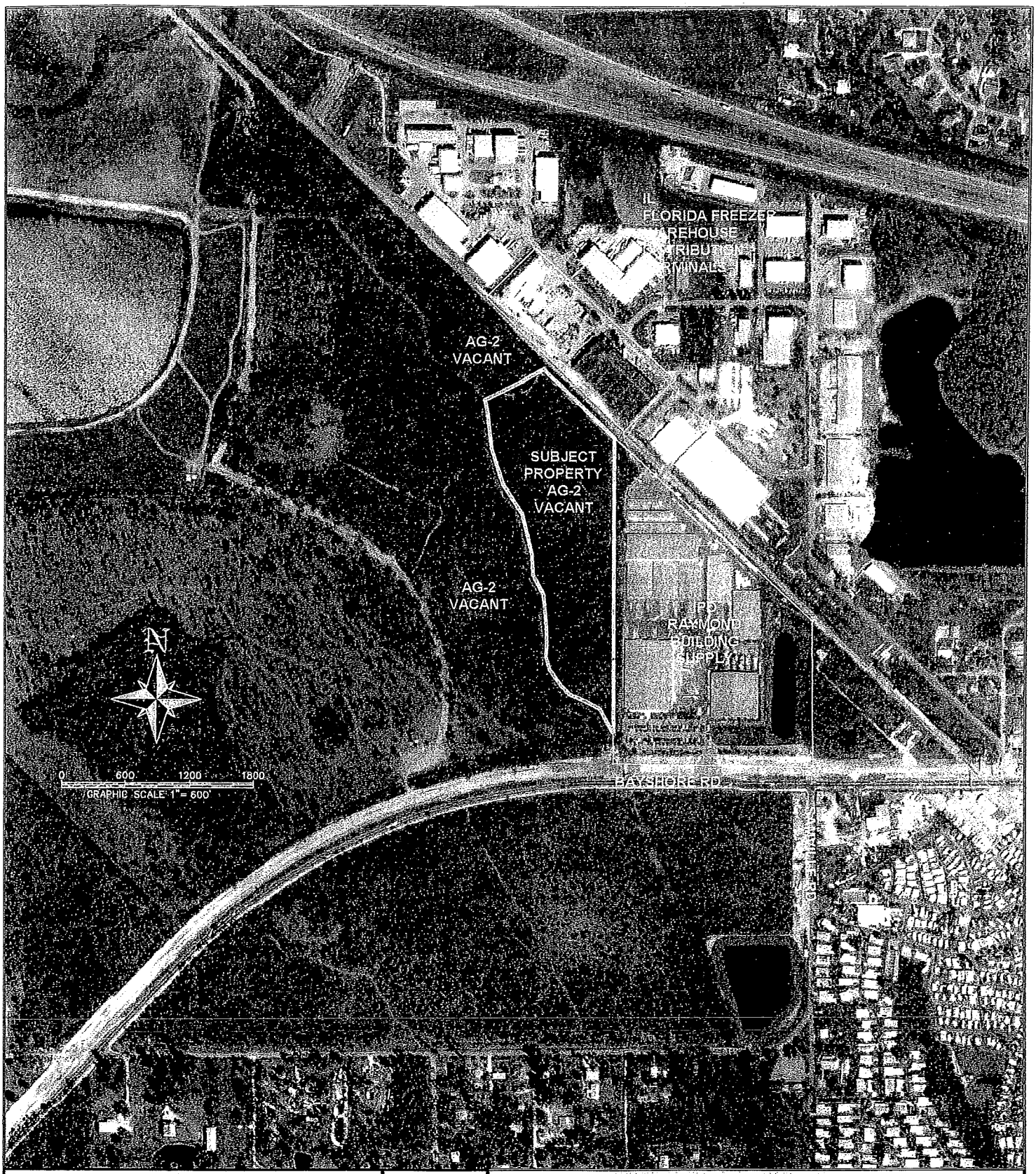
Blackwell, Peter

From: Matthew Uhle [MUhle@knott-law.com]
Sent: Monday, February 09, 2009 2:45 PM
To: Blackwell, Peter
Cc: Zsuzsanna Weigel
Subject: Raymond Lumber FAR

I think the best way to handle the issue is to add a note to Table 1(a) which reads something like this: The maximum floor/area ratio for the property included in CPA2006-00014 is .3.

I asked Dave Wheeler to prepare the traffic analysis based on this number, which equates to approximately 183,000 sf.

Matthew D. Uhle
Attorney At Law
Knott, Consoer, Ebelini, Hart & Swett, P.A.
239-334-2722
MUhle@knott-law.com



Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

EXISTING LAND USE, ZONING AND AERIAL

RAYMOND BUILDING SUPPLY – PHASE 2

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
8/25/2006	2249	_AER	SDJ	SDJ		1"=600'	1	1	(20-43-25)

EXHIBITS
A.3 & A.4

Existing Zoning and Land Uses Narrative
EXHIBITS A.3 & A.4

The subject parcel is vacant and designated Suburban on the County's land use map. The property located to the west of the subject parcel is vacant and zoned AG-2. Bayshore Road is located directly south and to the east of the subject parcel is where the Raymond Building Supply lumber yard is located, which is zoned IPD. To the north is the Florida Freezer Warehouse Distribution Terminals, zoned IL. The proposed land use change on the subject parcel will be consistent with the uses on the surrounding properties.

Legal Description
EXHIBIT A.5

A parcel or tract of land lying in Section 20, Township 43 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commence at the west quarter corner of said Section 20 and run N 89°43'21" E along the north line of the SW ¼ of said Section 20 for 2,016.85 feet to the Point of Beginning; thence continue N 89°43'21" E for 617.49 feet to the center of said Section 20; thence run N 00°09'22" W for 1,334.98 feet to the NW corner of the SW ¼ of the NE ¼ of said Section 20; thence run N 89°42'16" E for 540.65 feet to the southwesterly right-of-way line of the Seaboard Coast Line Railroad; thence run S 46°40'52" E along said right-of-way line for 1,611.27 feet; thence run S 00°22'45" W for 1,497.21 feet to a point on the northerly right-of-way line of County Road C-78 (Bayshore Road), said point being the point of curvature of a curve concave to the southeast, having a radius of 2,914.79 feet; thence run southwesterly along said right-of-way along the arc of said curve through a central angle of 29°11'41" for an arc distance of 1,485.22 feet; thence run N 28°48'56" W for 1,852.02 feet to the Point of Beginning.

EXHIBIT A.6

(2)

INSTR # 6651886
OR BK 04595 Pgs 1267 - 1268; (2pgs)
RECORDED 02/16/2005 04:32:23 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
RECORDING FEE 18.50
DEED DOC 683.90
DEPUTY CLERK D Schaefer

Prepared by and return to: Peter J. Gravina, Esq.

Name PAVESE LAW FIRM
Address 1833 Hendry Street
Post Office Drawer 1507
FORT MYERS, FLORIDA 33902

Property Appraiser's
Parcel Identification No.: 20-43-25-00-00003.1000

WARRANTY DEED (STATUTORY FORM - SECTION 689.02, F.S.)

This Indenture, made this 11th day of FEBRUARY, 2005, **Between, JOHN B. FASSETT, Individually and as Trustee of the Ann B. Fassett Trust dated June 5, 1986,** whose post office address is 4560 Via Royale, Fort Myers, Florida 33919, grantor*, **and S.W. FLORIDA LAND 163, L.L.C., a Florida limited liability company,** whose post office address is 6250 Diamond Centre Court, Bldg. 1300, Fort Myers, Florida 33912, grantee*,

Witnesseth that said grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS, 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:

An undivided 2 1/2% % interest in and to the property described on attached Exhibit "A".

Subject to easements, reservations and restrictions of record and taxes for the current and all subsequent years.

and said grantor does hereby fully warrant the title to said land, and will defend the same against the lawful claims of all persons whomsoever.

*"Grantor" and "grantee" are used for singular or plural, as context requires.

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

Signed, sealed and delivered in our presence:

Witness #1
Jennifer L. Derby
Printed name of Witness #1

Witness #2
LORRAINE L. COOK
Printed name of Witness #2

_____ (Seal)
JOHN B. FASSETT, Individually and as Trustee of the Ann B. Fassett Trust dated June 5, 1986

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 11th day of February, 2005, by JOHN B. FASSETT, Individually and as Trustee, who is personally known to me or who produced DRIVER'S LICENSE as identification.

Notary Public
LORRAINE L. COOK
Printed name of Notary Public

OFFICIAL NOTARY SEAL
LORRAINE L COOK
NOTARY PUBLIC STATE OF FLORIDA
COMMISSION NO. DD094596
MY COMMISSION EXP. MAR. 17,2005

My Commission Expires:

EXHIBIT "A"

PARCEL 1:
A parcel or tract of land lying in Section 20, Township 43 South, Range 25 East, Lee County, Florida, more particularly described as follows:

Commence at the west quarter corner of said Section 20 and run N 89 o 43'21" E along the north line of the SW 1/4 of said Section 20 for 2,016.85 feet to the Point of Beginning; thence continue N 89 o 43' 21" E for 617.49 feet to the center of said Section 20; thence run N 0 o 09' 22" W for 1,334.98 feet to the NW corner of the SW 1/4 of the NE 1/4 of said Section 20; thence run N 89 o 42' 16" E for 540.65 feet to the southwesterly right-of-way line of the Seaboard Coast Line Railroad; thence run S 46 o 40' 52" E along said right-of-way line for 1,611.27 feet; thence run S 0 o 22' 45" W for 1,497.21 feet to a point on the northerly right-of-way line of County Road C-78 (Bayshore Road), said point being the point of curvature of a curve concave to the southeast, having a radius of 2,914.79 feet; thence run southwesterly along said right-of-way along the arc of said curve through a central angle of 29 o 11' 41" for an arc distance of 1,485.22 feet; thence run N 28 o 48' 56" W for 1,852.02 feet to the Point of Beginning.

Sanitary Sewer / Potable Water

EXHIBITS B.2.a & B.2.b

The Average Daily Flow of water and sewer for 84 multi-family units is 148,480 GPD; 220 GPD per unit. The maximum assumption for the Average Daily Flow for 180,000 square feet of warehouse is 1,050 GDP; 15 GPD per employee per 8 hour shift for 70 employees.

Surface Water / Drainage Basins
EXHIBIT B.2.c

The subject property is located in the Chapel Branch and Daughtrey Creek East Watersheds as indicated in the Lee County Surface Water Management Master Plan. Any development will be in compliance with South Florida Water Management District and the Lee County Development Code with regard to surface water management.

Lee County Policy 60.3.1-D of the Lee Plan has established level-of-service standards for the private and public development as follows:

Surface water management systems in new private and public developments (excluding widening of existing roads) must be designed to SFWMD standards (to detain or retain excess stormwater to match the predevelopment discharge rate for the 25-year, 3-day storm event [rainfall]). Stormwater discharges from development must meet relevant water quality and surface water management standards as set forth in Chapters 17-3, 17-40, and 17-302, and rule 40E-4, F.A.C. New developments must be designed to avoid increased flooding of surrounding areas. Development must be designed to minimize increases of discharge to public water management infrastructure (or to evapotranspiration) that exceed historic rates, to approximate the natural surface water systems in terms of rate, hydroperiod, basin and quality, and to eliminate the disruption of wetlands and flow-ways, whose preservation is deemed in the public interest. (Amended by Ordinance No. 92-35, 94-29, 00-22)

The June 2006 Concurrency Report states on page 3 that "All new developments that receive approval from the South Florida Water Management District and which comply with standards in Chapters 17-3, 17-40, and 17-302 of the Florida Statutes, and Rule 40E-4 of the Florida Administrative Code are deemed Concurrent with the Level of Service standards set forth in THE LEE PLAN."

Parks, Recreation and Open Space

EXHIBIT B.2.d

The proposed amendment from Suburban to Industrial Development will reduce the demand for developed park acreage in Lee County. The reductions, based on the applicable Lee Plan levels of service, are as follows:

Regional Park Required LOS--1.05 acres

Regional Park Desired LOS--1.4 acres

Community Park Required LOS--.14 acres

Community Park Desired LOS--.35 acres

No revisions to the CIE will be required as a result of this amendment.

EXHIBIT B.3.a

NFMFD
NORTH FT. MYERS FIRE DIST.
P.O. Box 3507
N. Ft. Myers, FL 33918-3507
(239) 997-8654
(239) 995-3757 fax
www.northfortmyersfire.com

9/20/06

Alison Stowe
Knott, Consoer, Ebelini,
Hart & Sweet, P.A.
P.O. Box 2449
Ft. Myers, FL 33902-2449

Dear Alison
The Comprehensive Plan Amendment for 14.11 acres identified by your firm would not negatively affect our district's ability to provide fire and emergency services for the proposed change.
If we can be of any more assistance to you concerning this change or the future projects on this property, feel free to contact us.

Thank you for your time in this matter,

Sincerely,

Terry Pye
Fire Chief

Letter will follow via USPS

Lee County
Southwest Florida

Statement of Initial Review

Lee County Emergency Medical Services (LCEMS) has performed a preliminary review of the project referenced herein. Based upon the limited amount of information provided, LCEMS has no initial concerns with the ability to provide service to this project.

The Comprehensive Plan Amendment for Raymond Building Supply, changing 14.11 acres from Suburban designation to Industrial Development is not anticipated to create a negative impact on our service level.

This current location is served by our Station 19, located at 17350 Nalle Rd, which is approximately 1 ¼ miles away.

This statement does not indicate that any plans have been received, it just identifies that Lee County EMS has no initial concerns with the ability to provide service to this area.

(Signature)

EMS Operations Chief
(Title)

Kim Dickerson
(Printed Name)

January 23, 2008
(Date)

Kim Dickerson, EMT-P, RN, MBA
EMS Operations Chief
Lee County Emergency Medical Services
14752 Ben Pratt/Six Mile Cypress Parkway
Fort Myers, FL 33912
Phone: 239-335-1661
Fax: 239-335-1671
Email: kdickerson@leegov.com
Website: www.lee-ems.com

EXHIBIT B.3.c

Mike Scott
Sheriff

State of Florida
County of Lee

Ms. Alison Stowe
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street
P.O. Box 2449
Fort Myers, Florida 33901

September 25, 2006

Dear Ms. Stowe:

The Sheriff's Office has reviewed your fax letter dated September 19, 2006 outlining your intention to request a comprehensive plan amendment from Lee County for the project referenced as "*Raymond Building Supply*" *located south of I-75 between West Street and Bayshore Roads* in North Lee County, Florida. It is my understanding that the purpose of the amendment, if approved, would be to change the land use designation of approximately 14.11 acres from *Suburban* to *Industrial Development* allowing for the expansion of light industry and the reduction of residential development in that parcel.

If the proposed development follows that which you have discussed with my staff then the Sheriff's Office has no objection to this project and depending on the start and completion date of the project I am confident that we can provide an adequate "core" level of law enforcement services to the area. As is our policy, we evaluate from year to year the demand for law enforcement services based on a formula derived from our calls for service, size of the service population and optimal response times. As this project builds out we will factor its impact into our annual manpower review and make adjustments accordingly.

We look forward to further discussions on this matter as the development progresses. Please let us know if there are any significant changes in the proposed use or density of the project.

Sincerely,

Mike Scott
Sheriff, Lee County Florida

Mike Scott
Office of the Sheriff

State of Florida
County of Lee

October 31, 2007

Matthew Uhle
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry St
PO Box 2449
Ft Myers, Fl 33902-2449

Reference to Project: Raymond Lumber

Dear Mr. Uhle

The Lee Plan Ammendment for Approximately 14 acres identified by your firm as "Raymond Building" would not affect the Lee County Sheriff's Office ability to provided core services for the proposed change.

When you make application for a Development Order for this property, please provide the Lee County Sheriff's Office with a set of plans and uses for the project. A Crime Prevention Through Environmental Design (CPTED) survey and report will be done at that time with recommedations to you and the county staff.

Please contact Kevin Farrell, Coordinator of the Crime Prevention Unit at 477-2821 with copies of your plans.

Mike Scott
Sheriff

Captain James C. Nygaard, MBA
Lee County Sheriff's Office
Administration Bureau
14750 Six Mile Cypress Pkwy
Fort Myers, Fl 33912
239-477-1424 (Office)

EXHIBIT B.3.c

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Janes
District One

Douglas R. St. Cerr y
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Writer's Direct Dial Number: (239) 338-3302

September 27, 2006

Ms. Alison M. Stowe
Knott, Consoer, Ebelini
Hart & Swett, P.A.
1625 Hendry Street
P.O. Box 2449
Fort Myers, FL 33902-2449

SUBJECT: Comprehensive Plan Amendment for Raymond Building Supply

Dear Ms. Stowe:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the proposed expansion of light industrial uses at the property located in North Ft. Myers through our franchised hauling contractors. Disposal of the solid waste from this project 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 (05-13, 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 commercial solid waste containers. Please review these requirements when planning the project. If you have any questions, please call me at (239) 338-3302.

Sincerely,

William T. Newman
Operations Manager
Solid Waste Division

cc: Wayne Gaither

EXHIBIT B.3.d

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-0333

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

September 25, 2006

Ms. Alison M. Stowe
Knott, Consoer, Ebelini, Hart & Swett, P.A.
P.O. Box 2449
Fort Myers, FL 33902-2449

Re: Raymond Building Supply

Mr. Stowe:

Lee County Transit received your letter on September 21, 2006 in reference to the Comprehensive Plan Amendment Application for the subject property located south of I-75 with access from West Street and Bayshore Road. Lee County does not currently provide public transportation services to the subject property or to the surrounding area. Planning studies have not identified the need to extend service to the site anytime within the existing Lee County Transit Development Plan, which goes through 2015 and the Lee County Long Range Transportation Plan, which goes through 2030. We do not anticipate this to change with the proposed comprehensive plan amendment changing the designated land use.

If you have any questions please contact me at the telephone number listed above or you can send an e-mail to mhorsting@leegov.com .

Sincerely,

Michael Horsting, AICP
Planner
Lee County Transit

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

STEVEN K. TEUBER, J.D.
CHAIRMAN • DISTRICT 4

ELINOR C. SCRICCA, PH.D.
VICE CHAIRMAN • DISTRICT 5

ROBERT D. CHILMONIK
DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, PH.D.
DISTRICT 3

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

September 29, 2006

Alison Stowe
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street, Third Floor
Fort Myers, FL 33902

Re: Comprehensive Plan Amendment for Raymond Building Supply

Dear Ms. Stowe:

Thank you for the opportunity to review the proposed Corradi Palm Beach project for sufficiency comments with regard to educational impacts. This proposed development is in the East Choice Zone of the District. This letter is in response to your request dated September 19, 2006.

This development should have no impact on classroom needs based on the applicant's indication that this is commercial project only and will not have any residential units.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 337-8678.

Sincerely,

Ellen Lindblad

Ellen Lindblad, Long Range Planner
Planning, Growth & School Capacity

Sep 29 2006 4:03PM PLANNING, GROWTH AND SCHO 239-337-8146 p.1

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Writer's Direct Dial Number: (239) 533-8525

Bob Janes
District One

Brian Bigelow
District Two

Ray Judah
District Three

Tammy Hall
District Four

Frank Mann
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

November 20, 2007

Stacy Ellis Hewitt
Banks Engineering
10511 Six Mile Cypress Pkwy
Fort Myers, FL 33966

RE: POTABLE Water AVAILABILITY
Raymond Building Supply - Phase 2
STRAP #: 20-43-25-00-00003.1010

Dear Ms. Hewitt:

Potable water lines are in operation in the vicinity of the proposed project mentioned above. However, in order to provide 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 4 industrial units with an estimated flow demand of approximately 1,680 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water service as estimated above.

Prior to beginning design work on this project, a meeting should be scheduled with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

Availability of potable water 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 North Lee County Water Treatment Plant.

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 Water Service Is To Be Utilized For Re-Zoning For This Project Only. Individual Letters Of Availability Will Be Required For The Purpose Of Obtaining Building Permits.

Sincerely,

LEE COUNTY UTILITIES

Melissa Bibeau

Melissa Bibeau
Engineering Tech., I
UTILITIES ENGINEERING

VIA FACSIMILE
Original Mailed

ZONING - 00AAA MASTER

NORTH FORT MYERS UTILITY INCORPORATED

5660 Bayshore Road, Suite 36 • North Fort Myers, Florida 33917

Mailing Address: P.O. Box 2547 • Fort Myers, Florida 33902

(239) 543-1005 Fax (239) 543-2226

November 15, 2007

LEE COUNTY BUILDING DEPARTMENT
P. O. BOX 398
1820 HENDRY STREET
FT. MYERS, FL 33901

RE: Wastewater Service Phase 2

STRAP #: 20-43-25-00-00003.1010

ADDRESS: 7701 Bayshore Road

Please be advised that **Raymond Building Supply,** has requested wastewater service for the referred site. The onsite collection system and force main will be constructed by the developer for this project under the terms of a Developer's Agreement.

North Fort Myers Utility, Inc. has the capacity to provide 1,680 gallons per day from its wastewater treatment plant.

This letter should not be construed as a commitment to service, but only to the availability of wastewater service. The company will commit to serve only upon receipt of a signed request for service, executed Developer's Agreement, appropriate fees and charges and approval of all federal, state and local regulatory agencies. This wastewater service availability letter will expire should this project not be under contract within 12 months from the above date.

Yours truly,
North Fort Myers Utility, Inc.

A.A. "Tony" Reeves
Utility Director

Stacy Hewitt

From: Velez, Sergio I. [VELEZSI@leegov.com]
Sent: Tuesday, November 13, 2007 2:28 PM
To: Stacy Hewitt
Subject: RE: North Lee County WTP

The NLCWTP present capacity is5 MGD and it was designed to be expanded to 10 MGD. We are in the process of planning the plant expansion at the present time. I hope that this information answer your question, and if you have any further questions, please let me know.

S. Ivan Velez, P.E.
Deputy Director
Lee County Utilities
1500 Monroe Street
Fort Myers, FL 33901
Ph: 239-533-8166
Fax: 239-533-8176
cell: 239-357-1867

From: Stacy Hewitt [mailto:SHewitt@BanksEng.com]
Sent: Tuesday, November 13, 2007 1:35 PM
To: Velez, Sergio I.
Subject: North Lee County WTP

Good afternoon. We are interested in obtaining any information available on projected plant capacity for 2030 for the North Lee County WTP.

Please do not hesitate to contact me if you have any questions or require further information. Thank you.

Stacy Ellis Hewitt
Director of Planning
Banks Engineering
10511 Six Mile Cypress Parkway - Suite 101
Fort Myers, FL 33966
Email: shewitt@bankseng.com
Phone: 239-939-5490
Cell: 239-770-2527
Fax: 239-939-2523

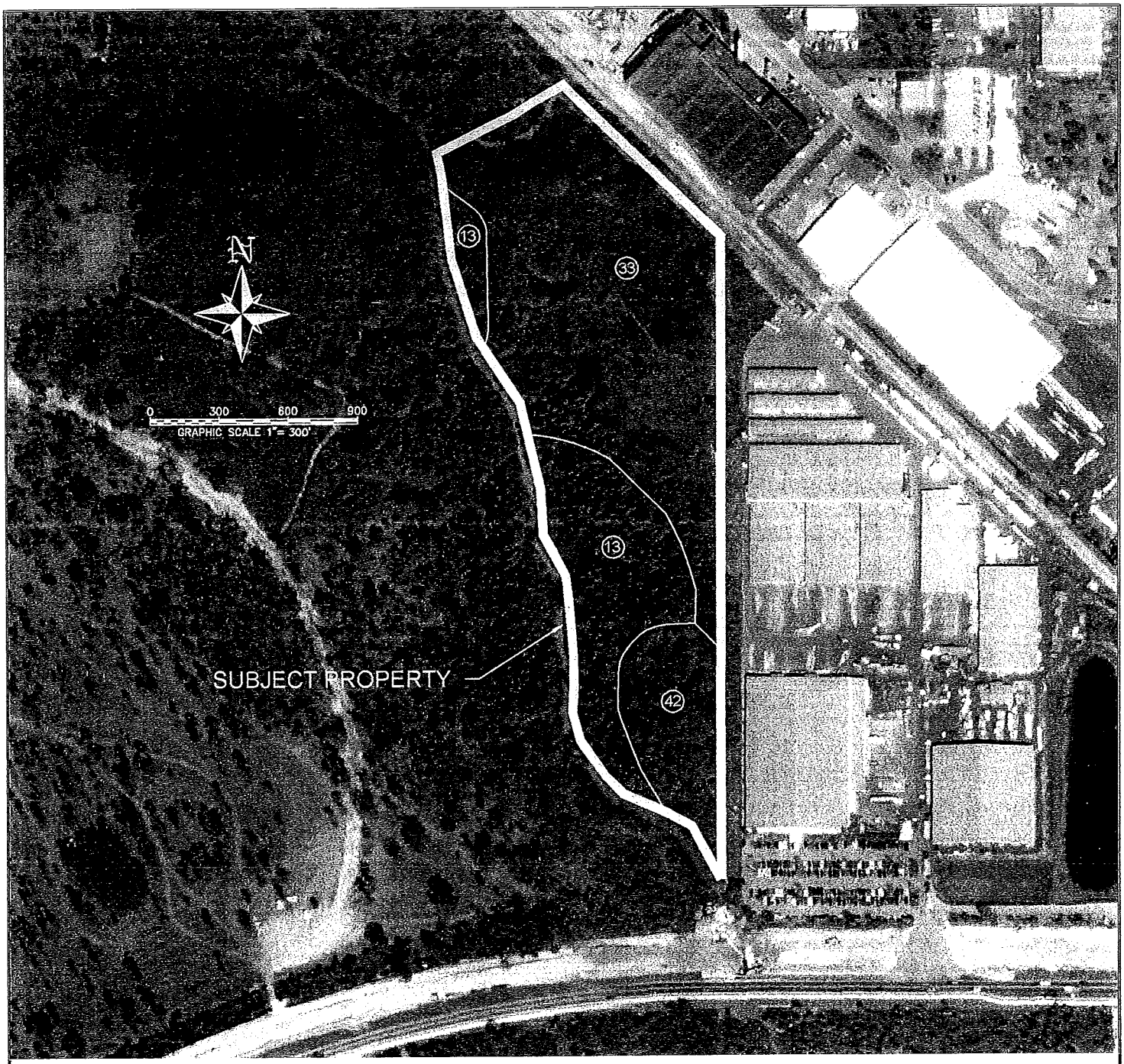
Stacy Hewitt

From: OLDBRIDGE9@aol.com
Sent: Monday, November 19, 2007 9:38 AM
To: Stacy Hewitt
Subject: Re: Request for Letter of Availability and 2030 Projected Plant Capacity

We figure it should be about 8.5 Million a day

Tony

See what's new at AOL.com and Make AOL Your Homepage.



SOILS LEGEND:

13 – BOCA FINE SAND
33 – OLDSMAR SAND
42 – WABASSO SAND, LIMESTONE SUBSTRATUM

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY – SUITE 101
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

SOILS MAP

RAYMOND BUILDING SUPPLY – PHASE 2

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
8/25/2006	2249	_SOIL	SDJ	SDJ		1"=300'	1	1	(20-43-25)

EXHIBIT C.2

Knott, Consoer, Ebelini
Hart & Swett, P.A.
ATTORNEYS-AT-LAW

George H. Knott *+
George L. Consoer, Jr.**
Mark A. Ebelini
Thomas B. Hart
H. Andrew Swett

* Board Certified Civil Trial Lawyer
** Board Certified Real Estate Lawyer
+ Board Certified Business Litigation Lawyer

1625 Hendry Street • Third Floor (33901)
P.O. Box 2449
Fort Myers, Florida 33902-2449

Telephone (239) 334-2722
Telecopier (239) 334-1446

MUhle@knott-law.com

Matthew D. Uhle
Aaron A. Haak
Derrick S. Eihausen
Natly Torres-Alvarado
David A. Burt
Madeline Ebelini

Director of Zoning
and Land Use Planning
Michael E. Roeder, AICP

April 10, 2008

Mr. Peter Blackwell
Lee County Division of Planning
P.O. Box 398
Fort Myers, FL 33902

Re: CPA2006-14/Response to April 8 Sufficiency Letter

Dear Mr. Blackwell:

Please consider the following our responses to your latest sufficiency letter:

1. PART IV, Item B.3.b.: The requested EMS letter was submitted on April 7.

2. Gopher Tortoise Question: Attached please find the gopher tortoise management plan that was prepared for the (as yet unfiled) rezoning application. You will note that it contemplates the offsite relocation of the tortoises. While the applicant is willing to provide a substantial buffer along the west side of the property in the zoning case, as shown on the draft MCP that was submitted to you previously, we believe that the precise boundaries of this area should be identified at that time, not during the plan amendment process, so we do not intend to show any areas in the Conservation FLUM category as part of our application.

3. Buffering Question: See Response to #2 above.

Sincerely,

KNOTT, CONSOER, EBELINI,
HART & SWETT, P.A.

Matthew D. Uhle, Esq.

MDU/ams
Attachment

cc: Duane Swanson
Tom Lehnert
Kim Schlachta

PART 4
ENVIRONMENTAL ISSUES

A. **Topography:** Describe the range of surface elevations of the property:

A topo survey in included with the submittal.

B. **Sensitive Lands:** Identify any environmentally sensitive lands, including, but not limited to, wetlands (as defined in Lee Plan), flowways, creek beds, sand dunes, other unique land forms [see Lee Plan Policy 77.1.1 (2)] or listed species occupied habitat (see Sec. 10-4730 of the Land Development Code.

The site contains habitat occupied by Gopher Tortoise as noted in the attached Protected Species Survey. A Cabbage Palm dominated area is also located within the site boundaries.

Cabbage Palm, Gopher Tortoise,

C. **Preservation/Conservation of Natural Features:** Describe how the lands listed in B. above will be protected by the completed project:

A Gopher Tortoise Incidental Take Permit or Offsite Relocation Permit would be obtained from the FWC. Gopher tortoise would be relocation prior to development. A small portion of this would be preserved, and a majority of this habitat would be impacted. However, this site has designed to preserve the Cabbage palm habitat located next to adjacent preserve lands.

The proposed project exceeds indigenous preserve requirements and provides 4.15 acres with credits. See attached Indigenous Preserve Calculations

Below is a table showing the amount of preservation by FLUCFCS.

FLUCCS CODE	DESCRIPTION	EXISTING ACREAGE	PRESERVE ACREAGE	% PRESERVED
150	Industrial	18.03	-	-
321	Palmetto Prairie	5.74	0.36	6.3 %
428	Cabbage Palm	10.39	3.27	31.5 %
500	OSW	1.87	1.87	100 %
740	Disturbed Areas	0.80	-	-

D. **Shoreline Stabilization:** If the project is located adjacent to navigable natural waters, describe the method of shoreline stabilization, if any, being proposed:

Not Applicable.

Raymond Lumber

Indigenous Preserve Calculations

Boylan
Environmental
Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments

11000 Metro Parkway, Suite 4
Fort Myers, Florida, 33966
Phone:(239) 418-0671 Fax:(239) 418-0672

May 23, 2007

Indigenous Preserve Calculations Table:

Per LDC Section 10-415(b)(1), large developments, with existing indigenous native vegetation, must provide 50 percent of their open space percentage requirement through the onsite preservation of existing indigenous native vegetation.

Per LDC Section 10-415(b)(2), as an incentive to preserve indigenous native upland plant communities in large tracts, a scaled open space credit for single preserve areas will be granted as follows:

INDIGENOUS VEGETATION CREDIT		
Credit provided	Minimum size	Minimum width
110%	½ acre	50 feet
125%	1 acre	75 feet
150%	3 acres	150 feet

An additional, maximum ten percent credit will be granted if any of the following indigenous vegetation areas are included:

1. Rare and unique uplands as defined by the Lee Plan.
2. Connection to offsite public or private environmental conservation or preserve areas.
3. Upland buffers to natural waterbodies
4.

Total Site Acreage: 36.82

Open Space Percentage Requirement: 0.20

Open Space Requirement: 7.36

Indigenous Requirement: 3.68

Northern Preserve Area

Area #	FLUCFCS	Wetland	Acreage	*Base Multiplier	10% Credit	Reason	Total Credits	Total Acreage
1	321	N	0.08	1	1.1	Adjacent Preserve	1.10	0.09
2	321	N	0.28	1.1	1.1	> 0.50 ac/ Adjacent Preserve	1.20	0.34
	428	N	1.32	1.1	1.1	> 0.50 ac/ Adjacent Preserve	1.20	1.58
3	428	N	1.21	1	1.1	Adjacent Preserve	1.10	1.33

Southern Preserve Area

Area #	FLUCFCS	Wetland	Acreage	*Base Multiplier	10% Credit	Reason	Total Credits	Total Acreage
4	428	N	0.74	1.1	1	> 0.50 Ac.	1.10	0.81

Total Preserve Acreage: 3.63 **Total Preserve Acreage with Credits:** 4.15

Minimum Indigenous Preserve Acreage Required: 3.68 acres

Indigenous Provided = 4.15

*Given per Lee County Indigenous Plant Community & Native Tree Preservation Area Credits LDC Sec.10-415
No Credits Were Given for Wetland Preserve Areas

RAYMOND LUMBER

Lee County, Florida
Sections 20; Township 43 South; Range 25 East

Protected Species Survey

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments

11000 Metro Parkway, Suite 4
Fort Myers, Florida, 33966
Phone: (239) 418-0671 Fax: (239) 418-0672

February 7, 2006
August 4, 2006 (updated fieldwork)
Revised May 17, 2007

INTRODUCTION

The site is located in portions of Section 20, Township 43 South, and Range 25 East, Lee County. The eastern portion of the site includes the existing Raymond Lumber with the western portion being undeveloped lands that are proposed for expansion. The site is located west of Interstate 75 and just to the north of Bayshore Road (SR-78). See attached Location Map.

Two environmental scientists from Boylan Environmental Consultants, Inc conducted a field investigation on the 36.83± acre property on July 28th and 29th, 2005 from approximately 8:30 am to 4:00 pm and on August 3, 2006 from approximately 9:00 am to 11:00 am. The temperature ranged from the lower 80°'s to lower 90°'s with partly cloudy to full sun in 2005 and in the lower 90°'s with full sun in 2006.

The purposes of the field investigations were to identify the potential of listed (endangered, threatened, etc.) species inhabiting the site that are regulated by the US Fish & Wildlife Service (FWS) and the Florida Fish & Wildlife Conservation Commission.

SURVEY METHODOLOGY

The property was surveyed for the presence of listed species in accordance with the Lee County Ordinance No. 89-34. The methodology used for this survey was overlapping belt transects. Lee County has approved this method as outlined by Kevin L. Erwin, Consulting Ecologists Inc., as an alternative species survey method. This method is comprised of a several step process. First, vegetation communities or land-uses on the property or study area are delineated on an aerial photograph based on nomenclature of the Florida Land Use, Cover and Forms Classification System (FLUCFCS). Next, the FLUCFCS codes or land-use types found on the property are cross-referenced with the Lee County Protected Species List. This protected species list names the species that have a probability of occurring in any particular FLUCFCS community. Then, each community is searched in the field for the species listed for that particular FLUCCS type.

An intensive pedestrian survey is conducted using parallel belt transects as a means of searching for plants and animals. In addition, periodic "stop-look-listen" and quiet stalking methods are conducted for animals. Signs or sightings of these species are then recorded and are marked in the field with flagging tape. The table at end of this report lists the FLUCFCS communities found on the property and the corresponding species that have the potential of occurring in them. Transects were walked approximately as shown on the attached aerial photograph.

Particular attention was placed upon locating potential gopher tortoise burrows on this site.

SITE CONDITIONS

In general, the property includes undeveloped uplands in the western portion of the site with the existing Raymond Lumber in the eastern. The site is bordered on the north by railroad tracks, undeveloped lands to the east, Bayshore road to the south, and Chapel Creek to the west.

Listed below are the vegetation communities or land-uses identified on the site as shown on the attached protected species survey map. See Florida Land Use, Cover and Forms Classification System (Department of Transportation 1999) for definitions.

150 INDUSTRIAL Raymond Lumber (18.03+/- ac)

This community includes the existing buildings and lumberyard.

321 PALMETTO PRAIRIE (5.74+/- acres)

This upland community contains widely scattered Florida slash pine in the canopy. The sub-canopy contains saw palmetto, downy rose myrtle, rusty lyonia, and beautyberry. Ground cover species includes species grapevine, saw palmetto, Caesar weed, poison ivy, smilax, pennyroyal, and chocolate weed.

428 CABBAGE PALM – (Palmetto) (10.39+/- acres)

This upland forested community is dominated by cabbage palm with scattered live oak, slash pine, and melaleuca found in the canopy. The sub-canopy is dominated by cabbage palm with scattered saw palmetto. Ground cover species includes Caesar weed, poison ivy, smilax, pennyroyal, and chocolate weed.

500 WATER – (Water Management Lake) (1.87+/- acres)

This community includes the eastern lake.

740 DISTURBED AREA (Bahia Grass) (0.80+/- acres)

This community includes Bahia grass adjacent to Raymond Lumber.

Table 1: FLUCCS COMMUNITIES BY PERCENTAGE

FLUCCS	DESCRIPTION	ACRES	PERCENT
150	Industrial	18.03	48.9%
321	Palmetto Prairie	5.74	15.6%
428	Cabbage Palm	10.39	28.3%
500	Water – (Water Management Lake)	1.87	5.0%
740	Disturbed	0.80	2.2%
Total		36.83	100%

*Total Upland	4.62	95 %
*Total OSW	0.31	5 %

SPECIES PRESENCE

During our field survey for protected species on the property, we identified approximately 22 gopher tortoise burrows onsite. There were 17 active burrows and 5 inactive burrows, indicating approximately 9 gopher tortoise (22 * 0.40 = 8.8 rounded to 9 gopher tortoise). These burrows were flagged in the field and their approximate locations were marked with a GPS, we also identified several abandoned burrows onsite as well, they were marked with a small flag and not marked with a GPS. We also observed burrows belonging to armadillos, which were not marked in the field either.

In order to determine the density of species observed onsite species presence was calculated using method 1 under step four of the overlapping belt transect guidelines as established and outlined by Kevin L. Erwin, Consulting Ecologists Inc.. In this method abundance and density are mathematically calculated using the following formula

$$\text{Abundance} = \text{sum of } n_i$$
$$\text{Density} = (\text{sum of } n_i)/A$$

In which n_i is the number of individuals observed in belt transect i, and A is the acreage of the FLUCCS habitat that the species were observed in. These calculations are calculated individually for each species found within each FLUCCS description.

The only signs of protected species observed were Gopher Tortoise burrows located in the palmetto area (FLUCCS 321). Below is the calculated abundance and density of Gopher Tortoise on site.

Table 2: Abundance and Density

FLUCCS	Species present	Date observed	Abundance	Density
321	Gopher Tortoise	7-28-2005 7-29-2005 8-3-2006	22 Burrows	1.42

* The calculations for the density and abundance are shown at the end of this report.

The various listed species that may occur in the vegetation communities or land-use types found on the property have been tabulated on the attached table.

DISCUSSION

The various listed species that may occur in the FLUCFCS communities have been tabulated on the attached table. During our field survey for protected species on the property, we identified approximately 22 gopher tortoise burrows onsite. There were 17 active burrows and 5 inactive burrows, indicating approximately 9 gopher tortoises (22 * 0.40 = 8.8 rounded to 9 gopher tortoises). These burrows were flagged in the field and their approximate locations were marked

with a GPS, we also identified several abandoned burrows onsite as well, they were marked with a small flag and not marked with a GPS. We also observed burrows belonging to armadillos, which were not marked in the field either.

Table 3 Protected species list according to FLUCFCS category obtained from Lee County with corresponding field survey results.

FLUCFCS Code/Area	Potential Protected Species	% Surveyed	Species Present	Species Absent	Density (Acre)	Visibility (Feet)
140	None	-	-	-	-	-
321	Audubon's Crested Caracara	90		X		20
	Beautiful Pawpaw	90		X		20
	Burrowing Owl	90		X		20
	Curtis Milkweed	90		X		20
	Fakahatchee Burmannia	90		X		20
	Florida Black Bear	90		X		20
	Florida Coontie	90		X		20
	Florida Sandhill Crane	90		X		20
	Gopher Frog	90		X		20
	Gopher Tortoise	90	X		1.42	20
	Indigo Snake	90		X		20
	Southeastern American Kestrel	90		X		20
428	Audubon's Crested Carcara	90		X		20
	Eastern Indigo Snake	90		X		20
	Florida Black Bear	90		X		20
	Florida Panther	90		X		20
	Simpson's Stopper	90		X		20
	Gopher Tortoise	90		X		20
500	American Alligator	90		X		100
	Everglades Mink	90		X		100
	Limpkin	90		X		100
	Little Blue Heron	90		X		100
	Reddish Egret	90		X		100
	Roseate Spoonbill	90		X		100
	Snowy Egret	90		X		100
	Tricolored Heron	90		X		100
	American Alligator	90		X		100
740	Gopher Tortoise	90		X		100

Table 3. Lee County Protected Species Abundance Calculations

Protected Species Density:

$= \{n/[L (w_1+w_2)]\} (43{,}560 \text{ ft.}^2/\text{ac.}) (C)$

Where
- n= number of individuals observed or active plus inactive gopher tortoise burrows
- L= length of transect
- w_1= distance of visibility to the right of transect
- w_2= distance of visibility to the left of transect
- C= gopher tortoise conversion factor (0.3 or 0.4)*

*Used for gopher tortoise calculation only

Gopher Tortoise (*Gopherus polyphemus*)

FLUCFCS Code 321

Density
$= \{22GT/[6752 \text{ ft.} (20\text{ft.} + 20\text{ft.})]\} (43{,}560 \text{ ft.}^2/\text{ac.}) (0.4)$
$= [8.14 \times 10^{-5} \text{ GT/ft.}^2] (43{,}560 \text{ ft.}^2/\text{ac.}) (0.4)$
$= (3.54 \text{ GT/ac.}) (0.4)$
$= 1.42 \text{ GT/ac}$

RAYMOND LUMBER

GOPHER TORTOISE MANAGEMENT PLAN

Boylan Environmental Consultants, Inc.

May 22, 2007

Because gopher tortoises were identified on the property and per protection requirements of Lee County, a tortoise relocation plan was developed for tortoises found within the proposed development areas.

Gopher Tortoises will be relocated offsite to be done in accordance with Florida Fish and Wildlife Conservation Commission regulations. An appropriate tortoise relocation permit will be acquired at time of local development order approval. Relocation will proceed in accordance with the permit conditions.

Following is a sequence of activities as it relates to the management of tortoises prior to construction, followed by a description of the manner in which burrows are to be excavated.

1. No more than 6 weeks prior to land clearing, the development area will be resurveyed for tortoises to determine the estimated number of tortoise.

2. Following issuance of an appropriate gopher tortoise relocation permit, all active and inactive burrows on the property will be excavated by a biologist.

   Excavation & Relocation

   The excavation will occur as follows: flexible PVC hose will be gently snaked into the burrow. A backhoe will remove soil material until just before the PVC hose is visible. Excavation will then occur manually to ensure no injury to the tortoise. The flexible hose will be moved deeper into the burrow and the process will continue until the tortoise and other commensal species can be manually removed from the burrow, or the burrow is found unoccupied. The tortoises will be transported in shaded buckets (1.5' high by 2.0' diameter) or bins (1.5'x2.5'x1') and moved to the recipient site.

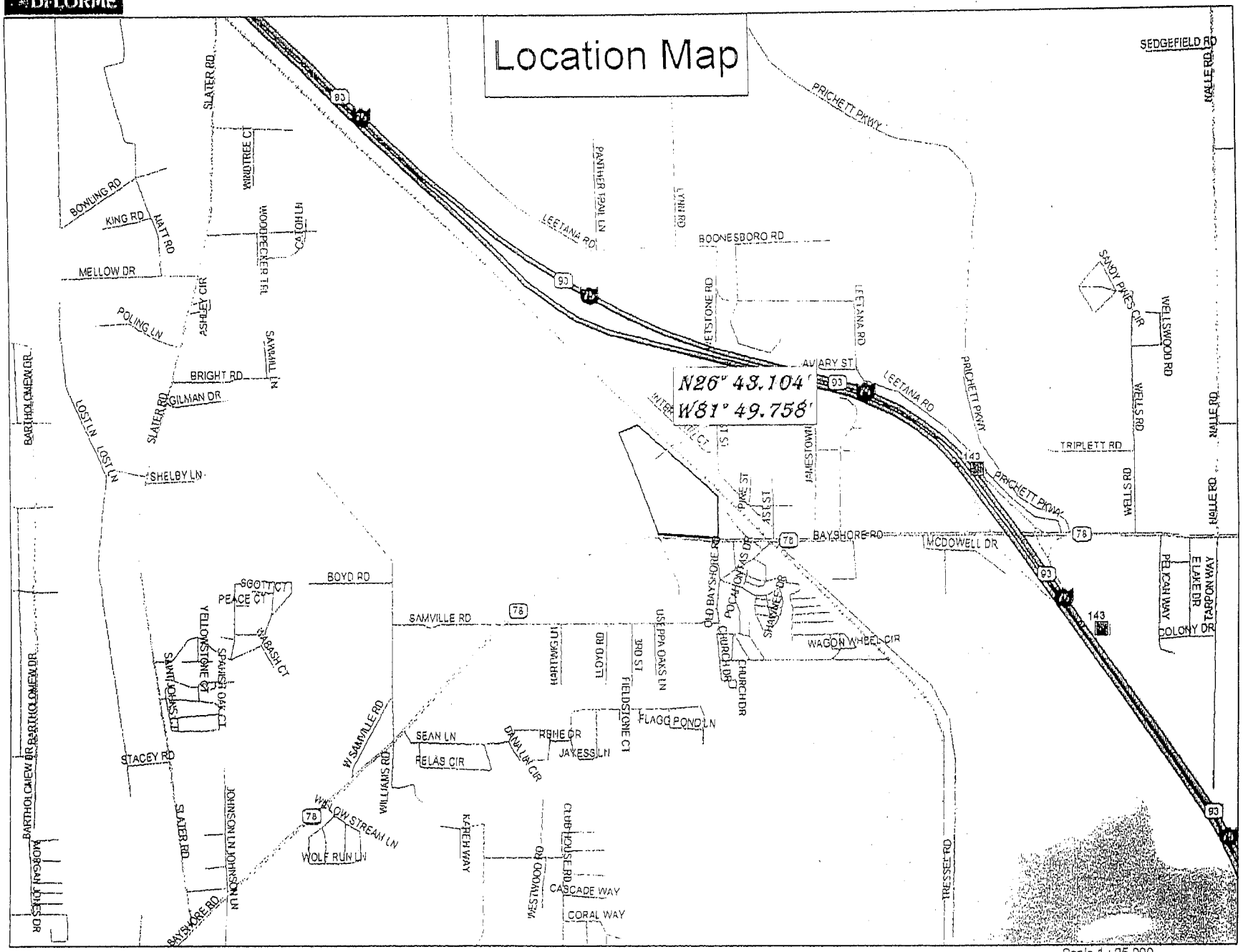
3. Prior to release, each relocated adult tortoise will be sexed, measured, and permanently marked by scute-notching.

4. Where possible, tortoises will be relocated to "old" or "inactive" burrows with access to shade nearby. If no other burrows are present, a "starter" burrow will be excavated to provide temporary shelter for the tortoise.

DeLORME

Street Atlas USA® 2006

Location Map



Data use subject to license.

© 2005 DeLorme. Street Atlas USA® 2006.

www.delorme.com

TN

MN (4.7°W)

Scale 1 : 25,000

1" = 2,083.3 ft

Data Zoom 13-0

N

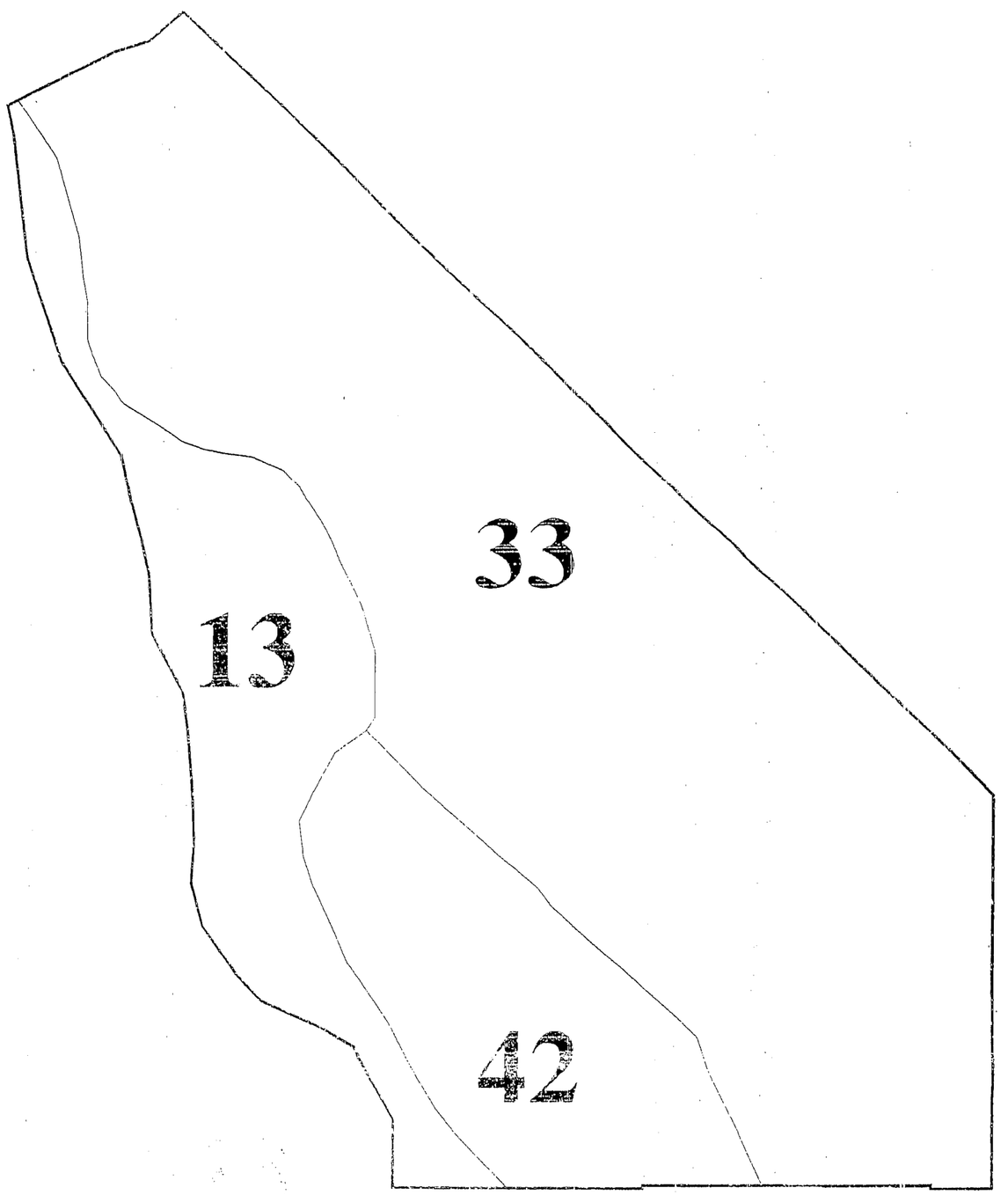
BEC

Scale: 1" = 200'

SOILS LEGEND

ID	Description	Hydric
13	*Boca fine sand*	*N
33	*Oldsmar sand*	--
42	*Wabasso sand, limestone subtratum*	--

*N = National List for Hydric Soils



X:\BECV0-R Projects\Raymond Lumber\2006-48\Rezoning\SOILS.dwg Tab: Model May 17, 2007 - 11:42am Plotted by: Kim

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0671

Drawn By:	Date:	Category
KAS	5/16/07	FLUCFCS
Job Number		Scale:
2006-48		1" = 200'
S/T/R		County
20/43S/25E		Lee

RAYMOND LUMBER

SOILS Map

Page

Exhibit

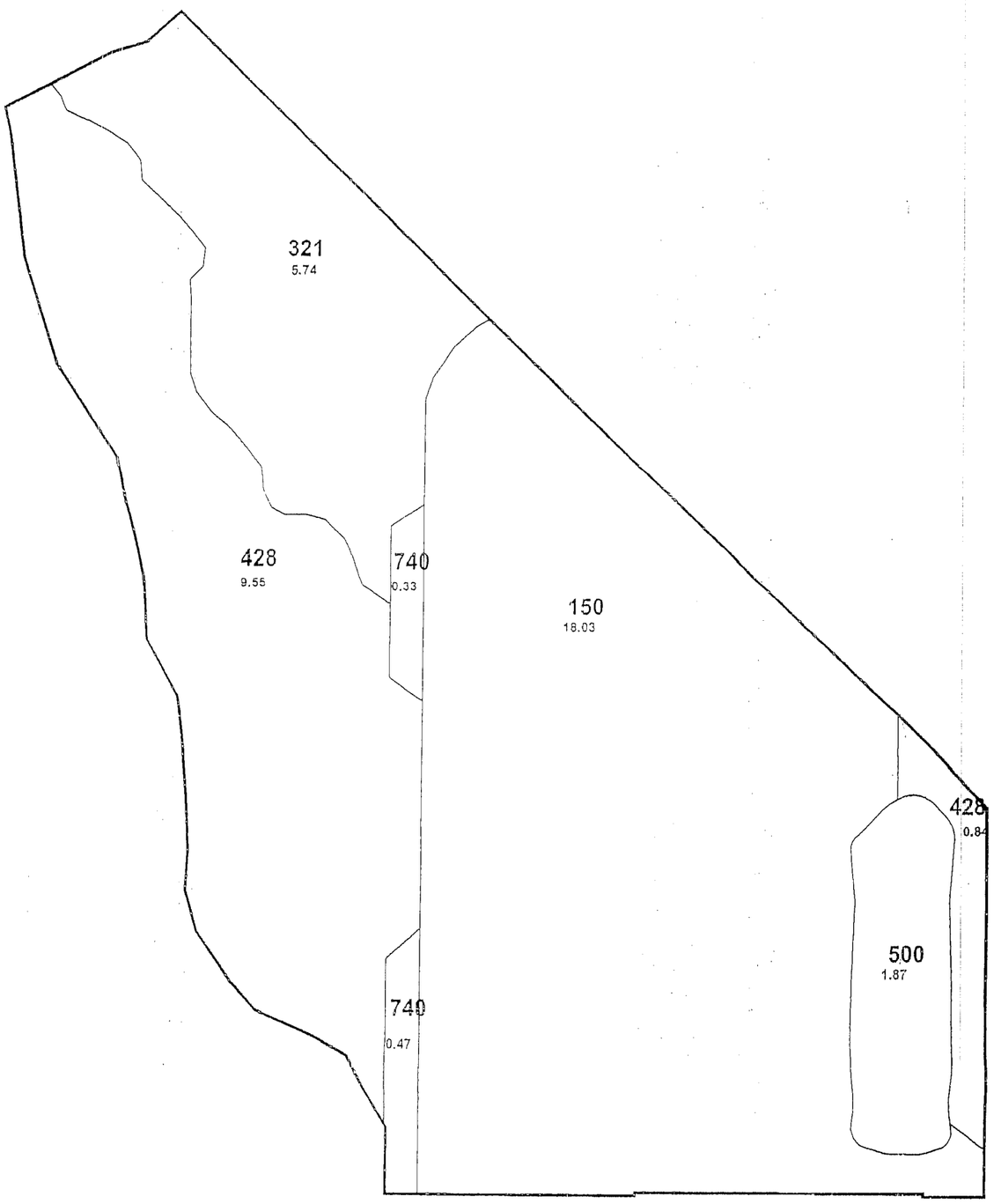
N

B
E
C

Scale: 1" = 200'

FLUCFCS LEGEND

Code	Description	Acreage
150	INDUSTRIAL - (Raymond Lumber)	18.03
321	SAW PALMETTO	5.74
428	CABBAGE PALM - (Palmetto)	10.39
500	WATER -(Water Management Lake)	1.87
740	DISTURBED AREA - (Bahia Grass)	0.80
	Total Site	36.83 ac



X:\BECV8-R Projects\Raymond Lumber\2006-48\Rezoning\FLUCFCS.dwg Tab: Model May 17, 2007 - 12:06pm Plotted by: Kim

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0671

Drawn By:	Date:	Category
KAS	5/16/07	FLUCFCS
Job Number		Scale:
2006-48		1" = 200'
S/T/R		County
20/43S/25E		Lee

RAYMOND LUMBER

FLUCFCS Map

Page

Exhibit

N

B
E
C

Scale: 1" = 200'

FLUCFCS LEGEND

Code	Description	Acreage
150	INDUSTRIAL - (Raymond Lumber)	18.03
321	SAW PALMETTO	5.74
428	CABBAGE PALM - (Palmetto)	10.39
500	WATER -(Water Management Lake)	1.87
740	DISTURBED AREA - (Bahia Grass)	0.80
	Total Site	36.83 ac



X:\BECV\P-R Projects\Raymond Lumber\2006-48\Rezoning\FLUCFCS AerialLdwg Tabi Model May 17, 2007 - 12:06pm Plotted by: Kin

Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0671

Drawn By:	Date:	Category
KAS	5/16/07	FLUCFCS
Job Number		Scale:
2006-48		1" = 200'
S/T/R		County
20/43S/25E		Lee

RAYMOND LUMBER

FLUCFCS Aerial Map

Page

Exhibit

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Scale: 1" = 200'

FLUCFCS LEGEND

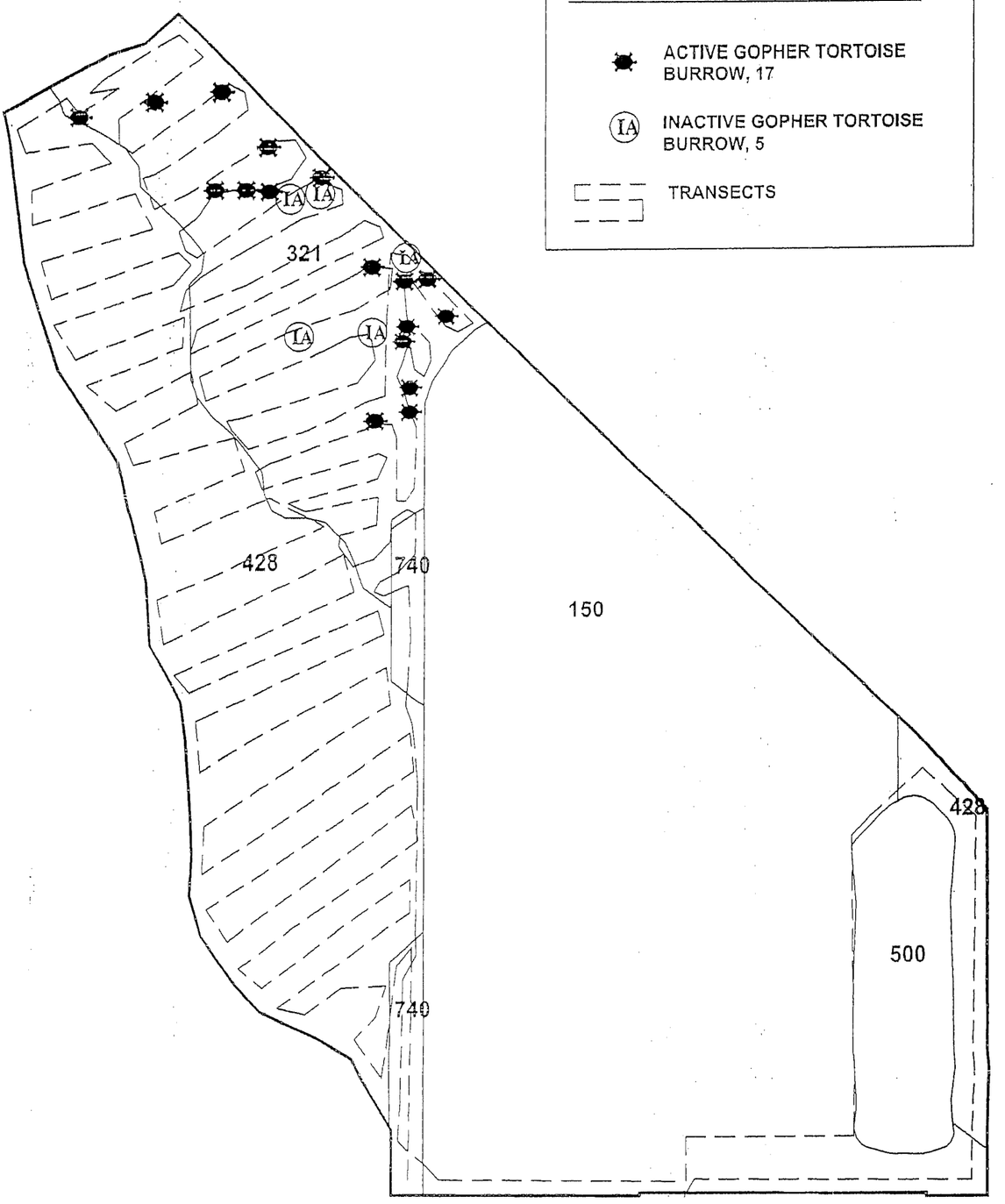
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SPECIES SURVEY LEGEND

ACTIVE GOPHER TORTOISE BURROW, 17

IA INACTIVE GOPHER TORTOISE BURROW, 5

TRANSECTS



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Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0071

Drawn By:	Date:	Category
KAS	5/16/07	FLUCFCS
Job Number		Scale:
2006-48		1" = 200'
S/T/R		County
20/43S/25E		Lee

RAYMOND LUMBER

Species Survey Map

Page

Exhibit

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Scale: 1" = 200'

FLUCFCS LEGEND

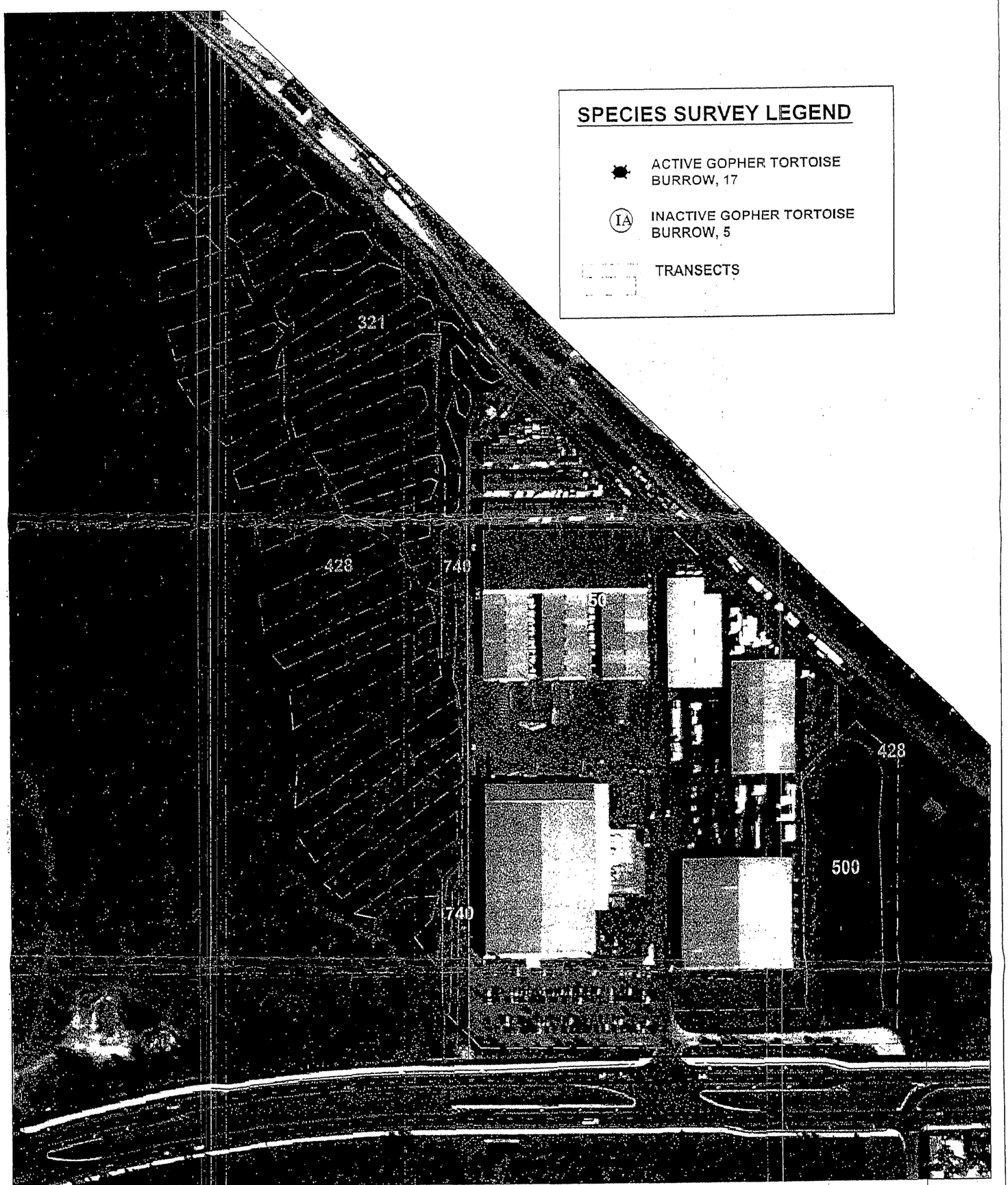
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SPECIES SURVEY LEGEND

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TRANSECTS



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Boylan Environmental Consultants, Inc.
Wetland & Wildlife Surveys, Environmental Permitting, Impact Assessments
11000 Metro Parkway, Suite 4, Ft. Myers, FL 33966 (239) 418-0671

Drawn By:	Date:	Category
KAS	5/16/07	FLUCFCS
Job Number		Scale:
2006-48		1" = 200'
S/T/R		County
20/43S/25E		Lee

RAYMOND LUMBER

Species Survey Map

Page

Exhibit

CHARLOTTE COUNTY

CHARLOTTE COUNTY

CHARLOTTE COUNTY

CHARLOTTE HARBOR

CHARLOTTE

PINE ISLAND SOUND

CALOOSAHATCHEE RIVER

SAN CARLOS BAY

GULF OF MEXICO

HENDRY COUNTY

T43S

T44S

T45S

COLLIER COUNTY

T46S

T47S

COLLIER COUNTY

LEE COUNTY ARCHAEOLOGICAL SENSITIVITY MAP

= SENSITIVITY LEVEL 1

= SENSITIVITY LEVEL 2

= PREVIOUSLY SURVEYED AREAS EXAMINED

N

W E

S

LEE COUNTY

FLORIDA

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Prepared by Division of Transportation

EXHIBIT D

FLORIDA DEPARTMENT OF STATE
Sue M. Cobb
Secretary of State
DIVISION OF HISTORICAL RESOURCES

September 19, 2006

Alison M. Stowe
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street
Fort Myers, Florida 33901
Fax: 239-334-1446

Dear Ms. Stowe:

In response to your inquiry of September 19, 2006, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

T43S, R25E, Section 20

In interpreting the results of our search, please remember the following points:

- **Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.**
- **As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.**

If you have any further questions concerning the Florida Master Site File, please contact us as below.

Sincerely,

celeste Ivory

Celeste Ivory
Archaeological Data Analyst, Florida Master Site File
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

Phone: 850-245-6440, Fax: 850-245-6439
State SunCom: 205-6440
Email: *fmsfile@ dos.state.fl.us*
Web: *http://www.dos.state.fl.us/dhr/msf/*

FLUM CAPACITY ANALYSIS
EXHIBIT E.1

The proposed amendment from Suburban to Industrial Development will reduce the capacity of the FLUM by approximately 176 persons (14 acres x 6 du/a x 2.09 ppu). This reduction is de minimis. 381 acres of industrial lands are currently unallocated in the North Fort Myers Planning Community.

LEE PLAN CONSISTENCY

EXHIBIT E.2

The requested amendment from Suburban to Industrial Development is consistent with the Lee Plan in general and the following objectives and policies in particular:

1. Policy 1.1.7: The proposed expansion of the existing Raymond Lumber facility would be consistent with the Industrial Development FLUM category.

2. Policy 1.7.6: 381 industrial acres are still available for use in the North Fort Myers Planning Community.

3. Objective 2.1: The subject parcel is already in a Future Urban land use category. The applicant intends to use the parcel for the expansion of an existing industrial use. The proposal will not, therefore, encourage urban sprawl.

4. Objective 2.2: The property will be served by public water and sewer facilities. Bayshore Road was recently widened to four lanes at this location. The project will, therefore, be served by adequate public facilities.

5. Objective 2.4 and Policy 2.4.4: The County has entered into a contract with a consultant to address an ongoing problem with the conversion of industrial land to other uses and to identify additional land which can be used for industrial purposes. The absence of adequate industrial property due to demands for other uses is a changed condition which supports the proposed amendment.

6. Policy 5.1.5: The parcel does not abut any existing residential uses. The applicant has reached agreements with the owner of the property to the west, which is currently being rezoned for residential development, on issues involving lighting, buffers, hours of operation, and setbacks. The request will not, therefore, be incompatible with the neighborhood.

7. Policy 7.1.2: The applicant intends to request an amendment to an existing IPD to encompass the subject parcel. Access to the property will be provided through the current Raymond Lumber facility.

8. Policy 7.1.3: The parcel has direct access by rail and by an arterial road (Bayshore Road) and is located in close proximity to I-75. The property abuts an existing industrial use and is compatible with all existing and proposed uses in the area, as noted above.

9. Policy 7.1.4: The County is currently studying the FLUM to address a perceived deficit of industrial land, as noted above. The applicant's plans to expand its facility, and thereby provide additional industrial employment opportunities, cannot be accomplished unless the subject parcel is added to the existing site.

10. Policy 7.1.9: As noted above, the proposed expansion will be accessed through the existing Raymond Lumber facility.

11. Standards 11.1 and 11.2: As noted above, the project will be served by public water and sewer facilities.

12. Policy 158.3.5: As noted above, the FLUM must be amended to provide additional industrial land to accommodate the proposed expansion.

13. Objective 158.4: The proposed expansion will add to the County's industrial tax base.

Impact on Adjacent Local Governments
EXHIBIT E.3

The subject site does not abut, and is not located in proximity to, other local governments. The impacts to other local governments are, therefore, de minimis.

CONSISTENCY WITH STATE PLAN

EXHIBIT E.4

The requested amendment is consistent with the State Plan in general and the following goal and policy in particular:

1. Goal 21 (Economy): The amendment will facilitate the expansion of the existing Raymond Lumber facility, thereby maximizing job opportunities and increasing the per capita income of Lee County residents.

2. Policy 17(b) (Public Facilities): The applicant intends to develop additional property on an arterial road which is currently being widened to four lanes.

COMPLIANCE WITH REGIONAL PLAN

EXHIBIT E.4

The requested amendment is consistent with the Regional Plan in general, and the following strategies and actions in particular:

1. Economic Development Goal 1, Strategy 4: The amendment to the FLUM will assist the County in providing an adequate amount of land for industrial centers.

2. Economic Development Goal 3, Strategy 5: The amendment will encourage the retention and expansion of a successful local business.

3. Regional Transportation Goal 1, Strategy 6, Action 2: The amendment creates an additional interface between rail service and an industrial land use.

INDUSTRIAL LANDS ANALYSIS
EXHIBIT F.1.a-c

a. The subject parcel abuts a rail line and an arterial and is located approximately one mile from an I-75 interchange.

b. Policy 2.4.4 was adopted in 1997. The County has recently determined that, due to the heavy demand for residential and commercial uses on lands which could be used for industrial purposes, there may be a shortage of industrial property on the FLUM. A consultant has been hired to study this issue. The proposed FLUM change is consistent with the intent of the study.

c. The proposed amendment will permit an expansion of the existing Raymond Lumber facility. The applicant estimates that 100-150 jobs will be added if the expansion is approved.

JUSTIFICATION FOR APPLICATION
EXHIBIT G

The requested amendment from Suburban to Industrial Development should be approved, for the following reasons:

1. The property is well-suited for industrial development. It abuts a rail line, has access to Bayshore Road, and is located in close proximity to I-75. There are no existing residential uses on the adjoining parcels. Finally, the project will be served by public facilities operating at an adequate LOS.

2. The applicant's plan to expand the existing Raymond Lumber facility will add to the County's industrial tax base and create additional employment opportunities, which is consistent with the Economic Element of the Lee Plan. The proposed expansion cannot be accomplished on the current site.

3. It is appropriate to use a geographic feature (Chapel Creek) as the boundary between two different kinds of uses on the FLUM.

SITE DATA

TOTAL SITE AREA:	36.82 ACRES±
EXISTING BUILDING AREA	300,000 S.F ±
PROPOSED BUILDING AREA:	215,000 S.F.±
EXISTING LAKE AREA:	1.81 ACRES±
OPEN SPACE	MIN. 20%
MAXIMUM BUILDING HEIGHT:	45 FEET, TWO STORIES

OPEN SPACE CALCULATIONS

36.82 ACRES X 20%
OPEN SPACE REQUIRED 7.36 ACRES± (20%)
OPEN SPACE PROVIDED: MINIMUM 7.36 ACRES± (20%)

INDIGENOUS VEGETATION CALCULATIONS

7.36 ACRES X 50%
INDIGENOUS VEGETATION REQUIRED 3.68 ACRES±
INDIGENOUS VEGETATION PROVIDED 3.45 ACRES± (3.68 AC/CREDIT)
*110% CREDIT FOR MINIMUM 1/2 ACRE AND MINIMUM 50 FEET WIDTH PER LDC SECTION 10-415(b)(3)a

LEGEND:

- EXISTING DEVELOPMENT
- NATIVE INDIGENOUS

0 100 200 300
GRAPHIC SCALE 1"= 200'

SUBURBAN
AG-2
SINGLE-FAMILY RESIDENCE

SUBURBAN
AG-2
VACANT

INDUSTRIAL DEVELOPMENT
IL
VACANT

EXISTING RAILROAD

NO BUFFER REQUIRED

1287.45'±

615.93'±

EXISTING 50' BUFFER

EXISTING INDIGENOUS AREA = 9.74 AC
x 110% CREDIT = 10.81 AC

EXISTING LAKE 1.81 AC

EXISTING BUFFER

SAMVILLE RD.

PROPOSED PARKING LOT ADDITION LDO 2006-00503

492'±

938.31'±

21'

26'

EXISTING STORAGE

EXISTING STORAGE

EXISTING STORAGE

INDUSTRIAL DEVELOPMENT
IL
WAREHOUSE DISTRIBUTION TERMINALS

EXISTING RAILROAD

EXISTING STORAGE

EXISTING STORAGE

EXISTING STORAGE

EXISTING TRUSS SAWS AND CUTMASTERS

EXISTING MILL WORKS OFFICE AND RETAIL

EXISTING BUFFER

1,392'±

BAYSHORE RD

EXISTING RAILROAD TO BE REMOVED

EXISTING RAILROAD

RAILROAD PROPOSED RELOCATION

PHASE LINE

PHASE III
FUTURE DEVELOPMENT AREA

90 PARKING SPACES

DRY DETENTION

EXISTING IPD BOUNDARY

NATIVE INDIGENOUS PRESERVE = 2.71 AC±

NO BUFFER REQUIRED

SUBURBAN
AG-2
GRAZING LAND CLASS V

1.60 AC
x 110% CREDIT*
1.76 AC/CREDIT

NOTES

1. NO INDUSTRIAL USES WILL BE CONSTRUCTED OUTSIDE THE LIMITS OF THE INDUSTRIAL LAND USE CLASSIFICATION UNTIL THE COMPREHENSIVE PLAN HAS BEEN AMENDED ACCORDINGLY.
2. BUILDING ENVELOPES DEPICTED ON THE PLAN REPRESENT THE CONCEPTUAL LOCATION AND COMBINED SQUARE FOOTAGES OF THE PROPOSED USES FOR PHASE III. THEREFORE, EACH BUILDING ENVELOPE MAY ACTUALLY CONTAIN A NUMBER OF SMALLER BUILDINGS OR STRUCTURES DEVOTED TO THE PARTICULAR USE SHOWN.
3. THE DEVELOPER WOULD LIKE TO RETAIN THE FLEXIBILITY TO ADJUST BUILDING AREAS FOR EACH PHASE AS LONG AS THE OVERALL BUILDING AREA DOES NOT EXCEED THE MAXIMUM TOTAL OF 515,000 SQUARE FEET ALLOCATED FOR THE ENTIRE SITE. NO BUILDING WILL INTRUDE INTO ANY OF THE BUFFER AREAS SHOWN ON THIS PLAN.
4. THE OPEN SPACE REQUIREMENTS FOR THE ENTIRE DEVELOPMENT WILL BE MET THROUGH THE UTILIZATION OF PERIMETER BUFFERING AND RETENTION AREAS WHICH ALLOW THE ENTIRE FUTURE DEVELOPMENT AREA (PHASE II) TO BE IMPERVIOUS.
5. PROPERTY DEVELOPMENT REGULATIONS WILL MEET THE MINIMUM REQUIREMENTS OF THE IL ZONING DISTRICT PER SECTION 34-904 OF THE LEE COUNTY LAND DEVELOPMENT CODE WITH THE EXCEPTION THAT A MAXIMUM BUILDING HEIGHT OF 45 FEET, TWO STORIES WILL BE PERMITTED.
6. NO INTERNAL STREET RIGHTS-OF-WAY ARE PROPOSED WITHIN THE PROJECT. ACCESS TO PHASE III WILL BE PROVIDED THROUGH CONNECTING PAVEMENT AREAS WHICH WILL BE DEFINED BY THE LOCATION OF FUTURE DEVELOPMENT.
7. ALL ENTRANCE GATES AND GATEHOUSES WILL BE CONSTRUCTED IN ACCORDANCE WITH SECTION 34-1749 OF THE LEE COUNTY LAND DEVELOPMENT CODE.
8. ALL OPEN SPACE, LANDSCAPING, AND BUFFERING WILL BE IN COMPLIANCE WITH THE REQUIREMENTS ESTABLISHED IN SECTION 10, DIVISION 6 OF THE LEE COUNTY LAND DEVELOPMENT CODE.
9. PARKING WILL MEET THE REQUIREMENTS OF SECTIONS 34-2014 THRU 34-2020 OF THE LEE COUNTY LAND DEVELOPMENT CODE.
10. AREAS UTILIZED FOR OPEN STORAGE WILL MEET ALL APPLICABLE REQUIREMENTS OF THE LEE COUNTY LAND DEVELOPMENT CODE.
11. THE EXACT LIMITS OF THE PROPOSED LAKE EXCAVATION MAY VARY SUBJECT TO SOUTH FLORIDA WATER MANAGEMENT DISTRICT APPROVAL.
12. PUBLIC TRANSPORTATION IS NOT PRESENTLY AVAILABLE TO THE SITE.

NOTES

1.	PARCEL ADDRESS:	7731 & 7751 BAYSHORE ROAD NORTH FORT MYERS, FL 33917
2.	CURRENT ZONING:	AG-2 & IPD
3.	PROPOSED ZONING:	IPD
4.	FUTURE LAND USE:	INDUSTRIAL DEVELOPMENT AND SUBURBAN

-t:_MCP2.dwg, 5/8/2007 11:27:44 AM, Steve Johnson

PREPARED FOR:
RAYMOND BUILDING SUPPLY CORP.
7751 BAYSHORE ROAD
NORTH FORT MYERS, FLORIDA 33917
PHONE: (239)731-8300

NO.	DATE	REVISION DESCRIPTION	BY

Banks Engineering
Professional Engineers, Planners & Land Surveyors
10511 SIX MILE CYPRESS PARKWAY
FORT MYERS, FLORIDA 33966
PHONE: (239) 939-5490 FAX: (239) 939-2523
ENGINEERING LICENSE # EB 6469
SURVEY LICENSE # LB 6690

MASTER CONCEPT PLAN

RAYMOND BUILDING SUPPLY

LEE COUNTY, FLORIDA

DATE	PROJECT	DRAWING	DESIGN	DRAWN	CHECKED	SCALE	SHEET	OF	FILE NO. (S-T-R)
05/02/2007	2249	_MCP	SDJ	SDJ		1"=200'	1	1	20-43S-25E

CPA2006-15
PRIVATELY SPONSORED
CAUTHEN AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Privately Sponsored Application
and Staff Analysis

BOCC Adoption Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

February 25, 2009

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-15

☐ **Text Amendment** ☑ **Map Amendment**

	This Document Contains the Following Reviews:
✓	**Staff Review**
✓	**Local Planning Agency Review and Recommendation**
✓	**Board of County Commissioners Hearing for Transmittal**
✓	**Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report**
✓	**Board of County Commissioners Hearing for Adoption**

STAFF REPORT PREPARATION DATE: March 19, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

John Cauthen
Represented by Michael Roeder of Knott, Consoer, Ebelini, Hart & Swett PA
1625 Hendry St. Suite 301
Ft. Myers, FL, 33901

2. REQUEST:

Amend the Lee Plan Map 1, Future Land Use Map for a 13.5 acre parcel from the Rural to the Commercial Future Land Use Category.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: .

Planning staff recommends that Map 1, the Future Land Use Map, be amended to change the future land use designation of the subject area from the "Rural" land use category to the "Commercial" land use category for the 13.5 acres subject property.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The subject parcel is an enclave of County land.
- The subject parcel is in the Tropical Storm and Category 1 Hurricane Storm Surge zones and the Coastal High Hazard Area (CHHA).
- All of the necessary infrastructure is in place or can be provided to the subject parcel. The proposed land use change will not cause future road network plan changes. The requested land use change will have a minimal impact on public safety service providers.
- The proposed amendment will cause the population accommodation capacity of the Future Land Use Map to decrease in the Rural designated portions of the Pine Island planning community
- The Commercial Future Land Use category does not permit residential uses.
- Any commercial development would be required to follow the Planned Development process.
- The subject property is abutted by two arterial roadways: Veterans Parkway and Pine Island Road (SR78)
- Veterans Parkway is a "Limited Access" facility.
- There is a Publix shopping center to the north across Pine Island Road. To the south is the Royal Tee Country Club subdivision and to the east is a gas station. To the west across Veterans Parkway is a large vacant parcel.
- The proposed development is consistent with the site locations standards listed in Goal 6 of the Lee Plan.
- The proposed development is consistent with Policy 1.1.10, the Commercial future land use descriptor policy of the Lee Plan.

C. BACKGROUND INFORMATION

1. INTRODUCTION

The subject property is a 13.5 acre parcel at the southeast corner of Veterans Parkway and Pine Island Road in Cape Coral. The parcel is currently zoned AG-2 and is in the Rural future land use category on Lee Plan Map 1, the Future Land Use Map. The applicant is proposing to change the future land use category from Rural to Commercial. The subject parcel is part of an enclave of County land within the boundary limits of the City of Cape Coral. The land to the abutting to the east, and across public rights of way on the west and north all lay within the City of Cape Coral and are in the Pine Island Road District future land use category. Parcels on the east and north have urban land uses. The property is abutted on the south by the Royal Tee Country Club. It is a residential development which is zoned RS-2 and is in the Rural future land use category. Abutting on the east is a gas station and vacant commercial land.

North of the property across Pine Island Road is a community shopping center. Across Veterans Parkway on the west is a vacant parcel. The applicant originally proposed to change the subject property from Rural to Intensive Development. Planning staff met with the applicant and requested that he consider changing the requested future land use category to Commercial in order to mitigate some of staffs concerns with the proposed amendment.

2. COMPREHENSIVE PLAN BACKGROUND

The subject property has been designated Rural on the Future Land Use Map since 1984, the year that the Lee Plan was adopted. Several Lee Plan policies are relevant to the proposed plan amendment:

> ***Policy 1.1.10***: *The Commercial areas are located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist oriented areas, and where commercial services are necessary to meet the projected needs of the residential areas of the County. These areas are specifically designated for commercial uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category except to the extent provided in Chapter XIII of the Plan. The Commercial areas are areas where residential uses are not expected or compatible due to the nature of the surrounding land uses and their location along major travel corridors. The commercial designation is intended for use where residential development would increase densities in areas such as the Coastal High Hazard Areas of the County or areas such as Lehigh Acres where residential uses are abundant and existing commercial areas serving the residential needs are extremely limited.*
>
> *The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to a potable water and sanitary sewer system. Commercial and retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will predominate in the Commercial areas. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Any redesignation of land to the Commercial land use category should occur along major travel corridors and at road intersections. The planned Development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. A maximum Floor Area Ratio (FAR) of 1 will be used as an index of intensity of development in the Commercial category. Development in this future land use category is not required to comply with the site location criteria provided in Goal 6 when appropriate site development regulations are incorporated into the planned development.*
>
> **POLICY 1.4.1**: *The Rural areas are to remain predominantly rural–that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre).*

***POLICY 1.7.3**: The Urban Reserve overlay indicates areas that are suitable for annexation into adjoining municipality. Urban Reserve areas are initially established by interlocal agreements pursuant to section 163.3171(1), F.S.*

***POLICY 6.1.2**: All commercial development must be consistent with the location criteria in this policy, except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.*

***POLICY6.1.7:** Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.*

***POLICY 105.1.4:** Through the Lee Plan amendment process, future land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories in order to limit the future population exposed to coastal flooding.*

***POLICY 105.1.5**: Zoning requests located in the coastal high hazard area will be considered for reduced or minimum density assignments, in accordance with their future land use category density range. This evaluation should be done in concert with an evaluation of other individual characteristics such as compatibility with existing uses, desired urban form, and availability of urban services.*

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Introduction

The proposed amendment is intended for an important location in the County. It is situated at the intersection of a north-south inter-county road facility and an east-west State Road. Because of this, development on this site will have greater impact than other properties of comparable size. The originally proposed amendment was to redesignate the property to the Intensive Development future land use category. Due to the large potential impact of residential development at this location, staff requested that the applicant amend the request to the Commercial future land use category. In doing so, many of the potential impacts of development on the subject property have been mitigated. This section reviews the potential impact of the proposed amendment on residential and commercial development, environmental issues and other criteria.

Population Accommodation

The subject property is located in the Pine Island planning community. The current future land use category on the subject property is Rural, which allow a maximum of 1 dwelling unit per acre. The subject property would allow a total of 13 units which equals 27 residents (13 X 2.14 = 27.82). The Commercial Future Land Use category does not permit residential development apart from caretaker residences and the provisions of Chapter XIII of the Lee Plan. The relevant section of Chapter XIII addresses Minimum Use Determinations and would only allow residential uses that would already be permitted under the current

future land use category. Therefore, redesignating the property to the Commercial category would cause a reduction of 27 residents. Since the property is currently vacant, placing the property in the Commercial future land use category will not increase residential density and decreases potential future residential density. The Pine Island planning community is allocated 190 acres for the Rural Future Land Use category. There are 710 acres of land designated Rural in the planning community, creating a deficit of 520 acres. The proposed amendment would decrease this deficit by 13.5 acres. The Pine Island planning community is allocated 226 acres for commercial use. Of that, 154 acres are existing. This leaves a remainder of 72 acres which is enough to accommodate the 13.5 acres of commercial uses that would be possible under the Commercial future land use category.

School Impacts
The proposed amendment will reduce potential future residential density by 13 dwelling units. At a rate of .316 students for every single family residence, eliminating the residential uses from this property will result in a reduction of 4.108 students in the Lee County School District. This is an insignificant impact on the School District.

Coastal High Hazard Area
The subject property is in the Tropical Storm and Category 1 Hurricane storm surge zones as depicted on Plate 4 of the 1991 Hurricane Storm Tide Atlas for Lee County. The Coastal High Hazard Area (CHHA) includes those areas within the Tropical Storm and Category 1 storm surge zones. Therefore the subject property is within the CHHA. Lee Plan Policy 105.1.4 requires that undeveloped areas within the CHHA be considered for reduced density to limit future populations exposed to storm surge flooding. Redesignating the property to the Commercial future land use category will decrease the amount of potential residential development within the CHHA. Lee Plan policy 105.1.5 states that zoning requests in the CHHA will considered for reduced density in accordance with their future land use category. This consideration will include other factors such as compatibility with existing uses and desired urban forms. Any development in the Commercial Future Land Use category requires that the planned development process be followed. This would conform to the special considerations listed in Lee Plan Policy 1.5.1.5 in future development review on the subject property.

Environmental Issues
County Environmental staff have inspected the subject property. The site is heavily disturbed, and has been used as a pasture. Storm water retention may be a concern because of the condition of the site with regards to wetlands.
The applicant has not submitted a wetland determination by SFWMD on jurisdictional wetlands.

Environmental staff report that the site appears to not historically have been a wetland. The water observed on the site was possibly due to development on surrounding parcels. This conclusion is supported by the presence of Boca Fine Sand and Wabassa Sand soils on the site. Both of these soil types are non-hydric, indicative of non-wetland conditions. These facts are in accord with the species survey submitted by the applicant. The species survey reports no protected species or signs of protected species were observed on the subject property.

Sheriffs Office
A letter dated November 14, 2007 from the Office of the Sheriff states that the proposed amendment would not affect the ability of the Lee County Sheriffs Office to provide core services.

Fire
The subject property is served by the Matlacha-Pine Island Fire Control District. The chief of the district has stated that the district is currently not able to maintain a sufficient level of service to the subject property. The district is currently in the process of acquiring land for an additional fire station near the subject property that would provide a sufficient level of fire service. The district is also acquiring land approximately one quarter mile to the west of the subject property for an ambulance facility.

EMS
In a letter dated January 29, 2007, the Chief of Planning for the Lee County Division of Public Safety stated opposition to any increase in residential density on the subject property. The applicant has subsequently agreed to amend the proposal to the Commercial future land use category. This category does not permit residential uses and therefore precludes any increase in residential density. Public Safety staff have agreed with this conclusion.

Solid Waste
The applicant submitted a letter from Operations Manage of Lee County Solid Waste Division. The letter states that the division is capable of providing service to the subject property and that plans have been made to allow for growth to maintain long-term disposal capacity.

Parks, Recreation and Open Space
Parks and Recreation is one of the areas that are covered by minimum required levels of service. The Lee Plan standard for minimum level of service for regional parks is 6 acres per 1,000 residents. The mandatory level of service for community parks is .8 acres per 1,000 residents. Redesignating the property to the Commercial category would cause a reduction of 27 residents. This would cause a reduction in mandatory regional park acreage by .162 acres. The required community park acreage would be reduced by .0216 acres.

Historic Resources
The applicant submitted an archeological inquiry about the subject property to the Division of Historical Resources of the Florida Department of State. The Master Site file lists no previously recorded cultural resources on the subject property.

Transportation Issues
The subject property fronts on Veterans Parkway on the west and Pine Island Road on the North. Both of these roads are classified as arterial roadways. Veterans Parkway is designated as a "Limited Access" facility. Access points are limited to those specified by Board resolution. That resolution currently limits access from Veterans Parkway to a right in/right out connection approximately one-quarter mile south of the intersection with Pine Island Road. There is a potential for an additional left-in connection at the south property line assuming a joint access can be worked out with the Royal Tee Country Club subdivision.

Commercial Compatibility
Lee Plan Goal 6 outlines the Site Location Standards for commercial uses in Lee County. The subject property is at the intersection of two arterial roadways. Under Lee Plan Policy 6.1.2 part 3, such an intersection conforms to the location standards for "Community Commercial." The Community Commercial category lists that the site area be between 10 and 35 acres. At 13.5 acres, the subject property conforms to this requirement.

The Commercial future land use category permits a Floor Area Ratio of 1. The subject parcel is 13.5 acres which equals 588,060 square feet of commercial. This exceeds the 400,000 square foot maximum listed for the Community Commercial site location category. However, the Commercial future land use category does not require that commercial development strictly comply with the site location standards listed under Lee Plan Goal 6.

Lee Plan Policy 6.1.7 prohibits commercial development that is premature, scattered or strip development. The intersection of two major arterial roadways provides a commercial node to prevent the creation of strip development on Pine Island Road. Veterans Parkway is a limited access facility, which will prevent the proliferation of driveways characteristic of strip development. A community shopping center is located at the northeastern corner of the intersection. Therefore, the creation of commercial uses on the subject property is not premature.

Surrounding Zoning and Future Land Uses

The subject property is in close proximity to land that lays within the boundary of the City of Cape Coral. The properties abutting on the east as well as the land directly across Pine Island Road and Veterans Parkway are all within Cape Coral. All of these lands are designated as part of the Pine Island Road District in the Future Land Use Element of the Cape Coral Comprehensive Plan:

> *"Pine Island Road District, illustrated in purple, is located along Pine Island Road from east of Del Prado Boulevard, and west to Burnt Store Road. Under this land use designation, at least two distinctive zoning categories will be allowed: Village and Corridor zoning. The Village zone is intended to promote maximum pedestrian friendliness and minimal automobile traffic between residential areas, shopping destinations, a variety of entertainment establishments, and employment opportunities. The Corridor zoning designation will be placed on the land located between the Villages and will include larger scale, less pedestrian-oriented uses. In general terms, Pine Island Road District will encourage mixed-use development at key intersections with major North-South streets along Pine Island Road."*

The parcels to the east and west of the subject property are zoned Corridor while the shopping center to the north is zoned Village. Both of these categories support commercial land uses. These commercial uses would be compatible with proposed commercial development on the subject property. The Pine Island Road District is compatible with commercial development. Therefore, the proposed amendment conforms to the Future Land Use Element of the Cape Coral Comprehensive Plan.

The only county land abutting the subject property is the Royal Tee Country Club subdivision to the south. This golf course subdivision is zoned RS-2 and is largely, though not fully, built out. The subject property abuts four or five residential lots in this community. Any commercial development on the subject property would need to be buffered along this boundary. This would not be difficult for staff to require in the future as any development in the Commercial future land use category is required to follow the Planned Development process.

Annexation Issues

The subject parcel is adjacent to the Cape Coral City Boundary. The subject property is also identified on Map 1, page 4 of 5, as part of an Urban Reserve Overlay. Lee Plan Policy 1.7.3 states that the Urban Reserve Overlay indicates areas that are suitable for annexation into an adjacent municipality.

Planning staff has asked the applicant to provide discussion as to whether or not the applicant has considered this issue, as it has always been the County's policy to encourage annexation for the enclave

parcels along Pine Island Road. The applicant has provided that the possibility of annexing has been discussed, yet annexation is difficult as long as the property remains within the Greater Pine Island Water Association franchise area. The applicant met with Cape Coral staff in 2005 and was told that utility service would not be available until "probably 2020." At that time, the applicant chose not to apply for annexation, but to apply for a Lee Plan amendment.

It is Planning staff's understanding that the impediment to annexations in this area is the fact that the subject parcel is located in the Greater Pine Island Water Association franchise area and involves the release of water rights to the City of Cape Coral. In addition, the City Utility Plan does not show the area receiving water/sewer services until sometime between the year 2010 and 2012.

B. CONCLUSIONS

The proposed amendment will reduce the population impact of development on the subject property. Commercial uses are appropriate to the site and conform to the site location standards of the Lee Plan. Commercial development on this site is also compatible with the future land use goals of the City of Cape Coral. The Commercial future land use category will have a minimal impact on the School District. Future commercial development on the subject property will require buffering against the residential lots abutting the south boundary.

C. STAFF RECOMMENDATION

Planning staff recommend that the Board of Commissioners transmit the amendment to redesignate the future land use on the subject property from Rural to Commercial.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: March 24, 2008

A. LOCAL PLANNING AGENCY REVIEW

Planning staff and the applicant gave brief presentations.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

The LPA voted to transmit the proposed plan amendment. The LPA also voted to amend Lee Plan Map 7, the Future Sewer Service Areas Map to include the subject property. One LPA member asked the applicant about the planned uses for the subject property. The applicant stated that the property would include a mix of general retail uses with the possibility of hotel/motel space as well. Another member asked about the access to the property from both Pine Island Road and Veteran's Parkway. The applicant stated that they would seek a shared access with the gas station to the east on Pine Island Road. He then stated that there is a right-in/right-out access on Veteran's Parkway as previously designated by the Board of County Commissioners. The applicant may seek a shared access with the Royal Tee subdivision abutting the south side of the property.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	**AYE**
LES COCHRAN	**AYE**
RONALD INGE	**ABSENT**
JACQUE RIPPE	**ABSENT**
CARLETON RYFFEL	**AYE**
LELAND M. TAYLOR	**ABSENT**
RAE ANN WESSEL	**AYE**

PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW:

The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the consent agenda.

BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:**
   The Board of County Commissioners voted to transmit the proposed plan amendment.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:**
   The Board accepted the finding of facts as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: January 16, 2009

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs provided no Objections, Recommendations, or Comments on the proposed amendment.

B. STAFF RESPONSE

Planning staff recommend that the Board of County Commissioners adopt the proposed amendment as transmitted.

PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW:

This plan amendment was approved as part of the consent agenda. The Board provided no discussion concerning the proposed plan amendment. No Members of the public appeared.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

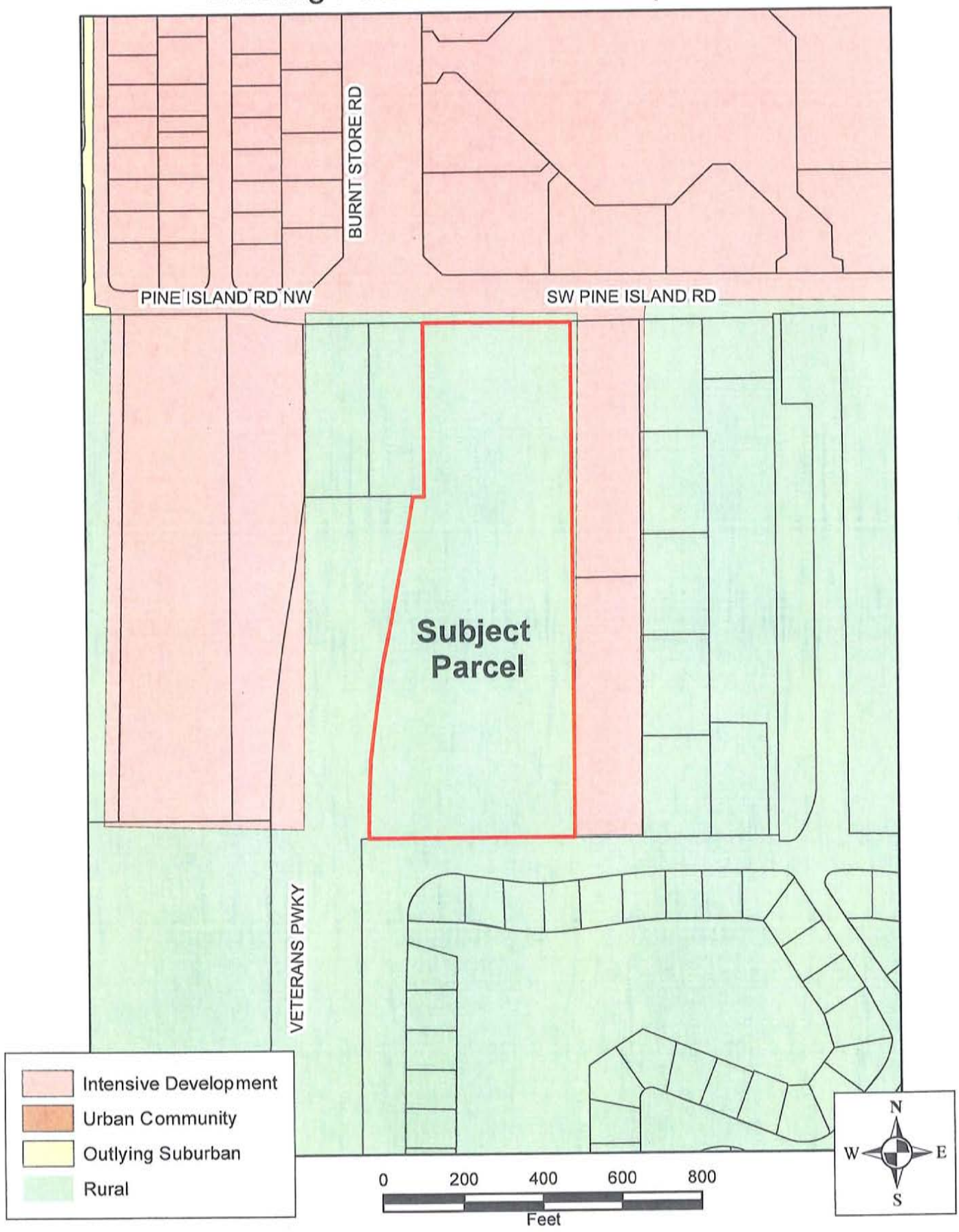
1. **BOARD ACTION:**
   The Board of County Commissioners adopted the proposed plan amendment.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:**
   The Board of County Commissioners accepted the finding of facts as advanced by Staff and the LPA.

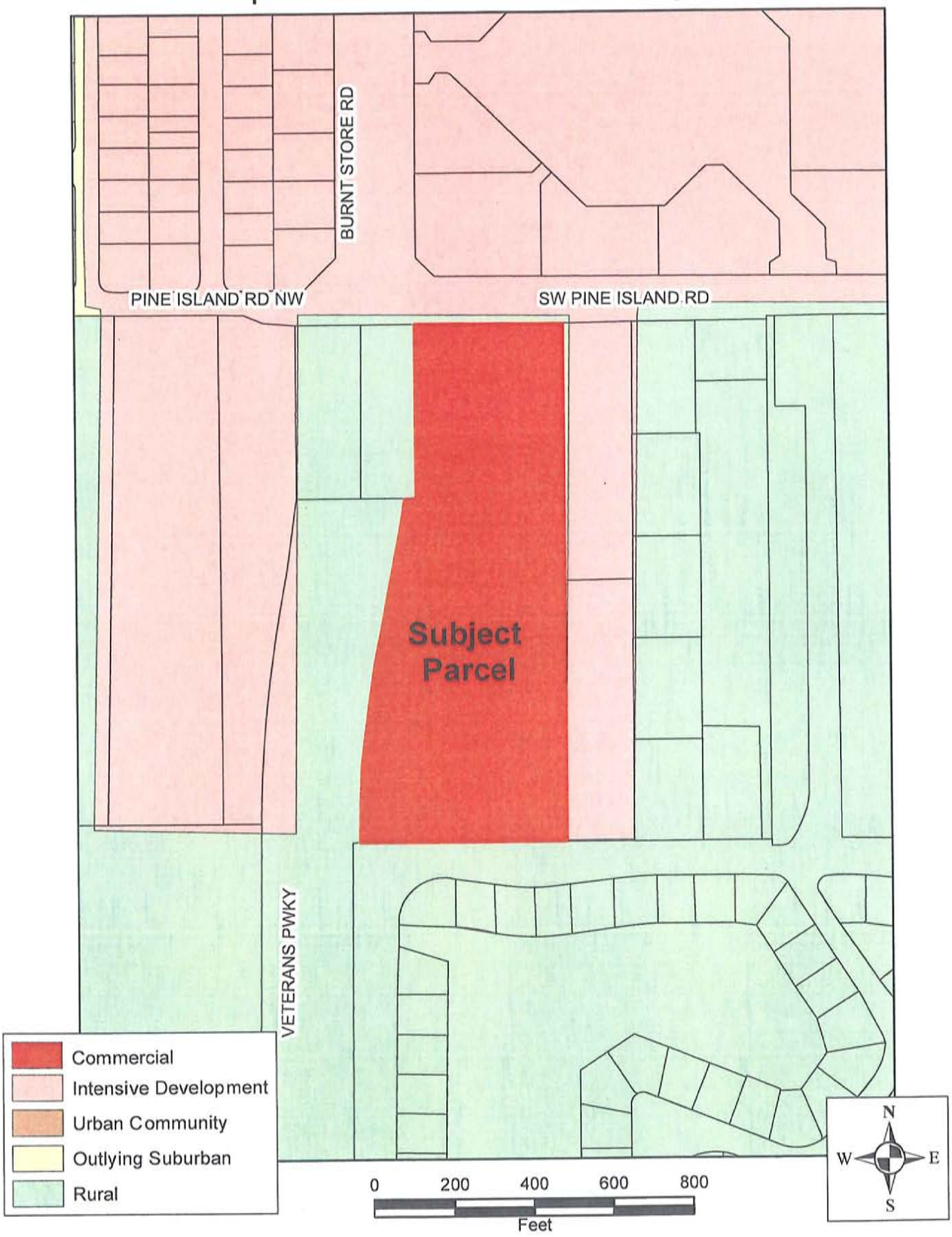
C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

CPA2006-15 Cauthen Amendment
Existing Future Land Use Map



CPA2006-15 Cauthen Amendment
Proposed Future Land Use Map



RECEIVED
OCT 2 8 2008
COMMUNITY DEVELOPMENT

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 479-8585
FAX: (239) 479-8519

2006-00015

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D _____ REC'D BY: _____

APPLICATION FEE TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐ Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☐ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: _____

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

08/14/08 Mike Roeder

DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

I. APPLICANT/AGENT/OWNER INFORMATION

John Cauthen
APPLICANT

4353 Michigan Link
ADDRESS

Fort Myers	FL	33916
CITY	STATE	ZIP
239-851-3830		239-334-2952
TELEPHONE NUMBER		FAX NUMBER

Michael E. Roeder, AICP
AGENT*

1625 Hendry Street, Suite 301
ADDRESS

Fort Myers	FL	33901
CITY	STATE	ZIP
239-334-2722		239-334-1446
TELEPHONE NUMBER		FAX NUMBER

3150 SW Pine Island Rd, LLC
OWNER(s) OF RECORD

4353 Michigan Link
ADDRESS

Fort Myers	FL	33916
CITY	STATE	ZIP
239-851-3830		239-334-2952
TELEPHONE NUMBER		FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☐ Text Amendment

☑ Future Land Use Map Series Amendment (Maps 1 thru 21)
List Number(s) of Map(s) to be amended

_____

B. SUMMARY OF REQUEST (Brief explanation):

Map amendment from Rural to Commercial.

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

A. Property Location:

1. Site Address: 3150 SW Pine Island Road, Cape Coral, FL 33991
2. STRAP(s): 20-44-23-00-00002.0000

B. Property Information

Total Acreage of Property: 13.5 ± acres

Total Acreage included in Request: 13.5 ± acres

Area of each Existing Future Land Use Category: Rural

Total Uplands: 13.5 acres

Total Wetlands: NA

Current Zoning: AG-2

Current Future Land Use Designation: Rural

Existing Land Use: Vacant

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: NA

Airport Noise Zone 2 or 3: NA

Acquisition Area: NA

Joint Planning Agreement Area (adjoining other jurisdictional lands): NA

Community Redevelopment Area: NA

D. Proposed change for the Subject Property: Intensive Development

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density: 1 unit per acre

Commercial intensity:

Industrial intensity:

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density: 14 units per acre (181 total residential units)

Commercial intensity: 400,000 square feet

Industrial intensity:

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.

2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.

3. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

4. Map and describe existing zoning of the subject property and surrounding properties.

5. The legal description(s) for the property subject to the requested change.

6. A copy of the deed(s) for the property subject to the requested change.

7. An aerial map showing the subject property and surrounding properties.

8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

   The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

   Long Range – 20-year Horizon:

   a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
   b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);

c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for:
   a. Sanitary Sewer
   b. Potable Water
   c. Surface Water/Drainage Basins
   d. Parks, Recreation, and Open Space.

   Analysis should include (but is not limited to) the following:
   - Franchise Area, Basin, or District in which the property is located;

- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

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;
   c. Solid Waste;
   d. Mass Transit; and
   e. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. 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 use 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 with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.

5. 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).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically 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 archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), 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. 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.

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

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)

   a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
   b. Provide data and analysis required by Policy 2.4.4,
   c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area

   a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.

1. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.

2. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	$2,000.00 each
Map Amendment > 20 Acres	$2,000.00 and $20.00 per 10 acres
Small Scale Amendment (10 acres or less)	$1,500.00 each
Text Amendment Flat Fee	$2,500.00 each

AFFIDAVIT

I, Johnson W. Cauthen as Managing Member of 3150 SW Pine Island Road, LLC, a Florida Limited Liability Company, 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 owner or owner-authorized agent

9/27/06
Date

JOHNSON W. CAUTHEN
Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 27 day of SEPT 2006, by Johnson W. Cauthen as Managing Member of 3150 SW Pine Island Road, LLC, a Florida Limited Liability Company, who is personally known to me or who has produced _____ as identification.

(SEAL)

Candice L Freese
Signature of notary public

CANDICE L. FREESE
MY COMMISSION # DD 502750
EXPIRES: January 28, 2010
Bonded Thru Budget Notary Services

Printed name of notary public

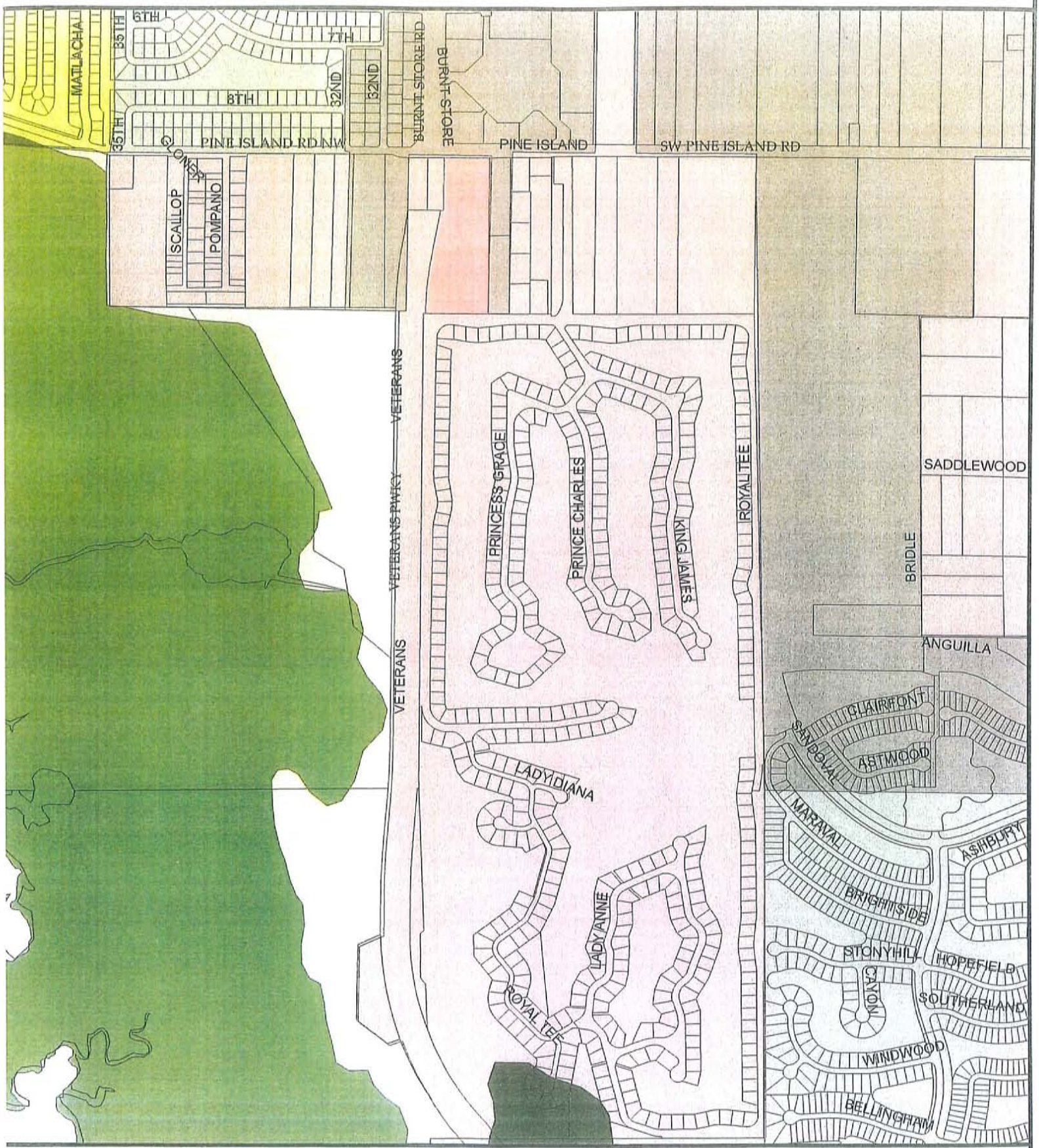
Existing Land Uses
EXHIBIT A.3

The subject property is vacant and designated Rural on the County's land use map. To the north of the subject property is Pine Island Road and then a large shopping center anchored by Publix. This property is located in the Pine Island Corridor District in the City of Cape Coral. To the west of the subject property is Veterans Pkwy. and beyond that is a vacant parcel that is also a part of the Pine Island Corridor District. To the south is the Sandoval Residential Development in the City of Cape Coral and to the east is a Shell Gas Station in the Pine Island District Corridor and also Royalty Country Club which is in Unincorporated Lee County and is designated Rural.

LEE COUNTY
SOUTHWEST FLORIDA

Future Land Use

Product of GIS and Map Sales Department
Lee County Property Appraiser's Office
Kenneth M. Wilkinson, C.F.A.
Property Appraiser



MAP DISCLAIMER:

Maps and documents made available to the public by the Lee County Property Appraiser's Office are not legally recorded maps or surveys and therefore are not intended to be used as such. The maps and documents are created as part of a Geographic Information System (GIS) that compiles records, information, and data from various departments, cities, county, state and federal sources. The source data may contain errors. Users are encouraged to examine the documentation or metadata associated with the data on which this map is based for information related to its accuracy, currentness, and limitations.

FUTURE LAND USE
- Conservation Lands Upland
- Conservation Lands Wetland
- Intensive Development
- Outlying Suburban
- Rural
- Urban Community
- Wetlands
- Commercial
- Subject Parcel
- Parcels Within 500 Feet Buffer
- Parcel Lines

Source: Lee County Property Appraiser
Lee County BOCC

Map Date: March 6, 20088

Prepared By: Carol King

File Location: S:\GIS\ArcMapMXD\KnotiConnor_FLU_20-11-23-00-00002.0000

0 0.1 0.2 0.4
Miles

Map Scale: 1 inch equals 0.2 miles for Plot Size 11" x 17"

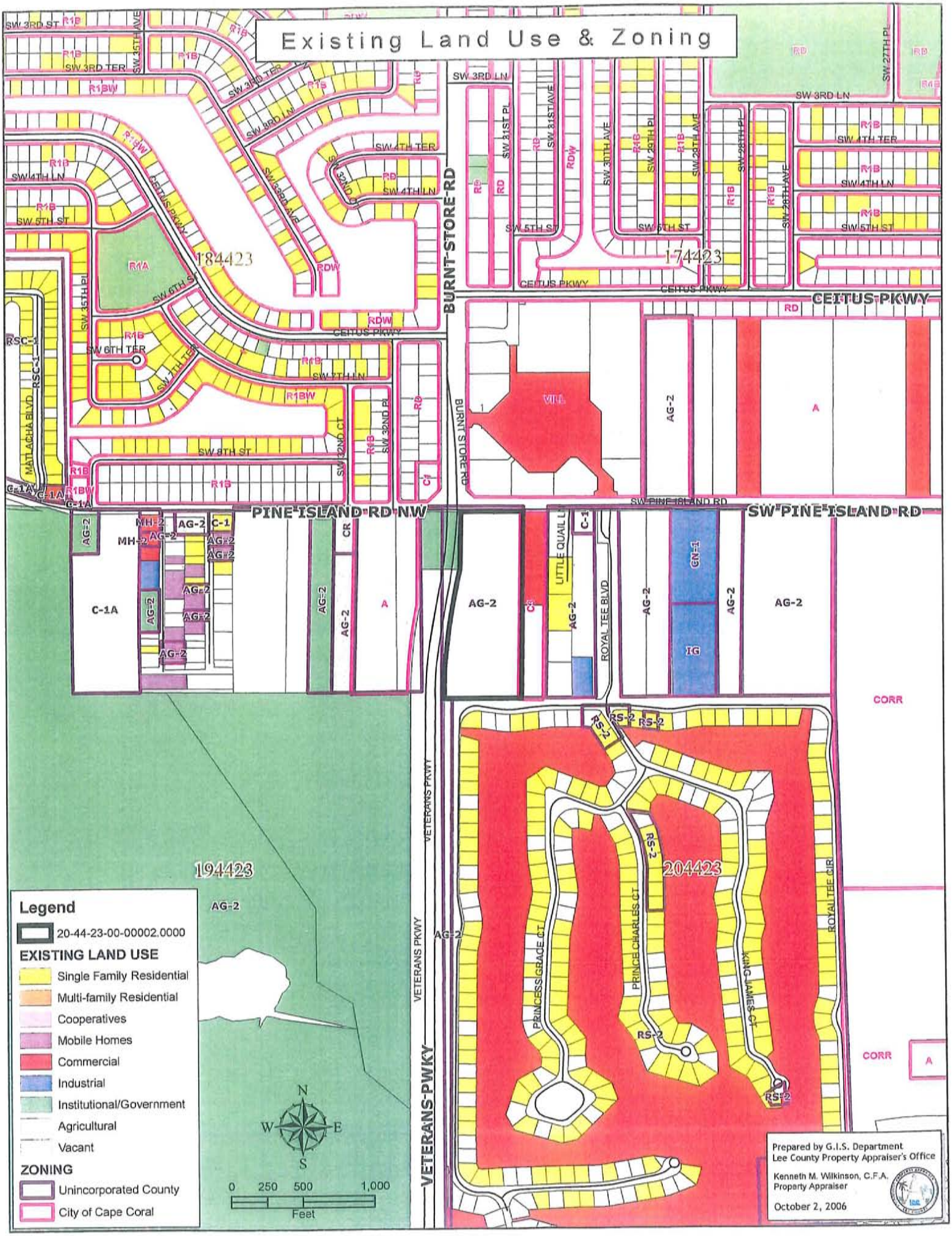

Existing Land Use & Zoning
SW 3RD ST
SW 3RD TER
SW 35TH AVE
SW 4TH TER
SW 4TH LN
SW 5TH ST
SW 6TH ST
SW 6TH TER
SW 7TH TER
SW 7TH LN
SW 8TH ST
SW 8TH LN
SW 32ND CT
SW 32ND PL
SW 33RD AVE
CEITUS PKWY
SW 31ST PL
SW 30TH AVE
SW 29TH PL
SW 28TH AVE
SW 27TH PL
BURNT STORE RD
MATLACHA BLVD
PINE ISLAND RD NW
SW PINE ISLAND RD
SW PINE ISLAND RD
LITTLE QUAIL LN
ROYAL TEE BLVD
VETERANS PKWY
VETERANS PKWY
PRINCESS GRADE CT
PRINCE CHARLES CT
KING JAMES CT
ROYAL TEE CIR
184423
174423
194423
204423
R1A
R1B
R1BW
RSC-1
RD
RDW
C-1
C-1A
AG-2
MH-2
A
VIL
CR
GN-1
IG
RS-2
CORR
Legend
20-44-23-00-00002.0000
EXISTING LAND USE
Single Family Residential
Multi-family Residential
Cooperatives
Mobile Homes
Commercial
Industrial
Institutional/Government
Agricultural
Vacant
ZONING
Unincorporated County
City of Cape Coral
N
W
E
S
0 250 500 1,000
Feet
Prepared by G.I.S. Department
Lee County Property Appraiser's Office
Kenneth M. Wilkinson, C.F.A.
Property Appraiser
October 2, 2006

EXHIBIT A.6

This instrument prepared by:
Burnt Store Title Services, Inc.
15500 Burnt Store Rd., Suite 106
Punta Gorda, FL 33950
941-833-1067
Debbie Bollinger

Property Appraiser's
Parcel Identification No: 20-44-23-00-00002.0000

INSTR # 6359326
OR BK 04367 Pgs 0202 - 213; (12pgs)
RECORDED 07/15/2004 04:21:46 PM
CHARLIE GREEN, CLERK OF COURT
LEE COUNTY, FLORIDA
DEED DOC 25,666.90
DEPUTY CLERK G Sherwood

12 Pgs
25,666.90

Warranty Deed by Trustee
(Section 689.071, Florida Statutes)

THIS INDENTURE, made July 15, 2004, between **Ronald A. York, Trustee and James L. Bevillard, Trustee Under Trust Dated 11/14/1989,** pursuant to Florida Statute 689.071 under the provisions of the unrecorded Trust with full power and authority in them jointly, or if one dies, then in the survivor to protect, conserve, and to sell, or to lease, or to encumber or otherwise to manage and dispose of the real property described hereafter under the authority of 689.071, Florida Statute (1981). whose post office address is 4524, SE 16th Place Suite 3, Cape Coral, Florida 33904Grantor*, and 3150 **SW Pine Island Road LLC, a Florida limited liability company,** Grantee*, and whose post office address is 4353 Michigan Link Ft Myers Fla 33916
copy of corporation documents attached
*"Grantor" and "Grantee" are used for singular or plural, as context requires.

Witnesseth:

That the Grantor, for and in consideration of the sum of TEN and 00/100 DOLLARS ($10.00) and other good and valuable consideration, to Grantor in hand paid by the Grantee, the receipt whereof is hereby acknowledged, has granted, bargained and sold to the Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying in Lee County, Florida, to wit:

See Exhibit "A" attached hereto and expressly made a part hereof.

This deed is executed subject to restrictions, reservations and easements of record and taxes for the current year

TO HAVE AND TO HOLD, this real estate in fee simple to the grantee and the grantee's heirs, successors, and assigns, forever, with the appurtenances

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 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, 2002, and easements and restrictions of record, if any, but this reference to said restrictions shall not serve to reimpose the same.

It is expressly understood and agreed by and between the parties hereto, anything herein to the contrary notwithstanding, that each and all of the warranties, indemnities, representations, covenants, undertakings and agreements herein made on the part of the Trustee while in form purporting to be the warranties, indemnities, representations, covenants, undertakings and agreements of said Trustee are nevertheless each and every one of them, made, and intended not as personal warranties, indemnities, representations, covenants, undertakings and agreements by the Trustee or for the purpose or with the intention of binding said Trustee personally but are made and intended for the purpose of being only that portion of the trust property specifically described herein, and this instrument is executed and delivered by said Trustee not in his own right, but solely in the exercise of powers conferred upon him as Trustee and that no personal liability or personal responsibility is assumed by nor shall at any time be asserted or enforceable against the Trustee or any of the beneficiaries under said Trust Agreement on account of this instrument.

FURTHER, GRANTOR herein, being first duly sworn by the undersigned and by execution hereof, deposes and says: that the named Declaration of Trust set forth above, remains in full force and effect, never having been terminated and/or revoked. That said Declaration of Trust provides that the Trustee shall have the

express power to sell, assign, exchange, convey and otherwise transfer any part or all of the property held under the terms of the trust at such times and upon such terms and conditions as the trustee may determine prudent and for the best interest of the trust estate and to receive and receipt for the proceeds of the sale. Further, that the property is not considered homestead property of the grantor or its beneficiaries under the meaning of the laws of the State of Florida.

IN WITNESS WHEREOF, the said grantor has hereunto set grantor's hand and seal the day and year first above written:

Signed, sealed and delivered
in our presence:

(1) _____
Signature of First Witness
Printed Name: Paul Sabutis

(2) _____
Signature of Second Witness
Printed name: Frances A. Weber-Sabutis

_____
RONALD A. YORK, TRUSTEE

_____
JAMES L. BEVILLARD, TRUSTEE

STATE OF FLORIDA
COUNTY OF

I HEREBY CERTIFY that on this date, before me, an officer duly qualified in the State aforesaid and in the County aforesaid to take acknowledgments, personally appeared Ronald A. York, Trustee and James L. Bevillard, Trustee Under Trust Dated 11/14/1989, who executed the foregoing instrument in his/her/their personal or authorized representative capacity(ies) indicated above, and

(X) who is personally known to me by ongoing acquaintance of 20 years/months, or

[ ] who has produced their _____ as identification,

WITNESS my hand and official seal in the County and State last aforesaid this 15th day of July, 20 04

Karen Gemma Mayes
My Commission DD171930
Expires February 13, 2007

(NOTARY SEAL)

_____
Notary Public Karen Gemma Mayes
Printed Notary Signature

My commission expires: 02/13/2007
My Commission Number DD171930

Exhibit "A"

A portion of the E ½ of the E ½ of the E ½ of the NE ¼ of the NE ¼ of Section 19, Township 44 South, Range 23 East, Lee County, Florida, LESS and EXCEPT right of way for Pine Island Road (SR No. 78) AND a portion of the W ¾ of the W ½ of the NW ¼ of the NW ¼ of Section 20, Township 44 South, Range 23 East, Lee County, Florida, LESS and EXCEPT right of way for said Pine Island Road (SR No. 78), said portions being more particularly described as follows: Commence at a railroad spike marking the NW corner of said Section 20; thence S 0 degrees 11'50" W along the West line of said NW ¼ of Section 20, 33.00 feet to an intersection with the South right of way line of said Pine Island Road (SR No. 78); thence due East along said right of way line, 134.84 feet to a steel pin with a plastic cap bearing the stamp LB 697 and the Point of Beginning; thence continue due East along the said right of way line, 370.96 feet to a steel pin and cap; thence S 00 degrees 03'41" W, 1,299.58 feet to a steel pin and cap; thence N 89 degrees 53'31" W, 508.88 feet to a 2 ½ "round concrete monument marking the SW corner of said West ¾ of the W ½ of the NW ¼ of the NW ¼ of said section 20; thence N 89 degrees 27'38" W, 164.71 feet to a steel pin and cap; thence N 00 degrees 10'39" E, 861.77 feet to a steel pin and cap; thence S 89 degrees 49'21" E, 300.00 feet to a steel pin and cap; thence N 00 degrees 10'39" E, 436.24 feet to a steel pin and cap and the Point of Beginning. LESS and EXCEPT Burnt Store Extension road right of way described in Order of Taking recorded September 30, 1999 in O.R. Book 3173, Page 1317, Public Records of Lee County, Florida.

BOUNDARY SURVEY

OF A PARCEL LYING IN THE NW ¼ OF THE NW ¼ OF SECTION 20,
TOWNSHIP 44 SOUTH, RANGE 23 EAST,
LEE COUNTY, FLORIDA

NOTES:

1. THE CERTIFICATE OF AUTHORIZATION NUMBER OF JEFFREY C. COOMER AND ASSOCIATES, INC. IS LB-0000773.
2. NO ABSTRACT OF TITLE OR TITLE INSURANCE COMMITMENT WAS REVIEWED AS PART OF THIS SURVEY.
3. THIS SURVEY IS SUBJECT TO ANY FACTS THAT MAY BE DISCLOSED BY A FULL AND ACCURATE TITLE SEARCH.
4. IMPROVEMENTS ON OR ADJACENT TO THE SUBJECT PARCEL HAVE NOT BEEN LOCATED EXCEPT AS SHOWN.
5. THERE ARE NO VISIBLE ENCROACHMENTS OTHER THAN ANY SHOWN.
6. THIS SURVEY DOES NOT MAKE ANY REPRESENTATIONS AS TO ZONING OR DEVELOPMENT RESTRICTIONS ON THE SUBJECT PARCEL.
7. THIS SURVEY DOES NOT REFLECT ENVIRONMENTAL CHARACTERISTICS OF THE SURVEYED PARCEL.
8. ALL NOTED RECORDING REFERENCES ARE FROM THE PUBLIC RECORDS OF LEE COUNTY.
9. BEARINGS SHOWN ON THIS SURVEY MAP ARE STATE PLANE COORDINATE FOR THE FLORIDA WEST ZONE (NAD83, NSRS '83/96 ADJUSTMENT) BASED ON TIES TO LEE COUNTY SURVEY CONTROL MARK 227374. THE BASIS OF BEARING IS THE MONUMENTED SOUTH RIGHT-OF-WAY LINE OF THE PINE ISLAND ROAD AS BEING N90°30'E AS SHOWN.
10. THE ON-SITE HORIZONTAL CONTROL AND TIES TO CONTROL MONUMENTS SHOWN WERE ESTABLISHED BY RTK (REAL TIME KINEMATIC) GPS METHODS USING A TRIMBLE MODEL 4700 UNIT (DUAL FREQUENCY).
11. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF UNLESS OTHERWISE NOTED.
12. DIMENSIONS SHOWN ARE CALCULATED FROM FIELD TIES UNLESS OTHERWISE NOTED.
13. SURVEYED PARCEL CONTAINS 13.86 ACRES, MORE OR LESS.
14. DATE OF LAST FIELD WORK: 9-13-04; FIELD BOOK 81, PAGES 37-40 & FIELD BOOK 91, PAGES 13-18.
15. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER. OTHERWISE THIS MAP IS FOR INFORMATIONAL PURPOSES ONLY.
16. NO ENVIRONMENTAL AUDIT OR JURISDICTIONAL DELINEATION WAS MADE AS PART OF THIS SURVEY. WETLAND MAPPING AND AREAS SHOWN ARE APPROXIMATE AND PLACED FROM INFORMATION SHOWN ON AN AERIAL OVERLAY MAP ATTACHED BY N. SCOTT BOWDEN & ASSOCIATES, ENVIRONMENTAL CONSULTANTS. THIS MAPPING IS FOR INFORMATIONAL PURPOSES ONLY.
17. ANY ADJOINING DEED CITES ARE FOR "INFORMATIONAL PURPOSES ONLY". NO SURVEY WAS MADE OF ADJOINING LANDS.
18. SURVEY PARCEL IS LOCATED IN FLOOD ZONE AE BASED ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL 1251H0708, MAP REVISED SEPTEMBER 19, 1984.

DESCRIPTION: (ACCORDING O.R. 3114, PAGE 808, PUBLIC RECORDS)

A PORTION OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE EAST HALF (E ½) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF THE NORTHEAST QUARTER (NE ¼) OF SECTION 19, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LESS AND EXCEPT RIGHT-OF-WAY FOR PINE ISLAND ROAD (SR NO. 78) AND TOGETHER WITH A PORTION OF THE WEST THREE QUARTERS (W ¾) OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SECTION 20, TOWNSHIP 44 SOUTH, RANGE 23 EAST, LESS AND EXCEPT RIGHT-OF-WAY FOR PINE ISLAND ROAD (SR NO. 78) SAID PORTIONS BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT A MONUMENTED STREET MARKING THE NORTHWEST (NW) CORNER OF SAID SECTION 20; THENCE S 0 DEGREES 11' 50" W, ALONG THE WEST LINE OF SAID NORTHWEST QUARTER (NW ¼) OF SECTION 20, 33.00 FEET TO AN INTERSECTION WITH THE SOUTH RIGHT-OF-WAY LINE OF SAID PINE ISLAND ROAD (SR NO. 78); THENCE DUE EAST ALONG SAID RIGHT-OF-WAY LINE, 1,340.84 FEET TO A STEEL PIN WITH A PLASTIC CAP BEARING THE STAMP "LB 6947" AND THE POINT OF BEGINNING; THENCE CONTINUE DUE EAST ALONG THE SAID RIGHT-OF-WAY LINE, 1,170.65 FEET TO A STEEL PIN AND CAP; THENCE S 00 DEGREES 03' 41" W, 1,088.28 FEET TO A STEEL PIN AND CAP; THENCE N 89 DEGREES 53' 31" W, 808.86 FEET TO A 3 ½" ROUND CONCRETE MONUMENT MARKING THE SOUTHWEST CORNER OF SAID WEST THREE QUARTERS (W ¾) OF THE WEST HALF (W ½) OF THE NORTHWEST QUARTER (NW ¼) OF THE NORTHWEST QUARTER (NW ¼) OF SAID SECTION 20; THENCE N 89 DEGREES 27' 38" W, 164.71 FEET TO A STEEL PIN AND CAP; THENCE N 00 DEGREES 11' 29" E, 641.77 FEET TO A STEEL PIN AND CAP; THENCE S 89 DEGREES 48' 31" E, 308.00 FEET TO A STEEL PIN AND CAP; THENCE N 00 DEGREES 10' 38" E, 438.34 FEET TO A STEEL PIN AND CAP AND THE POINT OF BEGINNING.

ALL LESS RIGHT-OF-WAY FOR VETERANS PARKWAY.
(VETERANS PARKWAY WAS FORMERLY KNOWN AS BURNT STORE ROAD EXTENSION PER THE ORDER OF TAKING DESCRIBED AND RECORDED IN O.R. BOOK 3113, PAGE 1317, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.)

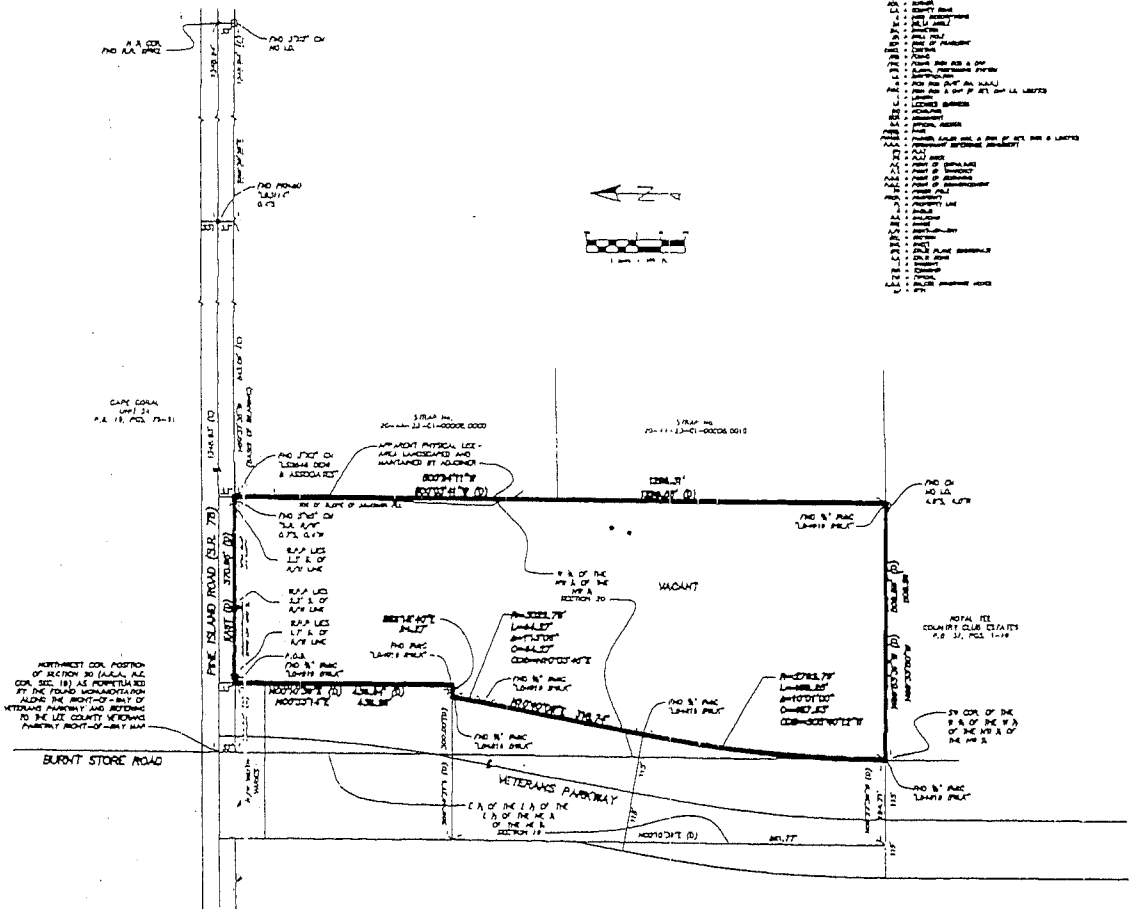
CONTAINING 13.86 ACRES MORE OR LESS, ALL BEING IN THE COUNTY OF LEE, STATE OF FLORIDA.

SUBJECT TO A LEE COUNTY ELECTRIC COOPERATIVE, EASEMENT AS RECORDED IN O.R. BOOK 1413, PAGE 1043, PUBLIC RECORDS OF LEE COUNTY, FLORIDA.

CERTIFY TO:

7130 S.W. PINE ISLAND ROAD, L.L.C.
BURNT STORE TITLE SERVICES, INC.
ATTORNEYS' TITLE INSURANCE FUND
COLONIAL BANK, N.A.
ROETZEL AND ANDRESS, P.A.

JAMES H. WILKINSON (FOR THE FIRM LB#773)
PROFESSIONAL SURVEYOR AND MAPPER
FLORIDA LICENSE NO. LS#4674
THIS 21st DAY OF July 2004



JEFFREY C. COOMER AND ASSOCIATES, INC.
SURVEYING AND MAPPING
3800 COLONIAL BOULEVARD, SUITE 4, FORT MYERS, FLORIDA, 33913
PHONE (239) 277-0721 FAX (239) 277-7179 EMAIL SURVEYING@COOMER.COM

JAMES TYK & ASSOCIATES, LLP

BOUNDARY SURVEY
PARCEL IN THE NW 1/4 OF THE NW 1/4
LEE COUNTY, FLORIDA

1 OF 1

Book4367/Page205

FLORIDA DEPARTMENT OF STATE
Glenda E. Hood
Secretary of State

July 13, 2004

SARA LEA
CSC
TALLAHASSEE, FL

The Articles of Organization for 3150 S.W. PINE ISLAND ROAD, L.L.C. were filed on July 13, 2004, and assigned document number L04000051703. Please refer to this number whenever corresponding with this office.

In accordance with section 608.406(2), F.S., the name of this limited liability company is filed with the Department of State for public notice only and is granted without regard to any other name recorded with the Division of Corporations.

The certification you requested is enclosed.

A limited liability annual report/uniform business report will be due this office between January 1 and May 1 of the year following the calendar year of the file date. A Federal Employer Identification (FEI) number may be required before this report can be filed. Please apply NOW with the Internal Revenue Service by calling 1-800-829-3676 and requesting form SS-4.

Please be aware if the limited liability company address changes, it is the responsibility of the limited liability to notify this office.

Should you have any questions regarding this matter, please contact this office at the address given below.

Buck Kohr
Document Specialist
Registration/Foreign Qualification
Division of Corporations

Letter Number: 604A00044569

Account number: 072100000032

Amount charged: 155.00

Division of Corporations - P.O. BOX 6327 -Tallahassee, Florida 32314

State of Florida

Department of State

I certify the attached is a true and correct copy of the Articles of Organization of 3150 S.W. PINE ISLAND ROAD, L.L.C., a limited liability company organized under the laws of the state of Florida, filed on July 13, 2004, as shown by the records of this office.

The document number of this limited liability company is L04000051703.

Given under my hand and the Great Seal of the State of Florida at Tallahassee, the Capitol, this the Thirteenth day of July, 2004

Glenda E. Hood

Glenda E. Hood
Secretary of State

CR2EO22 (2-03)

FILED
04 JUL 13 PM 12:19
SECRETARY OF STATE
TALLAHASSEE, FLORIDA

ARTICLES OF ORGANIZATION FOR FLORIDA LIMITED LIABILITY COMPANY OF

3150 S.W. PINE ISLAND ROAD, L.L.C.

ARTICLE I
Name

The name of this Limited Liability Company is 3150 S.W. PINE ISLAND ROAD, L.L.C.

ARTICLE II
Address

The mailing address and street address of the principal office of the Limited Liability Company is: 4353 Michigan Link Fort Myers, FL 33916.

ARTICLE III
Duration

The period of duration of the Limited Liability Company is in perpetuity except as may be terminated pursuant to the Limited Liability Operating Agreement.

ARTICLE IV
Registered Office and Agent

The initial registered office of this Company shall 4353 Michigan Link Fort Myers, FL 33916, Telephone: (239) 334-7343, and its initial registered agent at such office shall be Johnson W. Cauthen.

ARTICLE V
Management

The Limited Liability Company shall be managed by a Manager in accordance with regulations adopted by the members for the management of the business and affairs of the Company. These regulations may contain additional provisions for the regulation and management of the affairs of the Company consistent with law or these articles of organization. The names and addresses of the members of the Company are:

Albert O'Donnell — 4291 Williams Road, Estero, FL 33928

Patricia O'Donnell — 4291 Williams Road, Estero, FL 33928

ARTICLE VI
Admission of Additional Members

Additional members will be admitted only with the unanimous consent of all Members upon such terms as are unanimously agreed to by all Members.

ARTICLE VII
Members Rights to Continue Business

The remaining members of the Limited Liability Company shall have the right to continue the business on the death, retirement, resignation, expulsion, bankruptcy, or dissolution of a member or the occurrence of any other event which terminates the continued membership of a member in the Limited Liability Company.

Dated this 12 day of July, 2004.

By: _____
JOHNSON W. LAUTHEN

CERTIFICATE OF DESIGNATION OF REGISTERED AGENT/REGISTERED OFFICE

PURSUANT TO THE PROVISIONS OF SECTION 608.415 OR 608.507, FLORIDA STATUTES, THE UNDERSIGNED LIMITED LIABILITY COMPANY SUBMITS THE FOLLOWING STATEMENT IN DESIGNATING THE REGISTERED OFFICE/REGISTERED AGENT, IN THE STATE OF FLORIDA:

1. The name of the Limited Liability Company is 3150 S.W. Pine Island Road, L.L.C.

2. The name and address of the registered agent and office is:

JOHNSON W. CAUTHEN
4353 Michigan Link
Fort Myers, FL 33916
Telephone: (239) 334-7343

Having been named as registered agent and to accept service of process for the above-stated Limited Liability Company at the place designated in this certificate, I hereby accept the appointment as registered agent and agree to act in this capacity. I further agree to comply with the provisions of all statutes relating to the proper and complete performance of my duties, and I am familiar with and accept the obligations of my position as registered agent.

Dated: July 12, 2004

JOHNSON W. CAUTHEN

MEMBER'S AFFIDAVIT

The undersigned, being all of the Members of **3150 S.W. PINE ISLAND ROAD, L.L.C., a Florida limited liability company** (the "Company"), who being by me first duly sworn, state as follows:

1. That the Company owns the real property described as follows:

   See attached Exhibit "A"

2. That the undersigned, Johnson W. Cauthen, Albert O'Donnell and Patricia O'Donnell (the "Members") represent all of the members of the Company.

3. That Johnson W. Cauthen (the "Manager") is the Manager of the Company.

3. That the Manager, on behalf of the Company, is authorized to obtain a loan or loans from COLONIAL BANK, N.A., its successors and/or assigns (the "Bank") to the Company, without limit as to amount, including any amendments, modifications, or renewals thereof, on such terms and conditions required by Bank, and to encumber any and all property of the Company, including, but not limited to, the Real Property, as security for said loan or loans, on such terms and conditions as required by the Bank. The Manager, on behalf of the Company, is authorized to execute and deliver to the Bank any and all documents requested by the Bank to evidence or secure said loan or loans, including, but not limited to, promissory notes, mortgages, security agreements, assignments, financing statements and any other instruments requested by Bank, and any amendment, modification or renewal of the same.

4. That the Articles of Organization and Operating Agreement delivered to the Bank are a true and correct copy of the Articles of Organization and Operating Agreement of the Company, and said Articles and Operating Agreement have not been amended, modified, or terminated, and the Company is in full force and effect and has not been dissolved.

Johnson W. Cauthen

Albert O'Donnell

Patricia O'Donnell

#169834 – 07/14/2004

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15 day of July, 2004, by JOHNSON W. CAUTHEN, who ☒ is personally known to me or who ☐ has produced _____ as identification.

Deborah Lea Bollinger
Notary Public

DEBBIE BOLLINGER
Printed Name

Commission No. Expiration Date

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL

DEBORAH LEA BOLLINGER
MY COMMISSION #CC 98478
EXPIRES: NOV 29, 2004
FL NOTARY SERVICE & BONDING, INC.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15 day of July, 2004, by ALBERT O'DONNELL, who ☐ is personally known to me or who ☐ has produced _____ as identification.

Deborah Lea Bollinger
Notary Public

DEBBIE BOLLINGER
Printed Name

Commission No. Expiration Date

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL

DEBORAH LEA BOLLINGER
MY COMMISSION #CC 98478
EXPIRES: NOV 29, 2004
FL NOTARY SERVICE & BONDING, INC.

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was acknowledged before me this 15 day of July, 2004, by PATRICIA O'DONNELL, who ☐ is personally known to me or who ☐ has produced _____ as identification.

Deborah Lea Bollinger
Notary Public

DEBBIE BOLLINGER
Printed Name

Commission No. Expiration Date

NOTARY RUBBER STAMP SEAL
OR EMBOSSED SEAL

DEBORAH LEA BOLLINGER
MY COMMISSION #CC 98478
EXPIRES: NOV 29, 2004
FL NOTARY SERVICE & BONDING, INC.

Exhibit "A"

A portion of the E ½ of the E ½ of the E ½ of the NE ¼ of the NE ¼ of Section 19, Township 44 South, Range 23 East, Lee County, Florida, LESS and EXCEPT right of way for Pine Island Road (SR No. 78) AND a portion of the W ¾ of the W ½ of the NW ¼ of the NW ¼ of Section 20, Township 44 South, Range 23 East, Lee County, Florida, LESS and EXCEPT right of way for said Pine Island Road (SR No. 78), said portions being more particularly described as follows: Commence at a railroad spike marking the NW comer of said Section 20; thence S 0 degrees 11'50" W along the West line of said NW ¼ of Section 20, 33.00 feet to an intersection with the South right of way line of said Pine Island Road (SR No. 78); thence due East along said right of way line, 134.84 feet to a steel pin with a plastic cap bearing the stamp LB 697 and the Point of Beginning; thence continue due East along the said right of way line, 370.96 feet to a steel pin and cap; thence S 00 degrees 03'41" W, 1,299.58 feet to a steel pin and cap; thence N 89 degrees 53'31" W, 508.88 feet to a 2 ½ "round concrete monument marking the SW comer of said West ¾ of the W ½ of the NW ¼ of the NW ¼ of said section 20; thence N 89 degrees 27'38" W, 164.71 feet to a steel pin and cap; thence N 00 degrees 10'39" E, 861.77 feet to a steel pin and cap; thence S 89 degrees 49'21" E, 300.00 feet to a steel pin and cap; thence N 00 degrees 10'39" E, 436.24 feet to a steel pin and cap and the Point of Beginning. LESS and EXCEPT Burnt Store Extension road right of way described in Order of Taking recorded September 30, 1999 in O.R. Book 3173, Page 1317, Public Records of Lee County, Florida.

EXHIBIT B.1

TR TRANSPORTATION CONSULTANTS, INC.

TRAFFIC CIRCULATION ANALYSIS

PREPARED FOR A

COMPREHENSIVE PLAN AMENDMENT

FOR

CAUTHEN SITE
3150 SW PINE ISLAND ROAD

PROJECT NO. 0609.27

PREPARED BY:
TR Transportation Consultants, Inc.
13881 Plantation Road, Suite 11
Fort Myers, Florida 33912-4339
239-278-3090

September 28, 2006

TRANSPORTATION CONSULTANTS, INC.

CONTENTS

I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED PLAN AMENDMENT

IV. IMPACTS OF PROPOSED PLAN AMENDMENT

V. CONCLUSION

TR TRANSPORTATION CONSULTANTS, INC.

I. INTRODUCTION

TR Transportation Consultants, Inc. has conducted a traffic circulation analysis pursuant to the requirements outlined in the application document for Comprehensive Plan Amendment requests. The analysis will examine the impact of the requested land use change from Rural to Intensive Development. The approximately 12.95 acre property is located at the southeast corner of Pine Island Road and Veterans Parkway in Lee County, Florida. The existing land use designation on the property is Rural.

The following report will examine the impacts of changing the future land use category from the existing land use to Intensive Development.

II. EXISTING CONDITIONS

The subject site is currently vacant. The site is bordered to the north by Pine Island Road (S.R. 78), to the east by commercial and vacant land, to the south by the Royal Tee residential community (now referred to as Cape Royal) and to the west by Veterans Parkway.

Pine Island Road (S.R. 78) is a two-lane arterial roadway that extends from Pine Island to east of I-75. Pine Island Road has a posted speed limit of 55 mph adjacent to the subject site and is under the jurisdiction of the Florida Department of Transportation (FDOT). Pine Island Road has been designated by FDOT as a Federal Intrastate Highway System (FIHS) route. Due to this designation, the adopted Level of Service for this roadway is higher pursuant to Florida Administrative Code. This is also adopted in the Lee County Comprehensive Plan (Lee Plan). Currently, the adopted Level of Service on Pine Island Road east of Burnt Store Road to U.S. 41 is LOS "C".

Other roads in the area of influence, including Pine Island Road west of Burnt Store Road, have an adopted Level of Service Standard of LOS "E" pursuant to the Lee County Comprehensive Plan. Chiquita Boulevard, which is under the jurisdiction of the City of

Cape Coral, has an adopted Level of Service of LOS "D". The Level of Service thresholds utilized in this analysis are outlined in the Appendix of this report in **Table 1A.**

III. PROPOSED PLAN AMENDMENT

The proposed Comprehensive Plan Amendment would change the future land use designation on the subject site from Rural to Intensive Development. Based on the permitted uses within the Lee Plan for these land use designations, the change would result in the subject site being permitted to be developed with both residential and commercial uses.

With the proposed land use change, the map amendment would include a text to limit the development to the following uses: 181 single family residential units, 80,000 square feet of office uses, 80,000 square feet of retail uses, 20,000 square feet of medical office uses and 20,000 square feet of restaurant uses. **Table 1** highlights the intensity of uses that are proposed with the proposed land use designation.

Table 1
3150 SW Pine Island Road
Land Uses

Land Use Category	Intensity
Single Family Homes	181 Units
Retail	80,000 square feet
Office	80,000 square feet
Medical Office	20,000 square feet
Restaurants	20,000 square feet

IV. IMPACTS OF PROPOSED PLAN AMENDMENT

The transportation related impacts of the proposed comprehensive plan amendment 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 (5-year horizon)

impact the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) recently updated 2030 long range transportation travel model was reviewed to determine the impacts the amendment would have on the surrounding area. The subject site lies within Traffic Analysis Zone (TAZ) 1032. For this analysis, a new TAZ was created (TAZ 1757) to analyze the impacts the proposed change would have on the 2030 Financially Feasible plan as adopted by the Lee County Metropolitan Planning Organization. **Table 3** identifies the land uses that were computed and utilized for TAZ 1757 and for the Long Range Transportation Analysis. The employment per 1,000 square feet for retail and restaurant uses as well as service uses (office/medical office) was taken from the factors provided in the "Typical Employment Conversion Factors" table, utilized by the MPO and Lee County. The residential population was based on the residents per dwelling unit ratio that is contained in TAZ 1032.

Table 3
TAZ 1757
Land Uses for Analysis

Land Use Category	Intensity
Single Family Homes	396 Population
Retail/Restaurant	250 Employees
Service (Office/Medical Office)	384 Employees

The modifications made to the TAZ data, including ZDATA1 and ZDATA2 files, are attached to the Appendix for reference.

With this amendment, it was assumed that there would be site access provided to both Pine Island Road and Veterans Parkway. The subject site has approximately 1,250 feet of frontage along Veterans Parkway.

The 2030 Long Range Transportation model (FSUTMS) was run with the data shown in Table 3 to indicate what additional improvements above and beyond those identified in the 2030 Financially Feasible Highway Plan would be required to support the map amendment. The financially feasible highway plan, as approved by the MPO, was included in the FSUTMS runs. Based on the MPO plan, the financially feasible road network in this area includes widening of several roads. State Route 78 is recommended to be widened between Burnt Store Road and Chiquita Boulevard. This project is in fact in the final stages of design. No funding for construction has yet been identified by FDOT at this time. Burnt Store Road north of Pine Island Road is also shown to be widened to four lanes in the 2030 Financially Feasible Plan. Lee County has commenced design of this improvement and it is scheduled for construction within the next six to ten years. Other improvements in the area include the widening of Veterans Parkway from Chiquita Boulevard east as a limited access expressway with grade separations at all of the major cross streets. Based on this analysis, no roadway segments are shown to operate below the adopted Level of Service standard in the year 2030.

Table 1B included in the Appendix of this report identifies the projected 2030 peak hour, peak direction volumes anticipated based on no changes to the 2030 Financially Feasible travel model as currently adopted by the MPO. The table identifies the projected peak hour, peak direction volume and the Level of Service on that link that is projected in 2030 with the improvements that are identified on the Financially Feasible Highway Plan.

Table 1C includes the peak hour, peak direction volumes with the model output based on the inclusion of TAZ 1757 as previously discussed. The Florida Standard Urban Transportation Model Structure (FSUTMS) was ran with the modified TAZ data as shown in Table 3. As can be seen from the results, there are no changes to the Level of Service on any of the area roadways as a result of the proposed change to the land use as identified in this analysis.

Short Range Impacts (5-year horizon)

The Lee County Capital Improvement Program for Fiscal Year 2006/2007 to 2010/2011 was reviewed, as well as the FDOT Work Program for Fiscal Year 2005/2006 to 2009/2010 to determine the short term impacts the proposed land use change would have on the surrounding roadways.

There are no roadway improvements in the FDOT Work program or the Lee County work program that provide additional capacity in the next five years in the area of the subject site. FDOT is currently in the process of finalizing design plans for the widening of S.R. 78 from Burnt Store Road to Chiquita Boulevard. There has been no construction funding established at this time for this improvement.

Recommendations to the Long Range Transportation Plan

Based on the analysis with the 2030 Financially Feasible Highway Plan, the roadway segments in the study area will operate within acceptable conditions in 2030 with the additional units requested with this plan amendment. The only exception is the segment of Pine Island Road west of Burnt Store Road. This segment of Pine Island Road has been deemed constrained due to the Matlacha Pass Bridge and Lee Plan Policies in effect. The impact this amendment has on that segment is negligible, based on the analysis. As can be seen in Table 1B and 1C, the projected 2030 peak hour, peak direction volume on this link is only projected to increase by less than 1% as a result of the change in land use.

V. CONCLUSION

The proposed comprehensive plan amendment is to modify the future land use from Rural to Intensive Development on approximately 12.95 acres located at the southeast corner of Pine Island Road and Veterans Parkway will not cause any changes to be made to the Long Range Transportation Plan. An analysis of the 2030 Recommended Long Range Transportation Plan indicate that the roadway segments will operate within the acceptable Level of Service standards in 2030 without modification to the Long Range Transportation Plan.

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APPENDIX

TABLES 1A, 2A & 3A

TABLE 1A
PEAK DIRECTION LEVEL OF SERVICE THRESHOLDS

ROADWAY	SEGMENT	ROADWAY CLASS	LOS A VOLUME	LOS B VOLUME	LOS C VOLUME	LOS D VOLUME	LOS E VOLUME
Pine Island Road	W. of Veterans/Burnt Store	2LN	100	360	710	1000	1270
	E. of Veterans/Burnt Store	4LN	450	1630	1900	1950	1950
	E. of Centroid Connection	4LN	450	1630	1900	1950	1950
	E. of Surfside Blvd.	4LN	450	1630	1900	1950	1950
	E. of Chiquita Blvd.	4LN	450	1630	1900	1950	1950
	W. of Santa Barbara	4LN	450	1630	1900	1950	1950
Veterans Pkwy	S. of Pine Island Rd.	4LN	270	1620	1970	2030	2030
	W. of Surfside Blvd.	4LN	270	1620	1970	2030	2030
	E. of Surfside Blvd.	4LN	270	1620	1970	2030	2030
	E. of Chiquita Blvd.	6LN	1590	2580	3720	4820	5480
	W. of Santa Barbara	6LN	1590	2580	3720	4820	5480
Burnt Store Road	N. of Pine Island Rd.	4LN	450	1630	1900	1950	1950
Chiquita Blvd.	S. of Pine Island Rd.	6LN	0	0	1740	2450	2580
	N. of Veterans Pkwy.	6LN	0	0	1740	2450	2580

LEVEL OF SERVICE THRESHOLDS TAKEN FROM LEE COUNTY GENERALIZED LOS TABLES
FOR PINE ISLAND ROAD, VETERANS PARKWAY AND BURNT STORE ROAD
FOR CHIQUITA BOULEVARD (CITY OF CAPE CORAL ROAD), FDOT GENERLIAZED LOS TABLE 4-7 FROM Q/LOS MANUAL USED
FOR VETERANS PARKWAY EAST OF CHIQUITA BLVD., UNINTERRUPTED FLOW HIGHWAY UTILIZED

Table 1B
2030 Traffic Conditions
2030 Financially Feasible Road Network

ROADWAY	SEGMENT	# Of Lanes	LOS Std.	Raw FSUTMS PSWDT	PCS #	PSWDT/AADT Factor	2030 AADT	K-100 Factor	D Factor	Total Traffic Pk Direction	LOS Serv. Stnd.	LOS
Pine Island Road	W. of Veterans/Burnt Store	2LN	E	39,938	3	1.22	32,736	0.097	0.55	1,746	1,270	F
	E. of Veterans/Burnt Store	4LN	C	19,608	3	1.22	16,072	0.097	0.55	857	1,900	B
	E. of Centroid Connection	4LN	C	18,129	3	1.22	14,860	0.097	0.55	793	1,900	B
	E. of Surfside Blvd.	4LN	C	21,212	3	1.22	17,387	0.097	0.55	928	1,900	B
	E. of Chiquita Blvd.	4LN	C	24,504	3	1.22	20,085	0.097	0.55	1,072	1,900	B
	W. of Santa Barbara	4LN	C	30,151	3	1.22	24,714	0.097	0.55	1,318	1,900	B
Veterans Pkwy	S. of Pine Island Rd.	4LN	E	25,550	50	1.03	24,806	0.091	0.63	1,422	2030	B
	W. of Surfside Blvd.	4LN	E	23,381	50	1.03	22,700	0.091	0.63	1,301	2030	B
	E. of Surfside Blvd.	4LN	E	35,791	50	1.03	34,749	0.091	0.63	1,992	2030	D
	E. of Chiquita Blvd.	6LN	E	58,192	50	1.03	56,497	0.091	0.63	3,239	5480	C
	W. of Santa Barbara	6LN	E	64,772	50	1.03	62,885	0.091	0.63	3,605	5480	C
Burnt Store Road	N. of Pine Island Rd.	4LN	E	24,283	12	1.08	22,484	0.091	0.64	1,309	1950	B
Chiquita Blvd.	S. of Pine Island Rd.	6LN	D	31,077	50	1.03	30,172	0.091	0.63	1,730	2450	C
	N. of Veterans Pkwy.	6LN	D	29,496	50	1.03	28,637	0.091	0.63	1,642	2450	C

Table 1C
2030 Traffic Conditions with Proposed Density at River Hall
2030 Financially Feasible Road Network

ROADWAY	SEGMENT	# Of Lanes	LOS Std.	Raw FSUTMS PSWDT	PCS #	PSWDT/AADT Factor	2030 AADT	K-100 Factor	D Factor	Total Traffic Pk Direction	LOS Serv. Volume	LOS
Pine Island Road	W. of Veterans/Burnt Store	2LN	E	39,995	11	1.22	32,783	0.097	0.55	1,749	1,270	F
	E. of Veterans/Burnt Store	4LN	C	21,805	11	1.22	17,873	0.097	0.55	954	1,900	B
	E. of Centroid Connection	4LN	C	21,983	11	1.22	18,019	0.097	0.55	961	1,900	B
	E. of Surfside Blvd.	4LN	C	20,932	5	1.22	17,157	0.097	0.55	915	1,900	B
	E. of Chiquita Blvd.	4LN	C	26,171	5	1.22	21,452	0.097	0.55	1,144	1,900	B
	W. of Santa Barbara	4LN	C	30,536	5	1.22	25,030	0.097	0.55	1,335	1,900	B
Veterans Pkwy	S. of Pine Island Rd.	4LN	E	24,751	5	1.03	24,030	0.091	0.63	1,378	2030	B
	W. of Surfside Blvd.	4LN	E	24,062	5	1.03	23,361	0.091	0.63	1,339	2030	B
	E. of Surfside Blvd.	4LN	E	36,234	5	1.03	35,179	0.091	0.63	2,017	2030	D
	E. of Chiquita Blvd.	6LN	E	58,200	5	1.03	56,505	0.091	0.63	3,239	5480	C
	W. of Santa Barbara	6LN	E	64,563	5	1.03	62,683	0.091	0.63	3,594	5480	C
Burnt Store Road	N. of Pine Island Rd.	4LN	E	25,377	5	1.08	23,497	0.091	0.64	1,368	1950	B
Chiquita Blvd.	S. of Pine Island Rd.	6LN	D	28,188	5	1.03	27,367	0.091	0.63	1,569	2450	C
	N. of Veterans Pkwy.	6LN	D	28,965	5	1.03	28,121	0.091	0.63	1,612	2450	C

EXISTING TAZ 1032

1 1032 365 10 9 779 0 30 70 6 20 20 20 22 78 0 0 99 0

2 21032 13 17 64 94 0 0 0

NEW TAZ 1757

1 1757 181 10 9 386 0 30 70 0 0 0 0 0 0 0 0 99 0

2 21757 0 250 384 634 0 0 0

2030 FINANCIALLY FEASIBLE HIGHWAY PLAN

Adopted Year 2030 HIGHWAY ELEMENT

Adopted December 7th, 2005 with Amendments on January 20th, & March 17th, 2006

ROAD SEGMENT: Name of numbered or road to be improved FROM: Start of segment to be added or improved TO: End of segment to be added or improved	E + C: EXISTING roadway network plus COMMITTED roadway projects to be built by FY 0405 IMPROVEMENT: Description of facility following proposed improvement						FINANCIAL FEASIBILITY STATUS			
FDOT										
2190 Alico Rd	U.S. 41	Daily Rd	2U	6U	0.48	Last two years of SIB payoff	$2,442,699	$2,442,699	Feasible
Arterial roads & expressways	Lee & Collier Counties					Half of capital cost of expanding the bicounty system to monitor travel speed in real time by using vehicles equipped with toll transponders as probes	$3,450,000	-	Contingent
Caloosahatchee bridges	Cape Coral, Mid Point, U.S. 41, & Edison Bridges & their approaches			Incident management system		Stage II implementation	$5,800,000	$5,800,000	Feasible
Computerized traffic signal system	Countywide			Upgrade to ATMS			$27,600,000	$27,600,000	Feasible
Drawbridges	On S.R. 31 (Arcadia Rd) & Broadway (C.R. 78A) @ Caloosahatchee River, Pine Island Rd @ Matlacha Pass, & C.R. 865 @ Big Carlos Pass			Security system		Motion & object sensors, video & audio surveillance to monitor for potential threats from terrorist attacks, acts of God, or other incidents	$600,000	-	Contingent
Intermodal freight terminal	State Farmers Market, S.R. 78, or Alico Rd			Railroad freight terminal		TOFC/COFC terminal and team track	$6,505,333	-	Contingent
I-75 approach roads	Collier County line	Charlotte County line		Dynamic message signs		SIS	$3,290,000		Contingent
I-75 detour routes	Collier County line	Charlotte County line		Trailblazer signing		SIS; dynamic and/or static trailblazer signs	$5,810,000		Contingent
4183 I-75	Collier County line	Bonita Beach Rd	6L	10L	1.05	SIS	$13,322,400		Contingent
4335 I-75	@ Bonita Beach Rd			Interchange modification	0.50	SIS	$68,029,000		Contingent
4335 I-75	@ Coconut Rd			New interchange		Allocation is from $10,000,000 federal earmark. See NOTE #1 b			Feasible
1587 I-75	Bonita Beach Rd	Alico Rd	6L	10L	11.65	12 lanes; SIS and/or toll; 4 lanes may be toll express lanes	$221,722,800		Contingent
4191 I-75	@ Corkscrew Rd			Interchange modification	0.50	SIS; construction only	$23,461,000		Feasible
1849 I-75	Bonita Beach Rd	Daniels Pkwy		Ramp metering			$2,630,000		Contingent
1848 I-75	Alico Rd	S.R. 82 (Dr Martin Luther King Jr Blvd)	6L	10L	9.90	10 lanes; SIS and/or toll; 4 lanes may be toll express lanes	$204,019,200		Contingent
4365 I-75 collector-distributor roads	Alico Rd	North of airport interchange	North	2L each side of new airport interchange	3.16	SIS Connector, construction only	$101,000,000		Feasible
4186 I-75 collector-distributor roads	Alico Rd	Alico Expwy	2L each side	4L each side	0.34	Second stage, if / when Alico Expwy is built; SIS connector	$2,157,137		Contingent
4192 I-75	@ Colonial Blvd			Interchange modification	0.50	SIS; construction only	$42,324,000		Feasible
4193 I-75	@ S.R. 82 (Dr Martin Luther King Jr Blvd)			Interchange modification	0.50	SIS	$57,396,000		Feasible
4194 I-75	@ Luckett Rd			Interchange modification	0.50	SIS	$3,770,000		Contingent
4185 I-75	S.R. 82 (Dr Martin Luther King Jr Blvd)	S.R. 80 (Palm Beach Blvd)	6L	8L	3.47	SIS	$19,885,000		Contingent
4185 I-75	S.R. 80 (Palm Beach Blvd)	S.R. 78 (Bayshore Rd)	4L	8L	2.69	SIS; construction only	$80,342,000		Feasible
4187 I-75	@ S.R. 78 (Bayshore Rd)			Interchange modification	0.50	SIS	$16,531,000		Feasible
4187 I-75	@ S.R. 78 (Bayshore Rd)			Interchange modification	0.50	SIS; 8L	$4,235,000		Contingent
4185 I-75	S.R. 78 (Bayshore Rd)	Charlotte County line	4L	6L	5.77	SIS	$33,089,000		Feasible
			6L	8L	5.77	SIS	$64,026,920		Contingent
4195 I-75	@ Del prado Blvd Ext			New interchange		SIS	$9,000,000		Contingent
4926 Kennesaw connector	Fowler St	Evans Ave	None	3L	0.22		$3,511,960	$3,511,960	Feasible
LeeTran route 140						$1,500,000 each in FYs 2010/11 & 2011/12 $2,000,000 in FY 2012/13	$4,826,339	$4,826,339	Feasible
Regional traveler information system	Lee, Collier & Charlotte Counties			Traveler information broadcast capability		One third of the capital cost to disseminate real time traveller & traffic information for various modes from the 511 system, probe vehicle monitoring, and the SunGuide traffic management system to incident responders, other traveler information services, and the public	$1,000,000	$1,000,000	Feasible
4182 S.R. 739 (Metro Pkwy)	U.S. 41	Six Mile Cypress Pkwy	2U	6U	1.25	CST only; includes interchange with Alico Road & railroad overpass. Dropped from FDOT's draft tentative work program	$48,000,000	$48,000,000	Feasible
2223 S.R. 739 (Metro Pkwy)	@ Six Mile Cypress Pkwy		Add lanes	Grade separation	0.50	Includes $1,700,000 for open road tolling of 4L overpass			Contingent
1966 S.R. 739 (Metro Pkwy)	Six Mile Cypress Pkwy	Daniels Pkwy	2U	6U	1.25	CST only. Dropped from FDOT's draft tentative work program	$10,336,637	$10,336,637	Feasible
1076 S.R. 739 (Metro Pkwy)	Daniels Pkwy	1800' North of Winkler Ave	4L	6L	4.56		$45,952,463	$45,952,463	Feasible
4707 S.R. 739 (Metro-Fowler connector)	Metro Pkwy 1800' North of Winkler Ave	Fowler St & Evans Ave	None	6L	1.06	Includes overpass over railroad	$18,058,663	$18,058,663	Feasible
4586 S.R. 739 (Fowler St)	Metro-Fowler Connector	S.R. 82 (Dr Martin Luther King Jr Blvd)	4D	6D	1.29		$22,357,038	$22,357,038	Feasible
1485 S.R. 78 (Pine Island Rd)	Burnt Store Rd	West of Chiquita Blvd	2L	4L	2.05	Remainder of right of way & construction	$23,156,645	$23,156,645	Feasible
0125 S.R. 78 (Pine Island Rd)	Skyline Blvd	300' West of Santa Barbara Blvd	4L	6L	1.40		$6,790,132	-	Contingent
2125 S.R. 78 (Pine Island Rd)	300' West of Santa Barbara Blvd	Cultural Park Blvd	4D	6D	2.40		$5,092,599	-	Contingent
0125 S.R. 78 (Pine Island Rd)	Cultural Park Blvd	Del Prado Blvd	4D	6D	1.35		$6,547,628	-	Contingent
5675 S.R. 78 (Pine Island Rd)	@ Del Prado Blvd		Add lanes	Bridge/interchange work		Includes $1,700,000 for open road tolling on 4L overpass			Contingent
0126 S.R. 78 (Pine Island Rd)	Del Prado Blvd	Pondella Rd	4D	6D	0.31		$1,503,529	-	Contingent
1295 S.R. 80 (Palm Beach Blvd)	S.R. 31 (Arcadia Rd)	Buckingham Rd	4L	6L	2.49	SIS	$18,056,122		Contingent
0005 S.R. 82 (Dr Martin Luther King Jr Blvd)	Michigan Link	Park 82 Dr	5L	6L	1.11	Emerging SIS connector	$347,102		Contingent
4130 S.R. 82 (Dr Martin Luther King Jr Blvd)	Park 82 Dr	Teter Rd	4L	6L	0.60	Included in I-75 interchange modification project	-		Contingent
4130 S.R. 82 (Dr Martin Luther King Jr Blvd)	Teter Rd	Wallace Ave	2L	6L	2.99	Emerging SIS	$25,628,100		Contingent
4129 S.R. 82 (Immokalee Rd)	Wallace Ave	Hendry County line	2L	6L	13.91	Emerging SIS	$87,175,286		Contingent
4135 S.R. 865 (San Carlos Blvd)	Summerlin Rd	Gladiolus Dr	2L	4L	1.50		$7,590,880	-	Contingent
4183 S.R. 867 (McGregor Blvd)	A & W Bulb Rd	Cypress Lake Dr	4D	6D	0.67		$9,912,593	-	Contingent
4182 S.R. 867 (McGregor Blvd)	500' South of Davis Dr	750' North of Colonial Blvd	2U	3U		Add 1 NB Lane	$900,000	$900,000	Feasible

Adopted Year 2030 HIGHWAY ELEMENT

Adopted December 7th, 2005 with Amendments on January 20th, & March 17th, 2006

ROAD SEGMENT: Name of road or road to be improved FROM: Start of segment to be added or improved TO: End of segment to be added or improved	E + C EXISTING roadway network plus COMMITTED roadway projects to be built by FY 04/05 IMPROVEMENT: Description of facility following proposed improvement						FINANCIAL FEASIBILITY STATUS Contingent: Projects that require additional funding, agency action, or are identified as long range projects that need additional planning and review		
LEE COUNTY									
19th St W	Tena Ave N	Ann Ave @ 9th St W	2L	4L	1.75	Connect across canals	$23,769,743	$23,769,743	Feasible
40th St SW Ext	Current terminus	Alabama Rd	None	2L	0.10		$1,878,049	$1,878,049	Feasible
61st St W	Cemetary Rd at Stratton Rd	Sunshine Blvd	2U	2L	2.11	Connect across canals	$18,385,011	-	Contingent
9th St W	Ann Ave at 19th St W	Richmond Ave	2U	4U	2.34		$30,761,430	$30,761,430	Feasible
9th St E	@ Thompson Ave and Dayton Ave		2L	2L	0.20	Realign doglegs	$2,058,818	$2,058,818	Feasible
Alabama Rd	40th St SW Ext	Sunrise Blvd Ext	2L	4L	1.05		$12,174,215	$12,174,215	Feasible
Alico Expwy	Summerlin Rd	S.R. 82 (Immokalee Rd)	[redacted]	[redacted]	18.35	Potential Sanibel Causeway surplus toll project; includes 4 toll collection gantries & 2 equipment buildings	[redacted]	[redacted]	Contingent
Andree Ln	Hemingway Dr	Metro Pkwy	None	2U	0.26		$7,983,693	$7,983,693	Feasible
Arborwood Pkwy Ext	Fort Myers city limits	Gateway Blvd	None	4U	1.32		$19,884,209	$19,884,209	Feasible
Base Rd Ext	Gladiolus Dr	A & W Bulb Rd	None	2U	0.98		$10,862,780	-	Contingent
Ben Hill Griffin Pkwy	FGCU Blvd	1 mile South of Alico Rd	4U	6U	3.16	Not needed by 2030 if CR 951 Ext is included	$15,408,879	-	Contingent
Both Stacey Blvd Ext	SW 23rd St	Milwaukee Blvd	None	2U	1.09	County share (53%) only. Developer has agreed to absorb the other 47%.	$5,946,896	$5,946,896	Feasible
Bonita Beach Rd	Vanderbilt Dr	Old U.S. 41 Rd (C.R. 887)	4L	6L	2.36		$25,783,783	$25,783,783	Feasible
Bonita Beach Rd	Old U.S. 41 Rd (C.R. 887)	Imperial St	4D	6D	1.03		$11,097,000	$11,097,000	Feasible
Boy Scout Dr	Summerlin Rd	U.S. 41 (Cleveland Ave)	6D	8D	0.50		$5,881,215	-	Contingent
Buckingham Rd Ext	S.R. 82 (MLK Blvd) @ Hanson St Ext	800' North of current S.R. 82 intersection	None	2U	0.56		$8,536,558	$8,536,558	Feasible
Buckingham Rd	Orange River Blvd	S.R. 80 (Palm Beach Blvd)	2L	4U	2.55		$28,760,000	-	Contingent
Buckingham Rd	Gunnery Rd	Orange River Blvd	2L	4U	2.95		$29,595,847	-	Contingent
Burnt Store Rd / Veterans Expwy	@ S.R. 78 (Pine Island Rd)		Alt	4D	0.50	Surplus toll revenue project, county share	[redacted]	[redacted]	Contingent
Burnt Store Rd	S.R. 78 (Pine Island Rd)	Van Buren Pkwy	2L	4L	3.10	Surplus toll revenue project, county share	[redacted]	[redacted]	Feasible
Burnt Store Rd	Kismet Pkwy	Charlotte County line	2L	6L	6.00	Surplus toll revenue project, county share	[redacted]	[redacted]	Contingent
				4U		Surplus toll revenue project, county share	[redacted]	[redacted]	Feasible
Cape Coral Bridge	@Toll Plaza		Toll plaza	Open road tolling		Convert existing toll facilities to open road tolling	[redacted]	[redacted]	Feasible
C.R. 951 Ext	Collier County line	Bonita Beach Rd	None	4U	1.00	Limited access expressway	[redacted]	[redacted]	Contingent
C.R. 951 Ext	Bonita Beach Rd	Alico Expwy	[redacted]	[redacted]	14.24	Limited access expressway; includes 3 toll collection gantries & 2 equipment buildings	[redacted]	[redacted]	Contingent
C.R. 951 Ext	@ Alico Expwy		[redacted]	New interchange		Cost estimate assumes a trumpet interchange	[redacted]	[redacted]	Contingent
Cedartree Ave & Ext	Buckingham Rd	Centennial Blvd	Half 2L	4L	0.35		$5,072,308	$5,072,309	Feasible
Centennial Blvd	Cedartree Ave	Gunnery Road	2L	4U	0.42		$7,184,482	$7,184,482	Feasible
Centennial Blvd Ext	Gunnery Rd.	Sunset Rd	None	4U	0.18		$3,144,438	$3,144,438	Feasible
Coastal area IMS expansion	On Bonita Beach Rd, Estero Blvd, S.R. 865 & Pine Island Rd		[redacted]	Intelligent transportation management			$4,820,000	$4,820,000	Feasible
Coconut Rd Ext	Old Lighthouse Rd	I-75	None	4U	0.50		$11,800,000	-	Contingent
Coconut Rd Ext	I-75	C.R. 951 Ext	None	2L	1.07		$25,200,000	-	Contingent
Coconut Rd Ext	@ C.R. 951 Ext		None	New interchange		Not needed if C.R. 951 Ext is not included	[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	Midpoint Bridge	East of Summerlin Rd	6L	4L + express lanes	0.45		[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	East of Summerlin Rd	U.S. 41 (Cleveland Ave)	6L	6L + express lanes	0.50		[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	U.S. 41 (Cleveland Ave)	East of U.S. 41 (Cleveland Ave)	6L	4L + express lanes	0.18		[redacted]	[redacted]	Contingent
Colonial Blvd express lanes	Midpoint Bridge	East of U.S. 41 (Cleveland Ave)	[redacted]	Open road tolling		Includes 2 toll collection gantries & 1 equipment building	[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	East of U.S. 41 (Cleveland Ave)	East of Fowler St	6L	4L + 6 lane parallel	0.54		[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	East of Fowler St	S.R. 739 (Metro Pkwy)	6L	8D + 6 lane parallel	0.81		[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	@ S.R. 739 (Metro Pkwy)		[redacted]	2 lane flyover ramps		Toll funding, but contingent upon supplemental discretionary funding; cost includes open road tolling	[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	S.R. 739 (Metro Pkwy)	East of S.R. 739 (Metro Pkwy)	6L	6L + 6 lane parallel	0.27		[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	East of U.S. 41 (Cleveland Ave)	East of S.R. 739 (Metro Pkwy)	[redacted]	Open road tolling		Includes 2 toll collection gantries & 1 equipment building	[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	East of S.R. 739 (Metro Pkwy)	West of Winkler Ave	6L	4L + 6 lane parallel	1.56		[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	West of Winkler Ave	I-75 West side ramps	6L	6L + 6 lane parallel	1.08		[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	I-75 West side ramps	East of Forum Blvd	6L	4L + 6 lane parallel	0.69		[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	East of S.R. 739 (Metro Pkwy)	East of Forum Blvd	[redacted]	Open road tolling		Includes 3 toll collection gantries & 1 equipment building	[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	East of Forum Blvd	West of S.R. 82 (MLK Blvd-Immokalee Rd)	4L	4L + express lanes	1.47		[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	West of S.R. 82 (MLK Blvd-Immokalee Rd)	East of S.R. 82 (MLK Blvd-Immokalee Rd)	4L	4L + express lanes	0.40	Powerline must be raised	[redacted]	[redacted]	Contingent
Colonial Blvd (S.R. 884)	East of Forum Blvd	East of S.R. 82 (MLK Blvd-Immokalee Rd)	[redacted]	Open road tolling		Includes 2 toll collection gantries & 1 equipment building	[redacted]	[redacted]	Contingent
Corkscrew Rd	Three Oaks Pkwy	Ben Hill Griffin Pkwy	4L	6L + 6 lane parallel	0.63	Not needed once Estero Parkway Ext is completed	$5,184,267	-	Contingent

Adopted Year 2030 HIGHWAY ELEMENT

Adopted December 7th, 2005 with Amendments on January 20th, & March 17th, 2006

ROAD SEGMENT: Name of road road or road to be improved FROM: Start of segment to be added or improved TO: End of segment to be added or improved		E = EXISTING roadway network plus COMMITTED roadway projects to be built by FY 04/05 IMPROVEMENT: Description of facility following proposed improvement				FINANCIAL FEASIBILITY STATUS			
	Countywide					$7,725,000/year, adjusted for inflation	$154,500,000	$154,500,000	Feasible
	Crystal Dr	U.S. 41 (South Tamiami Trl)	Plantation Rd	2U	4L	1.50		$15,948,726	$15,948,726	Feasible
	Crystal Dr Ext	Plantation Rd	Six Mile Cypress Pkwy	None	2U	1.00		$11,911,635	$11,911,635	Feasible
	Daniels Pkwy	West of Metro Pkwy	East of Chamberlin Pkwy	6C	6C	5.80	Includes 11 overpasses, counting I-75 & the SGRR, 5 toll collection gantries & 2 equipment buildings			Conting on Cost
	Daniels Pkwy	East of Chamberlin Pkwy	Gateway Blvd	4C	6C	1.70				Conting on Cost
	Del Prado Blvd	@ Cape Coral Pkwy		At Grade	Flyover	0.28	For left turn from southbound Del Prado Blvd toward bridge	$11,530,000	$11,530,000	Feasible
	Del Prado Blvd	Cape Coral Pkwy	S.R. 78 (Pine Island Rd)	4C	6C		Unspecified needed improvements	$319,066	$319,066	Feasible
	Del Prado Blvd	U.S. 41 (North Tamiami Trl)	Mellow Dr	2U	4C	2.52	Not needed if extension to I-75 is not included	$40,839,938	-	Conting on Cost
	Del Prado Blvd	Mellow Dr	Nelle Grade Rd	None	4C	2.23	Interchange with I-75 not included; includes 2 toll collection gantries & 1 equipment building			Conting on Cost
	Durden Pkwy Ext	Garden Blvd	U.S. 41	None	4L	0.50		$6,109,375	$6,109,375	Feasible
	Forum Blvd-Country Lakes Dr connector	S.R. 82 (MLK Blvd)	Luckett Rd	None	2C	1.97		$29,903,836	-	Conting on Cost
	Gateway Blvd	Arborwood Pkwy Ext	S.R. 82 (Immokalee Rd)	2U	4L	0.75		$3,414,190	$3,414,190	Feasible
	Grant Blvd Ext	Homestead Rd	Carywood Ave	None	2U	0.26		$2,676,464	$2,676,464	Feasible
	Gunnery Rd	Lee Blvd	Centennial Blvd	2U	4L	1.20		$12,233,652	$12,233,652	Feasible
	Gunnery Rd	Centennial Blvd	Buckingham Rd	2U	4L	0.55		$5,613,825	-	Conting on Cost
	Hancock Bridge Pkwy Ext	U.S. 41 (North Cleveland Ave)	Business U.S. 41 (North Tamiami Trl)	None	4L	0.61		$54,007,568	-	Conting on Cost
	Homestead Rd	Sunrise Blvd	Alabama Rd	2C	4C	1.47		$13,900,000	$13,900,000	Feasible
	Imperial Pkwy	Bonita Beach Rd	Collier County line	4C	6C	0.98		$3,241,056	$3,241,056	Feasible
	Joel Blvd	East 17th St	S.R. 80 (Palm Beach Blvd)	2U	4L	1.24		$28,940,000	-	Conting on Cost
	Kerr Rd Ext - 9th St connection	Hines Ave	Hendry County line	None	2U	0.53	Across canal	$4,161,973	$4,161,973	Feasible
	Lee County roads	Lee County TMC, U.S. 41, S.R. 78, S.R. 82 & S.R. 867			Deploy media		Upgrade & expand Lee County traffic management center Deploy video cameras & motorist information field devices	$530,000	$530,000	Feasible
	Littleton Rd	NE 24th Ave @ Kismet Pkwy	U.S. 41 (North Cleveland Ave)	2U	4L	1.50	Realign with Kismet Pkwy	$15,684,791	$15,684,791	Feasible
	Littleton Rd Ext	U.S. 41 (North Cleveland Ave)	Business U.S. 41 (North Tamiami Trl)	2U	4D	0.68		$6,988,104	$6,988,104	Feasible
	Luckett Rd	Business U.S. 41 (North Tamiami Trl)	Slater Rd	None	2U	2.35		$24,394,237	$24,394,237	Feasible
	Luckett Rd	Ortiz Ave	Enterprise Pkwy	2U	4D	0.50		$7,870,000	$7,870,000	Feasible
	Luckett Rd	Enterprise Pkwy	I-75 Northbound ramps	4U	6L	0.55		$2,429,563	$2,429,563	Feasible
	Luckett Rd	I-75 Northbound ramps	Holstein Dr	2U	4D	0.59		$8,771,849	$8,771,849	Feasible
	Luckett Rd Ext	Holstein Dr	Staley Rd	None	2U	0.87		$7,868,694	$7,868,694	Feasible
	Luckett Rd	Greenbriar Farms Rd	Pangola Dr	Unpaved	2U	0.25		$1,312,923	$1,312,923	Feasible
	Luckett Rd Ext	Pangola Dr	Buckingham Rd	None	2U	2.40		$32,745,817	$32,745,817	Feasible
	Monte Ct Ext	Sunshine Blvd @ 61St W	Cul de sac	None	2U	0.10	Across canal	$1,087,220	-	Conting on Cost
	Mid Point Bridge	@ Toll Plaza		Toll plaza	Operationalize		Convert existing toll facilities to open road tolling			Feasible
	Mid Point Bridge & approaches	SE 17th Pl	East of McGregor Blvd	4C	6C	3.33	Surplus toll revenue project, county share			Conting on Cost
	Nalle Grade Rd Ext	Nalle Rd	S.R. 31 (Arcadia Rd)	None	2U	2.50		$17,567,837	-	Conting on Cost
	NE 24th Ave Ext	Garden Blvd	Cape Coral city limit	None	4L	0.25		$2,913,088	-	Conting on Cost
	New beach bridge	Estero Blvd	Main St	None	2U	0.86	Completion assumed in 2015; includes toll collection gantries on both new & existing S.R. 865 bridges & 1 equipment building			Conting on Cost
	North Airport Rd Ext	Current terminus	Plantation Rd	None	2U	0.62		$24,882,436	-	Conting on Cost
	Orange River Blvd	Neal Rd	Buckingham Rd	2U	4D	1.35		$15,227,602	-	Conting on Cost
	Oriole Rd Ext	Alico Rd	Three Oaks Pkwy Ext	None	2U	1.05		$14,372,911	-	Conting on Cost
	Ortiz Ave	Colonial Blvd	S.R. 82 (Dr Martin Luther King Jr Blvd)	2U	4L	1.73		$13,900,000	$13,900,000	Feasible
	Palomino Ln	Daniels Pkwy	Penzance Blvd	2U	4L	1.46		$17,876,367	$17,876,367	Feasible
	Pine Island Rd	Mellacha Blvd	Burnt Store Rd-Veterans Pkwy	2U	4D	0.50		$4,024,462	-	Conting on Cost
	Plantation Rd	Six Mile Cypress Pkwy	Daniels Pkwy	2U	4L	1.17	Needed for concurrency	$11,270,000	$11,270,000	Feasible
	Plantation Rd	Daniels Pkwy	Idlewild St	2U	4D	2.53		$26,652,021	$26,652,021	Feasible
	Sanibel Causeway	@ Toll Plaza		Toll plaza	Operationalize		Convert to open road tolling. Assumed toll surplus funding			Feasible
	Sandy Lane Ext (North)	Corkscrew Rd	Melanzoa Rd at Oriole Rd	None	2U	2.25		$18,420,000	$18,420,000	Feasible
	Six Mile Cypress Pkwy	U.S. 41 (South Tamiami Trl)	Metro Pkwy	4C	6C	1.14		$7,547,696	-	Conting on Cost
	S.R. 739 (Business U.S. 41)	Littleton Rd	U.S. 41	2U	4L	2.54		$21,480,000	-	Conting on Cost
	Stringfellow Rd	Jamerson Pkwy	Genossee Blvd	2U	4L	1.63		$21,840,789	-	Conting on Cost
	Summerlin Rd	Gladiolus Dr	Cypress Lake Dr	4U	6L	1.83	Sanibel Causeway toll surplus project			Conting on Cost
	Sunrise Blvd Ext	Alabama Rd	Homestead Rd	None	2L	1.19		$13,070,379	$13,070,379	Feasible

Adopted Year 2030 HIGHWAY ELEMENT

Adopted December 7th, 2005 with Amendments on January 20th, & March 17th, 2006

ROAD SEGMENT: Name of new road or road to be improved FROM: End of segment to be added or improved TO: End of segment to be added or improved	E = Existing roadway network plus COMMITTED roadway projects to be built by FY 04/05 IMPROVEMENT: Description of facility following proposed improvement					FINANCIAL FEASIBILITY STATUS			
						Committed = Projects that have been funded Feasible = Projects that have been funded & have been included in the Financially Feasible Revenue Projections			
Sunrise Blvd Ext	Richmond Ave	Victoria Ave S	None	2U	0.31		$3,836,491	-	Committed
Sunset Rd Ext	Sunniland Blvd	Tena Ave N	None	4U	0.15	Across canal	$2,949,372	$2,949,372	Feasible
Sunset Rd	Centennial Blvd Ext	Sunniland Blvd	2U	4U	1.28		$11,675,187	$11,675,187	Feasible
Sunshine Blvd Ext	75th St W	S.R. 80 (Palm Beach Blvd)	None	2U	1.95		$11,511,911	$11,511,911	Feasible
Three Oaks Pkwy	Coconut Rd	Estero Pkwy	None	6U	3.84	Not needed, at least so long as C.R. 951 Ext is included	$31,801,630	-	Deferred
Todd Ave Ext	S.R. 82 (Immokalee Rd)	Westgate Blvd	None	2U	0.66		$8,633,618	$8,633,618	Feasible
Vanderbilt Drive	Woods Edge Pkwy	Bonita Beach Rd	2U	4 Lane Expressway	1.00	Lee County share of cost (half)	$1,723,098	-	Committed
Veterans Pkwy	Chiquita Blvd	Skyline Blvd	4U	6 Lane Expressway	1.00	Surplus toll revenue project, county share			Feasible
Veterans Pkwy	@ Skyline Blvd		4U	Grade-separation	0.45	Surplus toll revenue project, county share			Feasible
Veterans Pkwy	@ Santa Barbara Blvd		6U	Grade-separation	0.45	Surplus toll revenue project, county share			Feasible
Veterans Pkwy	@ County Club Blvd		6U	Grade-separation	0.45	Surplus toll revenue project, county share			Feasible
Veterans Pkwy-Mid Point Bridge-Colonial Blvd	West of Skyline Blvd	East of S.R. 82 (Dr Martin Luther King Jr Blvd-Immokalee Rd)	4U	6 Lane Expressway	15.20	Surplus toll revenue project, county share			Committed
						Other projects:	$2,164,508,023	$706,562,350	
						PROJECT COSTS Subtotal:	$3,605,874,790	$870,836,159	
						6 Cent LOGT Plus 5 Cent LOGT 50%:	$226,762,734	$226,762,734	
						5th Cent Motor Fuel Tax:	$45,713,426	$45,713,426	
						Transportation Impact Fees:	$373,756,615	$373,756,615	
						FINANCIAL RESOURCES (2011-2030) Total:	$872,677,871	$872,677,871	
						Cape Coral & Mid Point toll surplus balance / (deficit):	($698,660,147)	($32,326,121)	
						Sanibel Causeway toll surplus balance / (deficit):	($601,251,096)	$9,497,836	
						Other projects balance / (deficit):	($1,433,285,676)	$24,669,997	
						BALANCE / (DEFICIT):	($2,733,196,919)	$1,841,712	

This table does not imply a commitment on the part of this jurisdiction to complete the projects listed for it.

LEE COUNTY GENERALIZED LEVEL OF SERVICE THRESHOLDS

Lee County
Generalized Peak Hour Directional Service Volumes
Urbanized Areas

Sept.. 2005 c:\input2

Uninterrupted Flow Highway

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	100	360	710	1,000	1,270
2	Divided	1,060	1,720	2,480	3,210	3,650
3	Divided	1,590	2,580	3,720	4,820	5,480

Arterials

Class I (>0.00 to 1.99 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	290	760	900	920
2	Divided	450	1,630	1,900	1,950	1,950
3	Divided	670	2,490	2,850	2,920	2,920
4	Divided	890	3,220	3,610	3,700	3,700

Class II (>2.00 to 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	210	660	850	900
2	Divided	*	490	1,460	1,790	1,890
3	Divided	*	760	2,240	2,700	2,830
4	Divided	*	1,000	2,970	3,500	3,670

Class III (more than 4.50 signalized intersections per mile)

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	370	720	850
2	Divided	*	*	870	1,640	1,790
3	Divided	*	*	1,340	2,510	2,690
4	Divided	*	*	1,770	3,270	3,480

Controlled Access Facilities

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	120	740	930	960	960
2	Divided	270	1,620	1,970	2,030	2,030
3	Divided	410	2,490	2,960	3,040	3,040

Collectors

Level of Service

Lane	Divided	A	B	C	D	E
1	Undivided	*	*	530	800	850
1	Divided	*	*	560	840	900
2	Undivided	*	*	1,180	1,620	1,720
2	Divided	*	*	1,240	1,710	1,800

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

JOHN CAUTHEN COMP PLAN AMENDMENT

Utility and Drainage Analysis

Potable Water Supply

The project is located within the Greater Pine Island Water Association (GPIWA) franchise area. The GPIWA has just recently installed a storage tank and high service pumping station on Scallop Drive, about 1/3 mile to the west of the project site. This storage facility should prove to provide ample volume and pressure for this and the other area commercial and residential projects.

The connection points to this system could either be from Cape Royal entrance road via easements or along the Pine Island Road R/W for a 10" connection. If a larger than 10" is required a connection could be obtained by jack and boring north under Pine Island Road (SR 78), approximately 111 feet to a 12" main. The water demand based on the desired uses and prescribed square footages is approximately 120,000 gallons per day.

It is safe to make the assumption that GPIWA, a subsidiary of Lee County Utilities, will maintain a level of service that requires 250 gallons per day per equivalent residential connection (ERC), as stipulated in the Lee County Comprehensive Development Master Plan, section IV, Policy 53.1.2. Systems are also required to deliver the water at a residual minimum pressure of 20-40 PSI, to meet residential and commercial fire flow requirements.

Sewage Disposal

The sewage generation from the site based on the uses and their sizes, is approximately 100,000 Gallons per day. There are three possibilities for sewage disposal from the site, each requiring a lift station and force main.

The first choice would be to go into a Lee County Utilities system by running west down Pine Island Road to a connection point at Matlacha Isles entrance, a distance of approximately 1 mile.

The second choice would be to directional bore under Pine Island Road up Burnt Store Road a distance of 0.4 mile to a City lift station, which is carrying the new shopping center sewage via force main east to a terminus at Chiquita Boulevard. This option would only serve the project's initial flows, pumping at off-peak times.

The third option would send a force main east along the Pine Island Road R/W to the Sandoval Commercial Tract site. This is a distance of approximately 1 mile. This option would not be available until approximately 2009 or 2010.

Sewage Disposal Continued

All of the options mentioned will require the utility companies approval. The first option would meet with the least objection in that the project is within Lee County and is under Lee County control. The second option again has the capacity issue until the area receives utilities, scheduled in the year 2017. The third option would be the second best possibility, with a time tract and capacity commensurate with your project schedule.

The best option being the Lee County Utilities at the entrance to Matlacha Isles, is required by the Lee County Comprehensive Development Master Plan, section IV, Policy 56.1.2. to provide a level of services equal to accepting 200 gallons per day per equivalent residential connection (ERC) for the peak month.

Storm Water Management

Storm water may be limited by the discharge rate of 0.1 CFS/acre, which would require a significant amount of on-site storage in the form of lakes and ponds. However the amount of on-site storage would be significantly reduced if the storm water were handled on a pre-development vs. post-development discharge rate of discharge, after on-site pre-treatment.

The out-fall would be located at the southern border of the site via an existing drainage swale. This swale is collecting water from many projects and is sized such that it should handle our storm water discharge. The swale is piped under Veteran's Parkway and outfalls into the mangrove forest bordering Matlacha Pass. Improvements to the swale in the form of maintenance may be required along the southern border of the site and beyond in order to achieve smooth open channel flow without overflowing it's banks. A second outfall location would be the northern border, into the Pine Island Road corridor. This outfall would be more difficult to permit and would be subject to change when the R/W of Pine Island Road is widened to four lanes.

A level of services as prescribed by the Lee County Comprehensive Development Master Plan, section IV, policy 60.3.1 requiring drainage systems to prevent flooding caused by a 25-year, 3-day storm event for 24 hours, must be met using on and off site measures.

The project will require a general Environmental Resource Permit (ERP) submitted to the South Florida Water Management District. There may be wetlands on the site for which both the Army Corps of Engineers and SFWMD will be involved. The wetlands are more than likely "Isolated wetlands" and can be mitigated either on-site or through a mitigation bank.

Storm Water Management Continued

The Flood elevation presently for finished floor is 8.0 feet above sea level. The existing grades are in the range of 4.0 to 5.0 feet above sea level. A three (3) to four (4) foot fill prism minimum will be required on the site. Lakes and ponds dug on-site will be required as the least cost method of raising the site. In today's dollars off-site fill compacted in place is running in excess of $15.00 per yard in place. FEMA has announced that they are revising the flood maps in the near future, which could modify the above floor elevation, which intern will most likely increase the size of the fill prism.

Parks, Recreation, and Open Space
EXHIBIT B.2.d

The current County regulatory standard for regional parks is 7 acres per 1,000 total residents and the "desired level of service" standard is 8 acres per 1,000 County residents. The addition of approximately 250 residents to this site would require an additional 1.7 acres of regional park land for the regulatory standard or 2 acres for the "desired level of service" standard. Currently the County has 7,063 acres of regional parks land and plans to develop a 10 acre Idalia site by the Franklin Lock, Fisherman's Co-Op Boat Ramp on Pine Island, and an expansion of Bunch Beach Park will take place in fiscal year 2006-2007. In addition, the City of Cape Coral has proposed a 460 acre park and the City of Fort Myers proposed a 100 acre soccer park. These improvements will likely mean that the desired LOS will be met in the year 2020.

The regulatory LOS for community parks is 0.8 acre per 1,000 permanent residents and the desired LOS standard is 2 acres per 1,000 permanent residents. This property is located in newly defined Pine Island / Burnt Store / Unincorporated Lee County district. The County concurrency report says that both the regulatory standard and the desired standard will be met through the year 2009. The approval of this Comp. Plan Amendment could result in a maximum increase in the regulatory standard of 0.2 acres and the desired LOS standard of 0.5 acres. It is unlikely that this amendment would cause the County to fail to meet the adopted LOS standard for community parks.

EXHIBIT B.3.d

LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Diana M. Parker
County Hearing Examiner

Writer's Direct Dial Number: (239) 533-0333

September 26, 2006

Mr. Mike Roeder, AICP
Knott, Consoer, Ebelini, Hart & Swett, P.A.
P.O. Box 2449
Fort Myers, FL 33902-2449

Re: Lee Plan Amendment for 3150 SW Pine Island Road

Mr. Roeder:

Lee County Transit received your letter dated September 25, 2006 in reference to the Comprehensive Plan Amendment Application for the subject property at the intersection of Pine Island Road and Veteran's Parkway in Cape Coral Florida. Lee County currently provides very minimal public transportation services to the subject property with service on Thursdays only to Pine Island and Southeast Cape Coral. Currently the closest daily fixed route bus service accessible from the property is approximately 4 miles away at the intersection of Pine Island Road and Santa Barbara Boulevard.

The Lee County Transit Development Plan identifies the need to expand the Thursday only service to regular fixed-route bus service with two hour headways, Monday through Friday, beginning in 2010. The 2030 Lee County Long Range Transportation Plan identifies the need to increase the service level to every 60 minutes in 2018. Any future development of this site should allow for access to the transit system on Pine Island Road.

If you have any questions please contact me at the telephone number listed above or send an e-mail to mhorsting@leegov.com .

Sincerely,

Michael Horsting, AICP
Planner, Lee County Transit

LEE COUNTY
SOUTHWEST FLORIDA

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County Attorney

Diana M. Parker
County Hearing Examiner

March 6, 2008

Mr. Michael Roeder
Knott, Consoer, Ebelini
Hart & Swett, P.A.
PO Box 2449
Fort Myers, FL 33902-2449

SUBJECT: Comprehensive Plan Amendment for 3150 SW Pine Island Road

Dear Mr. Roeder:

The Lee County Solid Waste Division is capable of providing solid waste collection service for the 13 acre property located at the south east corner of Pine island Road and Veterans Parkway 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 (05-13, 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. Additionally, please review the Solid Waste Ordinance (05-13, Section 2) which defines those residential dwelling units that are eligible to receive curbside residential collection service. If you have any questions, please call me at (239) 338-3302.

Sincerely,

William T. Newman
Operations Manager
Solid Waste Division

Mike Scott
Office of the Sheriff

State of Florida
County of Lee

November 14, 2007

Michael Roeder
Johnson W. Cauthen
4353 Michigan Link

Ft Myers, Fl 33916
Reference to Project: Cauthen

Dear Mr. Roeder

The Lee Plan amendment identified as Cauthen, located at 3150 SW Pine Island Rd, would not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

When you make application for a Development Order for this property, please provide the Lee County Sheriff's Office with a set of plans and uses for each building in this project. A Crime Prevention Through Environmental Design (CPTED) study will be done at that time with recommendations to you and the county staff.

Please contact Kevin Farrell, Coordinator of the Crime Prevention Unit at 477-2821 when you have made application with the county.

Mike Scott
Sheriff

Captain James C. Nygaard, MBA
Lee County Sheriff's Office
Administration Bureau
14750 Six Mile Cypress Pkwy
Fort Myers, Fl 33912
239-477-1424 (Office)

Greater Pine Island Water Association, Inc.

July 6, 2006

Lee County Division of Concurrency Management
P. O. Box 398
Ft. Myers, FL 33902

Re: 3150 SW Pine Island Road, 20-44-23-00-00002.0000
Corner Veteran's Parkway (east side) & Pine Island Road

To Whom It May Concern:

Please be advised that 3150 SW Pine Island Road LLC, has requested potable water service for a proposed commercial/residential area as referenced above. Water mains are available adjacent to this project site or will be extended or upgraded by the developer under the terms of the Association's Rules and Regulations and Developer Specifications.

The Greater Pine Island Water Association, Inc. has the capacity to provide an average daily flow of 110,083 gallons per day of potable water from its water treatment plant to this site. Under normal operating conditions, static water pressure at the point where the development's water system is connected to the Association's existing main is estimated to be at 60 PSI.

This letter should not be construed as a commitment to serve, but only as to the availability of service.

Sincerely,

William J. Thacher

William J. Thacher
General Manager

City of Cape Coral

January 8, 2007

Mr. Michael E. Roeder, AICP
Director of Zoning & Land Use Planning
Knott, Consoer, Ebelini,
Hart & Swett, P.A.
Attorneys At Law
P.O. Box 2449
1625 Hendry Street
Fort Myers, FL 33902-2449

Re: Letter dated December 15, 2006
Comprehensive Plan Amendment for 3150 SW Pine Island Road

Dear Mr. Roeder:

Based on your request for the evaluation of the comprehensive plan (extremely preliminary) of 3150 Southwest Pine Island Road, we feel we can support this amendment. This is considered a very preliminary acceptance based on the limited information provided by your firm.

If you have any further questions, please feel free to contact us at (239) 242-3393.

Sincerely,

Jeff Mikell
Division Chief

JNM/nis: (3150 SW Pine Island Road)

Department of Fire, Rescue & Emergency Services
DIVISION OF FIRE PREVENTION
P.O. Box 150027 • Cape Coral, Florida 33915-0027
(239) 242-3264 • Fax (239) 242-3398 • ccfire@capecoral.net

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

STEVEN K. TEUBER, J.D.
CHAIRMAN - DISTRICT 4

ELINOR C. SCRICCA, PH.D.
VICE CHAIRMAN - DISTRICT 5

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DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, PH.D.
DISTRICT 3

JAMES W. BROWDER, ED.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

September 29, 2006

Mr. Michael Roeder
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street, Third Floor
Fort Myers, Fl 33902

Re: Comprehensive Plan Amendment for 3150 SW Pine Island Road

Dear Mr. Roeder:

Thank you for the opportunity to review the proposed Comprehensive Plan Amendment for 3150 SW Pine Island Road for comments with regard to educational impacts. This proposed development is in the West Choice Zone of the District on South Tamiami Trail in the South Fort Myers Planning Area. This letter is in response to your request dated September 25, 2006.

The proposed maximum total of 200 dwelling units which was specified in the letter, did not state whether these are single family or mulit-family units. At this time I will use the generation rate for single family units because it is the higher of the two rates. The Lee County School District is estimating that the proposal could generate up to 63 additional school-aged children. This uses the single family generation rate of 0.316 students per dwelling unit (if you need the multi-family generation rate it is 0.125).

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, which was revised in November, 2005. This letter uses the revised generation rate.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,

Ellen Lindblad

Ellen Lindblad, Long Range Planner
Planning, Growth, & School Capacity Department

Internal Consistency with the Lee Plan
EXHIBITS E.1-E.4

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.

The intention for the development of this property would be an intense mixed-use development that combined retail, office and dwelling units in multi-story buildings. It is not clear at this time if the property would qualify for the proposed mixed-use development overlay that would provide a more generous formula for calculating density. For the purposes of this analysis, we are using a potential land use scenario of 200,000 square feet of office, of which 20,000 would be medical office, 80,000 square feet of retail, 20,000 square feet of restaurant and 181 residential units, which would be 14 units per acre over the entire site. Although this mix of uses is fairly intense, even for the Intensive Development category, this site would seem to be the ideal location for such a mixed-use intense development, and the Comp Plan Amendment Analyst needs to consider the maximum development potential. The property would appear to be located in the Pine Island portion of the Planning Community Map and Table 1(b), and that only has an allocation of 5 acres in the Intensive Development land use category. Table 1(b) would have to be amended to add additional acreage to the Intensive Development land use category if this amendment were approved, possibly as much as an additional 13 acres. The addition of approximately 200 dwelling units to the Future Land Use Map would not materially affect any of the County's Planning considerations, since it would only add approximately 450 people under the current persons per household formula. In addition, the County Commission's recent decision to not allow for the calculation of abutting road right-of-way in density calculations has probably lowered the potential residential capacity of the Lee Plan County-wide.

2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.

Goal 1: Future Land Use Map. To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl.

This parcel is located at the corner of two major arterial roads in a fast-developing part of the County. Although it is surrounded by the City of Cape Coral, the City is unable to provide utilities in a timely fashion and it is more logical for it to develop under its unincorporated enclave status. It is a classic infill parcel, and the County should encourage the parcel to be developed with an intense mixed-use concept.

Objective 1.1: Future Urban Areas. Designate on the Future Land Use Map (Map 1) categories of varying intensities to provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services.

This parcel is appropriate for a more intense designation based on its location and potential availability of services.

Policy 1.1.1: The Future Land Use Map contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County. Map 16 and Table 1(b) are an integral part of the Future Land Use Map series . They depict the extent of development through the year 2020. No development orders or extensions to development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded.

As indicated, Table 1(b) would need to be amended if this map amendment is approved to provide for more acreage in the Intensive Development land use category.

Policy 1.1.2: The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers, and Cape Coral. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, and limited light industrial, and office uses are appropriate in these locations. As Lee County moves towards becoming a metropolitan complex of a half-million people, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities, and specialized professional services that befit such a region. The standard density range is from seven dwelling units per acre to fourteen dwelling units per acre. Maximum density is twenty-two dwelling units per acre.

This site is ideally suited for an intense mixed-use development and this land use category is the most appropriate category for the property. Water can be provided by the greater Pine Island Water Authority and utilities and sewer service can be provided by an extension of the County owned central sewer serving Matlacha. The applicant will be required to arrange for an appropriate affluent disposal site for the additional sewage treatment.

Objective 1.4: Non-Urban Area. Designate on the Future Land Use Map categories for those areas not anticipated for urban development at this time.

Policy 1.4.1: The Rural areas are to remain predominantly rural–that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continues level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre.

Clearly this land is not appropriate for the Rural designation, either by virtue of its location or the lack of public services. It is in the middle of one of the fastest growing areas of Lee County and deserves a land use designation that will allow for its most logical development potential.

Policy 1.7.6: The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2020. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded.

As indicated above, Table 1(b) would need to be amended to reflect this additional allocation of Intensive Development acres in the Pine Island Planning Community.

Goal 2: Growth Management. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

This type of mixed-use development in this location will be important to provide shopping and employment opportunities for Cape Coral and surrounding areas and thus reduce the need for long distance automobile travel and other negative impacts of a sprawling development pattern. The County recently completed the extension of Veteran's Parkway at great expense, and it would not make sense to not develop the land that is now serviced by this road.

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.

This is a very important infill parcel that should not be bypassed, since the alternative will be a sprawling development pattern.

Objective 2.3: Public Provision of Infrastructure. The Capital Improvements Program will give the highest priority to the planning, programming, and construction of urban services and facilities in the existing developed areas where facilities are inadequate. Next priority will be given to service expansions in existing developed areas, followed by further expansion into other portions of the Future Urban Areas.

Providing for adequate infrastructure to this site should be an important part of the County's land use plan, and the cost of any utility extensions would be borne by the landowner. If this amendment is approved, the County should also amend Map 7 to include this property in its sewage franchise area.

Objective 2.4: Future Land Use Map Amendments. Regularly examine the Future Land Use Map in light of new information and changed conditions, and make necessary modifications.

Policy 2.4.1: The county will accept applications from private landowners or non-profit community organizations to modify the boundaries as shown on the Future Land Use Map. Procedures, fees, and timetables for this procedure will be adopted by administrative code.

Goal 5: Residential Land Uses. To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2020 in attractive and safe neighborhoods with a variety of price ranges and housing types.

The type of mixed-use development contemplated by this Plan Amendment would be an important addition to the inventory of housing or for County residents.

Policy 5.1.2: Prohibit residential development where physical constraints or hazards exist, or require the density and design to be adjusted accordingly. Such constraints or hazards include but are not limited to flood, storm, or hurricane hazards; unstable soil or geologic conditions; environmental limitations; aircraft noise; or other characteristics that may endanger the residential community.

There are no physical constraints or hazards which would limit the development of this site. The soils map indicates soils, but due to past clearing of the site and impounded water, much of the site is now supporting wetland vegetation. The development of the site will need to be approved by all the relevant environmental agencies.

Policy 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment.

This property is on the northwestern boundary of the Sandoval Community in Cape Coral. The design of the development will have to ensure that appropriate buffers and protections are afforded to that residential area. On the east there is an existing service station and the property is bounded on the north and the west by major arterial highways.

Goal 6: Commercial Land Uses. To permit orderly and well-planned commercial development at appropriate locations within the county.

This site is very critical to providing for necessary shopping and employment opportunities to this part of the County.

Policy 6.1.2: All commercial development must be consistent with the location criteria in this policy, except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.

This site is eligible under subparagraph 3 for Community Commercial activity since it is located at the intersection of two arterial streets. The site area for this type of Community Commercial is from 10-35 acres and from 100,000 to 400,000 square feet of commercial activity.

Goal 11: Water, Sewer, Traffic, and Environmental Review Standards. To insure that appropriate water, sewer, traffic, and environmental review standards are considered in reviewing rezoning applications and are met prior to issuance of a county development order.

Development on this site could not be approved unless central water service is provided by the greater Pine Island Water Authority and sewer service by Lee County Utilities.

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.

This unincorporated enclave is surrounded by the City of Cape Coral which is designated as Pine Island Road District on its Future Land Use Map. This designation would encourage intense commercial and high-density residential development.

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

STATE POLICY PLAN:

FL Statute 187.201

(15) LAND USE. -

(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.*

(b) Policies.–

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

3. Enhance the livability and character of urban areas through the encouragement of an attractive and functional mix of living, working, shopping, and recreational activities.

(17) PUBLIC FACILITIES.–

(a) Goal. *– Florida shall protect the substantial investments in public facilities that already exist and shall plan for and finance new facilities to serve residents in a timely, orderly, and efficient manner.*

(b) Policies. –

1. Provide incentives for developing land in a way that maximizes the uses of existing public facilities.

REGIONAL POLICY PLAN:

Affordable Housing:

Goal 1. *Supply a variety of housing types in various price ranges to ensure that all residents have access to decent and affordable housing.*

Strategy:

Increase the supply of affordable housing through public and private efforts.

Actions:

4. Work with local governments to promote structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.

Goal 2. *Southwest Florida will develop (or redevelop) communities that are liveable and offer residents a wide range of housing and employment opportunities.*

Strategy: *Develop liveable, integrated communities that offer residents a high quality of life.*

Actions:

1. Encourage programs that promote infill development in urban areas to maximize the efficient use of existing infrastructure.

2. Work with local governments to build structures and developments that combine commercial and residential uses as a means of providing housing that is affordable and near employment opportunities.

5. Promote the mix of affordable and non-affordable housing for integrated communities.

Economic Development:

Strategy: *Ensure the adequacy of lands for commercial and industrial centers, with suitable services provided.*

Actions:

3. Include in planning efforts the recognition of lands with natural capacity, accessibility, previous preparation for urban purposes, and adequate public facilities.

Emergency Preparedness:

Goal 6. *New private and public developments are built further from flood-prone areas than in the past and structures and roadways are protected from rain-induced flooding.*

Strategy: *New developments and redevelopment of existing areas should provide for increased land elevations for public infrastructure and community infrastructure, including potential sheltering or refuge sites.*

Natural Resources:

Goal 4. *Liveable communities designed to improve quality of life and provide for the sustainability of our natural resources.*

Regional Transportation:

Goal 2. *Liveable communities designed to affect behavior, improve quality of life and responsive to community needs.*

Actions:

4. Review comprehensive plans and land development regulations for incentives to develop and redevelop using mixed uses, higher densities, shared parking; and improve vehicular, mass transit, pedestrian and bicycle access and travel, as well as provide a variety of affordable residential densities and types.

Urban Sprawl
EXHIBIT F.2

The subject property is located at one of the most significant intersection in all of Lee County. Pine Island Road is the main east-west corridor in Pine Island and stretches from Pine Island to I-75, while Burnt Store Road extends from south Punta Gorda all the way down to the Mid-Point Bridge via Veterans Pkwy. and from thence to I-75 via Colonial Blvd. To maintain this property as Rural would actually promote urban sprawl in that it needs to be developed at a fairly intense level. The requested amendment will allow for a true Mixed Use development at a level of intensity that is appropriate at this location.

In regard to annexation, the City Utility Plan is not able to provide water or sewer to this site until the year 2018 at the earliest, and the provision of utilities would be the only reason that the property owner would want to be annexed into the City. The property owner has more development opportunities within the Unincorporated County given the utility situation.

Non-Urban Area to a Future Urban Area
EXHIBIT F.2

In this particular case, the designation of the land as Rural is an historical anomaly and is really not supported by any sound planning principles. It was originally expected that this land would be annexed into the City of Cape Coral on the theory that they would be better able to provide needed public services and utilities. However, due to the extraordinary demands on their utility system, they will not be able to provide utilities to this site for at least another ten years, and, therefore, the need to go forward with this amendment under the County's jurisdiction. The property is located at the intersection of two major arterial roads and is in the heart of some of the most rapidly developing portions of northwestern Cape Coral. It is clearly an urban area which has become even more so with the recent completion of Veteran's Parkway connecting to Burnt Store Road. There is no planning or other justification for retaining this Rural designation on this important parcel located at a critical intersection.

FLORIDA DEPARTMENT of STATE

CHARLIE CRIST
Governor

KURT S. BROWNING
Secretary of State

November 1, 2007

Alison Stowe
Knott, Consoer, Ebelini, Hart, & Swett
1625 Hendry St
Fort Myers , Fl 33902
FAX#: 239-334-1446

Dear Ms. Stowe:

In response to your inquiry of November 1, 2007, the Florida Master Site File lists no previously recorded cultural resources in the following parcels:

T44S, R23E, Section 20

In interpreting the results of our search, please remember the following points:

- **Areas which have not been completely surveyed, such as yours, may contain unrecorded archaeological sites, unrecorded historically important structures, or both.**
- **As you may know, state and federal laws require formal environmental review for some projects. Record searches by the staff of the Florida Master Site File do not constitute such a review of cultural resources. If your project falls under these laws, you should contact the Compliance Review Section of the Bureau of Historic Preservation at 850-245-6333 or at this address.**

Sincerely,

Michelle Caldwell Cremer, 850-245-6440
Data Analyst, Florida Master Site File
Division of Historical Resources
R. A. Gray Building
500 South Bronough Street
Tallahassee, Florida 32399-0250

State SunCom: 205-6440
Fax line: 850-245-6439
Email: *fmsfile@ dos.state.fl.us*
Web: *http://www.dos.state.fl.us/dhr/msf/*

Justification For Request
EXHIBIT G

With the completion of Veteran's Parkway approximately three years ago, this intersection became one of the primary nodes in the Cape Coral / North Fort Myers vicinity. Pine Island Road is the main east / west arterial serving northern Cape Coral and Pine Island and Veteran's Parkway / Burnt Store Road is a major connection from Charlotte County across the Mid-Point Bridge into the heart of Fort Myers and then on to Lehigh Acres. The northeast quadrant of this intersection was recently developed as a major Publix shopping center, and the other three quadrants are logical candidates for intense urban and preferably mixed-use development. The current Rural land use designation for this property is totally inappropriate, and one category that would allow it to be developed to its full potential is the Commercial category which encourages intense mixed-use projects. There are no environmental or other constraints on this site, and it has approved access points to Veteran's Parkway at the current time. All relevant planning consideration would support a very intense mixed-use development at this location.

Protected Species Survey

Prepared For:

Island Rd., LLC.
4353 Michigan Link
Fort Myers, FL 33916

Site Location:

13.5 Acre Parcel
3150 S.W. Pine Island Road
Section 20, Twp. 44 S., Rng. 23 E.
Lee County, Florida

Prepared By:

Mr. Jeffrey Adair
Environmental Restoration Consultants, Inc.
24571 Redfish Street
Bonita Springs, FL 34134
Phone: (239) 287-2706

April 26, 2007

Environmental Restoration Consultants, Inc.

Environmental Restoration Consultants, Inc.

April 26, 2007

Mr. John Cauthen
Island Rd., LLC.
4353 Michigan Link
Ft. Myers, FL 33916

Fax: 334-2952

Re: Protected Species Survey
13.5-Acre Parcel; 3150 S.W. Pine Island Rd., Cape Coral
Strap No. 20-44-23-00-00002.0000, Lee County, Florida

Dear Mr. Cauthen:

On your behalf, Environmental Restoration Consultants, Inc. (ERC) performed a site inspection of the above referenced property on April 19, 2007. The purpose of the field investigation and this report is to address the environmental items listed in the Lee County "Application for a Comprehensive Plan Amendment". As such, this report is a compilation of information from field observations and existing sources. The report includes a characterization of existing plant communities (FLUCCS categories) and potentially associated protected species, available soil information, topographic quadrangle information, approximate location of state jurisdictional wetlands, and other relevant information.

Site Location

The 13.50-acre project area is located in the southeast quadrant of the intersection of Veterans Parkway and S.W. Pine Island Road, Section 20, Twp. 44 S., Rng. 23 E., un-incorporated Lee County, Florida (ref. Site Location Map). Adjacent land uses include roadways along the entire west and north perimeter, commercial along the northeast, single-family immediately to the south, and vacant forested lands (degraded pine flatwood) to the southeast. The parcel is completely fenced, with gated access at the north from S.W. Pine Island Rd. The parcel is completely cleared and appears to have been recently graded for agriculture use. As such, access and visual inspection were easy and unimpeded.

Vegetation

In accordance with the Florida Land Use, Cover and Forms Classification System (FLUCCS; FDOT, 1999), we have characterized the parcel as two (2) community types and land use categories. The location, extent, and acreage of each category is determined by field observation and visual interpretation of aerial photography (Lee County, 2005), and is depicted on the attached FLUCCS Map. A general description and representative vegetation for the site is provided in the table below.

24571 Redfish Street, Bonita Springs, Florida 34134
Office: (239) 992-0086 e-mail: ERCinc@comcast.net

Vegetation Communities

FLUCCS Community (Code)	Percent Coverage	Location/Comments
Herbaceous - Dry Prairie (310); 13.35 acres; Photos 1 - 4	98.9%	Site has recently been graded for agricultural use and apparently seeded with browntop millet (*Urochloa ramose*) to stabilize sediment. Although the millet and other herbaceous species have begun to establish as ground cover, much of the substrate remains barren and mixed with vegetative debris from saw palmetto (*Serenoa repens*) trunks and roots. The dominant ground cover is millet. Other common species include ragweed (*Ambrosia artemisiifolia*), flat sedge (*Cyperus odoratus*), redroot (*Lanchnanthes caroliana*) and other grasses. Noted species include Spanish needles (*Bidens* sp.), Caesar weed (*Urena lobata*), tasselflower (*Emilia fosbergii*), penny wort (*Hydrocotyle* sp), spurge (*Chamaesyce* sp.), and sesbania (*Sesbania* sp.). Ragweed was most abundant at the north end of the site; flat sedge more abundant at the northeast corner of the parcel; redroot more abundant along the west side of the property. North - south oriented drainage swales are approximately 14" – 24" in depth and appear to be intended to convey water to the south to a east – west oriented swale. No standing water was observed on-site, including the swales. Several limerock boulders were noted.
Mixed Hardwoods – Exotics (438(E)); 0.15 acre	1.1%	Canopy and midstory dominated by earleaf acacia (*Acacia auriculiformis*) and Java plum (*Syzygium cumini*). Ground cover dominated by Caesar weed. Other common species included dogfennel (*Eupatorium capillifolium*), broomgrass, melaleuca (*Melaleuca quinquenervia*) seedlings, and muscadine grape (*Vitis rotundifolia*). Debris piles noted.

Due to historic clearing, grading, and the more recent site preparation for agricultural use, the property does not encompass any "unique" upland or wetland communities, nor are any heritage trees or cabbage palm having a minimum 8' of clear trunk (c.t.) present.

Soil Types

Review of the Soil Survey of Lee County, Florida (USDA-SCS, 1984; ref. Soil Map) indicates the majority of the project area is underlain by Boca fine sand (13), with only the southwest portion underlain by Wabasso sand (35). Both soil types are designated as "non-hydric" by the Natural Resource Conservation Service (NRCS; a.k.a. SCS).

Relevant environmental and hydrologic exerts for each soil type selected from the Soil Survey are provided below:

Boca fine sand (13)

- "This is a nearly level, poorly drained soil on flatwoods."

- "In most years, under natural condition, the water table is within 10 inches of the surface for 2 to 4 months. It recedes below the limestone for about 6 months.

- Natural vegetation consists of sawpalmetto, pineland threeawn, South Florida slash pine, and waxmyrtle."

Wabasso sand (35)

- "This is a nearly level, poorly drained soil on flatwoods."

- "In most years, under natural condition, the water table is less than 10 inches below the surface for 2 to 4 months. It is 10 to 40 inches below the surface for more than 6 months. It recedes to a depth of more than 40 inches during extended dry periods".

- Natural vegetation consists of sawpalmetto, South Florida slash pine, pineland threeawn, cabbage palm, and bluestem."

Topography and Flood Zoning

General topography information is provided on the U.S.G.S. Quadrangle Map exhibit. Review of elevation contours on the map appear to indicate the parcel is at approximately 4 ft. - 5 ft. NGVD. To date, ERC is unaware of any topographical survey for this parcel.

Review of the FIRM Map indicates the project is located in Zone A8, which is determined by FEMA to be within the 100-year flood-plain (ref. FIRM Map exhibit attached; also ref. FEMA web site).

Historical Resources

A review for "archeological sensitivity" was requested from Lee County on September 21, 2006. Discussion with Ms. Gloria Sago, Historic and Archaeological Resources, on September 27, 2006 indicated that "there are no known historic or archaeological resources associated with this parcel". Written confirmation should be forthcoming in the near future.

Wetland Assessment

The preliminary assessment is based on state wetland jurisdiction determination guidelines, Chapter 62-340, F.A.C. The investigation involved spot ground truthing and evaluation of vegetation, available soil information, and hydrology relative to site conditions and regulations. Historical and/or recent site conditions and activities, such as disturbance, may effect the final determination. Depending on the particular type of project proposed in Lee County (i.e. residential, multi-family, etc.), the state may be represented by either the South Florida Water Management District (SFWMD) or the Florida Department of Environmental Protection (DEP). The precise location of any jurisdictional wetlands and/or surface waters can not be determined until the limits are field verified by the state.

Review of the Soil Survey of Lee County, Florida (USDA – SCS, 1984) indicates the parcel is underlain by Boca fine sand (13) and Wabasso sand (35), both of which has been determined by the USDA to be non-hydric soil types (ref. Soil Map). Under natural conditions both soil types support pine flatwood with saw palmetto, a community type considered upland. In addition, given the current site conditions and apparent agricultural use, wetland regulatory agencies would not likely consider the site to encompass any wetlands and/or other surface waters. However, please note that man-made ditches and swales may be

considered surface waters by the state should hydric conditions prevail during the wet season. Such features do not generally require wetland mitigation when excavated from upland soil types.

Wildlife

The field investigation was performed to identify potential critical habitat and/or note any direct observations or signs of protected wildlife species as required by the Lee County Comprehensive Plan Amendment application, and designated by the Lee County Land Development Code (LDC), Appendix H – Protected Species List. Designation of a particular habitat type on-site relative to the associated species listed in the LDC indicates the potential for such species to reside and/or forage on-site and is used as a review "tool" by Lee County environmental staff, but by no means indicates that such species utilize the site. The table below lists habitat types existing on-site and potential species affiliated with the respective community. In addition, species not associated with a generalized FLUCCS category, but frequently affiliated with particular site conditions (i.e. gopher tortoises with berms), are also listed based on existing landscape features observed during the inspection. Based on the information provided herein, or otherwise known or deemed necessary, the County may require species specific surveys during review of any proposed project.

Potential Protected Species

FLUCCS	Fauna/Flora	Status			Observe		Comments
		Lee	FWC	FWS	Yes	No	
Herbaceous - Dry Prairie (310)	burrowing owl	L	SSC	-		x	Potential low; parcel generally devoid of ground cover
	gopher tortoise	L	SSC	-		x	Potential low; little to no forage cover
	Florida sandhill crane	L	T	-		x	Potential low; no associated wetland community
Mixed Hardwoods – Exotics (438(E))							FLUCCS category 438 (E) is not recognized as critical habitat for protected species because it is dominated by exotic hardwoods, and other weedy species.

L = Listed in the Lee County, Protected Species List (Appendix H)
E = Endangered (as designated by the FFWCC and/or USFWS)
T = Threatened (as designated by the FFWCC and/or USFWS)
SSC = Species of Special Concern (as designated by the FFWCC)

In compliance with the Lee County Land Development Code and the Lee Listed Survey Method, the dry prairie community was traversed by pedestrian means along north-south and east-west line transects at 50' intervals to inspect for burrowing owls and gopher tortoise (ref. Transect Location exhibit). Particular attention was given to the property perimeter relative to gopher tortoise. Given that vegetation coverage was generally sparse and low, visibility was excellent and 100% of the parcel was surveyed. Direct observation or signs of protected species were not revealed during our site visit.

A nesting killdeer (*Charadrius vociferus*) pair were observed toward the southeast corner of the site, and several morning dove (*Zenaida macroura*) were flushed and/or noted in-flight. Given the site's location, and disturbed and degraded nature, wildlife use is likely limited to small transient species.

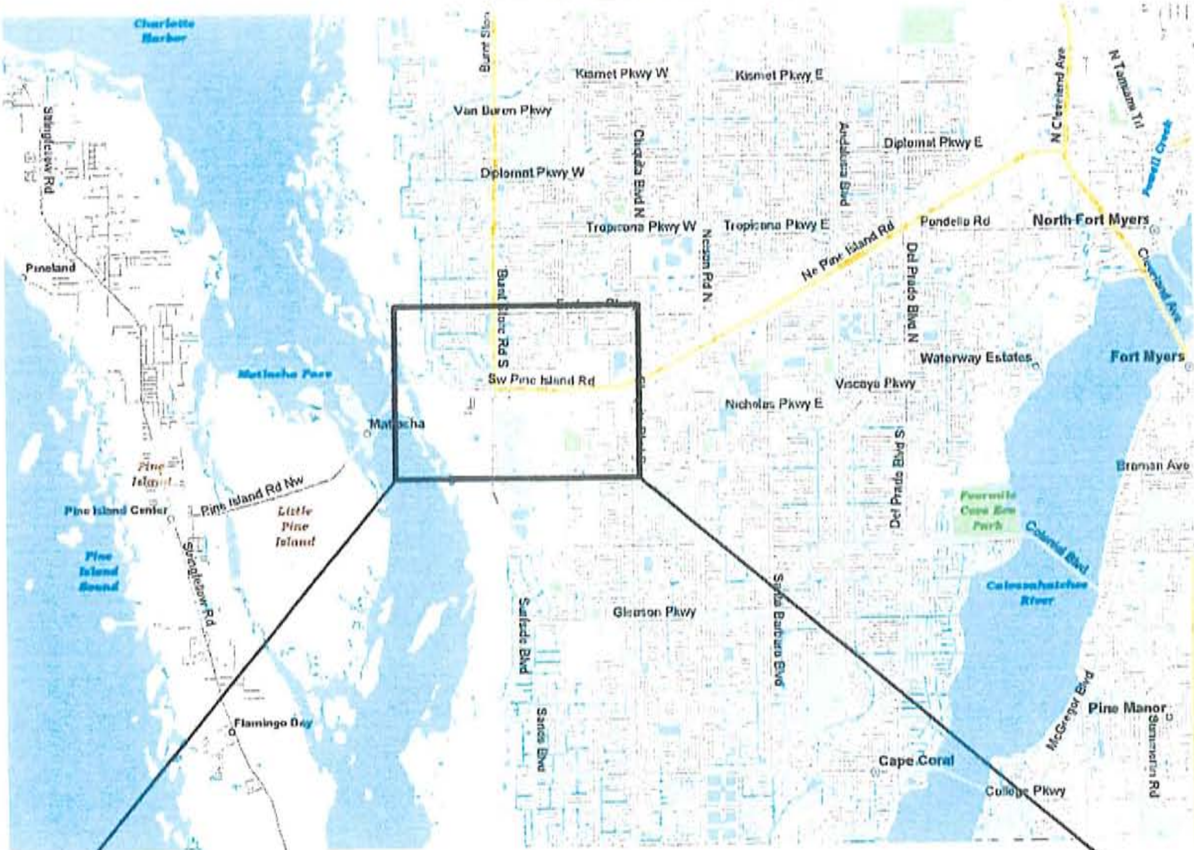
Review of the FFWCC web site pertaining to bald eagle *(Haliaeetus leucocephalus)* nest locations appears to indicate that the project area is outside of USFWS's primary and secondary management zones (330' and 660'radii, respectively). Although known active eagle nest(s) are in the vicinity of the project, we are not aware of any nests within Federal management zones for this site.

Should you have any questions regarding the site inspections or this report, please do not hesitate to contact me at 287-2706.

Sincerely,

Jeffrey A. Adair
President

LOCATION MAP:

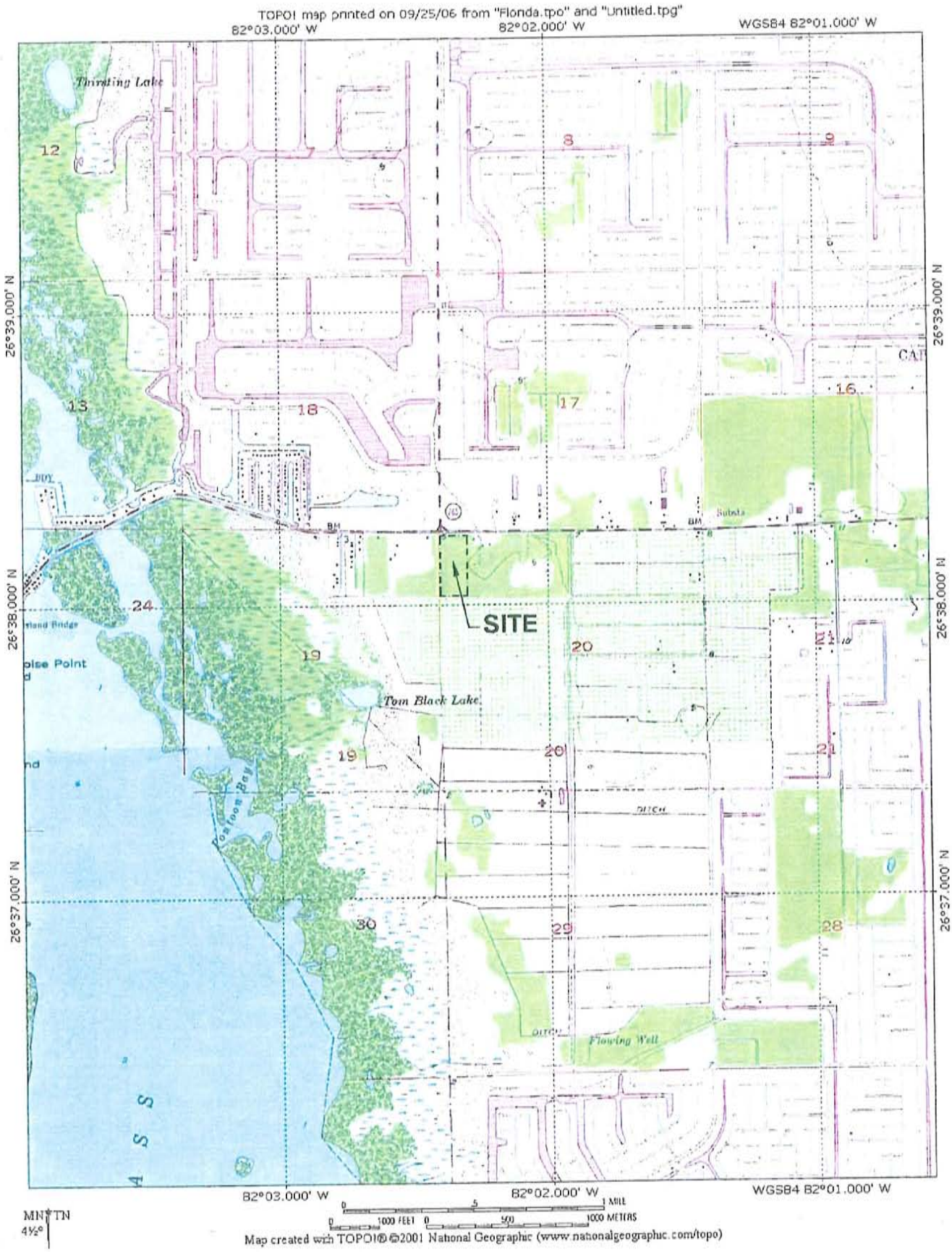


VICINITY MAP:



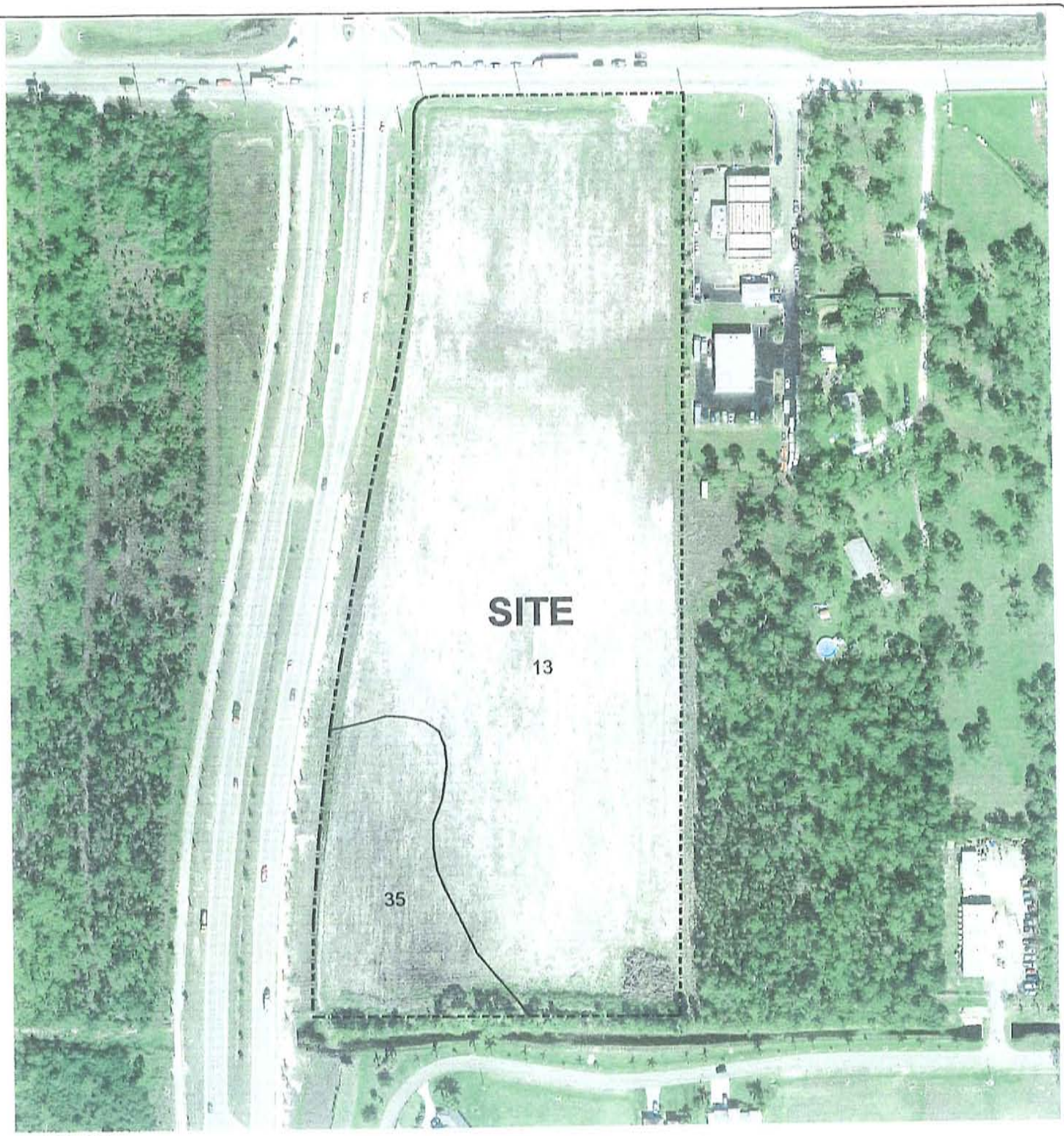
SCALE: N.T.S.	DESIGN BY: JAA DRAWN BY: DPB CHECKED BY: JAA DATE: 4/25/07	ENVIRONMENTAL RESTORATION CONSULTANTS, INC. P.O. BOX 110994, NAPLES, FL 34108 Telephone: 239.992.0056 Cell: 239.287.2708 EMAIL: ERCINC@COMCAST.NET	CLIENT: Island Road, LLC 4353 Michigan Link Fort Myers, Florida 33916	Pine Island Road - 13.5 Ac. SECTION 20, TOWNSHIP 44 S., RANGE 23 E. LEE COUNTY, FLORIDA	DATE / REVISIONS
CAD FILE: Pine Island 13.5					
DWG NO: MAPS				LOCATION MAP	
SHEET: 1 of 10	Jeffrey A. Adair				

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CAD FILE: Pine Island 13.5 DWG NO: MAPS SHEET: 2 of 10	Jeffrey A. Adair				DATE REVISIONS

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SOILS LEGEND:

13 - Boca fine sand (upland)
35 - Wabasso sand (upland)

PROJECT BOUNDARY

SOURCE OF INFORMATION:
This map is based on the "Soil Survey of Lee County, Florida"; prepared jointly by the U.S.Department of Agriculture & the Soil Conservation Service (issued on December 1984)

N
W E
S

GRAPHIC SCALE
200 0 100 200
(IN FEET)
1 inch = 200 ft.

SCALE: 1"=200'	DESIGN BY: JAA DRAWN BY: DPB CHECKED BY: JAA DATE: 4/25/07	ENVIRONMENTAL RESTORATION CONSULTANTS, INC.	P.O. BOX 110294, NAPLES, FL 34108 Telephone: 239.992.0038 Cell: 239.287.2708 EMAIL: ERCINC@COMCAST.NET	CLIENT: Island Road, LLC 4353 Michigan Link Fort Myers, Florida 33916	Pine Island Road - 13.5 Ac. SECTION 20, TOWNSHIP 44 S., RANGE 23 E. LEE COUNTY, FLORIDA SOILS MAP	DATE REVISIONS
CAD FILE: Pine Island 13.5						
DWG NO: MAPS						
SHEET: 3 of 10	Jeffrey A. Adair					

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APPROXIMATE SCALE

1000 0 1000 FEET

KEY TO MAP

- 500-Year Flood Boundary
- 100-Year Flood Boundary
- Zone Designations*
- 100-Year Flood Boundary
- 500-Year Flood Boundary
- Base Flood Elevation Line With Elevation In Feet** — 513
- Base Flood Elevation In Feet Where Uniform Within Zone** (EL 987)
- Elevation Reference Mark RM7X
- Zone D Boundary
- River Mile •M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
A0	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determinod.
A1-A30	Areas of 100-year flood; base flood elevations and flood hazard factors determined.
A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

This is an official copy of a portion of the above referenced flood map. It was extracted using F-MIT On-Line. This map does not reflect changes or amendments which may have been made subsequent to the date on the title block. For the latest product information about National Flood Insurance Program flood maps check the FEMA Flood Map Store at www.msc.fema.gov

SCALE: N.T.S.
CAD FILE: Pine Island 13.5
DWG NO: MAPS
SHEET: 4 of 10

DESIGN BY: JAA
DRAWN BY: DPB
CHECKED BY: JAA
DATE: 4/25/07

Jeffrey A. Adair

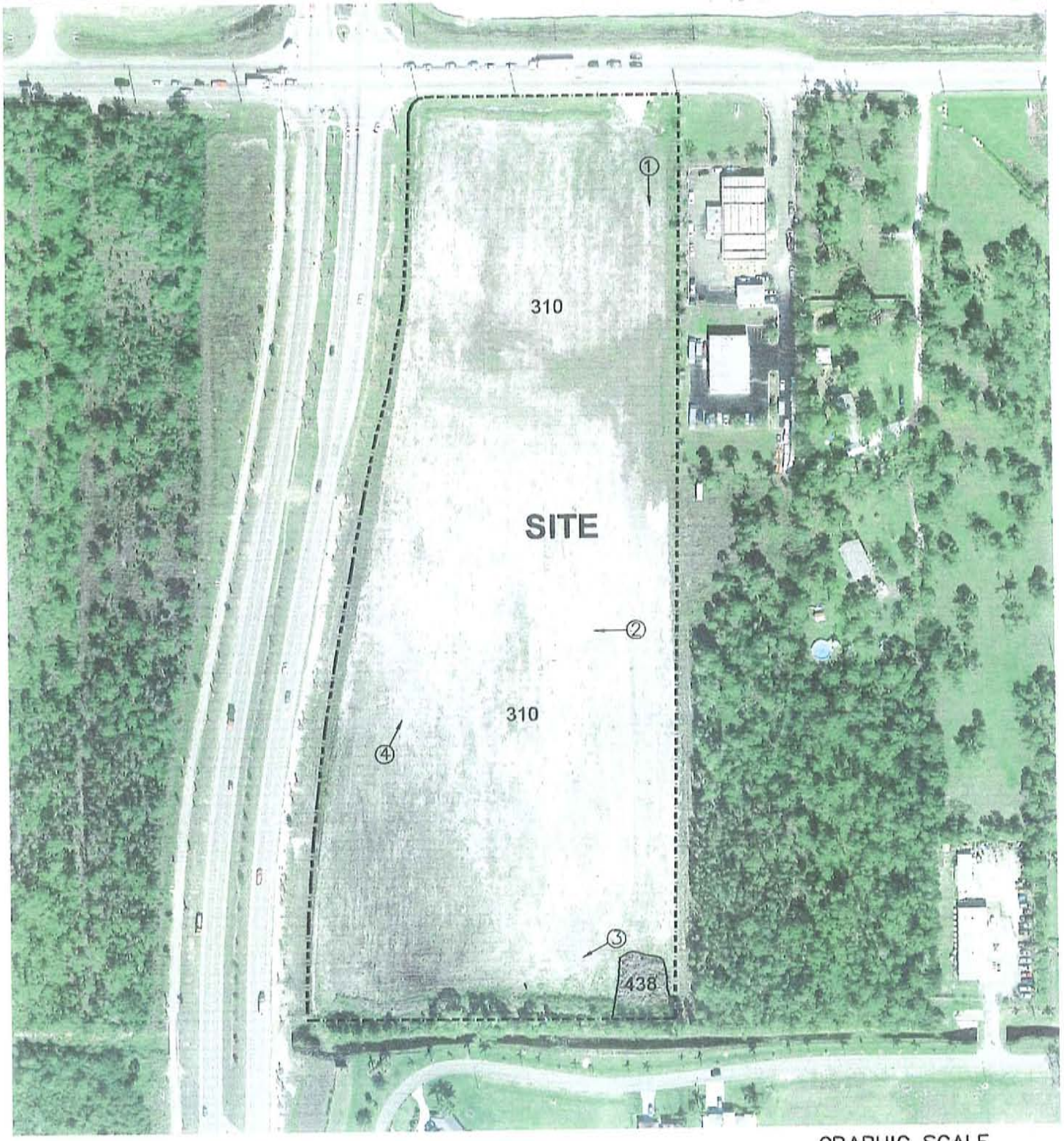
ENVIRONMENTAL RESTORATION CONSULTANTS, INC.
P.O. BOX 111004
NAPLES, FL 34108
Telephone: 239.992.0058
Cell: 239.287.2703
EMAIL: ERCINC@COMCAST.NET

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

Pine Island Road - 13.5 Ac.
SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
LEE COUNTY, FLORIDA
FIRM PANEL # 125124 0170 B

DATE	REVISIONS

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GRAPHIC SCALE

200 0 100 200

(IN FEET)
1 inch = 200 ft.

LEGEND

310 - Herbaceous (Dry Prairie) -	13.35 Ac.
438 (E) - Mixed Hardwoods (Exotics)	0.15 Ac.

TOTAL SITE = 13.50 Ac.

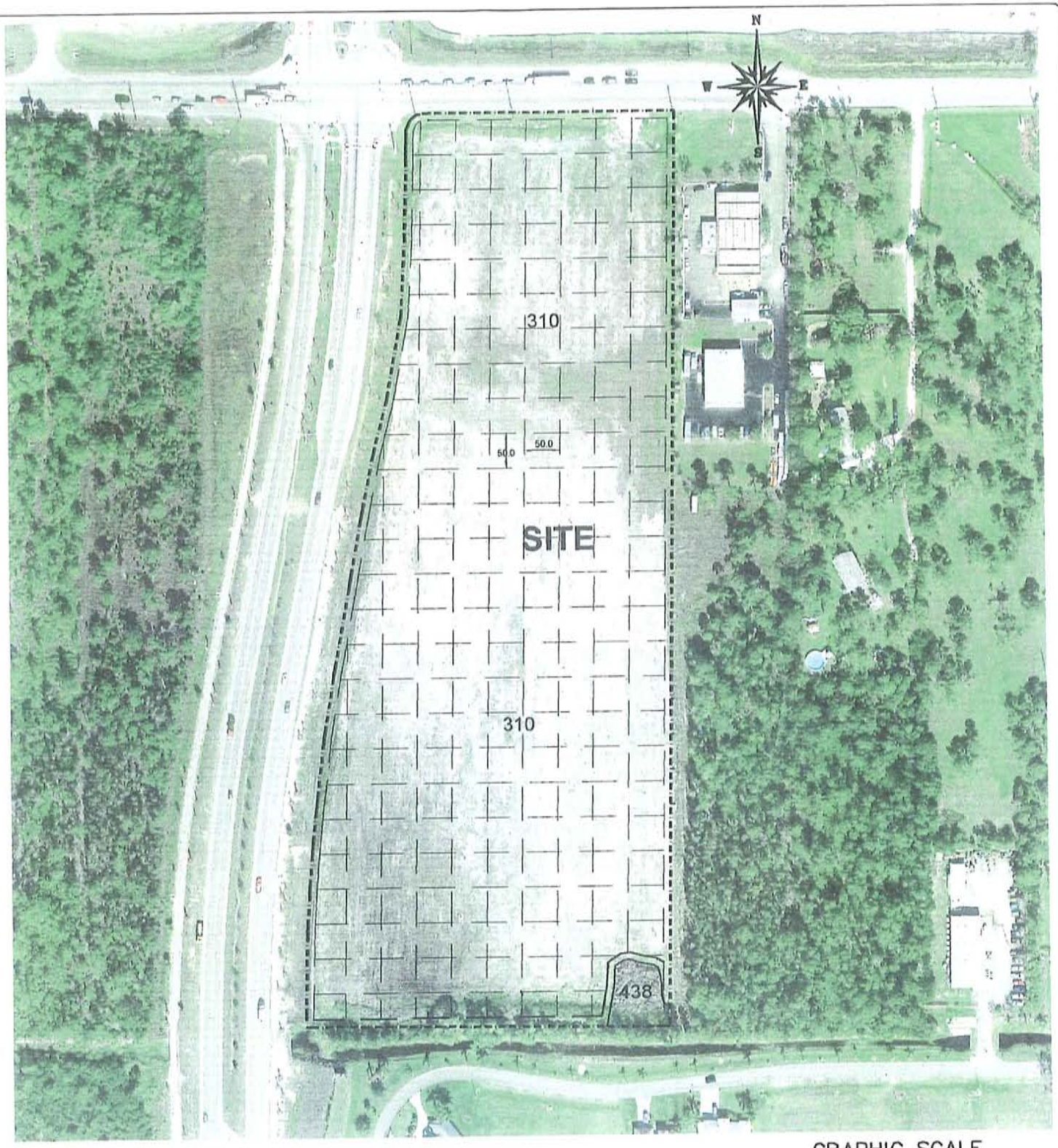
N W E S

② PHOTO LOCATION

SITE BOUNDARY

SCALE: 1"=200'	DESIGN BY: JAA DRAWN BY: DPB CHECKED BY: JAA DATE: 4/25/07	ENVIRONMENTAL RESTORATION CONSULTANTS, INC.	P.O. BOX 110994, NAPLES, FL 34108 Telephone: 239.992.0088 Cell: 239.287.2758 EMAIL: ERCINC@COMCAST.NET	CLIENT: Island Road, LLC 4353 Michigan Link Fort Myers, Florida 33916	Pine Island Road - 13.5 Ac. SECTION 20, TOWNSHIP 44 S., RANGE 23 E. LEE COUNTY, FLORIDA EXISTING FLUCCS MAP	DATE REMARKS
CAD FILE: Pine Island 13.5						
DWG NO: MAPS						
SHEET: 5 of 10	Jeffrey A. Adair					

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LEGEND

310 - Herbaceous (Dry Prairie) -	13.35	Ac.
438 (E) - Mixed Hardwoods (Exotics)	0.15	Ac.

TOTAL SITE = 13.50 Ac.

— — Survey Transects (Protected Species)

— - — - — SITE BOUNDARY

② PHOTO LOCATION

GRAPHIC SCALE

200 0 100 200

(IN FEET)

1 inch = 200 ft.

Methodology

Lee Listed Species Survey Method:
Pedestrian line transects for listed species presence within appropriate FLUCCS category.

SCALE: 1"=200'	DESIGN BY: JAA DRAWN BY: DPB CHECKED BY: JAA DATE: 4/25/07	ENVIRONMENTAL RESTORATION CONSULTANTS, INC.	P.O. BOX 110094, NAPLES, FL 34108 Telephone: 239.692.0058 Cell: 239.207.2705 EMAIL: ERCINC@COMCAST.NET	CLIENT: Island Road, LLC 4353 Michigan Link Fort Myers, Florida 33916	Pine Island Road - 13.5 Ac. SECTION 20, TOWNSHIP 44 S., RANGE 23 E. LEE COUNTY, FLORIDA EXISTING FLUCCS MAP	DATE REVISIONS
CAD FILE: Pine Island 13 5						
DWG NO: MAPS						
SHEET: 6 of 10	Jeffrey A. Adair					

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PHOTO #1: **View depicts the northeast portion of the site. Predominant vegetation includes browntop millet, ragweed, and flat sedge.**

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NAPLES, FL 34108
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Cell: 239.287.2706
EMAIL:
ERCINC@COMCAST.NET

DATE REVISIONS:

Pine Island Road - 13.5 Ac.

SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
LEE COUNTY, FLORIDA

SITE PHOTO 1

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

SCALE: N.T.S.
PROJECT FILE: Pine Island 13.5
DWG NO: MAPS
SHEET: 7 of 10

DESIGN BY: DPB
DRAWN BY: DPB
CHECKED BY: JA
DATE: 4/25/07

Jeffrey A. Adair

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PHOTO #2: **Central portion of the parcel is relatively barren, although seeded millet and other herbaceous are becoming established. Debris from saw palmetto trunks and roots are scattered throughout the site.**

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EMAIL:
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DATE REVISIONS:
1 _____ _____
2 _____ _____
3 _____ _____
4 _____ _____

Pine Island Road - 13.5 Ac.
SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
LEE COUNTY, FLORIDA

SITE PHOTO 2

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

SCALE: N.T.S.
PROJECT FILE: Pine Island 13.5
DWG NO: MAPS
SHEET: 8 of 10

DESIGN BY: DPB
DRAWN BY: DPB
CHECKED BY: JA
DATE: 4/25/07

Jeffrey A. Adair

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PHOTO #3: Collector swale has been excavated at the south end of the site. Seeded millet is becoming established.

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Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL:
ERCINC@COMCAST.NET

DATE REVISIONS:

Pine Island Road - 13.5 Ac.

SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
LEE COUNTY, FLORIDA

SITE PHOTO 3

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

SCALE: N.T.S.
PROJECT FILE: Pine Island 13.5
DWG NO: MAPS
SHEET: 9 of 10

DESIGN BY: DPB
DRAWN BY: DPB
CHECKED BY: JA
DATE: 4/25/07

Jeffrey A. Adair

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PHOTO #4: **View characterizes the recent prepartation and grading for agricultural use. North - south oriented swales have been excavated to appaerently drain the property to the south. Ground cover is sparse at the southwest portion of the site, but includes browntop millet, redroot, and other grasses.**

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NAPLES, FL 34108
Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL:
ERCINC@COMCAST.NET

DATE REVISIONS:

Pine Island Road - 13.5 Ac.

SECTION 20, TOWNSHIP 44 S., RANGE 23 E.
LEE COUNTY, FLORIDA

SITE PHOTO 4

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

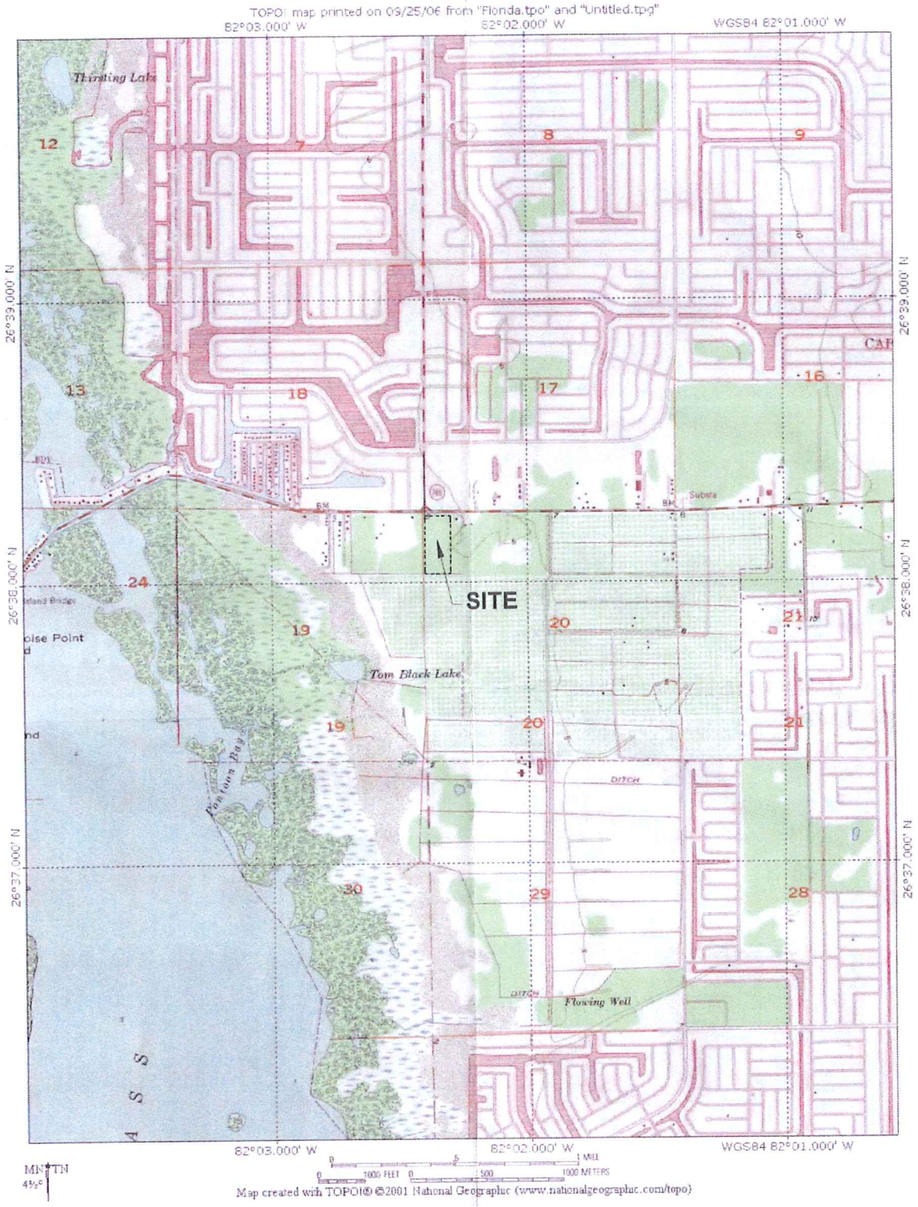
SCALE: N.T.S.
PROJECT FILE: Pine Island 13.5
DWG NO: MAPS
SHEET: 10 of 10

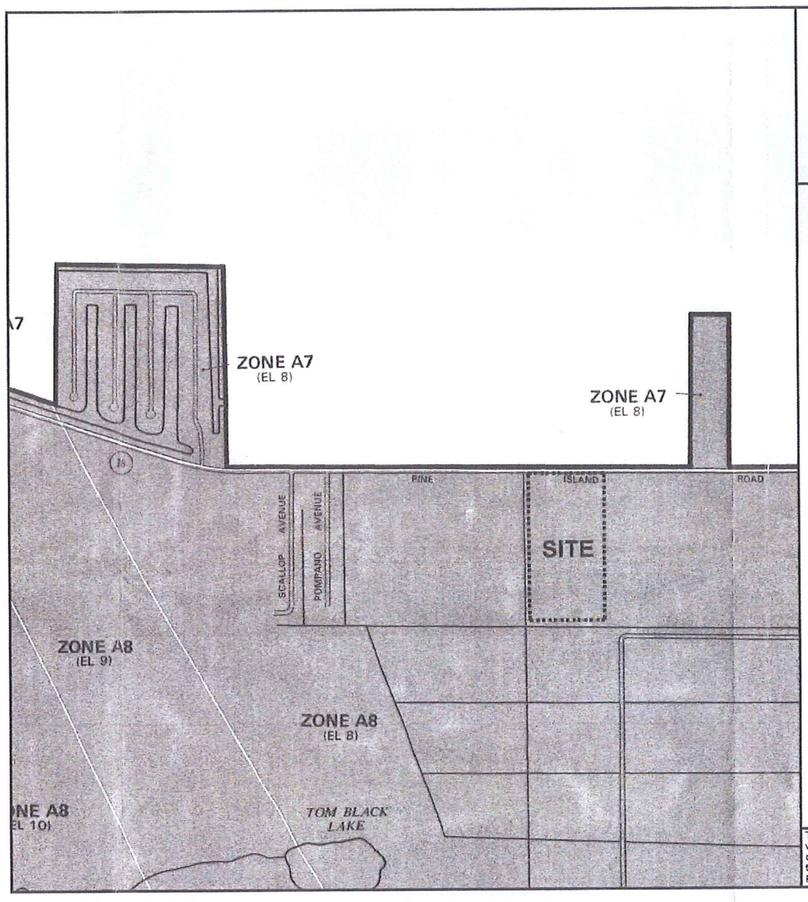
DESIGN BY: DPB
DRAWN BY: DPB
CHECKED BY: JA
DATE: 4/25/07

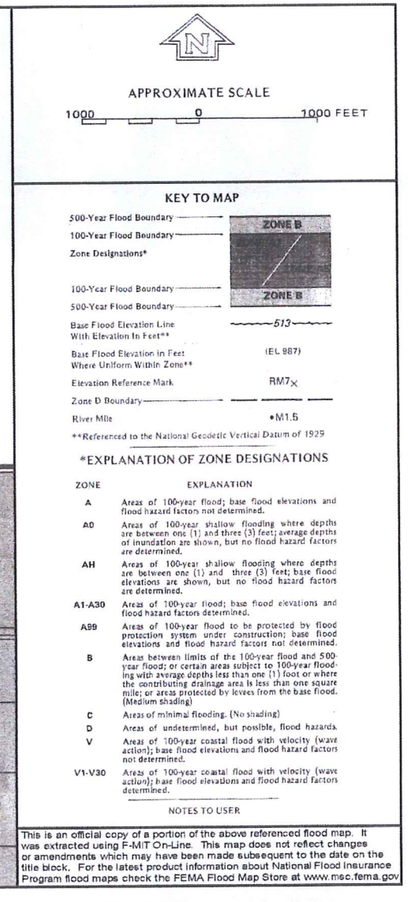
Jeffrey A. Adair

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FIRM PANEL # 125124 0170 B

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CAD FILE: Pine Island - Veterans	DRAWN BY: DPB		
DWG NO: Pine Island Rd - MAPS	CHECKED BY: JAA		
SHEET 1 OF 1	DATE: AUGUST 28, 2006		
	Jeffrey A. Adair		

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CLIENT:
Knott, Consoer, Ebelini, Hart & Swett, P.A.

1625 Hendry Street
Fort Myers, Florida 33901

Pine Island Road - 13.5 Ac.

LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 44 S., RANGE 23 E.

QUAD & FEMA MAPS

DATE REVISIONS:
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____



EXISTING FLUCCS MAP

310 - HERBACEOUS (DRY PRAIRE) 13.35 Ac.
438 (E) - Mixed Hardwoods (Exotics) 0.15 Ac.

TOTAL SITE = 13.50 Ac.

..... SITE BOUNDARY



SOILS MAP

SOILS LEGEND:

13 - Boca fine sand (upland)
35 - Wabasso sand (upland)

..... **PROJECT BOUNDARY**

SOURCE OF INFORMATION:
This map is based on the "Soil Survey of Lee County, Florida"; prepared jointly by the U.S.Department of Agriculture & the Soil Conservation Service (issued on December 1984)

N
W E
S

GRAPHIC SCALE
100 0 50 100
(IN FEET)
1 Inch = 50 ft.

SCALE: 1" = 100'
CAD FILE: Pine Island - Veterans
DWG NO: Pine Island Rd - MAPS
SHEET: 1 OF 2

DESIGN BY: JAA
DRAWN BY: DFB
CHECKED BY: JAA
DATE: APRIL 25, 2007

Jeffrey A. Adair

ENVIRONMENTAL RESTORATION CONSULTANTS, INC.
P.O. BOX 110994,
NAPLES, FL 34108
Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL: ERCINC@comcast.net

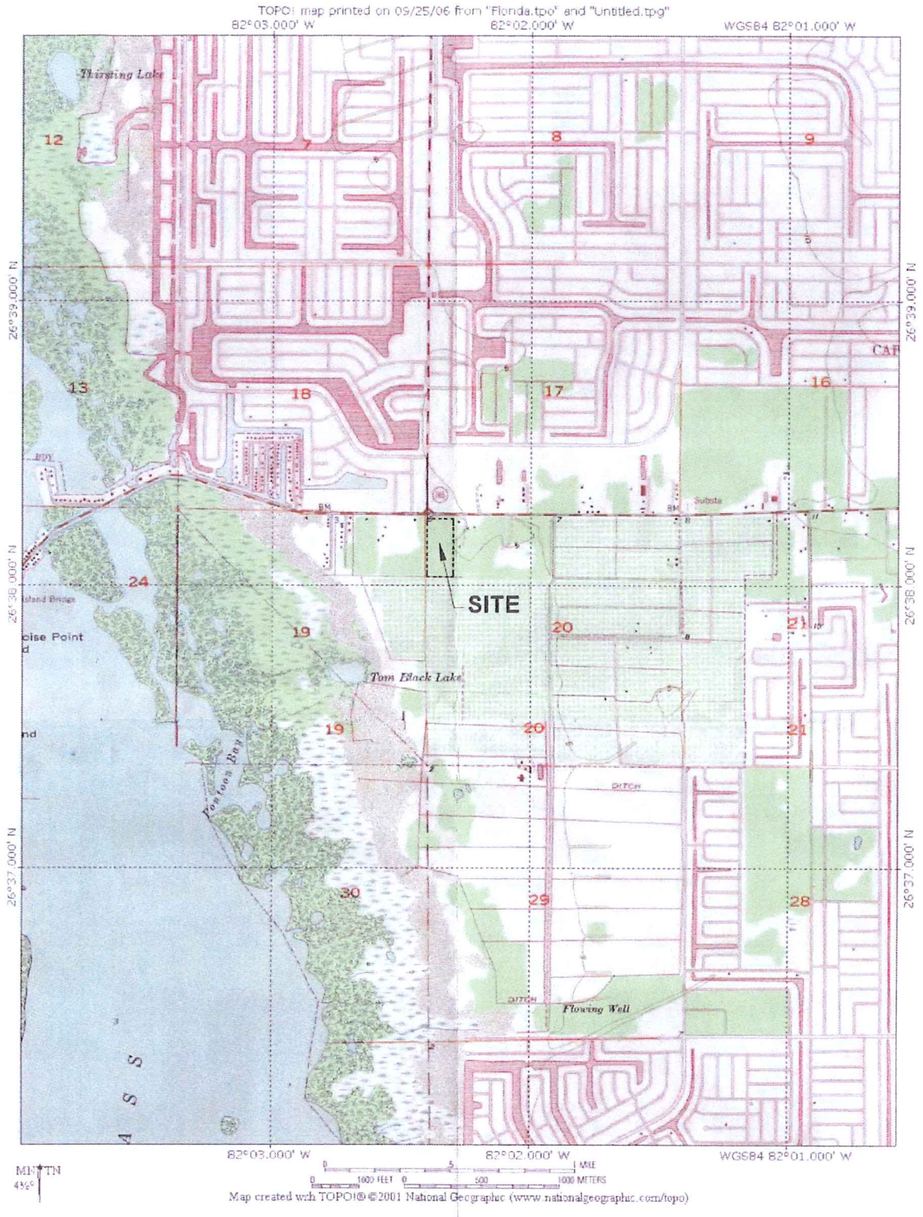
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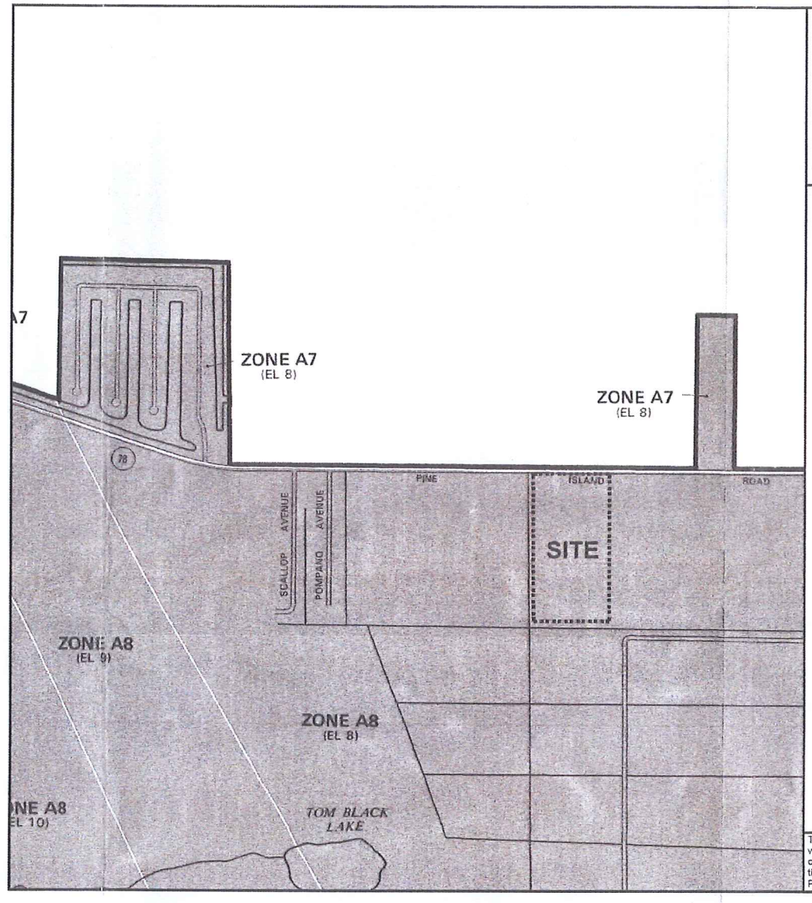
CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

Pine Island Road - 13.5 Ac.
LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 44 S., RANGE 23 E.

FLUCCS AND SOILS MAPS

DATE REVISIONS:
1 _____
2 _____
3 _____
4 _____
5 _____
6 _____





APPROXIMATE SCALE

1000 0 1000 FEET

KEY TO MAP

500-Year Flood Boundary	
100-Year Flood Boundary	
Zone Designations*	ZONE B / ZONE B
100-Year Flood Boundary	
500-Year Flood Boundary	
Base Flood Elevation Line With Elevation In Feet**	513
Base Flood Elevation In Feet Where Uniform Within Zone**	(EL 987)
Elevation Reference Mark	RM7×
Zone D Boundary	
River Mile	•M1.5

**Referenced to the National Geodetic Vertical Datum of 1929

*EXPLANATION OF ZONE DESIGNATIONS

ZONE	EXPLANATION
A	Areas of 100-year flood; base flood elevations and flood hazard factors not determined.
AO	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; average depths of inundation are shown, but no flood hazard factors are determined.
AH	Areas of 100-year shallow flooding where depths are between one (1) and three (3) feet; base flood elevations are shown, but no flood hazard factors are determined.
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A99	Areas of 100-year flood to be protected by flood protection system under construction; base flood elevations and flood hazard factors not determined.
B	Areas between limits of the 100-year flood and 500-year flood; or certain areas subject to 100-year flooding with average depths less than one (1) foot or where the contributing drainage area is less than one square mile; or areas protected by levees from the base flood. (Medium shading)
C	Areas of minimal flooding. (No shading)
D	Areas of undetermined, but possible, flood hazards.
V	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors not determined.
V1-V30	Areas of 100-year coastal flood with velocity (wave action); base flood elevations and flood hazard factors determined.

NOTES TO USER

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FIRM PANEL # 125124 0170 B

SCALE: N.T.S.
CAD FILE: Pine Island - Veterans
DWG NO: Pine Island Rd - MAPS
SHEET: 2 OF 2

DESIGN BY: JAA
DRAWN BY: DPB
CHECKED BY: JAA
DATE: APRIL 25, 2007

Jeffrey A. Adair

ENVIRONMENTAL RESTORATION CONSULTANTS, INC.
P.O. BOX 110994,
NAPLES, FL 34108
Telephone: 239.992.0086
Cell: 239.287.2706
EMAIL: ERCINC@comcast.net

NOTE:
The undersigned and ENVIRONMENTAL RESTORATION CONSULTANTS, INC. make no representations or guarantees as to the completeness of the information reflected hereon pertaining to easements, right of way, setback lines, reservations, agreements or other matters of record.
This instrument is intended to reflect or set forth only those items shown in the references above. ENVIRONMENTAL RESTORATION CONSULTANTS, INC. did not research the public records for matters affecting the lands shown. This instrument is the property of ENVIRONMENTAL RESTORATION CONSULTANTS, INC. and shall not be reproduced in whole or in part without written permission of ENVIRONMENTAL RESTORATION CONSULTANTS, INC. ©

CLIENT:
Island Road, LLC
4353 Michigan Link
Fort Myers, Florida 33916

Pine Island Road - 13.5 Ac.

LEE COUNTY, FLORIDA
SECTION 20 TOWNSHIP 44 S., RANGE 23 E.

QUAD & FEMA MAPS

DATE REVISIONS:
1.
2.
3.
4.
5.
6.

LEE COUNTY ORDINANCE NO. 09-13
(Water Supply Facilities Work Plan)
(CPA2006-20)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2006-20 (PERTAINING TO THE WATER SUPPLY FACILITIES PLAN) APPROVED DURING THE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1. and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on June 23, 2008 and September 22, 2008; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on October 22, 2008. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2006-20 pertaining to the Water Supply Facilities Work Plan to the Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the October 22, 2008 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on January 16, 2009; and,

WHEREAS, on February 25, 2009, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "2007/2008 Regular Comprehensive Plan Amendment Cycle CPA2006-20 Water Supply Facilities Work Plan Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board on February 25, 2009, known as CPA2006-20. CPA2006-20 amends the Community Facilities and Services, Potable Water sub-element, the Conservation and

Coastal Management Element, and the Intergovernmental Coordination Element to coordinate appropriate aspects of the Comprehensive Plan with the South Florida Water Management District Water Supply Plan and to include a ten-year Water Supply Facilities Work Plan.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

POLICY 53.1.5: ~~County development regulations will be amended to specify that n~~No county development order under the ~~Development Standards Ordinance~~ Land Development Code for a residential development more intense than 2.5 dwelling units per gross acre, for a commercial development of more than 30,000 square feet of gross floor area, or for any industrial plant of more than 30,000 square feet of gross floor area, will be issued in any franchised or certificated water service area, or within Lee County Utilities' future service area, unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy. This policy will in no way exempt any development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

POLICY 53.1.11: The County will expand potable water facilities consistent with those improvements identified in Table 7, the 10 Year Water Supply Development Projects Table. Table 7 will be amended as projects are completed and technological advancements in water supply facilities are made.

OBJECTIVE 53.2: WATER SUPPLY CONCURRENCY. Lee County will incorporate water supply into the concurrency management system consistent with the requirements of Section 163.3180(2)(a), F.S.

POLICY 53.2.1: County development regulations will be amended to specify that no building permit under the Land Development Code will be issued in a franchised or certificated water service area, or within Lee County Utilities' future service area, unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy. This policy does not exempt development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

POLICY 55.1.3: Lee County will actively ~~participate in the~~ implement~~ation of~~ the ~~Regional~~ Water Supply Facilities ~~Master~~ Work Plan as adopted by the Board of County Commissioners on (insert date of policy adoption). Lee County will utilize the document as the County's guide to water supply facility planning with a planning horizon through the year 2030. A copy of the adopted Water Supply Facilities Work Plan will be maintained and kept on file by Lee County Utilities. ~~The Master Plan will consider the expansion of existing surface water sources and wellfields and the interconnection of the transmission systems of existing public and private utilities to obtain the most cost efficient and reliable water system.~~

POLICY 117.1.2: The county will recognize and encourage water and wastewater management, provided that such management does not exceed the natural

assimilative capacity of the environment or applicable health standards. Appropriate water and wastewater management includes, but is not limited to, aquifer recharge, aquifer storage and recovery, reclaimed water, reverse osmosis, dual water systems, use of low volume irrigation systems, use of water-conserving vegetation, and other conservation and recycling techniques. (Amended by Ordinance No. 94-30, 00-22)

POLICY 117.1.9: The county will utilize the recommendations made in the Water Supply Facilities Work Plan (see Policy 55.1.3) as a guide to potable water facilities planning, potable water resources, and water conservation as well as expanding potable water facilities consistent with Table 7, the 10 Year Water Supply Development Projects Table.

OBJECTIVE 151.5: COORDINATION OF WATER SUPPLY PLANS AND THE LEE PLAN. Coordinate between Lee County and the South Florida Water Management District to ensure that the Lee Plan remains consistent with the District's regional water supply plans.

POLICY 151.5.1: The county will continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Lee Plan and the County's Water Supply Facilities Work Plan. The county will update the Water Supply Facilities Work Plan within 18 months after the South Florida Water Management District approves an update to the regional water supply plan.

POLICY 151.5.2: The county will coordinate with other government agencies and private suppliers of potable water during the water supply planning process to include the review of land use changes, addressing population projections, and acceptable level of service standards.

In addition, the table attached as Exhibit A to this ordinance is incorporated into the Lee Plan as Table 7: 10 Year Water Supply Development Projects.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184(9), Florida Statutes, or until the Administrative Commission issues a final order determining the adopted amendment to be in compliance in accordance with 163.3184(10), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner Hall, who moved its adoption. The motion was seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DONE AND ADOPTED this 25th day of February 2009.

ATTEST:
CHARLIE GREEN, CLERK

BY: Marcia Wilson
Deputy Clerk

SEAL

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: R. Judah
Ray Judah
Chair

DATE: 2/25/09

Approved as to form by:

Donna Marie Collins
County Attorney's Office

Exhibit A: Lee Plan Table 7: 10 Year Water Supply Development Projects

State of Florida
County of Lee

I Charlie Green, Clerk of the Circuit Court for Lee County, Florida, do hereby certify this document to be a true and correct copy of the original document filed in the Minutes Department.

Given under my hand and official seal at Fort Myers, Florida, this 6th day of March, A.D. 2009

CHARLIE GREEN, CLERK
By Marcia Wilson
Deputy Clerk

EXHIBIT A

TABLE 7

10 YEAR WATER SUPPLY DEVELOPMENT PROJECTS

CIP PROJECT #	LCU PROJECT NAME/ LWCWSP PROJECT NAME	DESCRIPTION	PROJECT STATUS	TOTAL PROJECT COST	ESTIMATED COMPLETION DATE	FUNDING SOURCE
7602	North Lee County R.O. Plant Wellfield Expansion / North Lee County Lower Hawthorn Wellfiled and Plant Expansion	Expansion of the Lower Hawthorn wellfield at the NLC WTP from 5.0 MGD to 10.0 MGD finished water	Design and land acquision underway	$15,390,000.00	2010	Enterprise Fund
7028	North Lee County WTP Expansion to 10 MGD / North Lee County Lower Hawthorn Wellfiled and Plant Expansion	Expansion of the NLC WTP from 5.0 MGD to produce 10.0 MGD finish water	Preliminary Design Underway	$15,000,000.00	2011	Enterprise Fund
None	Corkscrew WTP Expansion to 20 MGD / Not in LWCWSP	Expand the treatment capcity of the Corkscrew WTP to 20.0 MGD	Planning	$13,501,000.00	2015-2020	Debt Finance
None	Corkscrew WTP Wellfield Improvements / Not in LWCWSP	Expand the capacity of the Corkscrew Wellfield to provide a total of 20.0 MGD	Planning	$9,750,000.00	2015-2020	Debt Finance
None	Desalination Plant Transmission Mains / Not in LWCWSP	Construct finish water transmission mains to accomidate a Desalination Plant	Planning	$18,195,500.00	2015-2020	Enterprise Fund
None	Feasibilty Analysis / Design / Desalination Plant / Not in LWCWSP	Perform a feasibility analysis, design, and construct a desalination water plant	Planning	$70,000,000.00	2015-2020	Enterprise Fund

ALTERNATIVE WATER RESOURCE PROJECTS

None	Gateway WWTP ASR System / Not in LWCWSP	Develop an ASR system to provide seasonal storage of reclaimed water to serve the Gateway WWTP	Planning	$3,200,000.00	2012	Enterprise Fund
7284	Reclaimed Water ASR / Health Park Reclaimed Water ASR	Pilot and Construction of reclaimed water ASR for Wasteater Treatment Facilities	Planning	$600,000.00	2012	Enterprise Fund
7300	Reuse Valves Control, SCADA project	Construct Automated controls for reclaimed water sites	Underway	$100,000.00	2009	Enterprise Fund
None	Ben Hill Griffin Parallel Forcemain / FGCU/Miromar Lakes Reclaimed Water Main	Construct 900 L.F. of 12" reclaimed water line from 3 Oaks WWTP to FGCU / Combined with Parallel Force Main Project	Design underway	$6,000,000.00 for total project $100,000.00 for reclaimed water line portion	2011	Grant/Enterprise Fund

CPA 2006-20
WATER SUPPLY FACILITIES WORK PLAN
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

February 25, 2009

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA 2006-20

☑ Text Amendment ☐ Map Amendment

✓	**This Document Contains the Following Reviews:**
✓	**Staff Review**
✓	**Local Planning Agency Review and Recommendation**
✓	**Board of County Commissioners Hearing for Transmittal**
✓	**Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report**
✓	**Board of County Commissioners Hearing for Adoption**

STAFF REPORT PREPARATION DATE: September 12, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. **APPLICANT:**
LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

2. **REQUEST:**
Amend the Community Facilities and Services, Potable Water sub-element, the Conservation and Coastal Management Element, and the Intergovernmental Coordination Element of the Lee Plan to coordinate appropriate aspects of the comprehensive plan with the South Florida Water Management District Water Supply Plan and to include a ten year Water Supply Facilities Work Plan as required by s. 163.3177 (6)(c), F.S.

B. REVISED STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners adopt this proposed amendment with the following text changes and proposed Table 7 as shown in Attachment 2:

POLICY 53.1.5: ~~County development regulations will be amended to specify that~~ ~~n~~No county development order under the ~~Development Standards Ordinance~~ Land Development Code for a residential development more intense than 2.5 dwelling units per gross acre, for a commercial development of more

than 30,000 square feet of gross floor area, or for any industrial plant of more than 30,000 square feet of gross floor area, will be issued in any franchised or certificated water service area, or within Lee County Utilities' future service area, unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy. This policy will in no way exempt any development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

POLICY 53.1.11: The County will expand potable water facilities consistent with those improvements identified in Table 7, the 10 Year Water Supply Development Projects Table. Table 7 will be amended as projects are completed and technological advancements in water supply facilities are made.

OBJECTIVE 53.2: WATER SUPPLY CONCURRENCY. Lee County will incorporate water supply into the concurrency management system consistent with the requirements of Section 163.3180(2)(a), F.S.

POLICY 53.2.1: County development regulations will be amended to specify that no building permit under the Land Development Code will be issued in a franchised or certificated water service area, or within Lee County Utilities future service area, unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy. This policy does not exempt development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

POLICY 55.1.3: Lee County will actively ~~participate in the~~ implement~~ation of~~ the ~~Regional~~ Water Supply Facilities ~~Master~~ Work Plan as adopted by the Board of County Commissioners on (insert date of policy adoption). Lee County will utilize the document as the County's guide to water supply facility planning with a planning horizon through the year 2030. A copy of the adopted ~~The Master~~ Water Supply Facilities Work Plan will be maintained and kept on file by Lee County Utilities. ~~consider the expansion of existing surface water sources and wellfields and the interconnection of the transmission systems of existing public and private utilities to obtain the most cost efficient and reliable water system.~~

POLICY 117.1.2: The county will recognize and encourage water and wastewater management, provided that such management does not exceed the natural assimilative capacity of the environment or applicable health standards. Appropriate water and wastewater management includes, but is not limited to, aquifer recharge, aquifer storage and recovery, reclaimed water, reverse osmosis, dual water systems, use of low volume irrigation systems, use of water-conserving vegetation, and other conservation and recycling techniques. (Amended by Ordinance No. 94-30, 00-22)

POLICY 117.1.9: The county will utilize the recommendations made in the Water Supply Facilities Work Plan (see Policy 55.1.3) as a guide to potable water facilities planning, potable water resources, and water conservation as well as expanding potable water facilities consistent with Table 7, the 10 Year Water Supply Development Projects Table.

OBJECTIVE 151.5: COORDINATION OF WATER SUPPLY PLANS AND THE LEE PLAN. Coordinate between Lee County and the South Florida Water Management District to ensure that the Lee Plan remains consistent with the District's regional water supply plans.

POLICY 151.5.1: The county will continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Lee Plan and the County's Water Supply Facilities Work Plan. The county will update the Water Supply Facilities Work Plan within 18 months after the South Florida Water Management District approves an update to the regional water supply plan.

POLICY 151.5.2: The county will coordinate with other government agencies and private suppliers of potable water during the water supply planning process to include the review of land use changes, addressing population projections, and acceptable level of service standards.

C. ORIGINAL STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit this proposed amendment with the following text changes and proposed Table 6 as shown in Attachment 2:

POLICY 53.1.5: ~~County development regulations will be amended to specify that~~ ~~n~~No county development order under the ~~Development Standards Ordinance~~ Land Development Code for a residential development more intense than 2.5 dwelling units per gross acre, for a commercial development of more than 30,000 square feet of gross floor area, or for any industrial plant of more than 30,000 square feet of gross floor area, will be issued in any franchised or certificated water service area, or within Lee County Utilities' future service area, unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy. This policy will in no way exempt any development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

POLICY 53.1.11: The County will expand potable water facilities consistent with those improvements identified in Table 6, the Water Supply Development Plan Table. Table 6 will be amended as projects are completed and technological advancements in water supply facilities are made.

OBJECTIVE 53.2: WATER SUPPLY CONCURRENCY. Lee County will incorporate water supply into the concurrency management system consistent with the requirements of Chapter 163.3180(2)(a), F.S.

POLICY 53.2.1: County development regulations will be amended to specify that no county development order under the Land Development Code will be issued in any franchised or certificated water service area, or within Lee County Utilities future service area, unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy. This policy will in no way exempt any development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

POLICY 55.1.3: Lee County will actively ~~participate in the~~ implement~~ation of~~ the ~~Regional~~ Water Supply Facilities ~~Master~~ Work Plan as adopted by the Board of County Commissioners on (insert date of policy adoption). Lee County will utilize the document as the County's guide to water supply facility planning with a planning horizon through the year 2030. A copy of the adopted ~~The Master~~ Water Supply Facilities Work Plan will be maintained and kept on file by Lee County Utilities. ~~consider the expansion of existing surface water sources and wellfields and the interconnection of the transmission systems of existing public and private utilities to obtain the most cost efficient and reliable water system.~~

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POLICY 117.1.9: The county will utilize the recommendations made in the Water Supply Facilities Work Plan (see Policy 55.1.3) as a guide to potable water facilities planning, potable water resources, and water conservation as well as expanding potable water facilities consistent with Table 6, the Water Supply Development Plan Table.

OBJECTIVE 151.5: COORDINATION OF WATER SUPPLY PLANS AND THE LEE PLAN. Coordinate between Lee County and the South Florida Water Management District to ensure that the Lee Plan remains consistent with the District's regional water supply plans.

POLICY 151.5.1: The county will continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Lee Plan and the County's Water Supply Facilities Work Plan.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The 2002 Legislature expanded requirements to strengthen the coordination of water supply and land use planning directing local governments to revise elements and sub-elements of their comprehensive plans to coordinate with the appropriate water management districts regional water supply plans. The requirements also direct local governments to adopt a Water Supply Facilities Work Plan for a 10 year planning period considering the water management districts regional water supply plans.

- In 2005 the Legislature further amended Chapter 163 F.S. and Senate Bill 360 implementing additional water supply concurrency requirements to ensure the availability of adequate water supplies to serve future demand in addition to facility capacity.

- In July of 2006 the SFWMD Board approved the Lower West Coast Water Supply Plan (2005-2006 update).

- The proposed Lee County Water Supply Facilities Work Plan incorporates a work plan for a planning period through the year 2030, the planning horizon for the Lee Plan. The Work Plan provides population projections and identifies the facilities necessary to serve demand through the planning period.

- Staff is proposing new text and text changes to several elements of the Lee Plan, including the implementation of water supply concurrency requirements, and a new Table based on the Work Plan in order to comply with the expanded requirements.

C. BACKGROUND INFORMATION

This amendment was initiated by the Board of County Commissioners on October 3, 2006. The amendment addresses bills enacted by the Florida Legislature to improve the coordination between land use planning and water supply planning. In 2002 legislation added requirements to Chapter 163 F.S. requiring local governments to prepare a 10 year water supply facilities work plan and incorporate the work plan into the comprehensive plan. The work plan should describe the water supply facilities necessary to serve existing and future development for a 10 year planning period. The legislation focused on the need for comprehensive plans to coincide with the regional water supply plans prepared by each water management district.

In 2003 staff prepared a work plan and an update to the Lee Plan to incorporate the new requirements and the Board of County Commissioners transmitted the amendment to the Department of Community Affairs. In 2004 the Legislature increased the timeframe for local governments to adopt a water supply plan due to the fact that the water management districts were in the process of updating and receiving approval for regional water supply plans. At that time the 2003 work plan and plan amendment were placed on hold until the South Florida Water Management District's (SFWMD) regional water supply plan could be updated and approved.

In 2005 the Legislature further amended Chapter 163 F.S. and Senate Bill 360 implementing additional water supply concurrency requirements to ensure the availability of adequate water

supplies to serve future demand in addition to the facilities serving demands. In July of 2006, the SFWMD Board approved the Lower West Coast Water Supply Plan (2005-2006 update). The subject amendment encompasses the changes enacted by the legislature through the incorporation of the Work Plan and policy changes into the Lee Plan, Lee County's Comprehensive Plan.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Introduction

In 2006 the SFWMD issued the most recent water supply plan, titled the *Lower West Coast Water Supply Plan*. The plan describes traditional water sources and alternative water sources to meet projected demands through 2025. Lee County Utilities participated in the SFWMD's planning during the preparation of the *Lower West Coast Water Supply Plan* and has made every effort to ensure Lee County Utilities water supply planning is consistent with the regional plan. The proposed Lee County Water Supply Facilities Work Plan incorporates a work plan for a planning period through the year 2030, the planning horizon for the Lee Plan. The Work Plan provides population projections and identifies the facilities necessary to serve demand through the planning period. The Work Plan addresses sources, consumptive use permitting, facilities, and alternative water resources, addressing water supply planning through the planning period. The proposed Water Supply Facilities Work Plan is attached to the back of this staff report and is discussed in further detail below. In addition to the adoption of the Work Plan each local government must coordinate their comprehensive plans and water supply planning as follows:

- Future Land Use - Ensure adequate water supply and facilities will be available to meet projected growth demands using data and analysis demonstrating availability for all proposed Future Land Use Map amendments submitted to the Department of Community Affairs for review.

- Water Supply Concurrency - Ensure adequate water supply and facilities are available to serve new development no later than the date of issuing a certificate of occupancy.

- Revise the Potable Water Sub-element to consider the water supply plans of the appropriate water management district, identify measures necessary to meet current and projected demands, and include a water supply work plan for constructing facilities necessary to meet current and projected demands.

- Revise the Five Year Schedule of Capital Improvements to include projects and programs to be implemented during the five year period.

- Revise the Conservation and Coastal Management Element to assess projected water needs and sources for a ten year planning period.

- Revise the Intergovernmental Coordination Element to ensure coordination of the comprehensive plan with the regional water supply plan.

Work Plan

The proposed Work Plan provides a planning horizon through the year 2030. The attached work plan has been prepared by Lee County Utilities and is a technical document covering existing and proposed facilities and water supply sources, the County's capital improvement plan for water supply and treatment, alternative water resources, as well as covering the County's water conservation plan.

Lee County utilities provides water supply to the areas of Lee County that are not served by incorporated cities, private utility companies, or member owned non-profit systems. Lee County Utilities currently operates (6) six water supply facilities under Water Use Permits from the SFWMD, (7) seven water treatment facilities under permits issued by the Lee County Health Department, and (4) four reclaimed water systems.

The population and flow projections calculated in the Lee County Water Supply Facilities Work Plan were based on various planning efforts. The Work Plan compares the methodology developed in the Lower West Coast Water Supply Plan, data analysis and projections by Lee County Utilities supporting modifications to a current water use permit, and population estimates and projections computed by the Lee County Division of Planning.

During the formulation of the Lower West Coast Water Supply Plan the University of Florida Bureau of Economic and Business Research medium projections were utilized and disaggregated the historic population and projected population into Traffic Analysis Zones (TAZ's) for the existing and future service area. The Lower West Coast Water Supply Plan projected annual average daily demand in 2018 is 31.08 million gallons per day (mgd).

Lee County population estimates and projections performed by the Lee County Division of Planning use assumptions based on a review of the 1980, 1990, and 2000 United States Census data. To calculate the estimated population of the area served by Lee County Utilities staff geographically selected the parcels served and joined the data with the parcel inventory to obtain unit counts and planning community information allowing population assumptions to be multiplied to unit counts. Planning staff computed the existing population for the area served by Lee County Utilities and the projected population for the future service area depicted in the Lee County comprehensive plan for 2030. The development assumptions are the same as those used to generate the 2030 land use allocation acreages adopted in Lee Plan Table 1(b). The 2018 maximum demand projection based on this analysis is 35.65 mgd.

In support of an application to modify a current consumptive use permit, Lee County Utilities available data from billing records were used to develop population and demand projections. An average annual growth rate was determined and actual system demands was used in conjunction with population data to determine the average per capita daily use rate and a peaking ratio. Population projections were then made based on annual average growth rate. The projected maximum month daily average demand is 50.70 mgd. The subject projection represents the highest projected demand in the future.

In order to ensure sufficient future capacity, Lee County Utilities is planning to meet the highest projected future demand calculated through the application to modify a current consumptive use permit. Utilities staff have concluded that the projection represents a conservative approach. This projection uses a high growth period from 2003 through 2007 to develop a growth rate for the projection representing the highest projected demand.

As noted above, the population and flow projections discussed were based on various planning efforts and are described and summarized in greater detail in Section 3 of the Lee County Water Supply Facilities Work Plan.

Under the Work Plan's assessment of needs it concludes that Lee County Utilities is in need of additional water treatment and water supply capacity in order to meet the demands of population growth to 2030. Lee County has developed and is in the process of implementing Capital Improvement Projects for water supply development as outlined in the proposed Water Supply Facilities Work Plan to expand water supply and treatment capacity to meet the anticipated growth demands for potable water. Implementation of the Capital Improvement Plan to increase production scheduled between now and 2014 will increase the combined maximum day capacity of all Lee County Utilities production facilities from approximately 32 mgd to a combined capacity of 60 mgd. This combined capacity is in excess of the projected demand of 51 mgd anticipated in 2018.

Future Land Use

In 2005 Chapter 163.3177(6)(a) F.S. was revised requiring that the future land use plan to be based on the availability of water supplies and public facilities. The statutory requirements direct each local government to ensure adequate water supply and facilities for all proposed Future Land Use Map amendments submitted to the Department of Community Affairs for review. Data and analysis should demonstrate that adequate water supply and associated facilities will be available to meet projected growth. The requirements focus on water supply planning and treatment/delivery facilities.

As part of the plan amendment review process for a Future Land Use Map amendment, staff currently evaluates existing and future conditions for facilities capable of serving the site. In response to the statutory requirements additional analysis for potable water will be evaluated pertaining to water supply, the availability of treatment facilities and transmission lines for reclaimed water, as well as any water conservation measures applied to the site. This analysis will be undertaken in addition to the current facility analysis reviewed during the plan amendment process. The additional requirements have been added to the Lee County application for a comprehensive plan amendment and are shown in underline format as follows:

> *Provide an existing and future conditions analysis for (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 should include (but is not limited to) the following (see the Lee County Concurrency Management Report):*
> - *Franchise Area, Basin, or District in which the property is located;*
> - *Current LOS, and LOS standard of facilities serving the site;*
> - *Projected 2030 LOS under existing designation;*
> - *Projected 2030 LOS under proposed designation;*
> - *Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.*
> - *Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and*
> - *Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).*
> - *Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.*

In addition to the above analysis for Potable Water:

- *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.*
- *Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.*
- *Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.*
- *Include any other water conservation measures that will be applied to the site (see Goal 54).*

Water Supply Concurrency

Statutory provisions have also been amended to ensure adequate water supply and facilities are available to serve new development no later than the date of issuing a certificate of occupancy. In 2005 Chapter 163.3180(2)(a), F.S. was revised to add water supply as a concurrency requirement and states the following: *Consistent with public health and safety, sanitary sewer, solid waste, drainage, adequate water supplies, and potable water facilities shall be in place and available to serve new development no later than the issuance by the local government of a certificate of occupancy or its functional equivalent. Prior to approval of a building permit or its functional equivalent, the local government shall consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the local government of a certificate of occupancy or its functional equivalent.*

Lee County currently ensures facility capacity through the County's concurrency management system. Facility capacity is reviewed and capacity determinations are made prior to a concurrency certificate being issued for local development order approvals and certificates are valid for 3 years. Building permits are verified for adequate facility capacity based on a valid concurrency certificate and single family permitting procedures require a letter from the utility company verifying availability.

The Lee Plan maintains several policies reproduced below requiring facility capacity. For example, Standard 11.1 sets the threshold for mandatory connection to a public water system as well as the requirement that the projected need of a development does not exceed the supply and facility capacity of the utility. Policy 53.1.5 specifies that no development order will be issued unless potable water service, at the minimum acceptable level of service, is available or surety is given that it will be installed prior to occupancy. Policy 95.1.3 specifies the minimum acceptable level of service for potable water facilities. These requirements are reproduced below.

In addition, as part of the subject review, staff has incorporated a proposed update to Policy 53.1.5 as shown below. The update proposes to delete the statement that "County development regulations will be amended." Potable water system requirements are incorporated into the County development regulations through Lee County Land Development Code Chapter 10, Division 4, Section 10-351 and 10-352 reflecting the standards and intent of Policy 53.1.5. The update also proposes to replace the reference to the Development Standards Ordinance with the reference to the Land Development Code. The updated reference replaces the old reference with the current code.

STANDARD 11.1: WATER.

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).*

2. *If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.*

3. *The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.*

4. *All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 10D-4, F.A.C.*

5. *If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.*

6. *If a development lies outside any service area as described above, the developer may:*

   - *request that the service area of an adjacent water utility be extended to incorporate the property;*
   - *establish a community water system for the development; or*
   - *develop at an intensity that does not require a community water system.*

(Amended by Ordinance No. 94-30, 00-22)

POLICY 53.1.5: *~~County development regulations will be amended to specify that~~ ~~n~~No county development order under the ~~Development Standards Ordinance~~ Land Development Code for a residential development more intense than 2.5 dwelling units per gross acre, for a commercial development of more than 30,000 square feet of gross floor area, or for any industrial plant of more than 30,000 square feet of gross floor area, will be issued in any franchised or certificated water service area, or within Lee County Utilities' future service area, unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy. This policy will in no way exempt any development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3. (Amended by Ordinance No. 00-22)*

POLICY 95.1.3: MINIMUM ACCEPTABLE LEVEL-OF-SERVICE STANDARDS. *Level-of-service (LOS) standards will be the basis for planning the provision of required public facilities within Lee County. Some of these standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. The "Minimum Acceptable Level of Service" will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).*

Two classes of standards are established. "Regulatory" standards are those which apply to facilities identified in state law as being essential to support development. These consist of facilities for the provision of potable water, sanitary sewer, disposal of solid waste, stormwater management, community and regional parks, and transportation. (It is the intent of this element that these standards will be the same as those established in the various relevant plan elements. If there are discrepancies between standards contained in the elements and standards as set forth herein, the standards as set forth herein will govern.) The second class, "non-regulatory" standards, are those which apply to other facilities for which the county desires to set standards for its own use; compliance with these standards will not be a requirement for continued development permitting.

REGULATORY STANDARDS

1. *Potable Water Facilities:*

   Minimum Acceptable Level of Service:

Within certificated, franchised, or designated service areas only: supply and treatment capacity of 250 gallons per day per Equivalent Residential Connection (ERC) for the peak month, except that facilities serving only mobile home residential structures must have a capacity of 187.5 gallons per day, and facilities serving only travel trailer residential structures must have a capacity of 150 gallons per day. Where a private water utility has provided an alternate standard for application within its certificated or franchised area, and that standard has been adopted into this comprehensive plan, that will be the standard to be used for concurrency management in the respective certificated or franchised area.

The additional statutory provisions require local governments to revise their comprehensive plans to address water supply concurrency. To maintain water supply concurrency the guidelines recommend policy revisions to local comprehensive plans and land development codes that suggest for example requiring a written statement from the water supplier regarding the availability of water to serve a proposed project. Determining the availability of water supply will involve determining the water use allocation through the consumptive use permit for the utility's service area based on the annual average daily withdrawal rate. An analysis of the current demand and the projected demand will identify the available water supply for all existing and proposed water demands.

The statutory requirements require assurance that adequate water supply and facilities are available to serve new development no later than issuance of a certificate of occupancy. Staff proposes new Objective 53.2 and Policy 53.2.1 as an addition to the Potable Water sub-element establishing concurrency management specifically for water supply planning. The Objective will ensure that water supply will be available concurrent with development in addition to facility capacity currently addressed through the Lee County Concurrency Management System. The Policy will ensure that new development meets concurrency standards for water supply prior to approval of a development order and the issuance of a concurrency certificate, similar to the facility requirement in Policy 53.1.5 noted above.

OBJECTIVE 53.2: WATER SUPPLY CONCURRENCY. Lee County will incorporate water supply into the concurrency management system consistent with the requirements of Chapter 163.3180(2)(a), F.S.

POLICY 53.2.1: County development regulations will be amended to specify that no county development order under the Land Development Code will be issued in any franchised or certificated water service area, or within Lee County Utilities future service area, unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy. This policy will in no way exempt any development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

Potable Water Sub-element

Statutory provisions also require revisions to the Potable Water sub-element directing local governments to consider the water supply plans of the appropriate water management district, identify measures necessary to meet current and projected demands, and include a water supply work plan for constructing facilities necessary to meet current and projected demands.

The expansion of the comprehensive plan requirements strengthening the coordination of water supply and land use planning requires the adoption of a Water Supply Facilities Work Plan for a ten year planning period. The requirements also provide that the Potable Water sub-element should be revised to identify and incorporate alternative water supply projects identified by the regional water supply plan as well as identifying bulk sales agreements and conservation and reuse programs necessary to meet demands. Section 4 of Lee County's Work Plan addresses water supply facilities necessary to serve existing and projected development for which the local government is responsible through the

year 2030. Section 5 of the Work Plan addresses alternative water resources. Bulk water service is provided to the Town of Fort Myers Beach through a bulk water service agreement. The Work Plan notes in the introduction section of the document that the Town of Fort Myers Beach and the Gateway Service District are included in the Lee County Utilities service area. Both service areas are accounted for in Lee County Utilities data analysis. Conservation and reuse are also discussed in Section 5 of the Work Plan.

In order to address the inclusion of the Water Supply Facilities Work Plan in the Potable Water sub-element staff proposes a new Table 6, titled Water Supply Development Plan, for adoption into the Lee Plan. Table 6 is based on the Work Plan and the Capital Improvements Program currently adopted as Table 3 in the Lee Plan. Staff notes that while the proposed table shows estimated completion dates out to the year 2014, the projections assume the County's water supply needs for a ten year planning period. The proposed table can be found as Attachment 2.

Staff is also proposing new Policy 53.1.11 as an addition to the Potable Water sub-element. This policy refers to Table 6, outlining the facilities needed to meet the projections made in the Water Supply Facilities Work Plan while text changes to Policy 55.1.3 of the Potable Water sub-element implement the Water Supply Facilities Work Plan itself, fulfilling the Potable Water sub-element requirements.

> **POLICY 53.1.11:** The County will expand potable water facilities consistent with those improvements identified in Table 6, the Water Supply Development Plan Table. Table 6 will be amended as projects are completed and technological advancements in water supply facilities are made.
>
> **POLICY 55.1.3:** Lee County will actively ~~participate in the~~ implementation ~~of~~ the ~~Regional~~ Water Supply Facilities ~~Master~~ Work Plan as adopted by the Board of County Commissioners on (insert date of policy adoption). Lee County will utilize the document as the County's guide to water supply facility planning with a planning horizon through the year 2030. A copy of the adopted ~~The Master~~ Water Supply Facilities Work Plan will be maintained and kept on file by Lee County Utilities. ~~consider the expansion of existing surface water sources and wellfields and the interconnection of the transmission systems of existing public and private utilities to obtain the most cost efficient and reliable water system.~~

Five Year Schedule of Capital Improvements

The statutory requirements call for any necessary revisions to the Five Year Schedule of Capital Improvements to include projects and programs to be implemented during the five year period.

The Five Year Schedule of Capital Improvements will be updated to include projects and programs to be implemented during the five year period as part of the annual Capital Improvements Program review, per Florida Statute 163.3177(3)(b).

Conservation and Coastal Management Element

The statutory requirements require the local government to revise the Conservation Element to assess projected water needs and sources for a ten year planning period. Staff proposes the following text changes to Policy 117.1.2 as well as the addition of Policy 117.1.9 to the Conservation and Coastal Management Element. The additions to Policy 117.1.2 reflect the recommendations of the Lower West Coast Water Supply Plan, recognizing the regional water supply plan as well as implementing the Lee County Water Supply Facilities Work Plan. The addition of Policy 117.1.9 reflects the assessments made in the Water Supply Facilities Work Plan.

POLICY 117.1.2: The county will recognize and encourage water and wastewater management, provided that such management does not exceed the natural assimilative capacity of the environment or applicable health standards. Appropriate water and wastewater management includes, but is not limited to, aquifer recharge, aquifer storage and recovery, reclaimed water, reverse osmosis, dual water systems, use of low volume irrigation systems, use of water-conserving vegetation, and other conservation and recycling techniques. (Amended by Ordinance No. 94-30, 00-22)

POLICY 117.1.9: The county will utilize the recommendations made in the Water Supply Facilities Work Plan (see Policy 55.1.3) as a guide to potable water facilities planning, potable water resources, and water conservation as well as expanding potable water facilities consistent with Table 6, the Water Supply Development Plan Table.

Intergovernmental Coordination Element

Revisions to the Intergovernmental Coordination Element are also required to ensure coordination of the comprehensive plan with the regional water supply plan. The following new text, Objective 151.5 and Policy 151.5.1 are being proposed to ensure such coordination. Objective 151.5 states that the county will coordinate with the SFWMD to ensure Lee Plan consistency, while Policy 151.5.1 states that the county will continue to evaluate the District's water supply plans in order to maintain consistency.

OBJECTIVE 151.5: COORDINATION OF WATER SUPPLY PLANS AND THE LEE PLAN. Coordinate between Lee County and the South Florida Water Management District to ensure that the Lee Plan remains consistent with the District's regional water supply plans.

POLICY 151.5.1: The county will continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Lee Plan and the County's Water Supply Facilities Work Plan.

The Lee Plan

The Lee Plan contains an extensive amount of policies addressing water usage, conservation, protection, overlays, quality, quantity, surface water, and groundwater. Listed as Attachment 3 are those Goals, Objectives, and Policies of the Lee Plan that relate directly to the intent of the subject amendment. Included among those listed are the proposed changes in strike-through/underline format that address the additional changes required to be made to the Potable Water sub-element, the Conservation Element, and the Intergovernmental Coordination Element.

Additional Information

As part of the preparation of the Water Supply Facilities Work Plan amendment, local governments are required to coordinate with any water suppliers delivering water within the local government's jurisdiction. Planning data such as current consumptive use permits, projected demands, and planned resources for those components of the supply system that the local government does not have responsibility should be obtained from the suppliers and incorporated into the Work Plan confirming adequate sources.

The following five utility providers supply water within unincorporated Lee County: Bonita Springs Utilities, Greater Pine Island Water Association, Florida Governmental Utility Authority, Gasparilla Island Water Association, Inc., and Island Water. Bonita Utilities provides water for the city of Bonita Springs and vicinity, Greater Pine Island Water Association provides water for Greater Pine Island and

vicinity, Florida Governmental Utility Authority provides water for Lehigh Acres, Gasparilla Island Water Association, Inc. provides water for Gasparilla Island, and Island Water provides water for Sanibel and Captiva Islands.

Staff has coordinated with each of the suppliers to obtain information from their consumptive use permits as well as the suppliers projected demands and existing and planned water sources. The collected data and analysis is reviewed under Section 7 of the Lee County Water Supply Facilities Work Plan.

B. CONCLUSIONS

The 2002 Legislature expanded requirements to strengthen the coordination of water supply and land use planning. These requirements direct local governments to revise elements and sub-elements of their comprehensive plans to coordinate with the appropriate water management districts regional water supply plans. The requirements also direct local governments to adopt a Water Supply Facilities Work Plan for a 10 year planning period considering the water management districts regional water supply plans. In 2005 the Legislature further amended Chapter 163 F.S. and Senate Bill 360 implementing additional water supply concurrency requirements to ensure the availability of adequate water supplies to serve future demand in addition to the facilities serving demands. Staff is proposing new text and text changes to several elements of the Lee Plan as well as proposing a Water Supply Facilities Work Plan and a new Lee Plan Table based on the Work Plan in order to comply with the expanded requirements.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. This recommendation is based upon the previously discussed issues and conclusions of this report. Planning staff recommends the Board of County Commissioners transmit the changes to the Lee Plan as proposed in Part I.C.1. of this report.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: September 22, 2008

A. LOCAL PLANNING AGENCY REVIEW

Planning staff gave a brief presentation concerning the proposed amendment. One member of the LPA asked what is being planned for developing a desalinization plant. Lee County Utilities staff provided that desalinization is an option covered in the Water Supply Work Plan. Utilities staff provided that Lee County Utilities is currently in negotiations for a contract with a consultant to do an integrated water resource master plan which will look at desalinization. Staff has also been following the efforts of the water management district. The member of the LPA then asked if it is anticipated that Lee County will have sufficient water resources for urban use for the next 20 to 30 years. Utilities staff noted that the work plan addresses potable demands and the conclusions made in the work plan confirm that Lee County is planning enough capacity development to meet the projected demand out at least 10 years and depending on the demand projection you use, meeting the projected demand out to 2025. Another member of the LPA noted that utility staff will be attending the water conference and was interested in hearing an update when staff returned. Utilities staff noted that the water supply work plan must be updated every 5 years, 18 months after the Lower West Coast Water Supply Plan is revised.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA recommends that the Board of County Commissioners transmit the proposed amendment.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by the staff.

C. VOTE:

NOEL ANDRESS	**AYE**
LES COCHRAN	**AYE**
RONALD INGE	**AYE**
JACQUE RIPPE	**AYE**
CARLETON RYFFEL	**AYE**
LELAND TAYLOR	**ABSENT**
RAE ANN WESSEL	**AYE**

PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: January 16, 2009

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs has raised objections to proposed amendment CPA2006-20. The DCA objections are reproduced below:

Objection: *The proposed new Policies 53.1.11 and 117.1.9 adopt by reference Table 6 "Capital Improvement Projects" which is a list of water supply projects that the data and analysis recommends the County implement. The proposed Five-Year Schedule of Capital Improvements (Amendment 2008-11) does not include financially feasible projects consistent with the list of projects contained in Table 6 for projects that need to be completed within the time period of the Five-Year Schedule. Thus, the Water Supply Facilities Work Plan is not coordinated with the Capital Improvements Element.*

The proposed new Policy 53.2.1 addresses concurrency management for water supply; however, Policy 53.2.1 does not ensure that prior to issuance of a building permit or its functional equivalent, the County will consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent as required by Section 163.3180(2)(a), F.S. The proposed new Policy 151.5.1 addresses coordination of the County's Water Supply Facilities Work Plan with the South Florida Water Management District; however, Policy 151.5.1 does not specifically require the County to amen the Comprehensive Plan to update the Ten-Year Water Supply Facilities Work Plan within 18 months after the governing board of the South Florida Water Management District approves an updated regional water supply plan.

The Water Supply Facilities Work Plan includes several different population projections, and the Work Plan is not clear as to which population projections are the official projections that are to be used as the basis for projecting future demand for water. The population projections should be consistent with the population projections that are used for the other plan elements. The Water Supply Facilities Work Plan is not clear as to the number of people per Equivalent Residential Connection and how this was determined. The Water Supply Facilities Work Plan does not demonstrate that the County, City of Fort Myers, and the franchised utilities have consistent population and demand projections for those unincorporated areas not served by the County, or for those portions of municipalities that are served by the County. The Water Supply Facilities Work Plan does not: (1) identify areas of predominant current and future self supply by private individual single family wells and the total projected withdrawal amounts; and (2) Address the water supply needs for irrigation.

Policy 151.5 does not establish meaningful and predictable guidelines to address coordination between the County, the water suppliers, and local governments in Lee County that provide water to areas within unincorporated Lee County. The policy does not identify the specific programs for the regular sharing of information regarding changes in land-use, population projections, and level of service.

Rules 9J-5.005(2, 5 and 6); 9J-5.006(1 and 2); 9J-5.011(1 and 2); 9J-5.013(1); and 9J-5.016(1, 2 and 4), F.A.C.; and Sections 163.3167(13); 163.31777(1, 2, 3, 4 and 8); 163.3177(6)(a, c, and d); and 163.3177(6)(h)1 and 2, F.S.

Recommendation: *Revise the Capital Improvements Element Five-Year Schedule of Capital Improvements, to include financially feasible projects that have been identified by the Water Supply Facilities Work Plan as needed over the five-year planning period. Support the Five-Year Schedule of Capital Improvements with data and analysis of project yearly revenues demonstrating the financial feasibility of the projects. Review Policy 53.2.1 to ensure that prior to issuance of a building permit or its functional equivalent, the County will consult with the applicable water supplier to determine whether adequate water supplies to serve the new development will be available no later than the anticipated date of issuance by the County of a certificate of occupancy or its functional equivalent as required by Section 163.318(2)(a), F.S. Revise Policy 151.5.1 to require the County to amend the Comprehensive Plan to update the Ten-Year Water Supply Facilities Work Plan with 18 months after the governing board of the South Florida Water Management District approves an updated regional water supply plan.*

Revise the Water Supply Facilities Work Plan to: (1) identify the population projections that are the basis for the projection of water demand; (2) clarify the number of people per Equivalent Residential Connection and how this was determined; (3) demonstrate that the County, City of Fort Myers, and the franchised utilities have consistent population and demand projections for those unincorporated areas not served by the County, or for those portions of municipalities that are served by the County; (4) identify areas of predominant current and future self supply by private individual single family wells and the total projected withdrawal amounts; and (5) address the water supply needs for irrigation.

B. STAFF DISCUSSION

The DCA has objected to inconsistencies between Table 6, 10 Year Water Supply Development Projects, proposed for adoption into the Lee Plan as part of the subject amendment and the County's Capital Improvements Program currently adopted as Table 3 in the Lee Plan. Staff has revised Table 6 and the Water Supply Facilities Work Plan to reflect the latest Schedule of Capital Improvements adopted through CPA2008-11 on December 9, 2008. Revised Table 6 can be found as Attachment 2 to this report. Please note that Policy 53.1.11 and Policy 117.1.9 have been revised to correct the numbering of the table from Table 6 to Table 7. The policies have also been updated to reflect the revised title, the 10 Year Water Supply Development Projects Table.

In addition, Section 4.4 *Capital Improvement Plan* in the Water Supply Facilities Work Plan has been revised based on the recently adopted Capital Improvement Plan. Capital Improvement Projects have been updated throughout the Work Plan as well. Section 4.4 describes that the components of the Work Plan to increase production of potable water are scheduled between now and 2018. The projects included in the Capital Improvement Plan will increase the combined maximum day capacity of all Lee County Utilities production facilities from approximately 35 mgd to a combined capacity of 50.63 mgd. This combined capacity is sufficient to meet the projected demand of 38.40 mgd based on the population projections performed by the Lee County Division of Planning.

The DCA has also provided that proposed Policy 53.2.1 does not ensure that prior to the issuance of a building permit the County will consult with the water supplier to determine whether adequate water supplies will be available by the anticipated date of the issuance of a certificate of occupancy. Policy 53.2.1 has been revised to specify that County regulations will be amended to assure potable water supply will be available, or will be available prior to occupancy, at the time of building permit issuance. In order to ensure water supply as a concurrency requirement, as required by Section 163.3180(2)(a), F.S., the policy has been revised as follows:

POLICY 53.2.1: County development regulations will be amended to specify that no ~~county development order~~ building permit under the Land Development Code will be issued in ~~any~~ a franchised or certificated water service area, or within Lee County Utilities future service area, unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy. This policy ~~will in no way~~ does not exempt ~~any~~ development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

The DCA has also provided that proposed Policy 151.5.1 does not require the County to amend the comprehensive plan to update the Water Supply Facilities Work Plan within 18 months after the water management district updates the regional water supply plan. Policy 151.5.1 has been revised to specify the Water Supply Facilities Work Plan will be updated as follows:

POLICY 151.5.1: The county will continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Lee Plan and the County's Water Supply Facilities Work Plan. The county will update the Water Supply Facilities Work Plan within 18 months after the South Florida Water Management District approves an update to the regional water supply plan.

The DCA has provided that the Work Plan includes several different population projections and that the population projections should be consistent with the projections used for the other comprehensive plan elements. In response to DCA's objection, Section 3.4 *Summary of Demand Projections* in the Water Supply Facilities Work Plan has been updated to specify the projection performed by the Lee County Division of Planning as the official projection used in the Work Plan.

In addition, Section 4.4 *Capital Improvement Plan* in the Water Supply Facilities Work Plan has been revised based on the recently adopted Capital Improvement Plan and the projected demand is based on the population projections performed by the Lee County Division of Planning.

The DCA has provided that the Work Plan is not clear as to the number of people per Equivalent Residential Connection (ERC) and how this was determined. Section 3.7 *Level of Service* has been added to the Work Plan providing an analysis of the level of service standard for potable water as described by Policy 95.1.3: Minimum Acceptable Level-of-Service Standards in the Lee Plan. The analysis provided in the Work Plan clarifies that utilizing the population served in 2007 the number of people per ERC was determined to be 1.44. The level of service analysis is further described in Section 3.7 of the Work Plan.

The DCA has provided that the Work Plan does not demonstrate that the County, City of Fort Myers, and franchised utilities have consistent population and demand projections for areas not served by the County. The following five utility providers supply water within unincorporated Lee County: Bonita Springs Utilities, Florida Governmental Utility Authority, Gasparilla Island Water Association, Greater Pine Island Water Association, and Island Water Association. Section 7 of the Work Plan describes the service areas for each utility and has included the suppliers projected demands and existing and planned water sources as well as utilizing information from consumptive use permits. At this time staff has used the best available population and demand projections in the preparation of the Work Plan as requested and gathered from the private utilities as well as utilizing projections and information gathered from permitting applications filed by these entities.

The DCA has provided that the Work Plan does not identify areas of predominant current and future self supply by single family wells and the projected withdrawal amounts. Section 8 *Domestic Self-Supply* has been added to the Work Plan describing current and future self supply by single family wells. This Section also describes projected withdrawal amounts.

The DCA has provided that the Work Plan does not address water supply needs for irrigation. Section 6.3 *Irrigation Water Demands* has been added to the Work Plan describing that a comprehensive analysis of the demand for irrigation water will be completed as part of the Integrated Water Resource Master Plan referenced in Section 6.2 *Comprehensive Long Term Water Supply Planning* of the Work Plan.

In conclusion, the DCA has provided that Objective 151.5 does not establish guidelines to address coordination between the County, water suppliers, and local governments that provide water within unincorporated Lee County with regard to changes in land use, population projections, and level of service.

Staff notes that as it relates to changes in land use, all future land use amendments are required to provide an analysis of existing and future conditions for facilities capable of serving the site. Additional analysis evaluating water supply, the availability of treatment facilities and transmission lines for reclaimed water, as well as any water conservation measures have been added as a requirement in the evaluation of comprehensive plan amendments as described in the Future Land Use section of this report.

Staff is proposing to add Policy 151.5.2 to Objective 151.5 specifying that the County will coordinate and share information as part of land use changes as well as coordinating and sharing information regarding population projections and level of service as part of water supply planning efforts.

OBJECTIVE 151.5: COORDINATION OF WATER SUPPLY PLANS AND THE LEE PLAN. Coordinate between Lee County and the South Florida Water Management District to ensure that the Lee Plan remains consistent with the District's regional water supply plans.

POLICY 151.5.1: The county will continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Lee Plan and the County's Water Supply Facilities Work Plan. The county will update the Water Supply Facilities Work Plan within 18 months after the South Florida Water Management District approves an update to the regional water supply plan.

POLICY 151.5.2: The county will coordinate with other government agencies and private suppliers of potable water during the water supply planning process to include the review of land use changes, addressing population projections, and acceptable level of service standards.

Staff has also made minor changes to Objective 53.2 changing the reference from "Statute" to "Section" and minor changes to Policy 53.2.1 revising grammar in the policy:

OBJECTIVE 53.2: WATER SUPPLY CONCURRENCY. Lee County will incorporate water supply into the concurrency management system consistent with the requirements of ~~Chapter~~ Section 163.3180(2)(a), F.S.

POLICY 53.2.1: County development regulations will be amended to specify that no ~~county development order~~ building permit under the Land Development Code will be issued in ~~any~~ a franchised or certificated water service area, or within Lee County Utilities future service area, unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy. This policy ~~will in no way~~ does not exempt ~~any~~ development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners adopt the proposed amendment as shown in Part I.B.1. of this report.

PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW:

The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the administrative agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

The Board of County Commissioners adopted the proposed amendment.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the facts advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	**AYE**
TAMMARA HALL	**AYE**
ROBERT P. JANES	**AYE**
RAY JUDAH	**AYE**
FRANKLIN B. MANN	**AYE**

TABLE 7

10 YEAR WATER SUPPLY DEVELOPMENT PROJECTS

CIP PROJECT #	LCU PROJECT NAME/ LWCWSP PROJECT NAME	DESCRIPTION	PROJECT STATUS	TOTAL PROJECT COST	ESTIMATED COMPLETION DATE	FUNDING SOURCE
7602	North Lee County R.O. Plant Wellfield Expansion / North Lee County Lower Hawthorn Wellfiled and Plant Expansion	Expansion of the Lower Hawthorn wellfield at the NLC WTP from 5.0 MGD to 10.0 MGD finished water	Design and land acquision underway	$15,390,000.00	2010	Enterprise Fund
7028	North Lee County WTP Expansion to 10 MGD / North Lee County Lower Hawthorn Wellfiled and Plant Expansion	Expansion of the NLC WTP from 5.0 MGD to produce 10.0 MGD finish water	Preliminary Design Underway	$15,000,000.00	2011	Enterprise Fund
None	Corkscrew WTP Expansion to 20 MGD / Not in LWCWSP	Expand the treatment capcity of the Corkscrew WTP to 20.0 MGD	Planning	$13,501,000.00	2015-2020	Debt Finance
None	Corkscrew WTP Wellfield Improvements / Not in LWCWSP	Expand the capacity of the Corkscrew Wellfield to provide a total of 20.0 MGD	Planning	$9,750,000.00	2015-2020	Debt Finance
None	Desalination Plant Transmission Mains / Not in LWCWSP	Construct finish water transmission mains to accomidate a Desalination Plant	Planning	$18,195,500.00	2015-2020	Enterprise Fund
None	Feasibilty Analysis / Design / Desalination Plant / Not in LWCWSP	Perform a feasibility analysis, design, and construct a desalination water plant	Planning	$70,000,000.00	2015-2020	Enterprise Fund

ALTERNATIVE WATER RESOURCE PROJECTS

None	Gateway WWTP ASR System / Not in LWCWSP	Develop an ASR system to provide seasonal storage of reclaimed water to serve the Gateway WWTP	Planning	$3,200,000.00	2012	Enterprise Fund
7284	Reclaimed Water ASR / Health Park Reclaimed Water ASR	Pilot and Construction of reclaimed water ASR for Wasteater Treatment Facilities	Planning	$600,000.00	2012	Enterprise Fund
7300	Reuse Valves Control, SCADA project	Construct Automated controls for reclaimed water sites	Underway	$100,000.00	2009	Enterprise Fund
None	Ben Hill Griffin Parallel Forcemain / FGCU/Miromar Lakes Reclaimed Water Main	Construct 900 L.F. of 12" reclaimed water line from 3 Oaks WWTP to FGCU / Combined with Parallel Force Main Project	Design underway	$6,000,000.00 for total project $100,000.00 for reclaimed water line portion	2011	Grant/Enterprise Fund

Potable Water Policy in the Lee Plan

Future Land Use Element

STANDARD 11.1: WATER.

1. Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).

2. If the proposed development lies within the boundaries of a water utility's certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), then the development must be connected to that utility.

3. The developer must provide proof that the prior commitments of the water utility, plus the projected need of the developer, do not exceed the supply and facility capacity of the utility.

4. All waterline extensions to new development will be designed to provide minimum fire flows, as well as adequate domestic services as required by Chapter 10D-4, F.A.C.

5. If a new development is located in a certificated or franchised service area, or Lee County Utilities' future potable water service area (see Map 6), and the utility cannot provide the service or cannot provide the service except at a clearly unreasonable cost to the developer, the developer is encouraged to petition the appropriate regulatory agency to contract the service area so that the development may establish its own community water system or invite another adjacent utility to expand its service area in order to provide the required service.

6. If a development lies outside any service area as described above, the developer may:

   - request that the service area of an adjacent water utility be extended to incorporate the property;
   - establish a community water system for the development; or
   - develop at an intensity that does not require a community water system.

(Amended by Ordinance No. 94-30, 00-22)

Community Facilities and Services Element

Potable Water Sub-Element

GOAL 53: POTABLE WATER INFRASTRUCTURE. To ensure the public health, welfare, and safety by the provision of high-quality central potable water service throughout the future urban areas of unincorporated Lee County, and to ensure that the costs of providing facilities for the supply of potable water are borne by those who benefit from them.

OBJECTIVE 53.1: The County will ensure the provision of acceptable levels of potable water service throughout the future urban areas of the unincorporated county, either directly

by Lee County Utilities, or indirectly through franchised utility companies. (Amended by Ordinance No. 94-30, 00-22, 03-04)

POLICY 53.1.1: The Board of County Commissioners hereby establishes service areas for the Lee County Utilities water systems throughout which it will provide standard service as required by demand, and within which it will challenge applications by private water utilities to obtain a Certificate of Operation from the Florida Public Service Commission and reject all applications for a county franchise therein. These service areas are illustrated in Map 6. Within the Fort Myers urban reserve area, the service areas shown on the map are subject to modifications in accordance with existing and future interlocal agreements. (Amended by Ordinance No. 93-25)

POLICY 53.1.2: The minimum acceptable level-of-service standards (see Policy 95.1.3) for potable water connections to Lee County Utilities will be:

- An available supply and treatment capacity of 250 gallons per day per equivalent residential connection (ERC) for the peak month, except that facilities serving only mobile home residential structures must have a capacity of 187.5 gallons per day and facilities serving only travel trailer residential structures must have a capacity of 150 gallons per day. (Amended by Ordinance No. 92-35, 00-22)

POLICY 53.1.3: The Board of County Commissioners encourages all private utilities to set a minimum acceptable level of service to be adopted herein for use in the concurrency management system within their respective franchised or certificated areas. After the effective date of this plan or September 1, 1989, whichever is later, if the county has not adopted such standards into this plan, the standards adopted for the Lee County Utilities' water systems will apply in those certificated or franchised areas and will be used in enforcing concurrency regulations (see Policy 95.1.3).

After the deadline set above any private utility that cannot meet the Level-of- Service standards set forth for Lee County Utilities will have the opportunity to petition for a Plan Amendment for a revised Level-of-Service requirement for the specific private utility plant if it can be proved that such utility has sufficient plant and system capacity to properly service it's franchised or certificated area. The proof will be in the form of properly documented daily flow reports, occupancy rates or related statistical information, and any other necessary information that may be pertinent to the justification of the requested action, to establish a new individual Level-Of-Service standard. This data should be for a period covering at least the last two prior years. (Amended by Ordinance No. 92-35, 00-22)

POLICY 53.1.4: The Board of County Commissioners urges all utilities to construct and install sufficient treatment facilities and distribution systems that will meet or exceed the minimum acceptable service standards and with the capacity to deliver water at a pressure of 20 pounds per square inch (wp PSI static) at the meter anywhere on the individual system (excluding fire flow conditions). In addition, by September 30, 1994, all utilities are urged to deliver water pressure of 40 pounds per square inch (static pressure, excluding fire flow conditions). Each utility is encouraged to advise the planning and engineering staffs of the county regarding system expansions or modifications to ensure coordination with other utilities and with all other issues of public interest and to prevent duplication of facilities and services. (Amended by Ordinance No. 92-35)

POLICY 53.1.5: ~~County development regulations will be amended to specify that~~ nNo county development order under the ~~Development Standards Ordinance~~ Land Development Code for a residential development more intense than 2.5 dwelling units per gross acre, for a commercial development of more than 30,000 square feet of gross floor area, or for any industrial plant of more than 30,000 square feet of gross floor area, will be issued in any franchised or certificated water service area, or within Lee County Utilities' future service area, unless potable water service, at the minimum acceptable level of service, is available at the property line, or surety is given that it will be installed prior to occupancy. This policy will in no way exempt any development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3. (Amended by Ordinance No. 00-22)

POLICY 53.1.6: No permit will be issued allowing any utility to use a public right-of-way or to cut a pavement in a public right-of-way to extend service outside of its certificated or franchised area or to extend service into an area allocated to another utility, unless the other utility concurs in writing. This will be enforced along municipal and state rights-of-way by interlocal agreement and memoranda of agreement as required. (Amended by Ordinance No. 00-22)

POLICY 53.1.7: In allocating Industrial Development Revenue Bond capacity, the county will give priority to private water utility firms proposing to construct basic facilities and to provide or upgrade infrastructure serving developed areas and antiquated subdivisions undergoing redevelopment. (Amended by Ordinance No. 00-22)

POLICY 53.1.8: The costs of new or augmented potable water infrastructure that is developed by Lee County will be borne by those who benefit from the improved supply. (Amended by Ordinance No. 94-30, 00-22)

POLICY 53.1.9: New development will pay through appropriate financial mechanisms its fair share of the costs of providing standard potable water for that development. (Amended by Ordinance No. 00-22)

POLICY 53.1.10: By 1999, county staff will formulate the study proposal to determine the appropriateness of requiring certain existing residential developments at a density equal to or in excess of 2.5 dwelling units per acre to connect to a potable water or sewer system, if available. The study will address the issue of health related problems and will include the collection and analysis of well samples to determine if there is an immediate health problem as well as a cost benefit analysis. This study proposal will include recommendations regarding which pre-platted communities and subdivisions should be required to connect to a potable water or sewer system, if available. (Added by Ordinance No. 98-09, Amended by Ordinance No. 00-22)

POLICY 53.1.11: The County will expand potable water facilities consistent with those improvements identified in Table 7, the 10 Year Water Supply Development Projects Table. Table 7 will be amended as projects are completed and technological advancements in water supply facilities are made.

OBJECTIVE 53.2: WATER SUPPLY CONCURRENCY. Lee County will incorporate water supply into the concurrency management system consistent with the requirements of Section 163.3180(2)(a), F.S.

POLICY 53.2.1: County development regulations will be amended to specify that no building permit under the Land Development Code will be issued in a franchised or certificated water service area, or within Lee County Utilities future service area, unless potable water supply will be available to meet current and projected growth demands, or surety is given that it will be available prior to occupancy. This policy does not exempt development of any size from meeting the levels of service required for concurrency under Policies 53.1.2 and 95.1.3.

GOAL 54: CONSERVATION. To ensure that future populations have access to potable water supplies and services at a reasonable price by using and encouraging conservation and resource management measures to reduce consumption of potable water.

OBJECTIVE 54.1: The county will continue its programs in education, technical advice, demonstration, rate revisions, and reuse to reduce potable water consumption and the consumption of large volumes of potentially potable water. Water consumption per Equivalent Residential Unit will be decreased by 2.5% annually through the year 2000. (Amended by Ordinance No. 94-30, 00-22)

POLICY 54.1.1: Using the personnel and resources of various county agencies, Lee County will continue to offer a program of public information and education. This program should include the use of print media, advertising, and public service announcements on radio and television highlighting and advocating various strategies of water conservation, including, but not limited to:

- creating incentives for "gray water" systems or other recycling activities;
- adopting incentives for household and commercial use of appliances with low water consumption rates;
- advising householders to reduce water use;
- creating a demand for low water use appliances by publishing ratings of water use efficiency for appliances analogous to the energy efficiency ratings for electrical appliances;
- advocating the cost-effective use of appliances and water: i.e. run only full loads or use low water settings when appropriate;
- encouraging the building or grounds manager, including the individual householder, to maintain the water system, i.e. timely repair of dripping faucets, leaking water closets, broken or maladjusted sprinkler heads, etc.;
- installing alternatives to spray irrigation devices for lawns and grounds management such as drip or seep systems, or at least attending to the ambient humidity and evapo-transpiration rates in controlling sprinkler systems;
- encouraging the use of drought-tolerant ground covers and shrubbery according to the principles of "xeriscape" (see glossary and Objective 117.2) and demonstrating the uses of native vegetation in landscaping; and

- generally encouraging the thoughtful use of water in all necessary activities. (Amended by Ordinance No. 94-30, 00-22)

POLICY 54.1.2: In developing and implementing local landscape regulations including the preservation, reforestation, and wetlands restoration requirements, preference will be given to native species which are adapted to the region's climatic regime.

POLICY 54.1.3: Xeric landscaping, stressing the use of native vegetation, is to be emphasized through modifications to the county's development regulations and through direct action while landscaping county-owned projects.

POLICY 54.1.4: The Board of County Commissioners will periodically re-examine the "step rate" structure for the Lee County Utilities water systems which encourages water conservation by requiring that the commodity charge (basic monthly charge less readiness to serve fee and capital debt contribution) above a specified amount of water use increase continuously or by specified increments for that increased use of water. (Amended by Ordinance No. 94-30, 00-22)

POLICY 54.1.5: The Board of County Commissioners will encourage privately operated potable water utilities to adopt a "conservation" rate structure for users in their respective service areas. (Amended by Ordinance No. 00-22)

POLICY 54.1.6: Development regulations will continue to require that any development will pay the appropriate fees and connect to a re-use water system if such system is near or adjacent to the development and has sufficient surplus to supply the development. Development regulations will be amended further as follows:

- Where a significant modification is proposed to a major development subject to Chapter 10 of the Land Development Code, wastewater reuse systems will be required in the same manner as for new developments.

- The county will require by ordinance the connection of specified existing development to a utility wastewater distribution system when one is available near or adjacent to the property.

(Amended by Ordinance No. 91-19, 94-30, 00-22)

POLICY 54.1.7: It is hereby declared that the conservation of potable water supply and facility capacity is of such importance to the orderly growth of the community that in order to further provide incentive for its use, reuse water may be provided at a price significantly lower than finished potable water (the residual costs of operation being charged to the sewer users as part of the cost of effluent disposal).

POLICY 54.1.8: Priority in the use of Industrial Development Revenue Bonds or other mechanisms of public finance will be given to regulated private utilities where not prohibited by the Florida constitution or statutes in order to achieve these public ends. (Amended by Ordinance No. 00-22)

POLICY 54.1.9: Lehigh Acres (as defined by outer boundaries of its Privately Funded Infrastructure overlay on the Future Land Use Map) is hereby declared a critical area for future potable water supply due to fluctuating water levels in the Sandstone aquifer. In response to this designation, the county will amend current regulations to provide that

new wells in Lehigh Acres must be constructed to accommodate submersible pumps. (Also see Policy 1.7.10 for new permit requirements for irrigation wells in Bonita Springs, and Policy 2.4.2 for special requirements for amendments to the Future Land Use Map.) (Amended by Ordinance No. 94-30, 00-22, 02-02)

POLICY 54.1.10: The county will continue to implement and enforce regulations to reduce the amount of effluent being discharged into surface waters. (Amended by Ordinance No. 91-19, 94-30, 00-22)

POLICY 54.1.11: Continue to encourage new and existing developments to utilize the Fort Myers Beach/Iona-McGregor sewer system's dual water system. (Amended by Ordinance No. 94-30, Amended and Relocated by Ordinance No. 98-09)

POLICY 54.1.12: Promote water conservation through the use of incentives and evaluate and apply a community based planning approach to water conservation, enabling more precision to be applied in achieving reduction targets. (Added by Ordinance No. 07-16)

GOAL 55: ORGANIZATION OF SERVICE AND FACILITY DELIVERY. To provide greater local coordination of the activities of public and private utilities within the county.

OBJECTIVE 55.1: Ensure an adequate, reliable, and economical supply of potable water to meet the forecasted needs for all residents of Lee County through the year 2020 through regional planning and intergovernmental participation. (Amended by Ordinance No. 94-30)

POLICY 55.1.1: Lee County Utilities and Lee County Division of Natural Resources will plan and coordinate with other government agencies in the development of comprehensive plans as they relate to well field protection, aquifer recharge, water supply, and related capital facilities. (Added by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 03-04).

POLICY 55.1.2: Lee County Division of Natural Resources in conjunction with Lee County Utilities will perform groundwater modeling and analysis for new development, as needed, to assess the potential impact on the water resources of Lee County. The analysis will focus on the following issues:

- Adequacy of water supply, including groundwater level draw-down
- Avoidance of adverse impacts on natural systems from water supply withdrawals.

(Added by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 03-04)

POLICY 55.1.3: Lee County will actively ~~participate in the~~ implement~~ation of~~ the ~~Regional~~ Water Supply Facilities ~~Master~~ Work Plan as adopted by the Board of County Commissioners on (insert date of policy adoption). Lee County will utilize the document as the County's guide to water supply facility planning with a planning horizon through the year 2030. A copy of the adopted ~~The Master~~ Water Supply Facilities Work Plan will be maintained and kept on file by Lee County Utilities. ~~consider the expansion of existing surface water sources and wellfields and the interconnection of the transmission systems of existing public and private utilities to obtain the most cost efficient and reliable water system.~~ (Amended by Ordinance No. 94-30, Amended and Relocated by Ordinance No. 00-22, Relocated by Ordinance No. 03-04)

POLICY 55.1.4: Lee County will continue to collect data from private suppliers of potable water, including reporting of water flows, storage capacity, pressures, number of customers, and committed future connections, and proposed expansion plans. This data will be updated on a yearly basis. (Amended by Ordinance No. 94-30, Amended and Relocated by Ordinance No. 00-22)

Surface Water Management Sub-Element

GOAL 61: PROTECTION OF WATER RESOURCES. To protect the county's water resources through the application of innovative and sound methods of surface water management and by ensuring that the public and private construction, operation, and maintenance of surface water management systems are consistent with the need to protect receiving waters.

OBJECTIVE 61.1: WATER SUPPLY PLANNING. All county water supply planning will include the recognition of surface water runoff as a possible resource and will consider integrating the use of surface water runoff in any supply program or strategy that results. (Amended by Ordinance No. 00-22)

POLICY 61.1.1: Lee County recognizes that all fresh waters are a resource to be managed and allocated wisely, and will support allocations of the resource on the basis 1) of ensuring that sufficient water is available to maintain or restore valued natural systems, and 2) of assigning to any specified use or user the lowest quality fresh water compatible with that use, consistent with financial and technical constraints. (Amended by Ordinance No. 00-22)

POLICY 61.1.2: The county will explore, and implement where financially and technically feasible, all existing options for storing and utilizing excess surface water runoff for human consumption and other uses. Such options may include surface impoundments; back-pumping to reservoirs, to upland wetlands, or to ground storage; and ground storage by exfiltration systems or by aquifer storage and recovery systems. Maximum contaminant levels consistent with Florida DEP and USEPA regulations governing receiving waters will be met through treatment as required. Excess surface water runoff will be defined as that water not required to maintain or restore estuarine waters or other valued wetland systems. (Amended by Ordinance No. 94-30, 00-22)

POLICY 61.1.3: In the event that the timing and volume of freshwater discharges necessary to maintain the health and productivity of estuaries and other wetlands cannot be determined or supported by existing scientific data, the county will sponsor, in collaboration with other agencies, institutions, and organizations, adequate research programs to make such data available. (Amended by Ordinance No. 00-22, 07-12)

POLICY 61.1.4: The county's Surface Water Management Master Plan will place particular emphasis on 1) routing surface water runoff from areas of excess to areas where additional subsurface storage is available; and 2) maintaining and increasing historic surface and groundwater levels in the Density Reduction/Groundwater Resource land use category. (Amended by Ordinance No. 00-22)

POLICY 61.1.5: Work with the appropriate agencies to pursue funding a "mixing model" (freshwater flow into saltwater) as a management tool that will benefit recreation, water quality, public health, etc. (Added by Ordinance No. 07-16)

Groundwater Recharge Sub-Element

OBJECTIVE 63.2: POTABLE GROUNDWATER. Base all future development and use of groundwater resources on determinations of the safe yield of the aquifer system(s) in order not to impair the native groundwater quality or create other environmental damage. Criteria for safe-yield determinations will be determined by the SFWMD, the agency charged with permitting these activities. (Amended by Ordinance No. 94-30, 00-22)

POLICY 63.2.1: For maximum protection of groundwater resources, identify future wellfields and/or relocation site(s) for existing wellfields well in advance of need. Coordinate with SFWMD, other water suppliers, and DEP to avoid duplication and to assist in data collection and interchange. (Amended by Ordinance No. 94-30)

POLICY 63.2.2: Institute a program to identify sources of groundwater pollutants in Lee County and to map these (point and non-point) on a county-wide basis.

POLICY 63.2.3: Identify water needs consistent with projections of human population and the needs of natural systems in order to determine the future demands for groundwater. (Amended by Ordinance No. 94-30)

POLICY 63.2.4: Expand current programs to identify and map the contamination potential of groundwater resources for those areas of Lee County not currently under public ownership.

POLICY 63.2.5: Lee County, in cooperation with other agencies and the municipalities, will budget to maintain its current program of plugging non-valved, abandoned, or improperly-cased artesian wells so that at least seventy-five of these wells are plugged each year until such wells are eliminated. (Amended by Ordinance No. 94-30, 00-22)

Capital Improvements Element

POLICY 95.1.3: MINIMUM ACCEPTABLE LEVEL-OF-SERVICE STANDARDS. Level-of-service (LOS) standards will be the basis for planning the provision of required public facilities within Lee County. Some of these standards will be the basis for determining the adequacy of public facilities for the purposes of permitting new development. The "Minimum Acceptable Level of Service" will be the basis for facility design, for setting impact fees, and (where applicable) for the operation of the Concurrency Management System (CMS).

Two classes of standards are established. "Regulatory" standards are those which apply to facilities identified in state law as being essential to support development. These consist of facilities for the provision of potable water, sanitary sewer, disposal of solid waste, stormwater management, community and regional parks, and transportation. (It is the intent of this element that these standards will be the same as those established in the various relevant plan elements. If there are discrepancies between standards contained in the elements and standards as set forth herein, the standards as set forth herein will govern.) The second class, "non-regulatory" standards, are those which apply to other facilities for which the county desires to set standards for its own use; compliance with these standards will not be a requirement for continued development permitting.

REGULATORY STANDARDS

1. Potable Water Facilities:

   Minimum Acceptable Level of Service:

   Within certificated, franchised, or designated service areas only: supply and treatment capacity of 250 gallons per day per Equivalent Residential Connection (ERC) for the peak month, except that facilities serving only mobile home residential structures must have a capacity of 187.5 gallons per day, and facilities serving only travel trailer residential structures must have a capacity of 150 gallons per day. Where a private water utility has provided an alternate standard for application within its certificated or franchised area, and that standard has been adopted into this comprehensive plan, that will be the standard to be used for concurrency management in the respective certificated or franchised area.

Conservation and Coastal Management Element

OBJECTIVE 112.2: The county will continue to participate with other governments to prepare and implement water management plans, including the Estero Bay Agency on Bay Management, Charlotte Harbor National Estuary Program, the Charlotte Harbor Management Plan, the Water Management District Surface Water Improvement and Management (SWIM) plans, DEP aquatic preserve management plans, water supply plans, and other water resource management plans. (Amended by Ordinance No. 94-30, 98-09, 00-22)

GOAL 117: WATER RESOURCES. To conserve, manage, and protect the natural hydrologic system of Lee County to insure continued water resource availability. (Amended by Ordinance No. 94-30)

OBJECTIVE 117.1: WATER SUPPLIES. Insure water supplies of sufficient quantity and quality to meet the present and projected demands of all consumers and the environment, based on the capacity of the natural systems.

POLICY 117.1.1: Natural water system features which are essential for retention, detention, purification, runoff, recharge, and maintenance of stream flows and groundwater levels shall be identified, protected, and managed.

POLICY 117.1.2: The county will recognize and encourage water and wastewater management, provided that such management does not exceed the natural assimilative capacity of the environment or applicable health standards. Appropriate water and wastewater management includes, but is not limited to, aquifer recharge, aquifer storage and recovery, reclaimed water, reverse osmosis, dual water systems, use of low volume irrigation systems, use of water-conserving vegetation, and other conservation and recycling techniques. (Amended by Ordinance No. 94-30, 00-22)

POLICY 117.1.3: Freshwater resources will be managed in order to maintain adequate freshwater supplies during dry periods and to conserve water. (Amended by Ordinance No. 00-22)

POLICY 117.1.4: Development designs must provide for maintaining surface water flows, groundwater levels, and lake levels at or above existing conditions. (Amended by Ordinance No. 00-22)

POLICY 117.1.5: The county will cooperate with the United States Geological Survey, South Florida Water Management District, and state agencies to develop an area-wide water resources plan emphasizing planning and management of water resources on the basis of drainage basins; and addressing the needs of the existing and potential built environment, natural hydrologic system requirements, and freshwater flow impacts on estuarine systems. (Amended by Ordinance No. 00-22)

POLICY 117.1.6: The county will continue to support a monitoring program of existing baseline conditions of water resources. (Amended by Ordinance No. 00-22)

POLICY 117.1.7: The county will cooperate fully with emergency water conservation measures of the South Florida Water Management District. (Amended by Ordinance No. 00-22)

POLICY 117.1.8: The county will support the acquisition and protection of the Flint Pen Strand as a major water retention and aquifer recharge area. (See also Policy 107.11.4.) (Amended by Ordinance No. 94-30, 00-22)

POLICY 117.1.9: The county will utilize the recommendations made in the Water Supply Facilities Work Plan (see Policy 55.1.3) as a guide to potable water facilities planning, potable water resources, and water conservation as well as expanding potable water facilities consistent with Table 7, the 10 Year Water Supply Development Projects Table.

OBJECTIVE 117.2: XERISCAPE LANDSCAPE. The county will continue to promote xeriscape landscaping techniques. (Amended by Ordinance No. 94-30, 00-22)

POLICY 117.2.1: The county will continue to encourage xeriscape landscaping techniques for new development in the Land Development Code. (Amended by Ordinance No. 94-30, 00-22)

POLICY 117.2.2: The county will provide education on water conservation through creative landscaping, and promote the conservation and use of native plant species through xeriscape landscaping techniques. (Amended by Ordinance No. 94-30, 00-22)

POLICY 117.2.3: The county will establish local guidelines that will assist in efforts to reduce landscape irrigation water use to the lowest and most efficient, practical level. (Amended by Ordinance No. 00-22)

Intergovernmental Coordination Element

OBJECTIVE 151.3: COORDINATION OF ROADWAY AND UTILITY IMPROVEMENTS. Coordinate, where possible, between the Lee County Department of Transportation (DOT) and utility companies, including Lee County Utilities and the various privately operated water and wastewater companies, to insure that capital and maintenance projects are not adversely affected by subsequent utility construction. (Added by Ordinance No. 94-30)

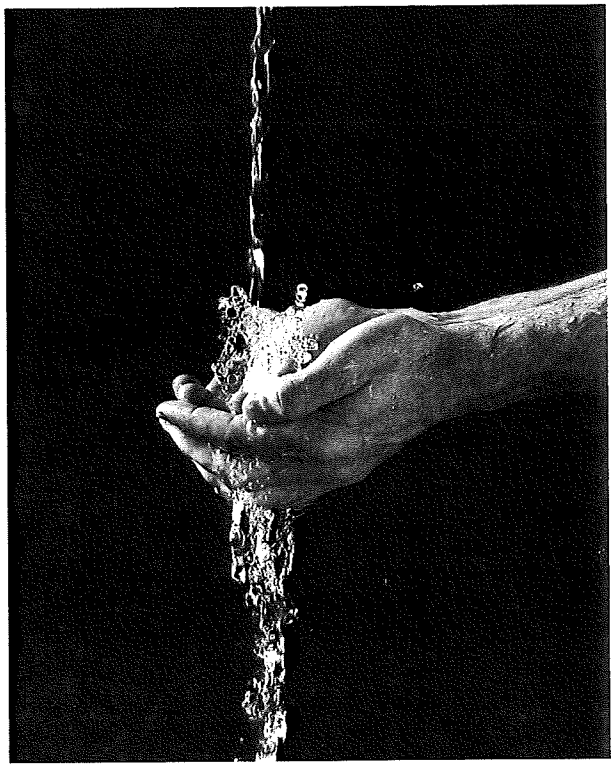
POLICY 151.3.1: Lee County DOT will continue open communications with the various water and wastewater utility companies to coordinate expected utility construction projects with programmed roadway maintenance and capital projects. (Added by Ordinance No. 94-30, Amended by Ordinance No. 07-12)

OBJECTIVE 151.5: COORDINATION OF WATER SUPPLY PLANS AND THE LEE PLAN. Coordinate between Lee County and the South Florida Water Management District to ensure that the Lee Plan remains consistent with the District's regional water supply plans.

POLICY 151.5.1: The county will continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Lee Plan and the County's Water Supply Facilities Work Plan. The county will update the Water Supply Facilities Work Plan within 18 months after the South Florida Water Management District approves an update to the regional water supply plan.

POLICY 151.5.2: The county will coordinate with other government agencies and private suppliers of potable water during the water supply planning process to include the review of land use changes, addressing population projections, and acceptable level of service standards.

WATER SUPPLY FACILITIES WORK PLAN
LEE COUNTY, FLORIDA



Prepared by Lee County Utilities and Lee County Planning
February 2009

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Section 1
INTRODUCTION

1.1 PURPOSE

This Water Supply Facilities Work Plan has been prepared by Lee County Utilities (LCU) to meet the requirements of section 163.3177(6)(c), of the Florida Statutes regarding water supply planning.

1.2 PLAN OBJECTIVES

The objectives of this plan include:

- Identify population and water demands for a planning period from 2007 to 2030 with focus on the planning period from 2007 to 2017.
- Identify existing and planned potable and reclaimed water facilities that will be utilized to meet the projected demand to 2017.
- Identify sources of raw water required to meet the projected demand.
- Identify planned potable water supply and reclaimed water projects required to meet projected demands and specify when they must be developed and how they will be funded.
- Demonstrate that the proposed water supply development projects are feasible with respect to facility capacity and consumptive use permitting.
- Describe LCU's efforts in developing alternative water supplies.

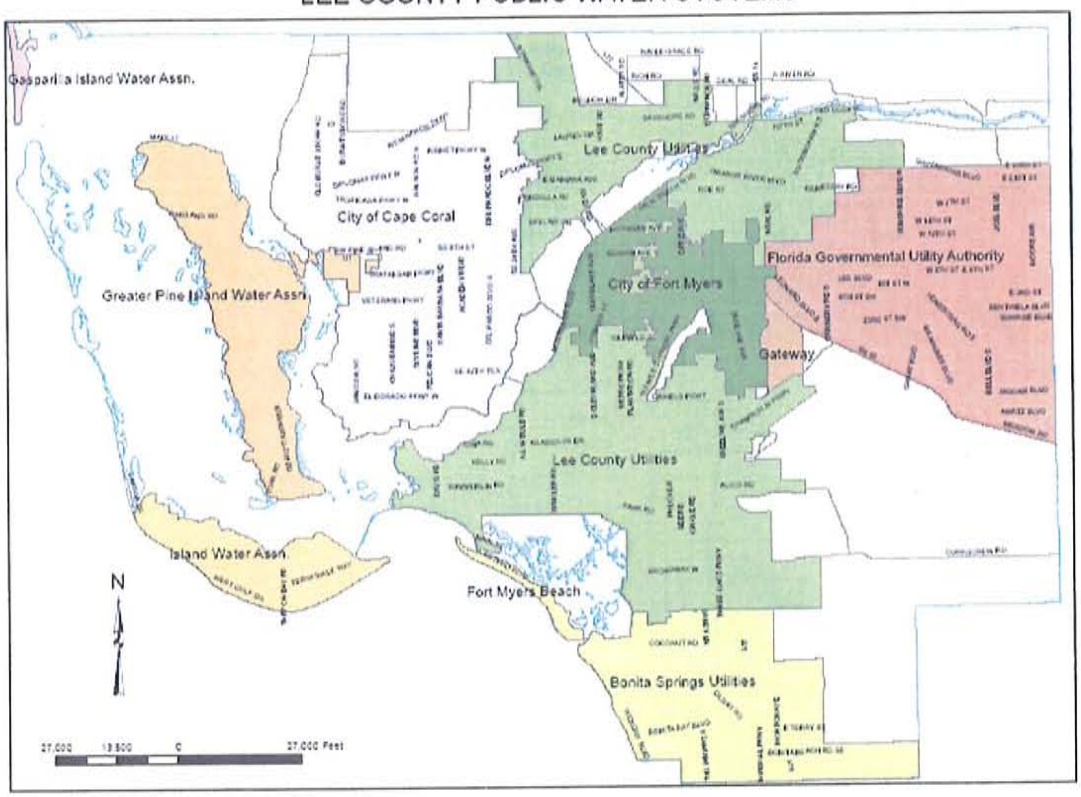
1.3 BACKGROUND

Lee County Utilities was a founding member of the former Lee County Regional Water Supply Authority (LCRWSA). The LCRSWA issued a Water Supply Master Plan in 1993 that was updated in 2000. This Water Supply Master Plan used a planning horizon through 2030. The information provided in this current Lee County Plan is an update to the work that was previously done by the LCRWSA as well as information that has been compiled and submitted to the South Florida Water Management District (SFWMD) in support of Water Use Permit applications as well as population projections performed by Lee County Planning Department.

Lee County Utilities provides water service to those portions of unincorporated Lee County that are not served by either a private utility company, member-owned non-profit systems operating under a franchise agreement from Lee County, or public utility formed through State legislation. These water utilities include; Florida Government Utility Authority (FGUA). Bonita Springs Utilities (BSU), Greater Pine Island Water Association (GPIWA), Gasparilla Island Water Association, and Island Water Association. Sections 1 through 6 of this Plan identify only the water supply needs for Lee County Utilities water system and service area. Section 7 of this Plan describes the water supply needs of the other utilities listed above. This Plan does not include water utilities serving incorporated cities within Lee County, including City of Fort Myers, City of Cape Coral, City of Bonita Springs, and City of Sanibel. Each of these entities is responsible for developing their own 10-Year Water Supply Facilities Work Plan to be

included in its City's comprehensive plan. The figure below depicts the service areas of the large water utilities throughout Lee County.

LEE COUNTY PUBLIC WATER SYSTEMS



It should be noted that LCU provides potable water service through a bulk water service agreement to the Town of Fort Myers Beach. Therefore, in this plan the Town of Fort Myers Beach is included in LCU service area and data presented in this portion of the Plan, include the areas within the Town of Fort Myers Beach. In addition the map above shows the Gateway Service District (GSD) as a water utility. LCU also provides water to GSD as a bulk customer and therefore demands in GSD service area are accounted for in LCU's demand data.

In addition to the public water supply utilities listed above, there are several small public water supply systems within Lee County that are serving developments such as mobile home parks and small developments. An inventory of these systems along with data related to permitted capacity and annual average daily flows is presented in the table below.

SMALL POTABLE WATER SELF SERVED DEVELOPMENTS IN LEE COUNTY

Facility	Design Capacity Avg Gal/Day	Max Day (GPD) Actual 2005	Max Day (GPD) Actual 2006	Max Day (GPD) Estimated 2007	Max Day (GPD) Projected 2008
Bayshore Utilities WTP	216,000	88,000	88,600	89,204	89,812
Citrus Park WTP	650,000	625,000	633,000	641,102	649,309
Lake Fairways WTP	300,000	219,000	263,000	270,000	275,000
Raintree WTP	230,000	53,000	41,200	45,000	48,000
Charleston Park WTP	20,000	24,000	21,700	19,000	19,000
Fountain View RV Park WTP	70,000	40,300	36,200	40,300	n/a
Oak Park MHV WTP	150,000	66,000	74,360	80,000	85,000
River Lawn Terrace WTP	7,800	7,405	8,610	7,000	7,000
Saldivar Migrant Camp WTP	160,000	151,000	120,700	125,000	130,000
Sunrich Mobile Home WTP	20,000	10,600	n/a	12,000	12,000
Useppa Island Club WTP	56,000	73,800	84,292	50,000	50,000

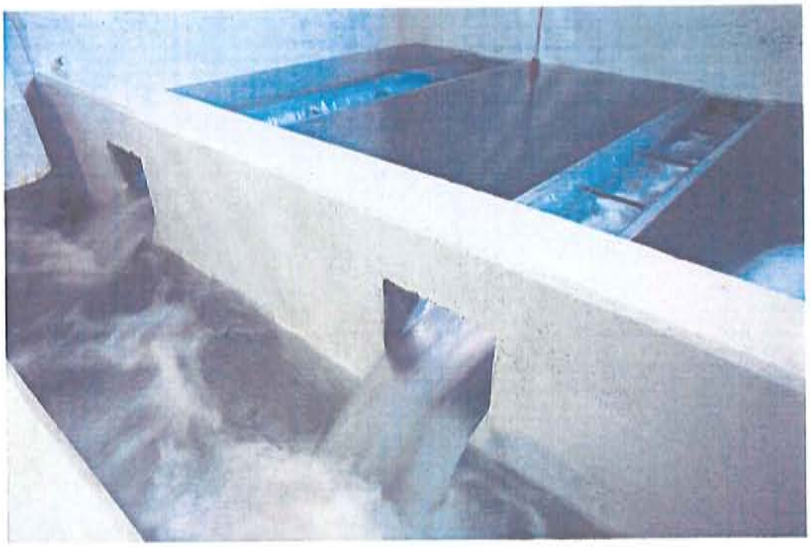
Source: Lee County Concurrance Report 2007 and Lee County Department of Health

1.4 LEE COUNTY UTILITIES SERVICE AREA

Lee County Utilities currently provides potable water throughout several areas in Unincorporated Lee County. Lee County Utilities has a large potential service area (see Figure 1). Essentially this area consists of all unincorporated areas of Lee County that are not served by private utilities through a franchise agreement with the County. The areas currently served within this potential service area are shown in Figure 2. The areas projected to be served by the year 2030 are depicted in Figure 3. It should be noted that the service area depicted in Figure 3 is also the Potable Water Future Service Area in the Lee County Comprehensive Plan.

WATER SUPPLY FACILITIES WORK PLAN
LEE COUNTY UTILITIES
LEE COUNTY, FLORIDA

Section 2
EXISTING FACILITIES



2.1 EXISTING WATER SUPPLY RESOURCES

Lee County Utilities currently operates the following water supply facilities under Water Use Permits from the SFWMD. The general location of these facilities is depicted in Figure 4.

- The Olga surface water intake can withdraw up to 10.0 mgd from the Caloosahatchee River when flows in the river exceed 500 cfs at S-79 (Franklin Locks).
- The Corkscrew Wellfield can withdraw up to 10 mgd from 31 wells that withdraw water from the Surficial aquifer and the Sandstone aquifer.
- The Green Meadows Wellfield can withdraw up to 9 mgd from 27 wells that withdraw water from the Surficial aquifer and the Sandstone aquifer.
- The Waterway Estates Wellfield can withdraw up to 1.5 mgd from 18 wells that withdraw water from the Surficial aquifer, Mid-Hawthorn aquifer, and Lower Hawthorn aquifer.
- The Pinewoods Wellfield can withdraw up to 3.6 mgd from 27 wells that withdraw water from the Water Table, Sandstone, and Lower Hawthorn aquifers.
- The San Carlos Wellfield can withdraw up to 2.5 mgd from 5 wells that withdraw water from the Water Table aquifer.
- The North Lee County Wellfield can withdraw up to 6.25 mgd from 8 wells that withdraw brackish water from the Lower Hawthorn aquifer.

These water resources are described in more detail in the following sections.

2.1.1 Olga Surface Water Intake

The Olga WTP was constructed in 1967 and draws surface water from the Caloosahatchee River (SFWMD Canal C-43). The intake is located at the plant site in Section 23, T43S, R26E along the banks of the river approximately one mile East of the Franklin Locks (see Figure 4). The Olga WTP currently uses three raw water pumps to withdrawal water from the river. In 2000 an Aquifer Storage and Recovery (ASR) well was constructed at the Olga WTP. In 2007, a second ASR well was constructed at the facility. Three additional proposed ASR wells are included in the facilities water use permit.

2.1.2 Corkscrew Wellfield

The original Corkscrew Wellfield is 476 acres in size and is located in Section 22, T46S, R26E at the Northeast corner of Alico and Corkscrew Roads (See Figure 4 and 5). The original wellfield consists of a total of 23 wells. Six of these wells draw water from the Sandstone Aquifer and 17 wells draw water from the Surficial aquifer. In 1999 the wellfield was expanded and 8 wells were installed south of Corkscrew Road approximately one mile west of the existing wellfield. These wells were placed in four clusters, each cluster having one Sandstone aquifer well and one Surficial aquifer well. A description of the wells at Corkscrew is presented in Table 3.

Lee County Utilities has installed five Aquifer Storage and Recovery (ASR) wells at the Corkscrew facility (see Figure 14). These wells are currently fully operational and permitted for injection and recovery. Each well is 12 inch in diameter and has a capacity of 450 gallons per minute. The wells are used to store finished water seasonally in the Mid-Hawthorn aquifer. All of the wells have experienced close to 100% recovery rate. During periods of low demand, which coincides with the wet season, water is injected in the ASR wells. Water is withdrawn from the ASR wells during high demand periods, which coincides with the dry season. This allows for meeting peak demands and offset withdrawals from traditional sources during the dry season. A description of the ASR wells at Corkscrew is presented in Table 10.

2.1.3 Green Meadows Wellfield

The Green Meadows Wellfield is located in Sections 33, 34, 35 and 36 T45S, R26E and Section 31, T47S, R27E in South Lee County approximately 3 miles North of the Corkscrew Water Plant and 2 miles Southeast of the International Airport (See Figure 4). The wellfield has been in existence since 1974, with wells added as demand increased. Currently the wellfield consists of 27 wells. Fourteen of these wells draw water from the Surficial aquifer and thirteen of these wells draw water from the Sandstone aquifer. The linear configuration of this wellfield has minimized the effects of drawdown in the Surficial aquifer (see Figure 6). A description of the wells at Green Meadows is presented in Table 4.

2.1.4 Waterway Estates Wellfield

The Waterway Estates wellfield has been in operation since the late 1950's. Wells have gradually been added as the need arises. There are a total of 18 wells, 14 of which are in close proximity to the plant in Section 16, T44S, R24E (see Figure 4). One well is located in Section 9, T44S, R24E. In addition, there are three wells located in North Cape Coral in Section 6, T44S, R24E (see Figure 10). Six of the wells draw water from the Surficial Aquifer, 11 from the mid-Hawthorn and one from the Lower Hawthorn. LCU has experienced a reduced yield in the existing Waterway Estates Wellfield which has reduced the ability to withdrawal the entire permitted capacity for this facility. An additional Lower Hawthorn well is proposed and is permitted by the SFWMD. A description of the wells at Waterway Estates is presented in Table 7.

2.1.5 Pinewoods Wellfield

The Pinewoods wellfield was acquired by Lee County Utilities in 2003 from Gulf Environmental Services. The wellfield is located in Section 36, T456S, R25E in East Lee County south of Corkscrew Road (see Figure 4). The wellfield and treatment facility were expanded in 2007. Currently the wellfield consists of 19 wells. Eleven of these wells draw water from the Water Table aquifer, three draw water from the Sandstone aquifer and five new wells draw water from the Lower Hawthorn aquifer (see Figure 7). The wellfield is permitted by the SFWMD with a capacity of 3.60 MGD. A description of the wells at Pinewoods is presented in Table 5.

2.1.6 San Carlos Wellfield

The Bartow WTP is supplied by the San Carlos wellfield which was acquired by Lee County Utilities in 2003 from Gulf Environmental Services. The wellfield is located in Section 36, T456S, R25E, in South Lee County, south of Alico Road, North of Corkscrew Road and West of Interstate 75 (see Figure 4). Currently the wellfield consists of 5 wells (see Figure 8). Four of the five wells are active. The wellfield is permitted by the SFWMD with a capacity of 2.5 MGD. All four active wells are permitted to draw water from the Water Table aquifer. This treatment facility and related wellfield is currently off-line No expansion is planned for this wellfield. A description of the wells at San Carlos is presented in Table 5.

2.1.7 North Lee County Wellfield

The North Lee County Water Treatment Plant is located on Durrance Road in North Fort Myers (see Figure 4). The plant was placed into operation in August 2006 and was anticipated to produce 5.0 mgd of finished water through treatment of approximately 6.5 mgd of brackish water from the Lower Hawthorn aquifer. Eight wells were constructed to provide raw water to this first phase of the project (see Figure 11). A description of the existing wells is provided in Table 8. Early in 2007 LCU began to experience declining water quality in this wellfield. As a result one well was placed out of service and plugged and production from 3 wells was reduced, lowering the production capability of this facility to 3.5 mgd. To regain the full production capacity of this facility back to 5.0 mgd, LCU is developing a project to replace the one plugged well and add two additional wells. All three wells are proposed to be constructed off the existing wellfield site as a linear configuration has been recommended for a more sustainable yield from the wellfield. A description of the wells at the North Lee County Wellfield is presented in Table 8.

2.2 EXISTING CONSUMPTIVE USE PERMITS

LCU has three existing consumptive use permits issued by the SFWMD.
The following facilities are covered under Permit # 36-00003-W; Corkscrew wellfield, Olga surface water intake, Green Meadows wellfield and Cypress Lake wellfield (College Parkway).
The following facilities are covered under Permit # 36-00122-W; Pinewoods wellfield, and San Carlos wellfield (Bartow).
The following facilities are covered under Permit # 36-00152-W; Waterway Estates wellfield, and North Lee County wellfield.
The three permits have a combined annual allocation of 12,248 million gallons or 33.55 million gallons per day. Below is a table summarizing the existing consumptive use permits. The right side of this table shows the specific source limitations included in each permit. The difference between the total allocation and the combined daily source limits in each permit is fulfilled with sources that do not have specific limitations.

LEE COUNTY UTILITIES WATER USE PERMIT SUMMARY

Permit #	Facilities	Expiration Date	Annual Allocation (MGD)	Max Month Daily Allocation (MGD)	Max Day Allocation (MGD)	Source Limits	
						Source	Limit (MGD)
36-00003-W	Corkscrew Olga Green Meadows Cypress Lake	4/10/2008	21.23	31.38	30.37	Mid-Hawthorne (C.L.) Sandstone Surficial (Corskrew) Surficial (GM)	0.75 8.00 6.00 4.20
36-00122-W	Pinewoods San Carlos	9/9/2014	6.09	7.23	N/A	Surficial (San Carlos) Sandstone (Pinewoods) Surficial (Pinewoods)	2.50 0.75 2.30
36-00152-W	Waterway Estates North Lee County	1/15/2024	6.23	8.45	N/A	Surficial&Mid Hawthorne	1.55
TOTAL			33.55	47.06			

Notes
1. Annual Allocation (MGD) based on Perimtted Annual Total Allocation divided by 365
2. Max Month Daily Allocation (MGD) based on Permitted Max Month Total Allocation divided by 30
3. Max Day Allocation (MGD): Permits#'s 36-00122-W and 36-00152-W do not specify a Max Day

2.3 EXISTING WATER TREATMENT FACILITIES

Lee County Utilities currently operates the following water treatment facilities under permits issued by the Lee County Health Department as the local agency on behalf of the Florida Department of Environmental Protection (FDEP).

- The Olga Water Treatment Plant has a capacity of 5 mgd and treats water withdrawn from the Caloosahatchee River.
- The Corkscrew Water Treatment Plant has a capacity of 15 mgd and treats water withdrawn from the Corkscrew Wellfield.
- The Green Meadows Water Treatment Plant has a capacity of 9 mgd and treats water from the Green Meadows Wellfield.
- The Waterway Estates Water Treatment Plant has a capacity of 1.5 mgd and treats water from the Waterway Estates Wellfield.
- The Pinewoods Water Treatment Plant has a capacity of 5.14 mgd and treats water from the Pinewoods Wellfield.
- The Bartow Water Treatment Plant has a capacity of 2.4 mgd and treats water from the San Carlos Wellfield.

These water treatment plants are described in more detail in the following sections.

2.3.1 Olga Water Treatment Plant

The Olga plant is permitted as a Class "A", Category I potable water treatment facility by the Florida Department of Environmental Protection (FDEP) and is staffed 24 hours a day, 365 days a year. The current designed and permitted capacity of the Olga WTP is 5.0 MGD. The plant processes water through lime softening, coagulation, filtration and disinfection.

2.3.2 Corkscrew Water Treatment Plant

The Corkscrew plant is permitted as a Class "A", Category I potable water treatment facility by the Florida Department of Environmental Protection (FDEP) and is staffed 24 hours a day, 365 days a year. The current designed and permitted capacity of the Corkscrew WTP is 15.0 MGD. The plant processes water through lime softening, coagulation, filtration and disinfection.

2.3.3 Green Meadows Water Treatment Plant

The Green Meadows plant is permitted as a Class "A", Category I potable water treatment facility by the Florida Department of Environmental Protection (FDEP) and is staffed 24 hours a day, 365 days a year. The current designed and permitted capacity of the Green Meadows WTP is 9.0 MGD. The plant processes water through lime softening, coagulation, filtration and disinfection.

2.3.4 Waterway Estates Water Treatment Plant

The Waterway Estates Water Treatment Plant is a 1.5 MGD plant, permitted with the FDEP as a Class "B", Category I potable water treatment facility and is staffed 16 hours per day 365 days per year. The plant processes water through lime softening, coagulation, filtration and disinfection.

2.3.5 Pinewoods Water Treatment Plant

The Pinewoods facility consists of two treatment plants. The original Water Treatment Plant is a 2.12 MGD plant, permitted with the FDEP as a Class "B", Category II, potable water treatment facility. The plant processes water through nano-filtration membrane treatment and disinfection and treats raw water from the water table and sandstone aquifers. The second plant, which was completed in 2007, treats water withdrawn from the Lower Hawthorn aquifer and produces 3.0 mgd through low pressure reverse osmosis.

2.3.6 Bartow Water Treatment Plant (San Carlos Wellfield)

The Bartow Water Treatment Plant was a 2.41 MGD plant, permitted with the FDEP as a Class "B", Category I, potable water treatment facility. This facility was decommissioned in 2008. LCU is currently examining the feasibility of reactivating this facility and exploring different treatment options for a new facility at this location.

2.3.7 North Lee County Water Treatment Plant

The North Lee County Water Treatment Plant is a 5.0 mgd plant, permitted with the FDEP as a Class "B", Category II, potable water treatment facility. The plant processes raw water from the Lower Hawthorn aquifer through low pressure reverse osmosis.

2.4 EXISTING WATER STORAGE FACILITIES

Lee County Utilities currently operates seven potable water storage facilities. These existing storage facilities have the capacity to store a total of 33.0 million gallons. Figure 13 identifies the location of these facilities that are listed in Table 2. Regarding design criteria for minimum storage capacity within a public water system, Florida Administrative Code 62-555.320 (19) (a) states the following; "the total useful finish-water storage capacity (excluding any storage capacity for fire protection) connected to a water system shall at least equal 25 percent of the system's maximum-day water demand, excluding any design fire flow demand".

Assuming a fire flow demand of 3 fires each with 2 fire trucks pumping at 1,500 gpm for 4 hours, the fire flow demand would be 2.16 mgd. LCU's maximum daily flow in 2007 was 32.253 million gallons. Therefore; (32.253 X 0.25) + 2.16 = 10.22 million gallons. As stated above, LCU's current storage capacity is 33.0 million gallons.

WATER SUPPLY FACILITIES WORK PLAN
LEE COUNTY UTILITIES
LEE COUNTY, FLORIDA

Section 3

PROJECTIONS

3.1 LOWER WEST COAST WATER SUPPLY PLAN 2005-2006

During the formulation of the 2005-2006 update to the Lower West Coast Water Supply Plan (LWCWSP) the SFWMD staff worked closely with LCU to refine the area currently served by LCU to develop a baseline for the plan's demand projections for LCU's service area. In addition, the methodology utilized for projecting population that was utilized by the District staff was very similar to those utilized in past planning efforts performed by LCU. That is, University of Florida Bureau of Economic and Business Research medium projections were utilized and this data was used to disaggregated the historic population and projected population into Traffic Analysis Zones (TAZs) for LCU's existing and future service area. The projected population and annual average finish water demand from the LWCWSP is shown below. From baseline years it was determined that LCU's per capita was 118 gallons of finished water per day per person. The demand is expressed in annual average daily flow.

Lower West Coast Water Supply Plan
Demand Projection for Lee County Utilities

Year	Population	Finish Water Demand (MGD)
2005	201,286	23.7
2015	250,687	29.6
2025	291,302	34.3

3.2 LCU WATER USE PERMIT APPLICATION – APRIL 2008

In support of an application to modify LCU's current consumptive use permit number 36-00003-W in April 2008, available data from LCU's billing records were utilized to develop a population and demand projection. The available data from LCU's billing records included equivalent residential unit (ERU) counts and estimated population from 2003-2007. The population at the end of the month of May in every year from 2003 through 2007 was determined using the records from the billing office. The population in 2007 was determined by utilizing the factors shown in the Table below.

Estimation of LCU Service Area Population from ERU Data - M

Residential Unit	Number of Units	Population Factor	Estimated Population
Single Family	74,922	2.3	172,321
Multi-Family	44,804	2.0	89,608
Mobile Homes	15,574	1.8	28,033
RV	7,991	1.5	11,948
Total	143,291		301,948

Utilizing this method, a population served for every year from 2003 to 2007 was determined. The analysis resulted in an annual average growth rate of 3.6%. Actual water system demand data for this time period was then used in conjunction with the population data to determine an average per capita daily use rate and a peaking ratio to determine a maximum month per capita. The average use rate was determined to be 87 gallons per capita per day (gpcd). The maximum month use rate was determined to be 102 gpcd, with a peaking ratio of 1.17.

Population projections were then made for the years 2008 through 2018 based on the annual average growth rate determined above. Future water demands were then determined by multiplying the per capita rates determined above by the projected population for each year. It should be noted that limitations in water supply and infrastructure during the base line years from 2003 to 2007 resulted in artificially low water pressure throughout LCU's water system. To account for the increases in demand as a result of returning the system to normal operation pressures, a factor of 1.10 was applied to the projected demands. The resulting demand projection is presented below.

LEE COUNTY UTILITIES DEMAND PROJECTION
FROM WUP APPLICATION APRIL 2008

Year	Projected Average Population	Projected Annual Average Demand (MGD)	Projected Max Month Average Daily Demand (MGD)
2008	312,945	29.92	35.46
2009	324,343	31.00	36.75
2010	336,156	32.13	38.09
2011	348,399	33.30	39.47
2012	361,088	34.52	40.91
2013	374,239	35.77	42.40
2014	387,869	37.08	43.94
2015	401,995	38.43	45.55
2016	416,636	39.82	47.20
2017	431,810	41.28	48.92
2018	447,537	42.78	50.70

For purposes of this plan, this growth rate was then projected out to the year 2025 and in shown in graphs that follow.

3.3 LEE COUNTY PLANNING DEPARTMENT – MAY 2008

In May of 2008 the Lee County Planning Department performed an analysis of current population served by LCU and the projected population served by LCU. The sections below describe the methodology utilized by the Lee County Planning Department.

3.3.1 Population Assumptions:

Lee County population estimates and projections have used assumptions based on the United States' Census data which are updated after each decennial census is released. The primary assumptions derived from each census are persons per household and the occupancy characteristics of dwelling units. Due to changes in census boundaries between the 1970 and 1980 censuses, the current assumptions are based on a review of the 1980, 1990, and 2000 censuses.

Originally, these assumptions were applied on a county-wide basis. However, over time, staff has refined these assumptions to reflect differences throughout the county. Historically, the coastal areas of the county have a larger percentage of seasonally occupied units and fewer residents per unit. Information is summarized for each of the 22 Lee Plan Planning Communities. This allows for estimates and projections to be customized for different areas of the county. Similarly, the persons per unit (PPU) assumptions were refined to reflect differences between unit types. It was determined that then number of occupants was significantly different between single family detached units and other types of units.

3.3.2 Existing Population:

The Planning Division estimates the current population of an area by multiplying the number of each type of dwelling unit (single family or non-single family) to the corresponding PPU and occupancy rate (OR) assumed for the corresponding planning community. The dwelling unit information is maintained by the Planning Division staff for the unincorporated areas of Lee County, Fort Myers Beach, and Bonita Springs (areas where building permits have been processed by Lee County) in a parcel specific land use inventory. This inventory is updated using certificate of occupancy and change of use information from building permit data.

To calculate the estimated population of the area served by Lee County Utilities, Planning Staff geographically selected the parcels served. This data was joined with the Planning Division inventory to obtain unit counts and planning community information. This allowed appropriate assumptions to be multiplied to the unit counts to estimate the population served. For those areas served by Lee County Utilities within the municipalities of Cape Coral and Fort Myers the unit information was obtained from the Lee County Property Appraiser's tax roll information.

3.3.3 Build out population:

Planning Staff has also projected the build out population for Lee County. In addition to the assumptions used to estimate the existing population, staff made assumptions for future development patterns in the undeveloped areas of the county. The underlying assumption made was that the no dramatic change in development patterns was anticipated. This is Lee County's "Status Quo" projection of population for the Future Land Use Map in effect in December 2006 when this study was initiated. The development assumptions included in the build out analysis are the same as those used to generate the 2030 land use allocation acreages adopted in the Lee Plan, Table 1(b).

First, using the Planning Division existing land use inventory, the amount of vacant and agricultural land remaining in each of the 22 Planning Communities was calculated. This data was also summarized by Future Land Use Map Designation. The population accommodation analysis for the Lee County Comprehensive Plan, the Lee Plan, anticipated the portion of each land use category that will be developed with residential uses. This percentage has been monitored over the years and adjusted to reflect emerging development trends when appropriate.

Second, for each Future Land Use Designation within each Planning Community the existing Dwelling Units per acre was calculated (DUPA). This calculation includes data from approved planned developments regardless of the development status of the project. This figure is compared to the Lee Plan Assumption for DUPA in each Future Land Use designation. Development patterns vary across the county and the DUPA for each designation is expected to be different for each Planning Community. Planning staff compared the historical DUPA to the assumed county wide DUPA for each designation and made the appropriate adjustments. In certain areas of the county, such as the Estero Planning Community, staff gave more consideration to the development patterns of more recent approvals that have been influenced by the adoption of the Estero Community Plan. In other areas, such as Lehigh Acres, staff found no compelling reason to anticipate that future development patters would be significantly different from the historical patterns.

The 4 assumptions used in formulating the build out population projections are:

- Persons per Unit (by planning community) - PPU
- Occupancy Rate (by planning community) - OR
- Percent of Residential Land (by future land use designation) - %RL
- Dwelling Units Per Acre (by future land use designation and planning community) – DUPA

Calculating build out population

1. Total Residential Land (TRL) = Total acreage of land in each future land use designation for each planning community is multiplied by the %RL assumption.
2. New Residential Land (NRL) = TRL – existing residential. (this acreage figure is compared to the available land supply (vacant land + agricultural land) and adjusted if required).
3. New Dwelling Units (NDU) = NRL multiplied by the appropriate DUPA.

4. Build out Dwelling Untis (BDU) = NDU + existing Dwelling Units.
5. Projected Occupied Build out Dwelling Units (OBDU) = BDU multiplied by the appropriate OR.
6. Build out Population = OBDU multiplied by the appropriate PPU.

3.3.4 Demand Projection

The Lee County Planning Department computed the population within the area of un-incorporated Lee County served by LCU in 2007.The computed permanent population for 2007 was 230,581. The Planning Department then computed the projected population for Lee County Utilities entire future service as depicted in the Lee County Comprehensive Plan for the year 2030. The 2030 projected population for LCU's service area was determined to be 296,256. The actual annual average demand for LCU in 2007 was 24.95 MGD and the maximum day demand was 31.72 MGD. Utilizing this data an annual average per-capita rate of 108.2 gallons per capita day (gpcd) and a maximum day per-capita rate of 137.58 gpcd was determined. Applying these per-capita rate to the population projection performed by the Lee County Planning Department yields a projected annual average demand of 30.51 MGD and a maximum day demand of 38.79 MGD in 2025 (see table below).

LCU DEMAND PROJECTION BASED ON LEE COUNTY PLANNING DEPARTMENT

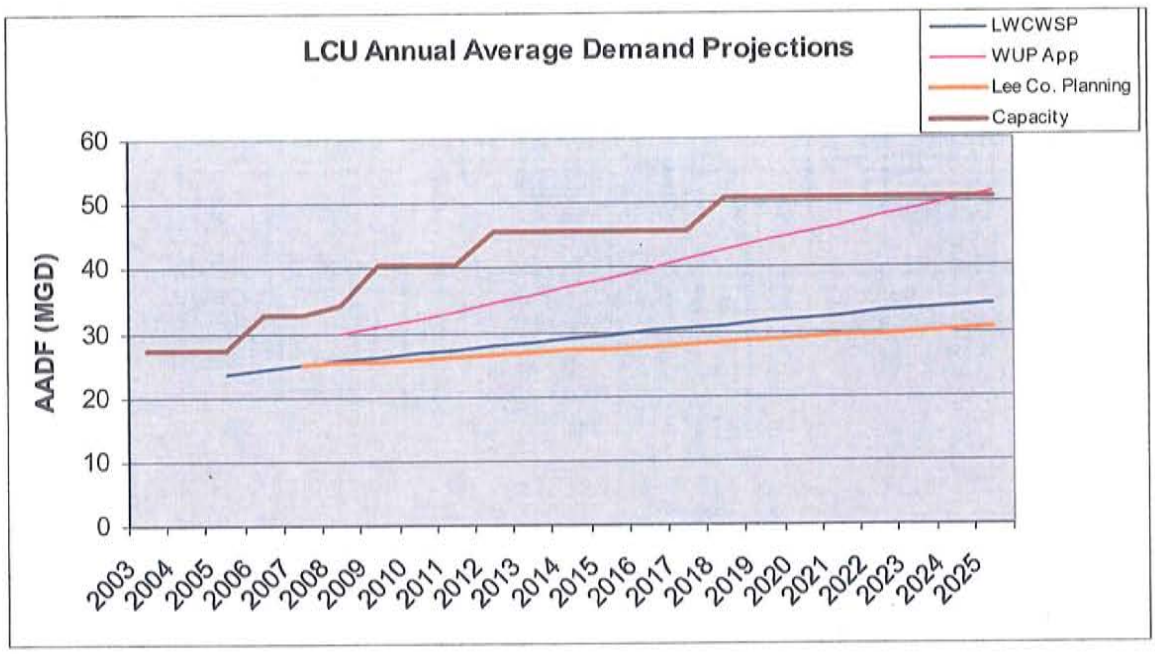
Year	Population	Demand AADF	Demand MDF
2007	230581	24.95	31.72
2008	233436	25.26	32.12
2009	236292	25.57	32.51
2010	239147	25.88	32.90
2011	242003	26.18	33.29
2012	244858	26.49	33.69
2013	247714	26.80	34.08
2014	250569	27.11	34.47
2015	253424	27.42	34.87
2016	256280	27.73	35.26
2017	259135	28.04	35.65
2018	261991	28.35	36.04
2019	264846	28.66	36.44
2020	267702	28.97	36.83
2021	270557	29.27	37.22
2022	273412	29.58	37.62
2023	276268	29.89	38.01
2024	279123	30.20	38.40
2025	281979	30.51	38.79
2026	284834	30.82	39.19
2027	287690	31.13	39.58
2028	290545	31.44	39.97
2029	293400	31.75	40.37
2030	296256	32.05	40.76

3.4 SUMMARY OF DEMAND PROJECTIONS

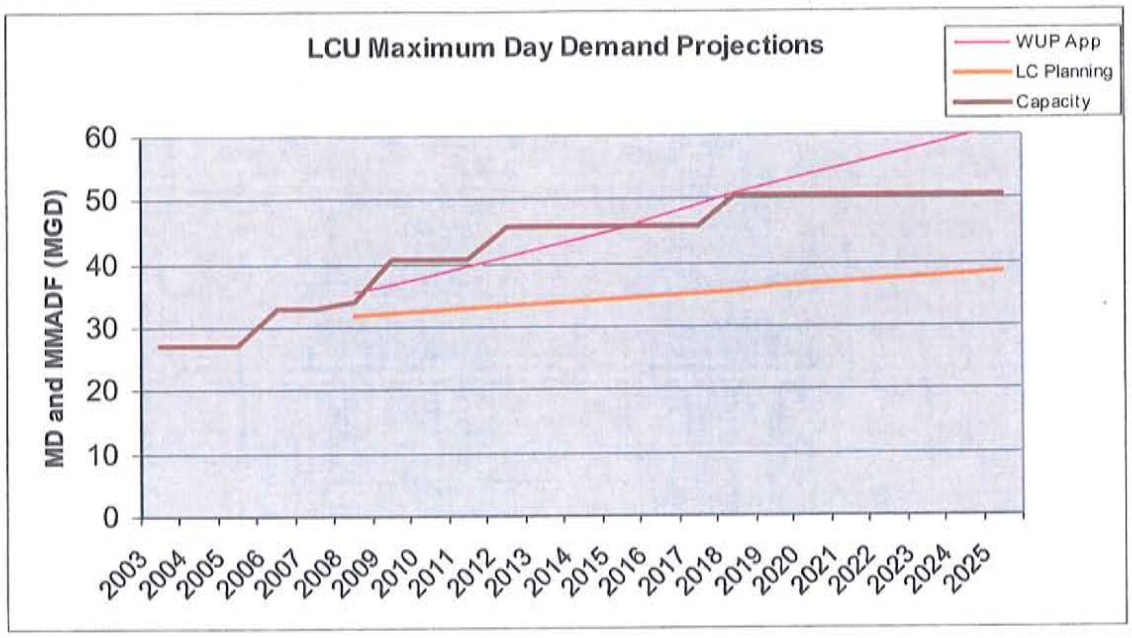
The table below summarizes the projections from the various Planning efforts described above. The following graph depicts the annual average daily demand projection for each and the actual annual average daily flows from 2003 through 2007.

Planning Effort	2025 AADF (MGD)	2025 MDF (MGD)	2025 MMADF (MGD)	Per Capita (gpcd)	2025 Population
2006 LWCWSP	34.30	N/A	N/A	118	290,677
2008 WUP Application	51.60	N/A	61.15	87	593,103
2008 Lee Co. Planning Dept.	30.51	38.79	N/A	108.2	281,979

The projections described above are shown in the graphs below.



In the graph above, the blue line represents the annual average daily demand projection as calculated for the SFWMD Lower West Coast Regional Water Supply Plan. The magenta line represents the annual average daily demand projection as calculated in support of the application for renewal of LCU water use permit. The thick orange line represents the annual average daily flow projection calculated utilizing the population projection performed by the Lee County Planning Department. The thick purple line represents capacity development planned by LCU. A summary of capacity development is summarized in the next section.



In the graph above the magenta line represents a projection of the maximum month daily average demand as calculated in support of a water use permit application submitted by LCU. The thick Orange line represents the maximum daily demand as calculated utilizing the population projection provided by the Lee County Planning Department. The projection performed during the SFWMD Lower West Coast Water did not consider maximum month or maximum daily demands. The thick purple line depicts capacity development planned by LCU. Capacity development is summarized in the next section.

The projections performed for the water use permit and the Lower West Coast Water Supply Plan are shown for informational purposes only. The projection performed by the Lee County Planning Department will serve as the official projection for purposes of demonstrating that LCU has planned and programmed sufficient capacity development projects to meet projected demands.

3.5 SUMMARY OF CAPACITY DEVELOPMENT

As shown in previous sections LCU is at various stages of capacity development at several of its facilities. The following is a summary of these plans for developing capacity.

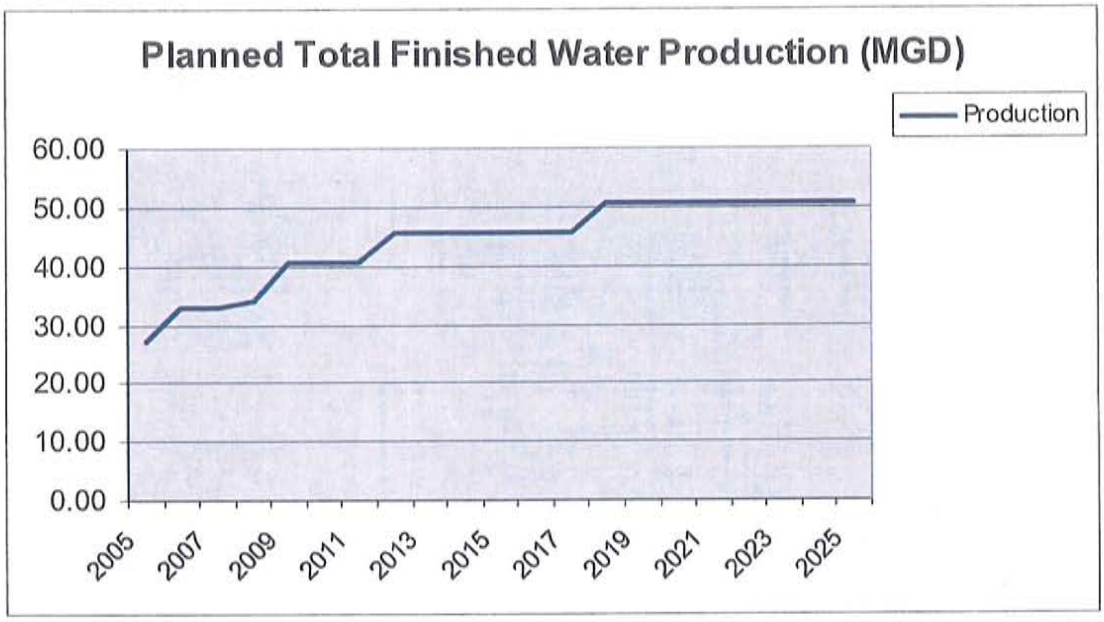
2009 - Regain capacity of the North Lee County Wellfield from 3.50 mgd to 5.0 mgd and complete Corkscrew Wellfield expansion to 15.0 mgd. This represents an increase in capacity of **6.5 mgd**.

2012 - Complete expansion of North Lee County Water Plant and Wellfiled to increase capacity from 5.0 mgd to 10.0 mgd. This represents an increase in capacity of **5.0 mgd**.

2016 - Complete Green Meadows Water Plant and Wellfield expansion increasing capacity from 9.0 mgd to 16.0 mgd and complete expansion of Olga Water Plant from 5.0 to 10.0 mgd. Potential sources for expansion at Olga are presently being studied. This represents an increase in capacity of **12.0 mgd**. This increase in capacity is not reflected in the analysis as a water use permit for Green Meadows expansion has not been issued yet and the two projects are not included in the current CIP.

2018 – Complete expansion of Corkscrew WTP and associated wellfield from a capacity of 15.0 mgd to 20.0 mgd representing an increase in capacity of **5.0 mgd**

The graph below depicts the increases in total system capacity as a result of these planned expansions as well as those increases in capacity that were completed between 2005 and 2008. The planned capacity shown on this graph is also shown as a dark purple line on the previous two graphs along with the projected demands.



3.6 SUMMARY

The above graphs and tables show the projected annual average and maximum demands from various planning efforts. They also show LCU's planned capacity development. LCUs planned capacity in 2018 is 50.63 mgd. The Lower West Coast Water Supply Plan projected annual average daily demand in 2018 is 31.08 mgd. The 2018 maximum day demand projection based on the Lee County Planning Department's population projection, the official projection being utilized by this plan, is 35.65 mgd. Therefore, the analysis demonstrates that LCU is planning and has programmed in the approved CIP, projects sufficient to meet the maximum day demand in 2018 as projected by the Lee County Planning Department, the official projection being utilized for this water supply facility work plan.

3.7 LEVEL OF SERVICE

The adopted level of service for potable water in the Lee County Comprehensive Plan is 250 gallons per day per Equivalent Residential Connection (ERC) for peak month, except that facilities serving only mobile home residential structures must have a capacity of 187.5 gallons per day and facilities serving only travel trailer residential structures must have a capacity of 150 gallons per day.

An analysis to determine if the current level of service in the Lee Plan is appropriate was performed. Utilizing billing records, the total number of ERC's in the LCU system in May 2007 was determined. The records indicated that a total of 143,291 ERC's existed in May 2007. Utilizing the population served in 2007 determined by the Lee County Planning Department of 230,581 people the persons per ERC was determined to be 1.44 people per ERC. Utilizing the maximum day per-capita consumption of 137.58 which was derived from actual maximum day demand in 2007 and the existing population determined by the Lee County Planning Department the gallons per day per ERC was calculated to be 198.12 gpd/ERC. It should be noted that the number of ERU's used for this analysis represents the total number of ERC's connected to the system not necessarily the number of ERU's actually in use at that time.

In addition to the calculation performed above it was determined from billing records that in May 2006 there were 59,226 single family residential accounts that were billed for usage. The total monthly number of gallons metered for these accounts was 442,533,000 gallons. These figures result in a consumption of 241.08 gpd/residential connection. This figure does not represent the total amount of finished water required as there is a certain amount of water loss within the water distribution system. In May 2006 this percentage of loss was calculated to be 3.62%. Therefore, adding the May 2006 unaccounted for water percentage of 3.62% to this figure yields a use rate of 249.75 gpd/residential connection.

The analysis performed above supports the current adopted Level of Service for potable water in the Lee Plan.

Section 4
PROPOSED FACILITIES



4.1 PROPOSED WATER SUPPLY SOURCES

4.1.1 Olga Surface Water Intake

Two additional pumps are permitted by the SFWMD and are part of a planned expansion of the facility (see Table 9). This expansion would increase the current capacity of 5.0 MGD to 10.0 MGD. This planned increase in capacity is not included in the analysis to demonstrate sufficient capacity or included in the CIP as LCU is currently in the processes of determining the feasibility of expanding capacity at the Olga facility.

An additional 3 ASR wells are permitted by the SFWMD for this facility (see Table 10). They are planned to be installed during the plant expansion. The existing and proposed ASR wells along with the plant expansion at the Olga plant will provide seasonal storage of water. This will allow for maximizing withdrawals during high river flows in the rainy season and minimizing the withdrawal from the river during low flows in the dry season, thereby aiding in the recovery of a MFL water body, the Caloosahatchee River. The ASR program at this facility is on hold due to permitting issues regarding Arsenic. LCU anticipates this issue will be resolved shortly and the program can progress.

LCU is also conducting a study to identify additional raw water supply alternatives for this facility. Potential supply options being studied include both traditional and alternative sources.

4.1.2 Corkscrew Wellfield

An expansion of the Corkscrew Treatment Plant was completed in 2006. The expansion increased the treatment capacity of the facility from 10.0 MGD to 15.0 MGD. The wellfield expansion project associated with the plant expansion is currently under construction and is expected to be completed by the end of 2008. The wellfield expansion includes the addition of 25 wells which are currently permitted by the SFWMD. Eleven of these wells will withdrawal water from the Sandstone aquifer, eleven will withdrawal water from the Surficial aquifer and three will withdrawal water from the Lower Hawthorn aquifer. The overall objective in the design of this expansion is to widen the aerial extent of the wellfield, while maintaining the same amount of withdrawal from the Surficial aquifer. This should spread out the withdrawal to minimize the drawdown in the Surficial aquifer surrounding the wellfield (See Figure 5). In addition LCU is developing 2 Lower Hawthorn aquifer wells to augment raw water supplies from traditional sources. An expansion of the treatment plant and wellfield to 20.0 MGD is planned and programmed into the CIP for years 6-10.

4.1.3 Green Meadows Wellfield

LCU's current water use permit for this facility allows for an expansion of the wellfield including the installation of 21 new wells. The permit allows for the installation of nine Surficial aquifer wells, nine Sandstone aquifer wells and three Lower Hawthorn wells.

Instead, LCU proposes to construct a new 16.0 mgd reverse osmosis (RO) water treatment plant to replace the aging existing lime softening treatment system currently permitted for 9.0 mgd at this site. Additional withdrawals of brackish water from the Lower Hawthorn aquifer along with current withdrawals from Surficial and Sandstone aquifers will be blended and treated in the new facility. An increase in allocation from traditional fresh water sources currently permitted is not proposed. Fourteen new Lower Hawthorn wells located in LCU's existing easement are proposed to increase the capacity of the wellfield (see Figure 6). A Lower Hawthorn pilot/production well is currently under construction and an application to modify LCU's current water use permit has been submitted. This planned increase in capacity is not included in the analysis to demonstrate sufficient capacity or programmed in the CIP as LCU is currently in the processes of determining the feasibility of expanding capacity at the Green Meadows facility and the water use permit related to this increase in capacity is under review.

4.1.4 Pinewoods Wellfield

An expansion of the Pinewoods Wellfield was completed in 2007. See the section addressing existing water supply resources and treatment facilities for a description. The expansion increased the utilization of the Lower Hawthorn aquifer and did not increase the use of traditional fresh water aquifers. Utilizing the Lower Hawthorn aquifer instead of the fresh water aquifers allowed for expansion while relieving some of the stress placed on traditional sources.

4.1.5 North Lee County Wellfield

As mentioned in a previous section, this wellfield has lost production since being placed into service in August 2006. The finish water production has been lowered from 5.0 mgd to a sustainable yield of 3.5 mgd. This loss in production was caused by interference between wells caused by the current configuration of the wellfield and well spacing. The first phase of wellfield expansion for this facility will involve regaining the capacity to produce 5.0 mgd. Three new Lower Hawthorn wells are proposed to be constructed off-site. The wells will be spaced farther apart that the existing wells and a linear configuration will be employed. These three wells should allow LCU to regain the 5.0 finish water capacity as originally intended. LCU expects to complete this project by 2009.

The North Lee County Water Treatment Plant was designed to be easily expandable to 10.0 mgd. The second phase of expansion for this facility will involve expansion of the treatment plant to 10.0 mgd. An associated expansion of the wellfield is also proposed. Seven additional Lower Hawthorn Wells will be required to provide sufficient raw water to produce the additional 5.0 mgd of finished water. Phase II of the wellfield expansion and expansion of the treatment facility is expected to be completed by 20132. See Figure 11 for the proposed configuration of this wellfield.

4.2 PROPOSED MODIFICATIONS TO CONSUMPTIVE USE PERMITS

4.2.1 Permit # 36-00003-W

LCU has recently submitted an application to renew/modify Consumptive Use Permit number 36-00003-W covering the Corkscrew, Green Meadows wellfields as well as the surface water withdrawal at the Olga facility. LCU is requesting the following in the application:

- Continued use, at the current allocation, of surface water from the Caloosahatchee River (C-43), and fresh groundwater from the Sandstone, Surficial, and Water-table aquifers.
- An increase in annual allocation from the Lower Hawthorn (Upper Floridan) aquifer at the Green Meadows Wellfield to 2,471 MG.
- An increase in maximum monthly allocation from the Lower Hawthorn (Upper Floridan) aquifer at the Green Meadows Wellfield to 322.4 MG.

The increase in allocation from the Lower Hawthorn aquifer will allow LCU to operate the proposed Green Meadows R.O. Treatment facility at full capacity (16.0 mgd) without exceeding current fresh water withdrawal limits (see Proposed Water Resources, Green Meadows wellfield above). It should be noted that due to a supply deficit in the last few years, LCU has been operating the water distribution system at lower pressure than normal to manage the demand in the system. The requested allocation in this permit renewal application was based on a projection that assumed a 10% increase in demand as a result of increasing pressure in the system to acceptable levels.

4.2.2 Permit # 36-00152-W

In addition, LCU has recently submitted an application to modify Consumptive Use Permit number 36-00152-W covering the Waterway Estates and North Lee County wellfields. The requested permit duration is 20 years. The requested modification includes the addition of 10 Lower Hawthorn aquifer water supply wells and an increase in allocation from that aquifer to serve as raw water for the North Lee County Water Treatment Plant. The application requests an annual average daily allocation of 8.808 MGD and a maximum monthly average daily demand of 12.5 MGD. This added allocation will allow LCU to expand the North Lee County Plant to produce 10.0 MGD of finished water.

LCU's requested allocation will provide redundancy allowing for flexibility in source options to meet demands.

The Table below summarizes the proposed water use permits.

PROPOSED LEE COUNTY UTILITIES WATER USE PERMIT SUMMARY

Permit #	Facilities	Expiration Date	Annual Allocation (MGD)	Max Month Daily Allocation (MGD)	Max Day Allocation (MGD)	Source Limits	
						Source	Limit (MGD)
36-00003-W	Corkscrew Olga Green Meadows Cypress Lake	**Application Submitted**	**28.00**	**40.77**	N/A	Mid-Hawthorne (C.L.) Sandstone Surficial (Corskrew) Surficial (GM)	0.75 8.00 6.00 4.20
36-00122-W	Pinewoods San Carlos	9/9/2014	6.09	7.23	N/A	Surficial (San Carlos) Sandstone (Pinewoods) Surficial (Pinewoods)	2.50 0.75 2.30
36-00152-W	Waterway Estates North Lee County	**Application Submitted**	**8.808**	**12.5**	N/A	Surficial&Mid Hawthorn	1.55
TOTAL			42.898	60.5			

Notes
1. Annual Allocation (MGD) based on Perimtted Annual Total Allocation divided by 365
2. Max Month Daily Allocation (MGD) based on Permitted Max Month Total Allocation divided by 30
3. Max Day Allocation (MGD): Permits no longer specify a Max Day
4. Boldface represents requested increases in allocation

4.3 PROPOSED WATER TREATMENT FACILITIES

4.3.1 Olga Water Treatment Plant

Lee County Utilities plans on expanding the Olga WTP from 5.0 to 10.0 mgd. The primary mode of treatment at this facility will likely change as LCU identifies the various source water options in the study mentioned in the section 4.1.1.

4.3.2 Corkscrew Water Treatment Plant

Lee County Utilities has recently completed an expansion of the Corkscrew WTP from 10.0 mgd to 15.0 mgd. The treatment remains the same as the original plant, which is lime softening followed by filtration. An expansion to 20.0 mgd is planned in 6-10 years.

4.3.3 Green Meadows Water Treatment Plant

Lee County Utilities plans on expanding the Green Meadows WTP from 9.0 mgd to 16.0 mgd. A new low pressure reverse osmosis treatment plant is proposed.

4.3.4 Pinewoods Water Treatment Plant

Lee County Utilities recently completed the 3.0 mgd low pressure reverse osmosis plant at this facility. This added capacity coupled with the original low pressure nano-filtration plant brings the total treatment capacity of this facility to 5.0 mgd.

4.3.5 North Lee County Water Treatment Plant

The new 5.0 mgd North Lee County WTP was completed in August 2006. The facility was constructed for future expansion to 10.0 mgd. This facility is a reverse osmosis facility treating brackish water (Lower Hawthorn). Expansion of the treatment plant from 5.0 mgd to 10.0 mgd will be completed in conjunction with Phase II wellfield expansion and is expected to be completed by 2012.

A table summarizing the water supply development proposed by LCU is shown below.

LEE COUNTY UTILITIES EXISTING AND PROPOSED WATER SUPPLY RESOURCES SUMMARY

EXISTING					PROPOSED				
Facility	Existing Treatment Capacity (MGD)	Existing Source Capacity (MGD)	Existing Number of Wells/Pumps	Source	Facility	Proposed Treatment Capacity (MGD)	Proposed Source Capacity (MGD)	Proposed Additional Wells/Pumps	Source
Olga	5.00	5.00	3	Surface Water	Olga	5.00	5.00		Surface Water
Corkscrew	15.00	10.00	21	Surficial	Corkscrew	20.00	20.00	11	Surficial
			10	Sanstone				11	Sandstone
								3	**Lower Hawthorn**
Green Meadows	9.00	9.00	14	Surficial	Green Meadows	9.00	9.00		
			13	Sandstone					
Cypress Lake	0.00	0.00		Decommisioned	Cypress Lake	0.00	0.00	none	
Waterway Estates	1.50	1.50	6	Surficial	Waterway Estates	1.50	1.50	none	
			11	Mid-Hawthorn					
			1	Lower Hawthorn					
Pinewoods	5.13	5.13	11	Water Table	Pinewoods	5.13	5.13	none	
			3	Sandstone					
			5	**Lower Hawthorn**					
San Carlos	0.00	0.00	4	Water Table	San Carlos	0.00	0.00	none	
North Lee County	5.00	3.50	**7**	**Lower Hawthorn**	North Lee County	10.00	10.00	**10**	**Lower Hawthorn**
TOTAL	40.63	34.13			**TOTAL**	50.63	50.63		

BOLD FACE = Proposed and recently developed Alternative Water Supplies

4.4 CAPITAL IMPROVEMENT PLAN

Lee County Utilities' Capital Improvement Plan is summarized in Table 11. Implementation of the primary components of this plan to increase production of potable water is scheduled between 2008 and 2018. The projects will increase the combined maximum day capacity of all of the Lee County Utilities production facilities from 35.10 mgd to a combined capacity of 50.63. This combined capacity of 50.63 mgd is sufficient to meet the projected maximum daily demand of 38.40 mgd which is the projected demand based on the population projection performed by the Lee County Planning Department.

WATER SUPPLY FACILITIES WORK PLAN
LEE COUNTY UTILITIES
LEE COUNTY, FLORIDA

Section 5
ALTERNATIVE WATER RESOURCES



5.1 Introduction

Lee County Utilities is proactively implementing, utilizing, and exploring alternative water resources. LCU's use of alternative sources is supported by the South Florida Water Management District's Lower West Coast Water Supply Plan. Several alternatives are incorporated in the current program or are proposed; they include:

- Aquifer Storage and Recovery
- Reclaimed Water Irrigation Systems
- Use of Floridan Aquifer
- Captured Storm water
- Desalination
- Water Conservation

Many benefits are obtained from Lee County's alternative water resource program; they include:

- Maintain sustainability of the shallow fresh water aquifers.
- Maintain a steady raw water supply for growth.
- Minimize stress on the wellfields.
- Provide landscape irrigation water supply during droughts.
- Minimize the amount of water withdrawn from the Surficial aquifer.
- Minimize withdrawal from a Minimum Flow and Level (MFL) water body during droughts.
- Recharging the Surficial Aquifer

Below is a summary of each component of the program.

5.2 Aquifer Storage and Recovery

In simple terms, Aquifer Storage and Recovery (ASR) is the storage of excess fresh water by injection into a confined aquifer for recovery during periods of high demand. Typically, treated fresh water is injected into an aquifer suitable for storage during the rainy season which in Southwest Florida coincides with the low demand period. As seasonal residents and tourists arrive, typically during the dry season, stored water is recovered from the ASR wells to meet the increase in demand. Utilization of ASR is an effective means to maintain a steady raw water supply and minimize stress on wellfields and surrounding wetlands by minimizing the amount of water withdrawn from the Surficial aquifer during the dry season. In the case of the Olga WTP ASR program, use of ASR will minimize the withdrawal of water during the dry season from a water body that has an established Minimum Flow and Level.

5.2.1 Potable Water ASR

Lee County Utilities has experienced a great deal of success with its ASR program. Currently, there are five ASR wells at the Corkscrew Water Treatment Plant (see Figure 14). These five wells have been in full operation for several years and a recovery rate of nearly 100% has been realized. LCU also has installed two ASR wells at the Olga Water Treatment Plant and one well at the North Reservoir site (see Figure 4 &13). Three additional ASR wells are planned for the Olga WTP. These wells will allow for additional injection of treated surface water from the Caloosahatchee River during the rainy season and recovery during the dry season. A description of the eight existing and three proposed ASR wells are shown in Table 10. It should be noted that the progress of LCU's Potable Water ASR program has been slowed due to a change in regulation regarding Arsenic. LCU is moving forward cautiously with this program as FDEP and EPA formulate a policy regarding Arsenic as it relates to potable water ASR wells.

5.2.2 Groundwater to Groundwater ASR

LCU has plans to develop a groundwater to groundwater ASR well system in the Green Meadows area. Groundwater from the Sandstone aquifer will be withdrawn during the rainy season and stored in ASR for recovery during the dry season.

5.2.3 Reclaimed Water ASR

LCU is examining the feasibility of utilizing ASR technology for the storage of reclaimed water. Seasonal Storage of reclaimed water will allow for better management of this resource, allowing for a higher percentage of utilization and possibly eliminate the need for disposal through a deep injection well or surface water discharge.

5.3 Reclaimed Water Systems

5.3.1 Introduction

Lee County Utilities owns and maintains several reclaimed water systems (see Figure 15). These systems provide many benefits. They reduce the amount of groundwater that is withdrawn in their respective service areas as well as recharge the local aquifers. Increasing the utilization of reclaimed water reduces the amount of water lost through surface water discharge or down a deep injection well. Lee County Utilities has taken and plans to take several steps to reduce these losses. LCU has installed interconnects between systems to enable systems with low demand to provide reclaimed water to systems with high demands. LCU has installed storage facilities to better manage reclaimed water and increase utilization. LCU has plans to enhance storage of reclaimed water. These plans include conventional above ground facilities for short-term storage and LCU is exploring the possibility of reclaimed water ASR for long-term seasonal storage. LCU was an active participant and contributed funds to the SFWMD's Regional Irrigation Distribution System Study. Below is a brief description of LCU's reclaimed water systems.

5.3.2 Fort Myers Beach WWTP

Lee County Utilities initiated its reclaimed water program in 1990 with the completion of the Fort Myers Beach WWTP Reuse System (see Figure 16). At that time the system consisted of 10 reuse sites, most of which were large users such as golf courses. Also included in the system is a set of 6 percolation ponds with a capacity of 60 million gallons. Since that time the system has grown and now consists of more than 25 reuse sites and the percolation ponds with a deep injection well for alternative disposal. The Fort Myers Beach WWTP has a permitted capacity of 6.0 million gallons per day (MGD). The plant currently produces approximately 3.8 mgd of reclaimed water. In 2007, an annual average of 3.81 MGD of the reclaimed water produced at the plant and 0.38 MGD was sent to the reuse service through an interconnect with LCU's Fiesta Village reuse system. Of the 4.19 MGD available for use 3.55 MGD was reused. Reclaimed water utilization in 2007 for this facility was 85%.

5.3.3 Fiesta Village WWTP

In 1999 Lee County Utilities purchased the Fiesta Village WWTP Reclaimed Water System from Florida Cities Water Company (see Figure 16). With two of the reuse sites being placed into service in the early 1970's, this reclaimed water system is one of the oldest public access reclaimed water system in Florida. The system currently consists of more than 10 reuse sites consisting of golf courses, parks, roadway medians and common areas. For alternative disposal the system has a permit to discharge into the Caloosahatchee River. The permitted capacity of the plant is 5.0 MGD. The plant currently produces approximately 2.5 mgd of reclaimed water. In 2007 the plant produced 2.95 mgd on annual average. Of this 2.95 mgd, 1.93 mgd was reused. Reclaimed water utilization in 2007 for this facility was 65%.

In an effort to increase the reclaimed water utilization for this facility and reduce the amount reclaimed water discharged to the Caloosahatchee River an interconnect between the Fiesta Village reuse system and the Fort Myers Beach reuse system was installed in 2002. This interconnect allows for a transfer of reclaimed water from the Fiesta Village system, which has a low demand to the Fort Myers Beach system which has a high demand.

5.3.4 Waterway Estates WWTP

In 1999 Lee County Utilities purchased the Waterway Estates WWTP Reclaimed Water System from Florida Cities Water Company (see Figure 17). The system currently consists of 2 reuse site, a proposed golf course, and the City of Cape Coral. LCU also has a permit to discharge into the Caloosahatchee River for alternative disposal. The permitted capacity of this facility is 1.3 mgd. The plant currently produces approximately 1.0 mgd of reclaimed water, on annual average. In 2007 the plant produced 0.983mgd of reclaimed water on annual average. Of this 0.983 mgd, only 0.325 mgd was reused. Reclaimed water utilization in FY 2007 for this facility was 33% and 50% for calendar year 2007.

In the past, issues related to storage in this reclaimed water system have resulted in low reclaimed water utilization. In an effort to increase the reclaimed water utilization for this facility, and reduce the amount reclaimed water discharged to the Caloosahatchee River, LCU has taken the following steps. A reclaimed water interconnect between the Waterway Estates system and the City of Cape Coral's reclaimed water system has been installed. A reuse agreement between Lee County Utilities and The City of Cape Coral has been executed. A 0.75 million-gallon storage tank and pumping facility was constructed and placed into service in mid 2007. Completion of this infrastructure has enhanced delivery of reclaimed water to the City of Cape Coral and will enhance delivery to the proposed golf course. Having this storage tank in the system for half of FY 2007 has increased the annual average utilization from 0% to 33% and to 50% in calendar year 2007. LCU will continue to enhance the reclaimed water system in the service area with a goal of achieving as close as 100% reclaimed water utilization as possible.

5.3.5 Three Oaks WWTP

In 2003 Lee County Utilities purchased the Three Oaks WWTP Reclaimed Water System from Gulf Environmental Services Inc (see Figure 18). The system currently consists of 6 active reuse sites all are golf course communities. The plant currently has a permitted capacity of 3.0 mgd. A plant expansion to bring this facility to 6.0 mgd is currently underway and the expansion should be completed by the end of 2008. Included in the expansion project is a deep injection well which will be utilized for wet weather disposal. The plant currently produces approximately 1.84 mgd of reclaimed water on an annual average. 100% or the reclaimed water that is currently produced at this facility is reclaimed for irrigation.

5.3.6 San Carlos WWTP

In 2003 Lee County Utilities purchased the San Carlos WWTP Reclaimed Water System from Gulf Environmental Services Inc (see Figure 18). The system currently consists of 1 reuse site, a golf course. Like the Fiesta Village system, the San Carlos WWTP Reclaimed Water System enjoys the distinction of being one of the oldest public access reclaimed water systems. The plant has been serving its one customer since the early 1970's. The plant has a permitted capacity of 0.30 mgd. The plant currently produces approximately 0.218 mgd of reclaimed water on an annual average. Having no alternative disposal method, this system's reclaimed water utilization is 100%.

5.3.7 Pine Island WWTP

In 1999 Lee County Utilities constructed the Pine Island WWTP. The plant has a treatment capacity of 0.50 mgd and a permitted capacity of 0.474 mgd. It is currently producing approximately 0.117 mgd of reclaimed water. The reclaimed water produced at this plant recharges the local shallow aquifer through two spray irrigation fields. The plant also has wet weather disposal capability through a

deep injection well shared with the Greater Pine Island Water Association. LCU has recently executed agreements for delivery of reclaimed water for irrigation of common areas and agricultural operations in the regional reuse service area permitted through FDEP. Currently this systems reclaimed water utilization is 100%.

5.3.8 High Point WWTP

The High Point plant is a small package plant in North Fort Myers that produces approximately 0.012mgd of reclaimed water. The plant has a permitted capacity of 0.024 mgd. The reclaimed water from this plant is sent to percolation ponds were it recharges the local shallow aquifer.

5.3.9 Gateway WWTP

In 2003 Lee County Utilities purchased the Gateway WWTP Reclaimed Water System from Gateway Services District. The system currently consists of 1 reuse site, the Gateway community and golf course. The plant has a permitted capacity of 1.0 mgd. The plant currently produces approximately 0.601 mgd of reclaimed water on an annual average. The Gateway Community's irrigation demand is far greater than the reclaimed water produced by this facility, therefore, this system's reclaimed water utilization in 100%. A design to expand this facility to 3.0 mgd has been completed and construction of this expansion is in progress with completion expected in early to mid 2010.

The table below provides a summary of LCU's reclaimed water system.

LEE COUNTY UTILITIES
RECLAIMED WATER SYSTEMS
DETAILS

Facility	Reuse Type (golf course, residential, etc.)	Alternative Disposal	FY 2006-2007 % Reclaimed Utilization
Fort Myers Beach WWTP	golf course, residential, parks, percolation ponds, road median,	Deep Injection Well	93%
Fiesta Village WWTP	golf course, sports field, residential, road median	Surface Water Discharge	65%
Three Oaks WWTP	golf course	Deep Injection Well	100%
San Carlos WWTP	golf course	None	100%
Pine Island WWTP	spray fields	None	100%
Waterway Estates WWTP	golf course, bulk service to another reclaimed water system	Surface Water Discharge	33% *
High Point WWTP	perc ponds	None	100%
Gateway WWTP	golf course, residential common areas	None	100%

* increased to 50% in calendar year 2007

5.4 Use of the Floridan Aquifer

Lee County Utilities has recently initiated and plans to continue use of this alternative source for drinking water. By utilizing this deep saline aquifer LCU will reduce its dependency on conventional sources such as shallow aquifers and surface water.

5.4.1 North Lee County Water Treatment Plant

Placed on-line in August 2006 the North Lee County Water Treatment Plant and wellfield initially produced 5.0 mgd of water from the Floridan aquifer. Due to lost production the facility is currently yielding 3.5 mgd. Phase I of the wellfield expansion project will regain the loss in production back to 5.0 mgd. Phase II will involve expanding the treatment plant and the wellfield to a capacity of 10.0 mgd.

5.4.2 Corkscrew Water Treatment Plant

Currently under construction is an expansion to the Corkscrew Wellfield. Expansion of the wellfield includes the installation of 3 Lower Hawthorn aquifer wells. Raw water from these 3 wells will be blended with water from conventional sources to provide additional capacity to the facility (see Proposed Wells LH1-LH3, Figure 5).

5.4.3 Pinewoods Water Treatment Plant

An expansion of the Pinewoods wellfield was completed in 2007. The expansion included the addition of 5 Lower Hawthorn aquifer wells (see Figure 7). Raw water from these 5 wells is treated in a new reverse osmosis plant also completed in 2007. The finish water from the RO facility is blended with water from conventional sources to provide additional capacity to the facility.

5.4.4 Green Meadows Water Treatment Plant

LCU proposes to construct a new 16.0 mgd reverse osmosis (RO) water treatment plant to replace the aging existing lime softening treatment system currently permitted for 9.0 mgd at this site. Additional withdrawals of brackish water from the Lower Hawthorn aquifer along with current withdrawals from Surficial and Sandstone aquifers will be blended and treated in the new facility. An increase in allocation from traditional fresh water sources currently permitted is not proposed. Fourteen new Lower Hawthorn wells located in LCU's existing easement are proposed to increase the capacity of the wellfield (see Figure 6). The proposed capacity increase of 7.0 mgd will be supplied by raw water from the Lower Hawthorn aquifer, an alternative source. The project is currently under preliminary design and an application for modification to the consumptive use permit has been submitted to the SFWMD. Once the water use permit associated with this project is obtained, the project will be programmed into the CIP.

5.4.5 Olga Water Treatment Plant

LCU is currently performing a study on alternative water supplies for the Olga facility. One of the options being considered is use of the Floridan aquifer for a source of supply for this facility.

5.5 Captured Storm Water

LCU is currently exploring opportunities for capturing storm water for potable water supply. Multiple benefits can be realized from developing storm water storage. Along with the possibility of providing raw water for meeting potable water demands there is a potential for providing flood protection, improvement in water quality, and restoration of base flows to in natural systems.

5.6 Desalination

LCU has cooperated with, provided information for, and remained engaged with previously completed feasibility studies regarding desalination facilities. In June 2002 one such feasibility study was completed. The study was commissioned by the SFWMD and Florida Power and Light (FP&L) and completed by Water Resource Associates, Inc. and URS. This study was titled, "Feasibility Study for Co-Locating Reverse Osmosis Treatment Facilities with Electric Power Plants". The study evaluated 23 potential sites for co-locating a desalination facility with a power plant. Of the 23 sites evaluated two sites were deemed "highly desirable" and recommended for further evaluation. One of those sites was the Florida Power and Light site on S.R. 80, within LCU's service area and in close proximity to one of LCU's main water transmission lines. The conclusion of this study prompted LCU to give serious consideration to the option of desalination. Since this study was released, LCU representatives have participated in several meetings with FP&L and the SFWMD to discuss the potential for co-location a desalination facility at the location referenced above. Another feasibility study titled "Technical & Economic Feasibility of Co-Locating Desalination Facilities" was completed by Metcalf and Eddy in December of 2006. This study further refined technical, economic and regulatory feasibility of the desalination option. As in the first study the FP&L site in LCU's service area emerged as a top ranking potential site. LCU continues to give serious consideration to the desalination option. LCU is also considering a pilot study to further evaluate the feasibility of this option. A Feasibility Analysis/Design of a desalination facility along with related transmission mains are programmed in the CIP in years 6-10.

5.7 Water Conservation Plan

1) Permanent Irrigation Ordinance – Patterned after the SFWMD rule FAC 40E-24 "Mandatory Year-Round Landscape Irrigation Measures for Lee, Collier & Charlotte Counties", an ordinance, which restricts landscape irrigation to the hours of 5:00 p.m. to 9:00 a.m. two days per week, is in effect for Le County Utilities' service area (Lee County Ordinance 05-10). This ordinance is more restrictive than the SFWMD rule referenced above. The ordinance also incorporates the SFWMD water shortage rules by reference.

2) Xeriscape Ordinance –An ordinance that requires the use of xeriscape landscape principles has not been adopted, however, Lee County Land Development Code does require Xeriscaping. Chapter 10, Article III, Division 6 (Open Space, Buffering, and Landscaping), Section 10-412 (Purpose and Intent) states: "Promote water conservation and xeriscape principles by requiring the use of native plants, organic mulch, reduction of turf grass, and appropriate irrigation." Also Section 10-421 (Plant Installation and Maintenance Standards) states: "All required plants used in buffers and landscaping must be installed using xeriscape principles. Xeriscape principles include water conservation through drought-tolerant landscaping, the use of appropriate plant material, mulching and reduction of turf areas."

3) Ultra-low Volume Plumbing Fixture Ordinance – An ordinance that requires ultra-low volume plumbing fixtures on all new construction is in effect for the service area (Lee County Ordinance 92-36.)

4) Water Conservation Rate Structure – Lee County Resolution No. 07-08-70, adopted August 14, 2007, provides for an increasing block rate structure. The resolution also provides for an 18% surcharge to the rates in the event of a District declared reduction in water use of 15% or greater due to a declared water shortage.

5) Leak Detection Program – Lee County has an unaccounted-for water and leak detection program. The latest available data indicate that "unaccounted for" water losses are only 6.22% (calendar year 2006).

6) Rain Sensor Device Ordinance – In January 1999 the Lee County Land Development Code was revised to include a requirement for rain sensors on irrigation systems. Chapter 10, Article III, Division 6, Section 10-414(b)(3) states: "A moisture (rain) sensor will be included in the irrigation system and located on the site so that it will receive direct rainfall, not impeded by other objects."

7) Water Conservation Education Program – In the summer of 2000 Lee County Utilities developed a web site that is updated regularly. This web site contains several pages devoted to water conservation and water restrictions. The address for this site is http://www.lee-county.com/utilities/. In addition, Lee County Utilities periodically prints water conservation tips on the water bills. These messages direct the customer to the web site for additional information. The annual Consumer Confidence Report is also used to direct customers to the web

site for additional information. Water Conservation posters and pamphlets are placed in schools, libraries, and other county offices. During times of water restrictions Lee County Utilities has run public service announcements in cooperation with the District. LCU has an active program that provides water conservation presentations to third grade students in several schools throughout Lee County. Approximately 20 presentations are given to third graders every year. LCU also participates in the Lee County Speakers Bureau program resulting in 4-5 water conservation presentations being provided to civic organization throughout Lee County.

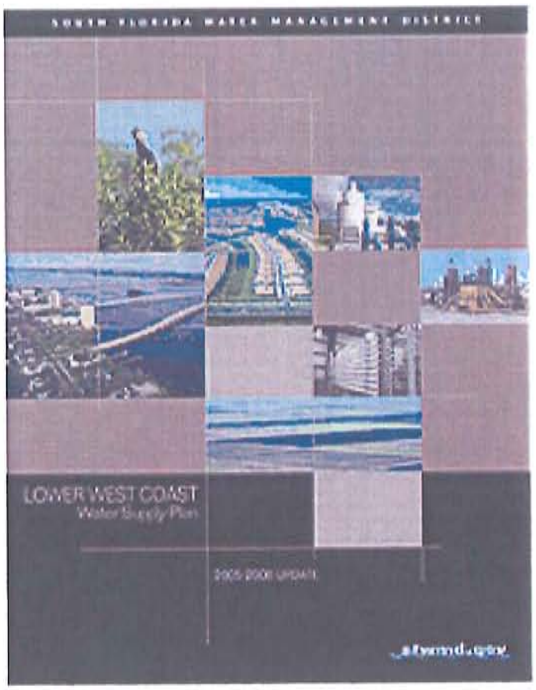
8) Reclaimed Water – Reuse (Reclaimed) water is a very important part of Lee County Utilities' water conservation strategy. Currently, seven wastewater treatment plants that serve the LCU service area produce reuse water under permit from FDEP. They are Fort Myers Beach WWTP, Fiesta Village WWTP, Waterway Estates WWTP, Pine Island WWTP, Three Oaks WWTP, San Carlos WWTP and Gateway WWTP. The percentage of reclaimed water utilization by LCU has increased steadily throughout the years as the use of reclaimed water has expanded. In fiscal year 2006/2007, approximately 79.3% of the wastewater treated by LCU was beneficially used for irrigation.

9) Conservation Plan Updating – Lee County staff recognizes the importance of regularly evaluating its conservation plan. Assessment of future demands leads to discussion and research into possibilities for the reduction of water demand. Continuing education of customers and cooperation with various agencies' programs of water reduction and re-use reduce the need for increased treatment capacity. As more advanced leak detection and accounting methods become available, it is the best interest of Lee County to utilize these tools.

10) Television Ads on Water Conservation – Lee County T.V. air daily information on water conservation. We keep these ads up to date. The ads address many ways with which our customers can save this precious resource.

WATER SUPPLY FACILITIES WORK PLAN
LEE COUNTY UTILITIES
LEE COUNTY, FLORIDA

Section 6
CONSISTENCY WITH REGIONAL PLAN



6.1 CONSISTENCY WITH REGIONAL PLAN

Based on recommendations from previous Lower West Coast Water Supply Plans, LCU has followed a strategy of diversifying water supply options and developing alternative sources and storage options. LCU currently utilizes the following sources of raw water; Water Table, Surficial, Sandstone, Mid-Hawthorn and Lower Hawthorn aquifers as well as surface water. In addition LCU continues to increase its use of reclaimed water, increasing the percentage of utilization of this resource every year. LCU has developed interconnects between reclaimed water systems in an effort to maximize its use of this resource. LCU has also developed several successful potable water ASR systems and plans to develop reclaimed ASR systems in the future.

In July of 2006 the SFWMD adopted the updated Lower West Coast Water Supply Plan 2005-2006 (LWCWSP). Lee County Utilities participated in the regional planning conducted during preparation of the Plan and has made every effort to ensure that LCU's water supply planning is consistent with the regional plan. The focus of the 2005-2006 LWCWSP is the development of alternative water sources. LCU has followed the recommendations of the plan and has developed alternative water supplies. LCU has developed supplies from the Lower Hawthorn aquifer at the North Lee County WTP, Pinewoods WTP and Corkscrew WTP. LCU plans to utilize the Lower Hawthorn aquifer at the Green Meadows WTP. LCU has developed potable water ASR facilities at the Corkscrew WTP and the Olga WTP and plans to expand the use of potable water ASR at the Olga facility as well as in the Green Meadows/Corkscrew area. LCU is also planning to utilize ASR for the storage of reclaimed water in the future. As demonstrated in the proceeding information presented in this plan, all of LCU's future water supply development is planned to be from alternative water supply sources. Presented below is a table showing the Lee County Utilities' alternative water supply projects listed in the 2005-2006 LWCWSP.

LEE COUNTY UTILITIES
ALTERNATIVE WATER SUPPLY PROJECTS LISTED IN THE
2005-2006 LOWER WEST COAST WATER SUPPLY PLAN

Project	Water Source	Project Capacity (MGD)	Year Water is First Produced	Total Esimated Capital Cost ($M)	Annual O&M Costs ($M)
Corkscrew Lower Hawthorne Wells Phase II	Brackish	0.75	2007	$0.35	$0.01
Green Meadows Lower Hawthorne Wells	Brackish	2.00	2007	$0.80	$0.01
North Lee County Lower Hawthorne Wellfield & Plant Expansion	Brackish	5.00	2008	$20.00	$0.07
Pinewoods WTP Expansion Phase II	Brackish	3.00	2007	$6.67	$1.65
Green Meadows ASR	Capture ASR	0.37	2008	$7.00	$0.09
Three Oaks Parkway Reclaimed Water Transission System	Reclaimed	1.00	2007	$1.22	$0.00
Fort Myers Beach WWTP Reclaimed Water Elevated Storage Tank	Reclaimed	1.20	2007	$1.50	$0.01
Health Park Reclaimed Water ASR Phase I	Reclaimed	1.00	2008	$1.20	$0.01
Health Park Reclaimed Water ASR Phase II	Reclaimed	1.00	2010	$0.80	$0.01
FGCU / Mirror Lakes Reclaimed Water Main	Reclaimed	1.00	2007	$0.30	$0.00
RCS Reclaimed Water Interconnect	Reclaimed	1.00	2007	$0.55	$0.00

Several of the projects listed above have been completed and some others have had a change in scope since being published in the 2005-2006 LWCWSP. As required, LCU submitted an updated list and status report for alternative water supply projects listed in the LWCWSP to the SFWMD in October of 2007. Below is a summary of the update that was provided. Since submission of this list in January 2008, some project schedules have been revised and some projects have been added.

LEE COUNTY UTILITIES
ALTERNATIVE WATER SUPPLY PROJECTS LISTED IN THE
2005-2006 LOWER WEST COAST WATER SUPPLY PLAN
PROJECT UPDATE JANUARY 2008

Project	Water Source	Project Capacity (MGD)	Year Water is First Produced	Scope Change	Status
Corkscrew Lower Hawthorne Wells Phase II	Brackish	2.00	2008	Original Scope changed from 1 well producing 0.75mgd to 2 wells producing a total of 2.0 mgd	Project underway, scheduled for completion by August 08
Green Meadows Lower Hawthorne Wells	Brackish	7.00	2011	Original Scope changed from 2 wells producing 2.0 mgd to 14 Lower Hawthorne wells to produce 7.0mgd finished water	Phase I, Pilot /Production well under construction
North Lee County Lower Hawthorne Wellfield & Plant Expansion	Brackish	5.00	2010	No change in scope	Water Use Permit application for modification submitted, planning underway
Pinewoods WTP Expansion Phase II	Brackish	3.00	2007	No change in scope	Project Complete
Green Meadows ASR	Capture ASR	3.35	2010	Original scope was to procuce 0.37 mgd. Feasibility Study has indicated 3.35 mgd	Planning
Three Oaks Parkway Reclaimed Water Transission System	Reclaimed	3.00	2007	Originally anticipated to increase capacity of reclaimed system by 1.0, however enhancement will add an ultimate capacity of 3.0mgd	Completed
Fort Myers Beach WWTP Reclaimed Water Elevated Storage Tank	Reclaimed	1.20	2010	No change in scope	A low cost interim alternative has eliminated the emmediate need for this project, rescheduled to 2010
Health Park Reclaimed Water ASR Phase I	Reclaimed	1.00	2011	No change in scope	Issues related to Arsenic have delayed the project, now scheduled for 2011
Health Park Reclaimed Water ASR Phase II	Reclaimed	1.00	2012	No change in scope	Issues related to Arsenic have delayed the project, now scheduled for 2012
FGCU / Mirror Lakes Reclaimed Water Main	Reclaimed	1.00	2008	No change in scope	Lack of immediate need by developer has delayed the project one year
RCS Reclaimed Water Interconnect	Reclaimed	0.00	N/A	No change in scope	Lack of reclaimed water supply and finacial feasibility has reulted in postponing this project to a later date. The project is on hold.

6.2 COMPREHENSIVE LONG TERM WATER SUPPLY PLANNING

LCU is currently negotiating a contract with a consultant to develop an "Integrated Water Resources Master Plan" for Lee County Utilities. The Plan will integrate water supply, water treatment, wastewater collection, wastewater treatment, and the use of reclaimed water. This study will explore further use of alternative water sources such as brackish groundwater and surface water, expanded use of reclaimed water, the potential for utilizing storm water for supply, improved storage opportunities such as ASR and above ground storage, as well as the potential for seawater desalination. LCU expects to have the contract for this planning effort executed by June 2008 and a completed plan by early 2010.

6.3 IRRIGATION WATER DEMANDS

Irrigation includes two main components, agricultural irrigation and urban irrigation. The most current agricultural irrigation permit information is available through the South Florida Water Management District's office. Residential permit information is available through the Lee County Health Department, a state agency.

A comprehensive analysis of the demand for irrigation water in LCU's service area along with strategies for meeting these demands will be completed as part of the "Integrated Water Resource Master Plan" referenced above.

WATER SUPPLY FACILITIES WORK PLAN
LEE COUNTY, FLORIDA

SECTION 7
OTHER UTILITIES IN UN-INCORPORATED LEE COUNTY

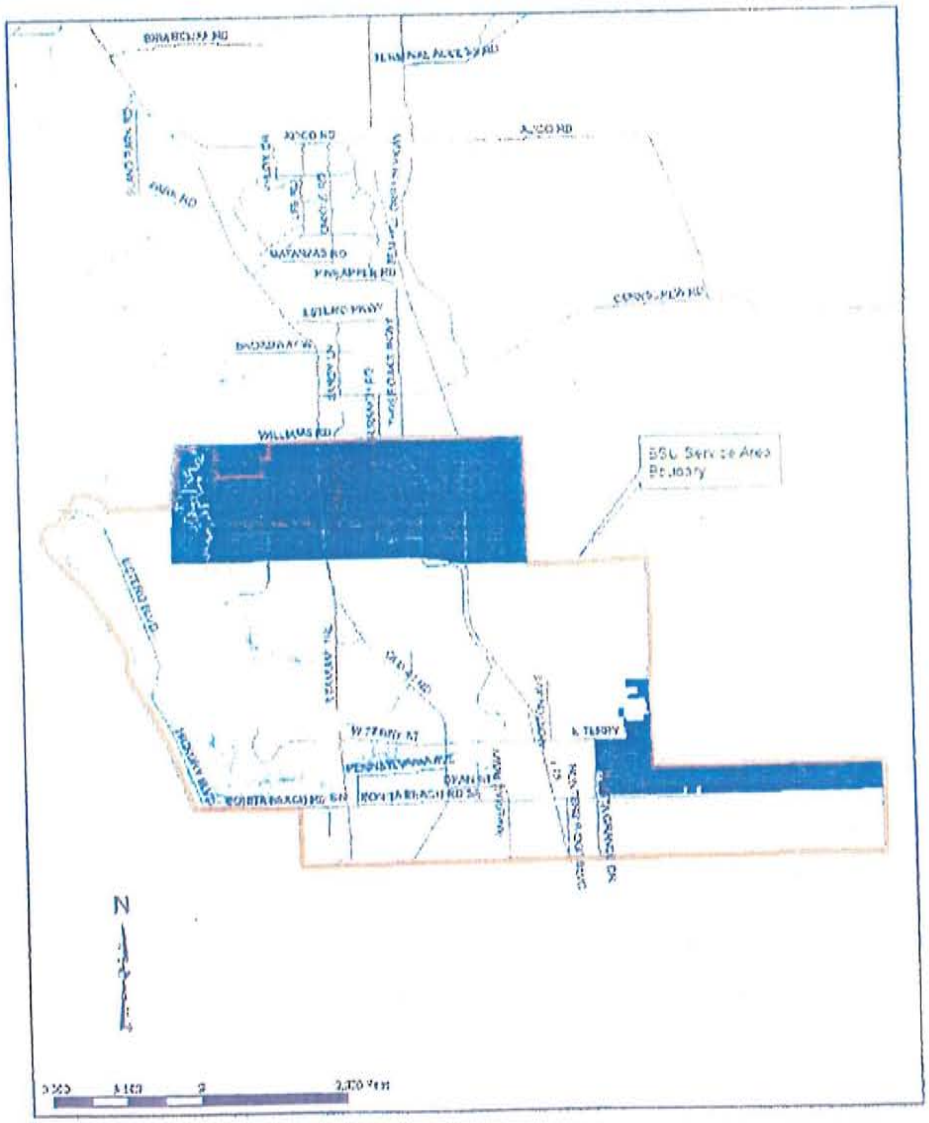
SECTION 7.1
BONITA SPRINGS UTILITIES

BONITA SPRINGS UTILITIES

Service Area

Bonita Springs Utilities (BSU) provides potable water service within the City of Bonita Springs as well as areas within Un-Incorporated Lee County. The BSU service area within Un-Incorporated Lee County is shown on the figure below. Approximately 25% of the BSU service area is within Un-Incorporated Lee County.

Bonita Springs Utilities
Water Service Area in Un-Incorporated Lee County



Consumptive Use Permits

BSU has two Consumptive Use Permits issued by the SFWMD. A summary of the general permit information is presented below.

Permit Number: 36-00008-W
Issued: August 9, 2007
Expires: August 9, 2027
Annual Allocation: 2,094 million gallons (2,094/365=5.74 mgd)
Maximum Month Allocation: 222.3 million gallons (222.3/30=7.41 mgd)
Source Limitation Annual: 985.5 mg (Lower Tamiami-West Wellfield)
Source Limitation Daily: 3.18 mg (Lower Tamiami-West Wellfield)

Permit Number: 36-04062-W
Issued: January 21, 2005
Expires: January 21, 2025
Annual Allocation: 4,769 million gallons (4,769/365=13.06 mgd)
Maximum Daily Allocation: 16.0 mgd

Existing Water Supply

BSU has three wellfields, the East Wellfield, West Wellfield, and the R.O. Wellfield.

East and West Wellfields – Lower Tamiami
The East and West Wellfields withdrawal water from the Lower Tamiami Aquifer. The location of these two wellfields is shown on the attached map labeled Exhibit 3 from the consumptive use permit staff report of permit number 36-00008-W referenced above. There are a total of 22 Lower Tamiami wells in these two wellfields. The diameter of these wells range from 8" to 12" and they range in depth from 80 feet to 115 feet. The capacity of each well range from 125 gpm to 1,000 gpm. The combined total capacity of all the wells is 11,550 gpm.

R.O. Wellfield
The R.O. wellfield withdrawals water from the Floridan Aquifer. The location of this wellfield is shown on the attached map labeled Exhibit 3 from the consumptive use permit staff report of permit number 36-04062-W referenced above. The wellfield consists of 8 existing wells. The diameter of these wells range from 12" to 16" and the total depths range from 701 feet to 1,080 feet. The capacities of the wells range from 1,000 gpm to 2,000 gpm. The combined total capacity of all the wells is 9,000 gpm.

Treatment Facilities

Raw water from the East and West wellfields is treated in a conventional lime softening water treatment plant with a permitted capacity of 9.0 mgd. Water from the R.O. wellfield is treated in a Reverse Osmosis treatment Plant with a permitted capacity of 6.54 mgd. The plant is expandable to 12 mgd. Both facilities are located on East Terry Street on the west side of I-75, in Bonita Springs.

Storage Facilities

BSU has above ground storage tanks with a combine total of 7.75 million gallons of capacity to meet peak hour demands in the system.

Demand Projections

Water demand projections are presented in the table below. This demand projection was supplied to Lee County by Bonita Springs Utilities.

BONITA SPRINGS UTILITIES
WATER DEMAND PROJECTIONS

Year	Projected Population	Number of Units (ERC's)	Average Daily Demand (MGD)	Maximum Day Demand (MGD)
2005	65,300	43,100	9.3	12.9
2010	71,700	48,700	10.5	14.6
2015	73,650	49,600	10.7	14.8
2020	74,500	50,200	10.8	15.0

Proposed Water Supply Sources

BSU plans to install seven additional Floridan wells in its R.O. wellfield. The wells are proposed to be 16" in diameter, 900 feet deep and each with a capacity of 1,400 gpm. The wells are currently included in permit number 36-04062-W. As mentioned above the existing R.O. plant is expandable to 12 mgd.

Note

It should be noted that the information provided above includes the entire service area for BSU. The unincorporated portion of this service area only represents approximately 25% of the total.

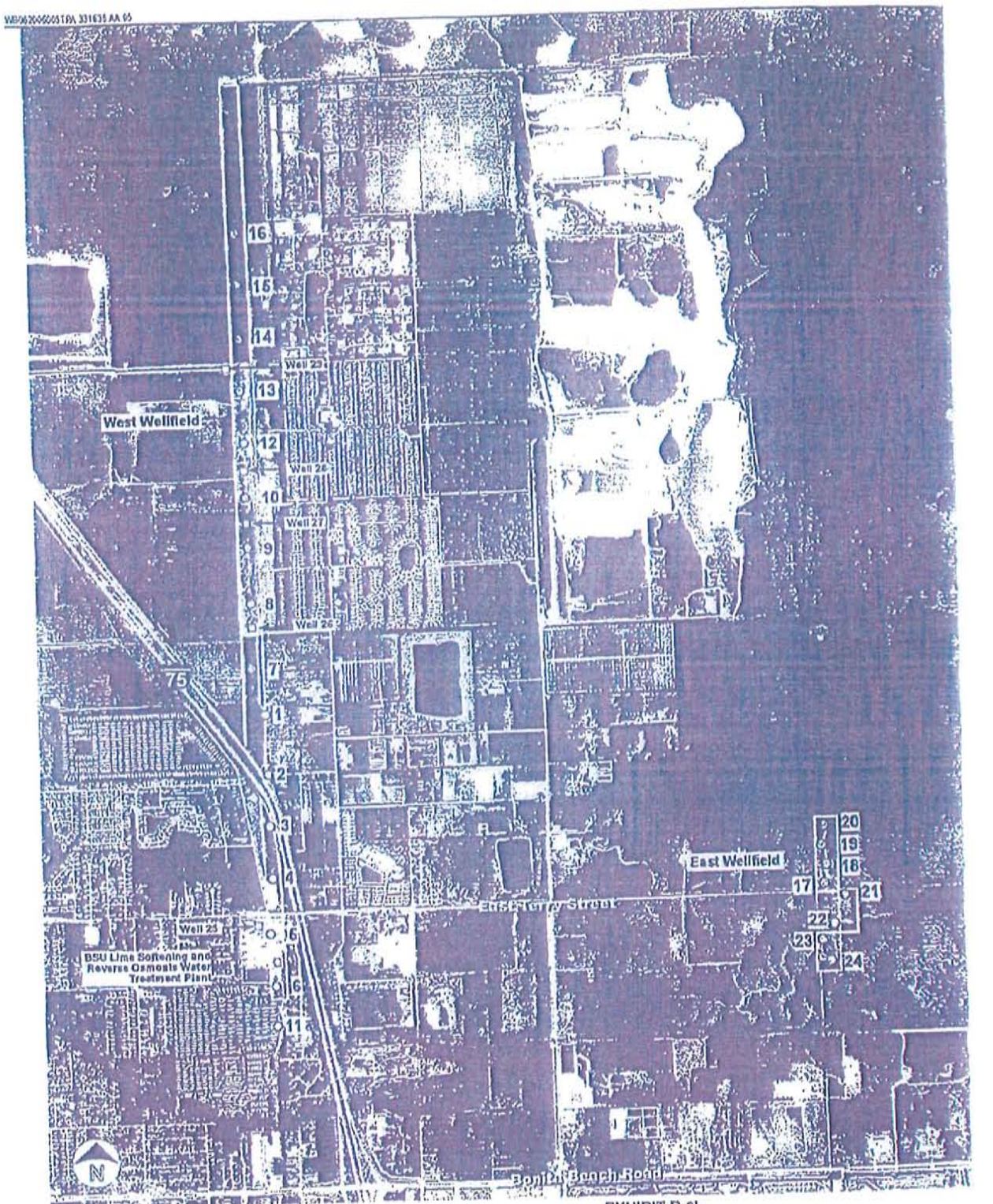


EXHIBIT B-2b
Tamiami Wellfield Site Map
Application for Water Use Permit Renewal
Bonita Springs Utilities, Inc.

CH2MHILL

EXHIBIT 3

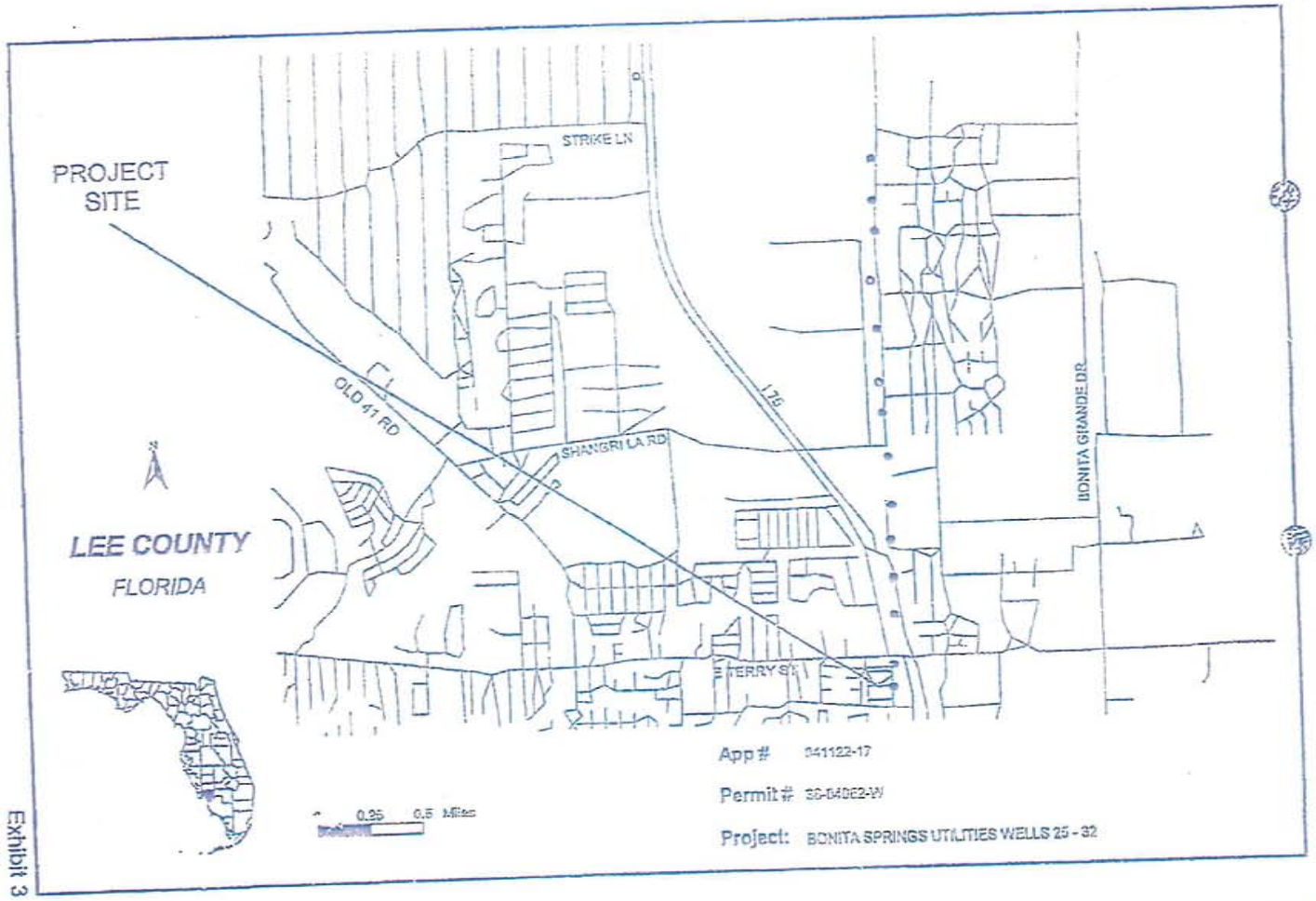

PROJECT SITE
STRIKE LN
OLD 41 RD
SHANGRI LA RD
I-75
BONITA GRANDE DR
TERRY ST
LEE COUNTY
FLORIDA
0 0.25 0.5 Miles
App # 041122-17
Permit # 36-04062-W
Project: BONITA SPRINGS UTILITIES WELLS 25 - 32

Exhibit 3

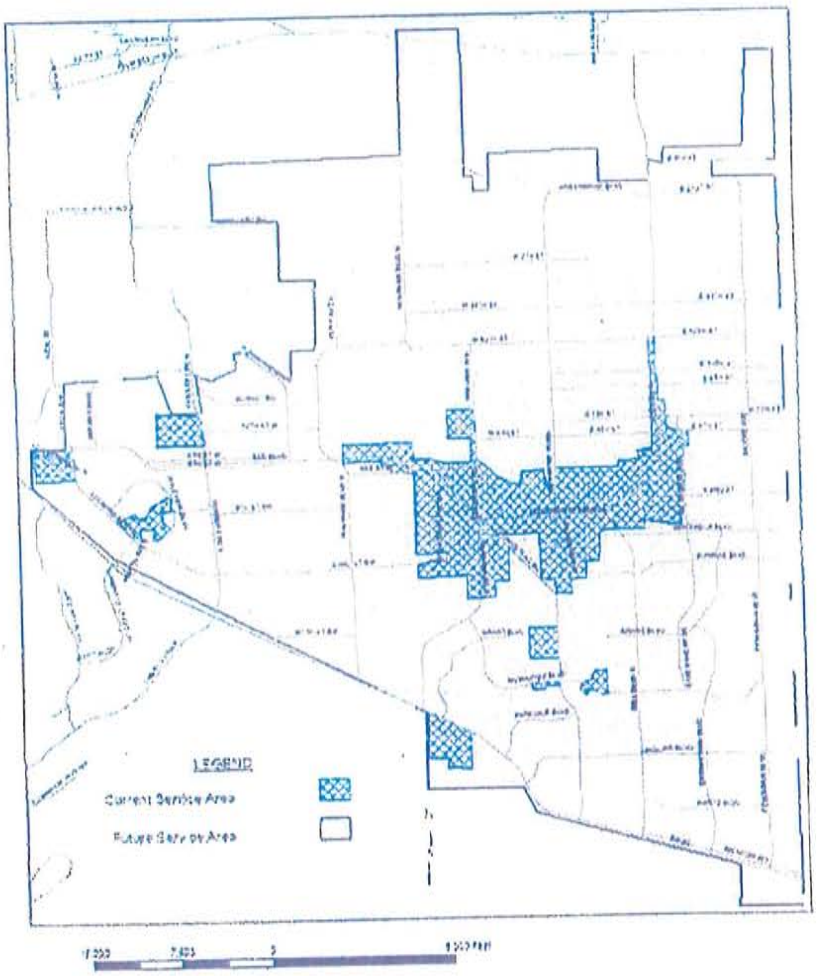
SECTION 7.2
FLORIDA GOVERNMENTAL UTILITY AUTHORITY

FLORIDA GOVERNMENTAL UTILITY AUTHORITY

Service Area

The Florida Governmental Utility Authority (FGUA) has a franchise area that generally encompasses the area of un-incorporated Lee County known as the community of Lehigh Acres. The area currently served with water is shown in blue cross hatch. The area shown in pink is FGUA's entire service area and the proposed area to be served in the future.

FLORIDA GOVERNMENTAL UTILITY AUTHORITY
Future Service Area, Current Service Area



Existing Consumptive Use Permit

FGUA has a Consumptive Use Permit issued by the SFWMD. A summary of the general permit information is presented below.

Permit Number: 36-00166-W
Issued: March 11, 2004
Expired: December 11, 2006
Annual Allocation: 1,206 Million Gallons (1206/365= 3.304 MGD AADF)
Maximum Monthly Allocation: 112.499 Million Gallons (112.499/30 = 3.75 MGD)
Note: a timely application for renewal / modification was submitted on 12/8/06, (see discussion below)

Existing Water Supply

The existing FGUA wellfield in the center of Lehigh Acres 13 existing Sandstone aquifer wells that vary in diameter from 6" to 12" in diameter. There is one existing Sandstone well at the new wellfield location near the corner of Bell Blvd. and Milwaukee Ave (see attached figure Exhibit 3A from FGUA's CUP) The wells are rated at capacities between 150 gallons per minute (gpm) and 500 gpm. The wells have a total capacity of 3,050 gpm. The existing permit includes 3 proposed Sandstone aquifer wells with a total capacity of 1,500 gpm. The location of the existing and proposed wells is shown on the attached figures titled Exhibit 3A, 3B, and 3C. These exhibits are copies of exhibits from FGUA's existing consumptive use permit staff report. A description of these wells is shown on the attached copy of Table A, labeled Exhibit No: 8 from FGUA's existing consumptive use permit staff report.

Existing Treatment Facilities

FGUA's Treatment Plant #1 is rated at 3.11 MGD and treats raw water from the 13 Sanstone aquifer wells referenced above. FGUA's recently completed Treatment Plant #2 has a capacity of 1.10 MDG. Treatment Plant #2 will initially treat raw water from the 3 of the four permitted sandstone aquifer wells at the plant site.

Existing Storage Facilities

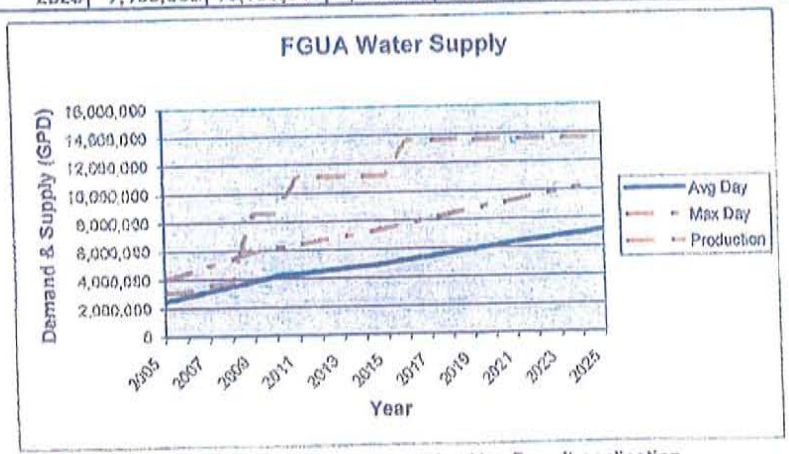
FGUA currently has two storage facilities. One elevated storage tank at he corner of Homestead Road and Arthur Ave with a storage capacity of 0.25 MG and a ground storage tank on Lee Blvd. and Abrams Blvd with a capacity of 0.5 MG.

Demand Projections

Finished water demand projections are presented in the table below. This demand projection was obtained from FGUA's recent consumptive use permit application. This projection is based on the median values of a projection performed by Lee County Planning Department and a linear projection based on past growth. The table also shows the proposed production from the various existing and proposed water treatment plants (WTP) and related wellfields.

FLORIDA GOVERNMENT UTILITY AUTHORITY, LEHIGH ACRES
WATER PROJECTED DEMAND AND PROPOSED PRODUCTION

YEAR	DEMAND AVG DAY (GPD)	DEMAND MAX DAY (GPD)	OUTPUT WTP #1 (GPD)	OUTPUT WTP #2 (GPD)	FT MYERS INTER-CONNECT (GPD)	TOTAL PRODUCTION
2005	2,471,810	3,213,355	3,100,000	0	0	3,100,000
2006	2,800,000	4,010,000	3,100,000	0	0	3,100,000
2007	3,130,000	4,480,000	3,100,000	0	500,000	3,600,000
2008	3,460,000	4,950,000	2,200,000	1,100,000	500,000	3,800,000
2009	3,800,000	5,430,000	3,100,000	5,000,000	500,000	8,600,000
2010	4,130,000	5,900,000	3,100,000	5,000,000	500,000	8,600,000
2011	4,300,000	6,140,000	3,100,000	7,500,000	500,000	11,100,000
2012	4,470,000	6,390,000	3,100,000	7,500,000	500,000	11,100,000
2013	4,640,000	6,630,000	3,100,000	7,500,000	500,000	11,100,000
2014	4,810,000	6,880,000	3,100,000	7,500,000	500,000	11,100,000
2015	4,980,000	7,120,000	3,100,000	7,500,000	500,000	11,100,000
2016	5,200,000	7,440,000	3,100,000	10,000,000	500,000	13,600,000
2017	5,430,000	7,760,000	3,100,000	10,000,000	500,000	13,600,000
2018	5,660,000	8,090,000	3,100,000	10,000,000	500,000	13,600,000
2019	5,880,000	8,410,000	3,100,000	10,000,000	500,000	13,600,000
2020	6,110,000	8,730,000	3,100,000	10,000,000	500,000	13,600,000
2021	6,310,000	9,020,000	3,100,000	10,000,000	500,000	13,600,000
2022	6,510,000	9,300,000	3,100,000	10,000,000	500,000	13,600,000
2023	6,710,000	9,590,000	3,100,000	10,000,000	500,000	13,600,000
2024	6,900,000	9,870,000	3,100,000	10,000,000	500,000	13,600,000
2025	7,100,000	10,160,000	3,100,000	10,000,000	500,000	13,600,000



Source:Data obtained from FGUA's Consumptive Use Permit application

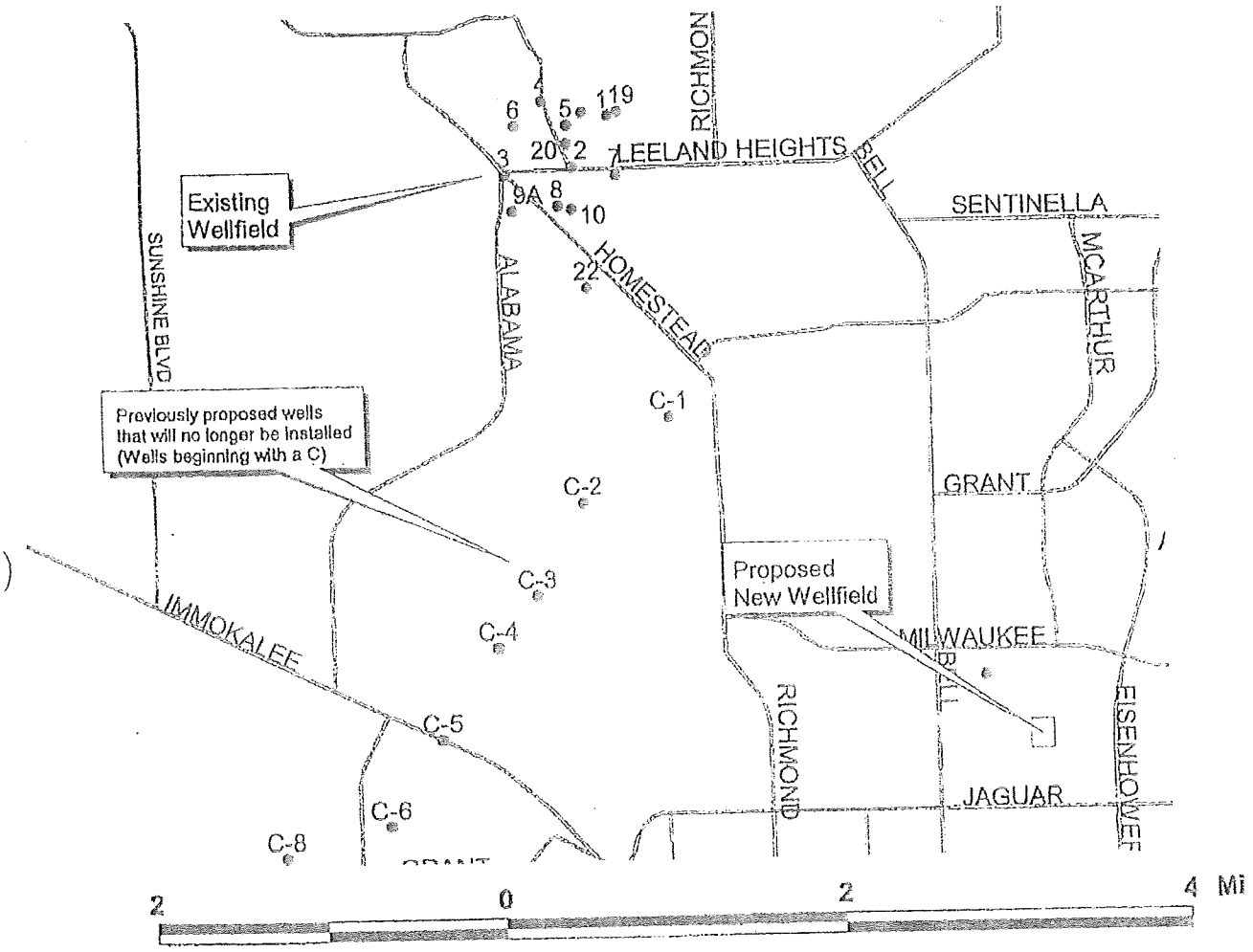
Proposed Water Supply Sources

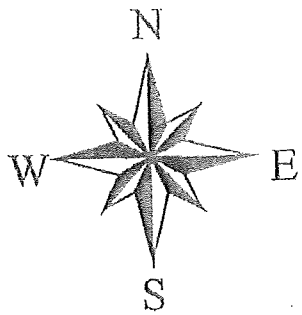
On, Dec 8, 2006, prior to the expiration date of the existing CUP, FGUA submitted an application to renew and modify the above referenced permit. FGUA has applied for a 20 year permit with a capacity of 7.30 MGD annual average daily flow. In the application FGUA proposes to continue the existing use of the sandstone aquifer currently permitted for 3.3 MGD. The additional 4.0 MGD is proposed to meet future growth and the source will be from an alternative source. In addition FGUA has entered into an agreement with the City of Fort Myers to obtain finished water through an inter-connect.

Proposed Water Supply Facilities

Two water supply facilities will be needed to supply the projected demand. Water Treatment Plant #1 (existing) has a capacity of 3.1 MGD. Water Treatment Plant #2, also known as the Mirror Lakes Water Treatment Plant, will initially produce 1.1 MGD finish water. Withdrawals will be from the Sandstone aquifer. In 2009 WTP#2 will be expanded to 5.0 MGD and treat brackish water from an alternative source (Lower Hawthorne, Mid-Hawthorne, Upper Hawthorne). Pilot testing is currently underway to determine which aquifer will be utilized for future development. Future expansions of WTP#2 will also utilize an alternative source. Timing of these expansions are reflected in the table above.

FGUA Lehigh Acres Wellfields





State Roads
WU GW PWS Wells, Lee

Exhibit 3A

USGS Sandstone Monitor Wells in the Vcinity of the proposed new Lehigh Acres Utilities/FWS Wellfield

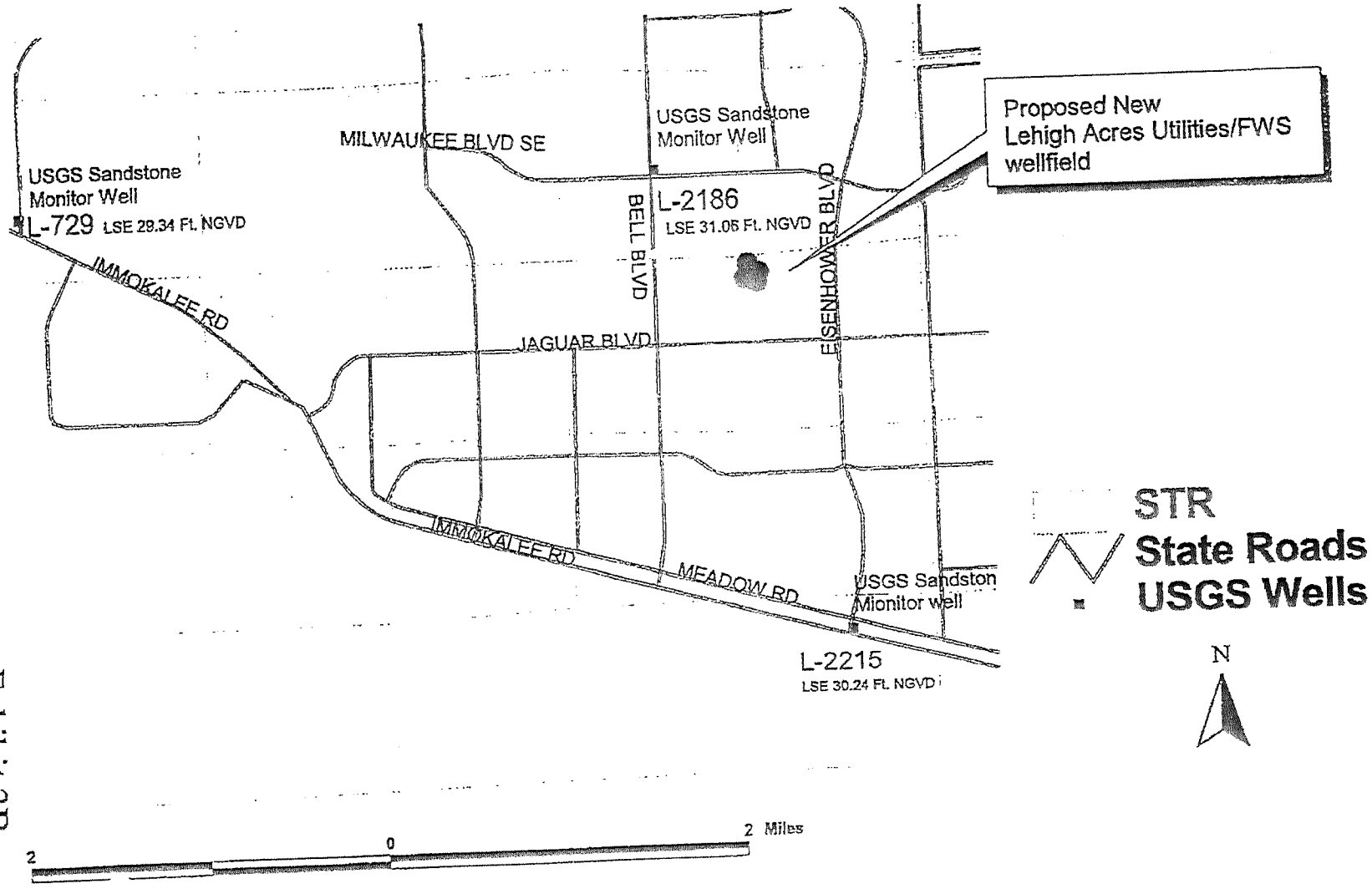
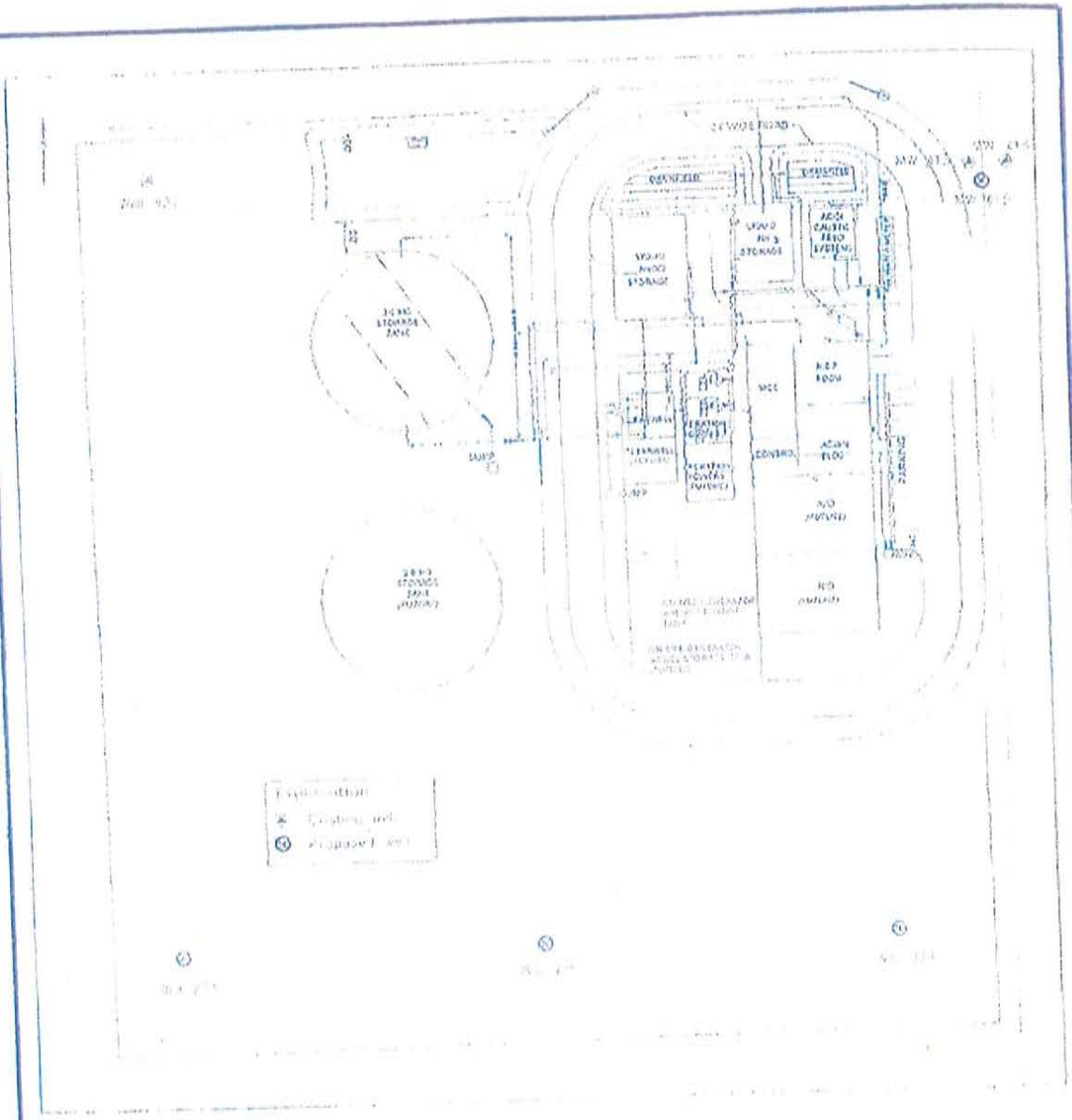


Exhibit 3B



CCI Connect Consulting, Inc. Water Resources Consultants 18963 SE Fernwood Dr. Tequesta, FL 33469 561/747-9917	SITE MAP				FIGURE NUMBER: 1
	FGUA 814 N. Wymore Road Winter Park, FL 32789		Lehigh Acres South Wellfield		
	SCALE: 1 in = 100 ft	DRAWN BY: glm	DATE: 1/26/04		

Exhibit 3C

TABLE - A

Description Of Wells.

Application Number: 030521-21

Well ID	32388	32389	32390	32391	32392	32393
Name	1	2	3	4	5	6
Map Designator	1	2	3	4	5	6
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(Inches)	6	6	8	8	8	8
Total Depth(feet)	55	60	65	85	55	52
Cased Depth(feet)	50	52	55	60	54	52
Facility Elev. (ft. NGVD)						
Screened Interval From	0	0	0	0	0	0
To	0	0	0	0	0	0
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	turbine	turbine	turbine	turbine	turbine	turbine
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	0	0	0	0	0	0
Pump Capacity(GPM)	150	150	150	150	150	150
Year Drilled	1955	1962	1970	1970	1962	1970
Planar Location Source	Migrate	Migrate	Migrate	Migrate	Migrate	Migrate
Feet East	446529	447360	445267	446481	447213	445586
Feet North	826905	825369	825155	827396	826643	826635
Accounting Method	unspecified	unspecified	unspecified	unspecified	unspecified	unspecified
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply
Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer

Exhibit No: 8

TABLE - A

Description Of Wells.

Application Number: 030521-21

Well ID	32394	32395	32396	32397	32406	32407
Name	7	8	9A	10	19	20
Map Designator	7	8	9A	10	19	20
FLUWID Number						
Well Field						
Existing/Proposed	E	E	E	E	E	E
Well Diameter(inches)	8	8	8	8	8	8
Total Depth(feet)	65	60	60	62	90	90
Cased Depth(feet)	57	52	53	55	55	55
Facility Elev. (ft. NGVD)						
Screened Interval From	0	0	0	0	0	0
To	0	0	0	0	0	0
Pumped Or Flowing	P	P	P	P	P	P
Pump Type	turbine	turbine	turbine	turbine	turbine	turbine
Pump Int. Elev. Feet (NGVD)						
Feet (BLS)	0	0	0	0	0	0
Pump Capacity(GPM)	200	250	200	350	200	200
Year Drilled	1970	1970	1970	1989	1989	9999
Planar Location Source	Migrate	Migrate	Migrate	Migrate	REVIEWER	REVIEWER
Feet East	448758	446916	445479	447344	446825	447202
Feet North	825106	824182	824043	824084	827042	826073
Accounting Method	unspecified	unspecified	unspecified	unspecified	other	other
Use Status	Primary	Primary	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply
Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer

Exhibit No: 8

TABLE - A
Description Of Wells.

Application Number: 030521-21						
Well ID	131113	145779	145783	145784	145788	138650
Name	21	Well 22	Well 23	Well 24	Well 25	I-2186
Map Designator	21	Well 22	Well 23	Well 24	Well 25	
FLUWID Number						
Well Field						
Existing/Proposed	E	E	P	P	P	E
Well Diameter(inches)	10	12	12	12	12	
Total Depth(feet)	100	180	180	180	180	150
Cased Depth(feet)	60	70	80	80	80	133
Facility Elev. (ft. NGVD)	20	30	30	30	30	
Screened Interval From						
To						
Pumped Or Flowing	P	P	P	P	P	none
Pump Type	unspecified	submersible	submersible	submersible	submersible	
Pump Int. Elev. Feet (NGVD)		-40	-40	-40	-40	
Feet (BLS)		70	79	70	70	
Pump Capacity(GPM)	300	500	500	500	500	0
Year Drilled	2003	2003	2004	2004	2004	
Planar Location Source	REVIEWER	DIGITIZED	DIGITIZED	DIGITIZED	DIGITIZED	
Feet East	447707	461398	461414	462021	461726	
Feet North	827017	808162	807510	807499	807518	
Accounting Method	flow meter	flow meter	flow meter	flow meter	flow meter	none
Use Status	Primary	Primary	Primary	Primary	Primary	Monitor
Water Use Type	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Monitor
Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer

Exhibit No: 8

TABLE - A .

Description Of Wells.

Application Number: 030521-21

Well ID	138651	138652	145769	145772	145773
Name	L-2215	L-729	MW-13	MW-14	MW-15
Map Designator			MW-13		
FLUWID Number					
Well Field					
Existing/Proposed	E	E	P	P	P
Well Diameter(inches)			4	4	4
Total Depth(feet)	149	103	180	94	20
Cased Depth(feet)	99	81	145	54	15
Facility Elev. (ft. NGVD)					
Screened Interval From					
To				F	
Pumped Or Flowing					
Pump Type	none	none	none	none	none
Pump Int. Elev. Feet (NGVD)					
Feet (BLS)					
Pump Capacity(GPM)	0	0	0	0	0
Year Drilled			2004	2004	2004
Planar Location Source			DIGITIZED		
Feet East			461971		
Feet North			808147		
Accounting Method	none	none	none	none	none
Use Status	Monitor	Monitor	Monitor	Monitor	Monitor
Water Use Type	Monitor	Monitor	Monitor	Monitor	Monitor
Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Sandstone Aquifer	Water Table Aquifer

Exhibit No: 8

Public Water Supply Demands

Application Number: 030521-21

Service Area: LEHIGH ACRES, EASTERN LEE COUNTY

System Efficiency:

Treatment Name:

Standard PCUR: 67

Standard Max Monthly Ratio: 1.12

Standard Max Day Ratio:

Past Water Use (Table-F):

Year	Population	PCUR	Average Use (MGD)	Max Day Use (MGD)	Ratio	Average Monthly Use(MG)	Max Monthly Use (MG)	Ratio	Basis For Demand	Basis For Ratio
						38.91	41.10	1.06	Y	
1998	22,275	57	1.28			44.32	48.04	1.08	Y	
1999	22,699	64	1.46			49.04	53.57	1.09	Y	Y
2000	22,843	71	1.61			52.04	55.84	1.07	Y	Y
2001	23,513	73	1.71			52.14	62.12	1.19	Y	Y
2002	25,119	68	1.72							

Projected Water Use(Table-G):

Year	Population	PCUR	Recommended Average (MGD)	Recommended Max Day (MGD)	Ratio	Average Monthly Use(MG)	Rec Max Monthly (MG)	Ratio	Basis for Allocation
						57.92	67.83	1.17	
2003	26,833	71	1.91			70.59	82.8	1.17	
2004	28,667	81	2.32			84.72	99.6	1.18	
2005	30,623	91	2.79			100.45	111.494	1.11	Y
2006	32,714	101	3.30						

Exhibit No:9

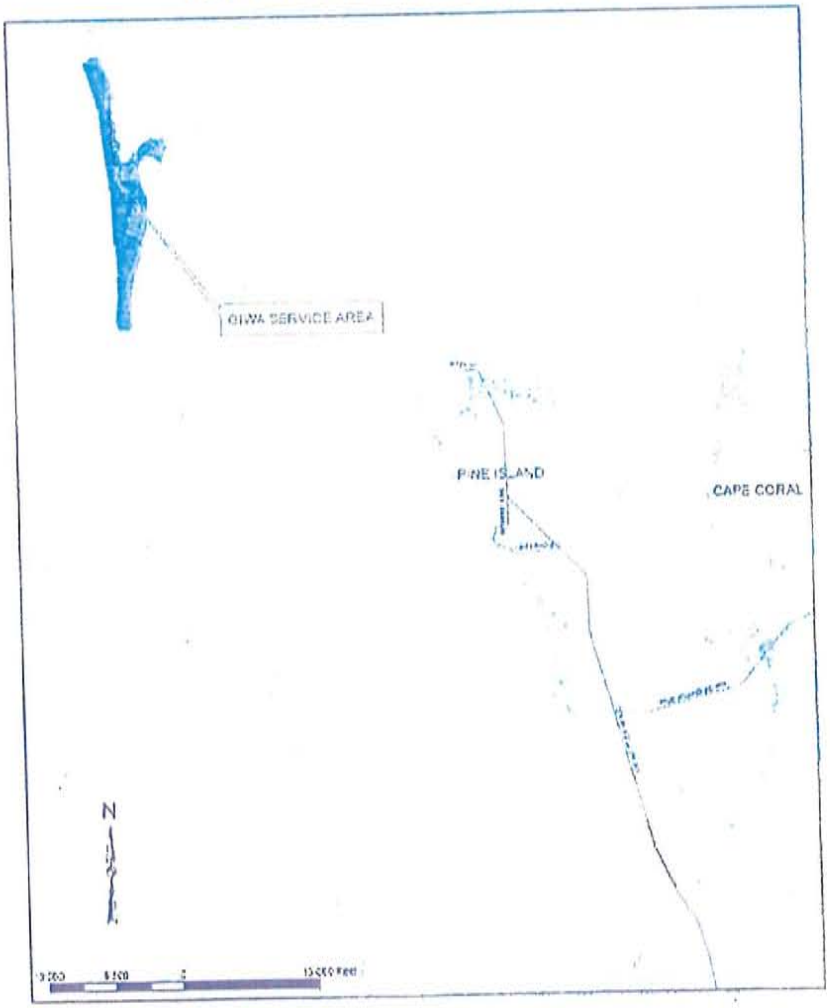
SECTION 7.3
GASPARILLA ISLAND WATER ASSOCIATION

GASPARILLA ISLAND WATER ASSOCIATION

Service Area

The Gasparilla Island Water Association (GIWA) serves potable water to the Gasparilla Island and a small portion of the mainland in Charlotte County. GIWA serves water customers in both Charlotte County and Lee County. The GIWA service area within unincorporated Lee County is shown below. GIWA has calculated that 59.8% of the units they serve are within un-incorporated Lee County. However based on water demand data for fiscal year 2006-2007, 76.4% of the water produce by GIWA was used in the Lee County portion of their service area.

Gasparilla Island Water Association
Water Service Area in Lee County



Consumptive Use Permit

GIWA has a Consumptive Use Permit issued by Southwest Florida Water Management District (SWFWMD). A summary of the general permit information is presented below.

Permit Number: 718.008
Issued: June 26, 2001
Expires: June 26, 2011
Annual Average Allocation: 1,537,600 gallons per day
Peak Daily Allocation: 1,952,800 gallons per day

Existing Water Supply

GIWA currently utilizes reverse osmosis treatment to treat brackish raw water from an intermediate aquifer. SWFWMD records indicate that the permitted annual average withdrawal from this source is 1,076,300 gallons per day. GIWA also utilizes surficial aquifer wells for raw water and provides treatment for color removal from this wellfield. SWFWMD records indicate that the permitted annual average withdrawal from the surficial aquifer is 461,300 gallons per day. In addition, GIWA has an interconnect with Charlotte County Utilities.

Demand Projections

Demand Projections for GIWA are presented below. The data in this table was provided by GIWA and was developed in support of their application to renew the above referenced consumptive use permit. GIWA projects that Gasparilla Island will reach build-out by 2011. In addition, GIWA has informed Lee County that areas served by GIWA in Charlotte County are being turned over to Charlotte County Utilities.

Gasparilla Island Water Association Projected Water Use

Year	Funcional Population	Gross Per Capita Water Use (gpcd)	Projected Gross Water AADF (gpd)	Projected Treatment Loss (%)	Projected Raw Water AADF (gpd)	Peak Factor	Projected Peak Month ADF (gpd)
2005	4,449	262	1,165,638	23%	1,513,816	1.27	1,922,546
2006	4,461	262	1,168,782	23%	1,517,899	1.27	1,927,731
2007	4,472	262	1,171,664	23%	1,521,642	1.27	1,932,485
2008	4,483	262	1,174,546	23%	1,525,384	1.27	1,937,238
2009	4,496	262	1,177,952	23%	1,529,808	1.27	1,942,856
2010	4,507	262	1,180,834	23%	1,533,551	1.27	1,947,609
2011	4,519	262	1,183,978	23%	1,537,634	1.27	1,952,795

Proposed Water Supply Sources

GIWAS plans one last expansion of their reverse osmosis treatment facility and related raw water supply to add an additional 170,000 gallons per day. The utility is also planning to conduct an analysis of options for future water supplies in the event their shallow water wellfield is impacted by salt water intrusion.

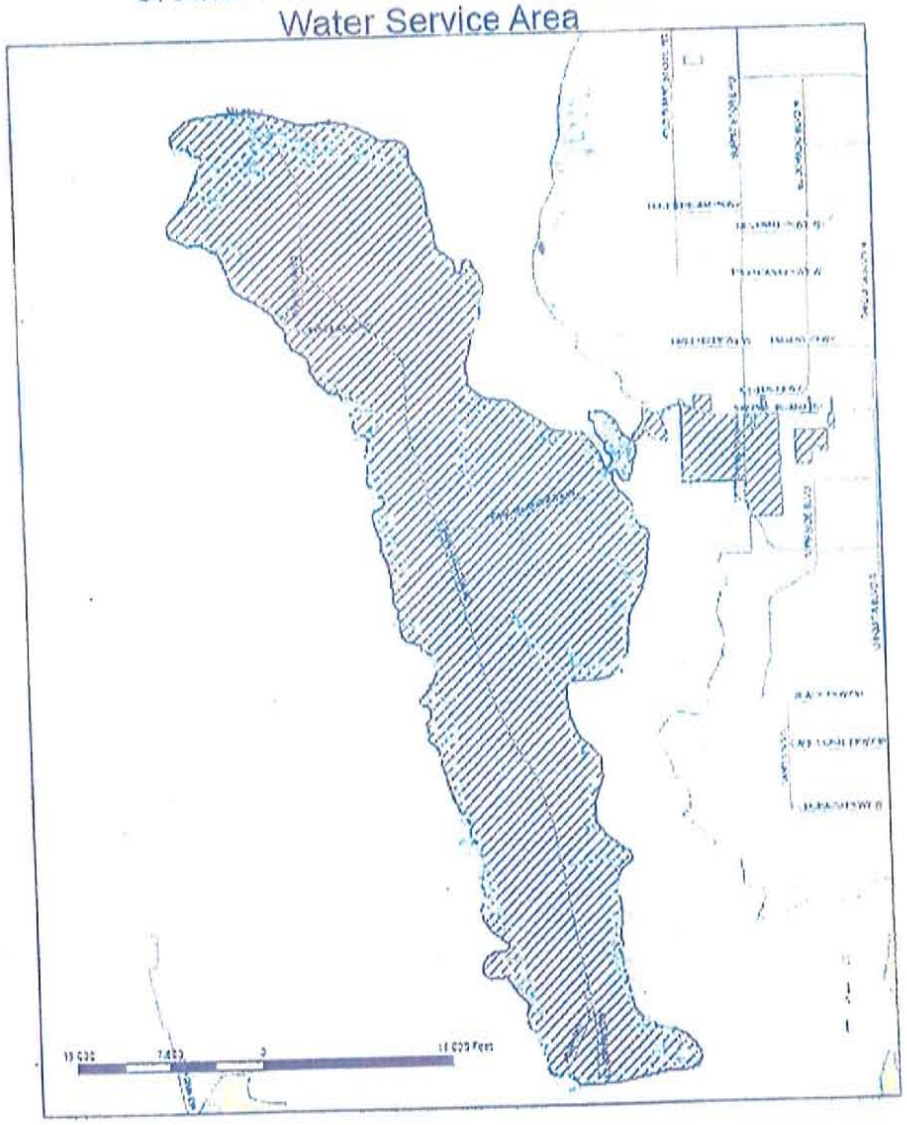
SECTION 7.4
GREATER PINE ISLAND WATER ASSOCIATION

Greater Pine Island Water Association

Service Area

The Greater Pine Island Water Association (GPIWA) serves potable water to the islands of Matlacha as well as Pine Island proper. Also included in the GPIWA service area is a small portion of the mainland. The GPIWA service area is shown below.

Greater Pine Island Water Association
Water Service Area



Consumptive Use Permit

GPIWA has a Consumptive Use Permit issued by the SFWMD. A summary of the general permit information is presented below.

Permit Number: 36-00045-W
Issued: October 12, 2005
Expires: October 12, 2015
Annual Allocation: 890 Million Gallons (890/365= 2.44 MGD AADF)
Maximum Monthly Allocation: 97.1 Million Gallons (97.1/30 = 3.24 MGD)

Existing Water Supply

The GPIWA wellfield on Pine Island consist of 4 Lower Hawthorne wells that are 12" in diameter. Each well is rated at 700 gallons per minute for a total well capacity of 2,800 gallons per minute. The location of these existing wells, is shown on the attached copy of Figure 6-1 from GPIWA's consumptive use permit staff report. A description of these wells is shown on the attached copy of Table A, labeled Exhibit No: 7 from GPIWA's consumptive use permit staff report.

Treatment Facility
Raw water from the wellfield is treated at GPIWA's Reverse Osmosis Treatment Plant. The plant is permitted to treat 2.25 MGD. The location of this facility is also shown on Figure 6-1 reference above. A deep injection well at the plant site is used for concentrate disposal.

Storage Facilities
Storage facilities along with their capacities are shown on the attached copy of Figure 1-2 from GPIWA's consumptive use permit staff report.

Demand Projections

Finished water demand projections are presented in the table below. This demand projection was supplied by GPIWA.

GREATER PINE ISLAND WATER ASSOCIATION
WATER DEMAND PROJECTION

Year	Water Demand ADF-MGD
2006	1.659
2007	1.742
2008	1.829
2009	1.92
2010	2.017
2011	2.117
2012	2.223
2013	2.334
2014	2.451
2015	2.574
2016	2.702
2017	2.837

Proposed Water Supply Sources

GPIWA plans to construct a fifth Lower Hawthorne aquifer production well to meet future needs. The proposed well is planned to be 783 feet deep and have a capacity of 700 gallons per minute, bringing the total pumping capacity of the wellfield to 3,500 gallons per minute. This wells is projected to be on-line in 2009.

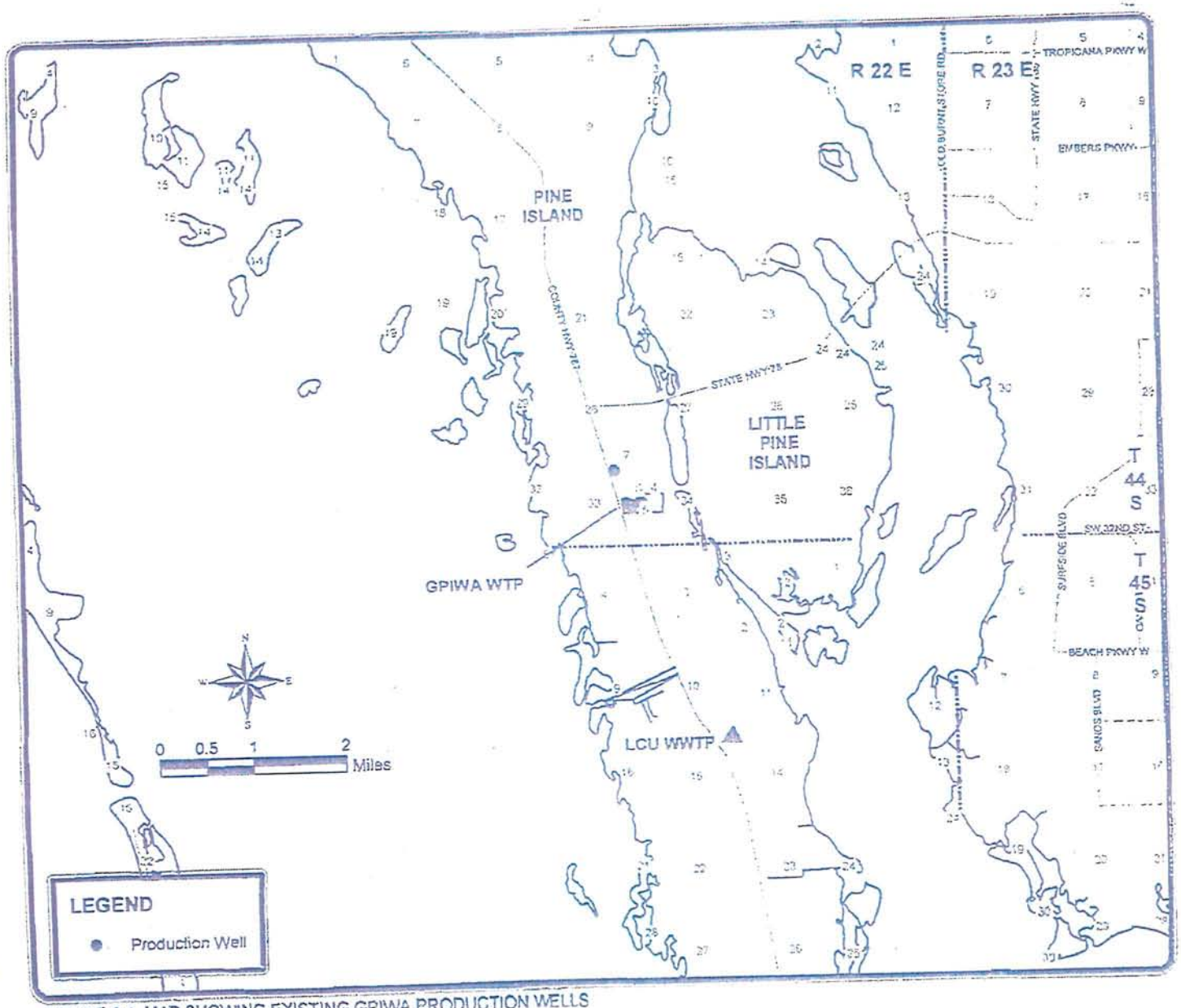


FIGURE 6-1. MAP SHOWING EXISTING GPIWA PRODUCTION WELLS

EXHIBIT 5

TABLE - A

Description Of Wells.

Application Number: 050524-9

Well ID	22056	22057	22058	22059	184315
Name	RO-4	RO-5	RO-6	RO-7	RO-8
Map Designator	4	5	6	7	7
FLUWID Number					
Well Field					
Existing/Proposed	E	E	E	E	P
Well Diameter(inches)	12	12	12	12	12
Total Depth(feet)	739	770	737	783	770
Cased Depth(feet)	583	563	598	598	600
Facility Elev. (ft. NGVD)					
Screened Interval From	0	0	0	0	
To	0	0	0	0	
Pumped Or Flowing	P	P	P	P	P
Pump Type	submersible	submersible	submersible	submersible	submersible
Pump Int. Elev. Feet (NGVD)					
Feet (BLS)	0	0	0	0	0
Pump Capacity(GPM)	700	700	700	700	700
Year Drilled	1991	1991	1992	2001	
Planar Location Source	Migrate	Migrate	Migrate	Migrate	Migrate
Feet East	293103	292839	292666	292295	293157
Feet North	824786	824315	824791	826006	822453
Accounting Method	totalizer	totalizer	totalizer	totalizer	totalizer
Use Status	Primary	Primary	Primary	Primary	Primary
Water Use Type	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply	Public Water Supply
Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer	Lower Hawthorn Aquifer

Exhibit No. 7

Public Water Supply Demands

Application Number: 050524-9

Service Area: GREATER PINE ISLAND
Treatment Name: RO Membrane
Standard PCUR: 98

System Efficiency: 78%

Standard Max Monthly Ratio: 1.31

Standard Max Day Ratio:

Past Water Use (Table-F):

Year	Population	PCUR	Average Use (MGD)	Max Day Use (MGD)	Ratio	Average Monthly Use(MG)	Max Monthly Use (MG)	Ratio	Basis For Demand	Basis For Ratio
						33.72	45.27	1.34	Y	
1999	11,787	94	1.11			36.40	48.26	1.33	Y	Y
2000	11,999	100	1.20			37.33	49.12	1.32	Y	Y
2001	12,273	100	1.23			36.11	47.61	1.32		
2002	12,550	95	1.19			35.36	45.50	1.29		
2003	12,950	90	1.16			39.47	50.95	1.29	Y	Y
2004	13,197	98	1.30							

Projected Water Use(Table-G):

Year	Population	PCUR	Recommended Average (MGD)	Recommended Max Day (MGD)	Ratio	Average Monthly Use(MG)	Rec Max Monthly (MG)	Ratio	Basis for Allocation
						39.50	51.7505	1.31	
2005	13,260	98	1.30			42.24	55.3332	1.31	
2006	14,178	98	1.39			44.99	58.9394	1.31	
2007	15,102	98	1.48			47.76	62.5611	1.31	
2008	16,030	98	1.57			50.54	66.2102	1.31	
2009	16,965	98	1.66			53.34	69.8788	1.31	
2010	17,905	98	1.75			54.21	71.0184	1.31	
2011	18,197	98	1.78			55.10	72.1814	1.31	
2012	18,495	98	1.81			56.01	73.3756	1.31	
2013	18,801	98	1.84			56.94	74.5855	1.31	
2014	19,111	98	1.87			57.88	75.8188	1.31	Y
2015	19,427	98	1.90						

Exhibit No:8

EXHIBIT 4

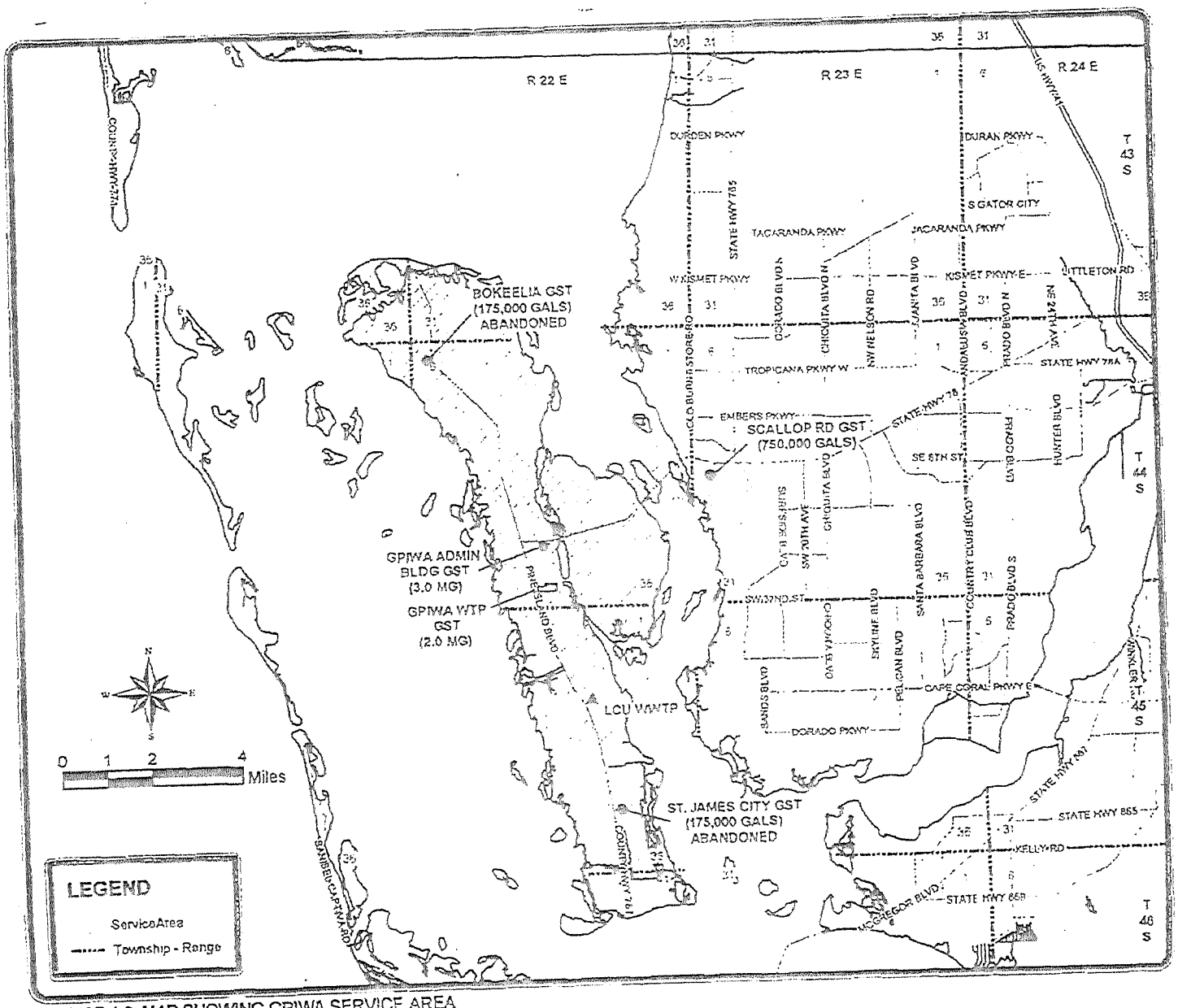


FIGURE 1-2. MAP SHOWING GPIWA SERVICE AREA

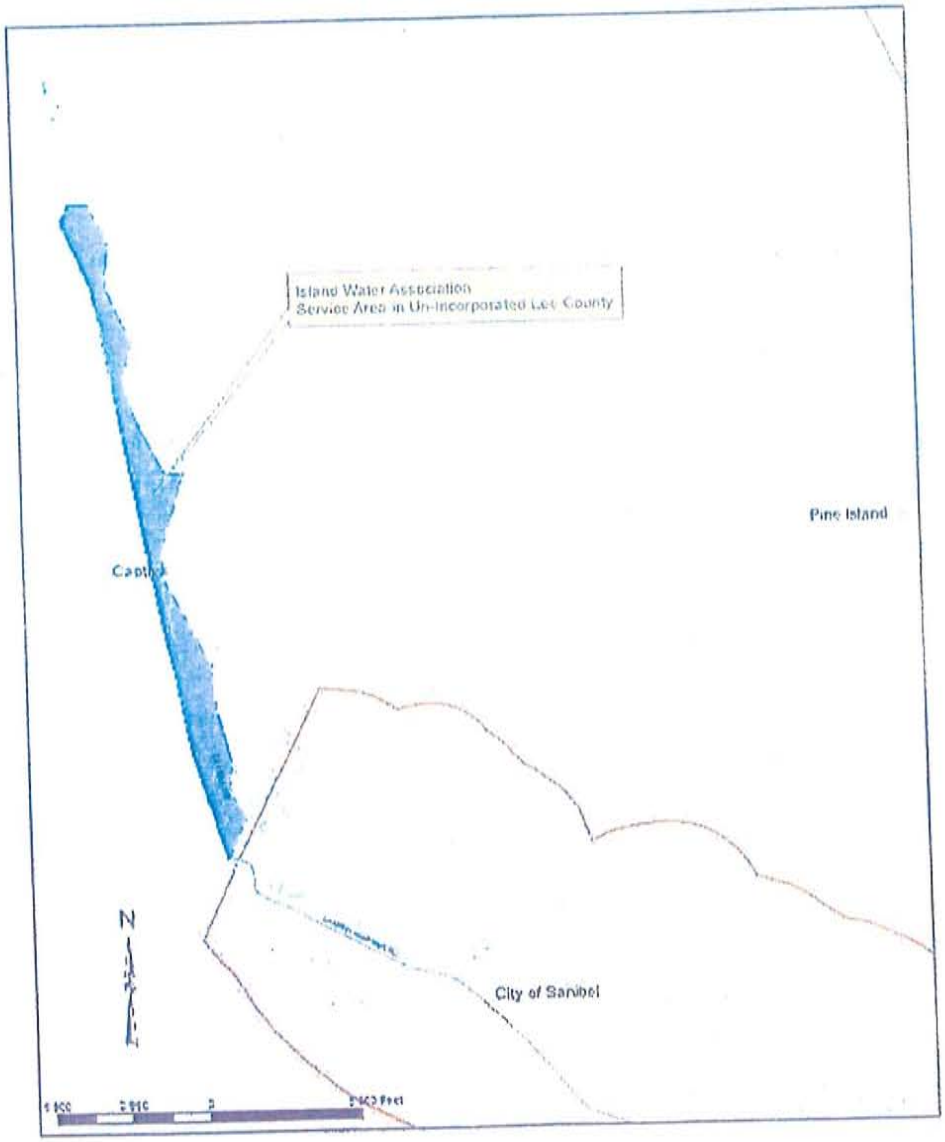
SECTION 7.5
ISLAND WATER ASSOCIATION

ISLAND WATER ASSOCIATION

Service Area

The Island Water Association (IWA) provides water service to Sanibel Island and Captiva Island. IWA serves areas within the City of Sanibel and Un-Incorporated Lee County. The IWA service area located within unincorporated Lee County is shown on the figure below. IWA has calculated that the unincorporated Lee County portion of its service area accounts for 25% of its potable water demand.

Island Water Association
Water Service Area in Lee County



Consumptive Use Permit

IWA has a Consumptive Use Permit issued by South Florida Water Management District (SFWMD). A summary of the general permit information is presented below.

Permit Number: 36-00034-W
Issued: November 13, 1997
Expires: November 13, 2017
Annual Allocation: 1809 Million Gallons (1809/365 = 4.96MGD AADF)
Maximum Daily Allocation: 8.08 MGD

Existing Water Supply

The IWA wellfield on Sanibel Island consists of 8 Floridan aquifer wells and 10 Lower Hawthorne aquifer wells. These wells range in diameter from 6" to 10". The capacity of the wells range from 30 gallons per minute (gpm) to 525 gpm. The total capacity of the 18 wells is 6460 gpm. The depths of these wells range from 605 feet to 770 feet. The location of these wells is depicted in the attached figure labeled Exhibit 4 from IWA's consumptive use permit staff report. IWA maintains an interconnect with Greater Pine Island Water Association. The location of this interconnect is depicted on the attached map titled "IWA Facilities and Service Area" provided by IWA.

Treatment Facility

Raw water from the brackish water wellfield is treated at the IWA's Reverse Osmosis Treatment Plant. The plant has a permitted capacity of 4.7 MGD. Concentrate disposal for the facility is provided through a discharge to the Gulf of Mexico.

Storage Facilities

The location of storage facilities in IWA's system along with their capacities are shown on the attached map titled "IWA Facilities and Service Area" provided by IWA.

Demand Projections

Raw Water demand projections are presented in the table below. This demand projection was supplied by IWA and is in Table F&G of the IWA's consumptive use permit staff report.

ISLAND WATER ASSOCIATION
WATER DEMAND PROJECTION

Year	Permanent Population	Per Capita Usage	Demand AADF (MGD)	Demand Maximum Day (MGD)
2005	7,753	556	4.31	7.02
2006	7,866	554	4.36	7.11
2007	7,979	553	4.41	7.19
2008	8,092	552	4.47	7.28
2009	8,206	551	4.52	7.37
2010	8,318	550	4.58	7.46
2011	8,431	549	4.63	7.56
2012	8,545	548	4.68	7.64
2013	8,657	547	4.74	7.72
2014	8,771	546	4.79	7.81
2015	8,884	546	4.85	7.9
2016	8,997	545	4.9	7.99
2017	9,110	544	4.96	8.08

Proposed Water Supply Sources

IWA plans to install 3 additional Floridan aquifer wells. The wells are proposed to be 10" in diameter, each with a capacity of 525 gallons per minute which will provide an additional 2.27 MGD. These wells are included in IWA's current consumptive use permit.

Note

It should be noted that the information provided above included the entire service area for IWA. The unincorporated portion of this service area only represents approximately 25% of the total.

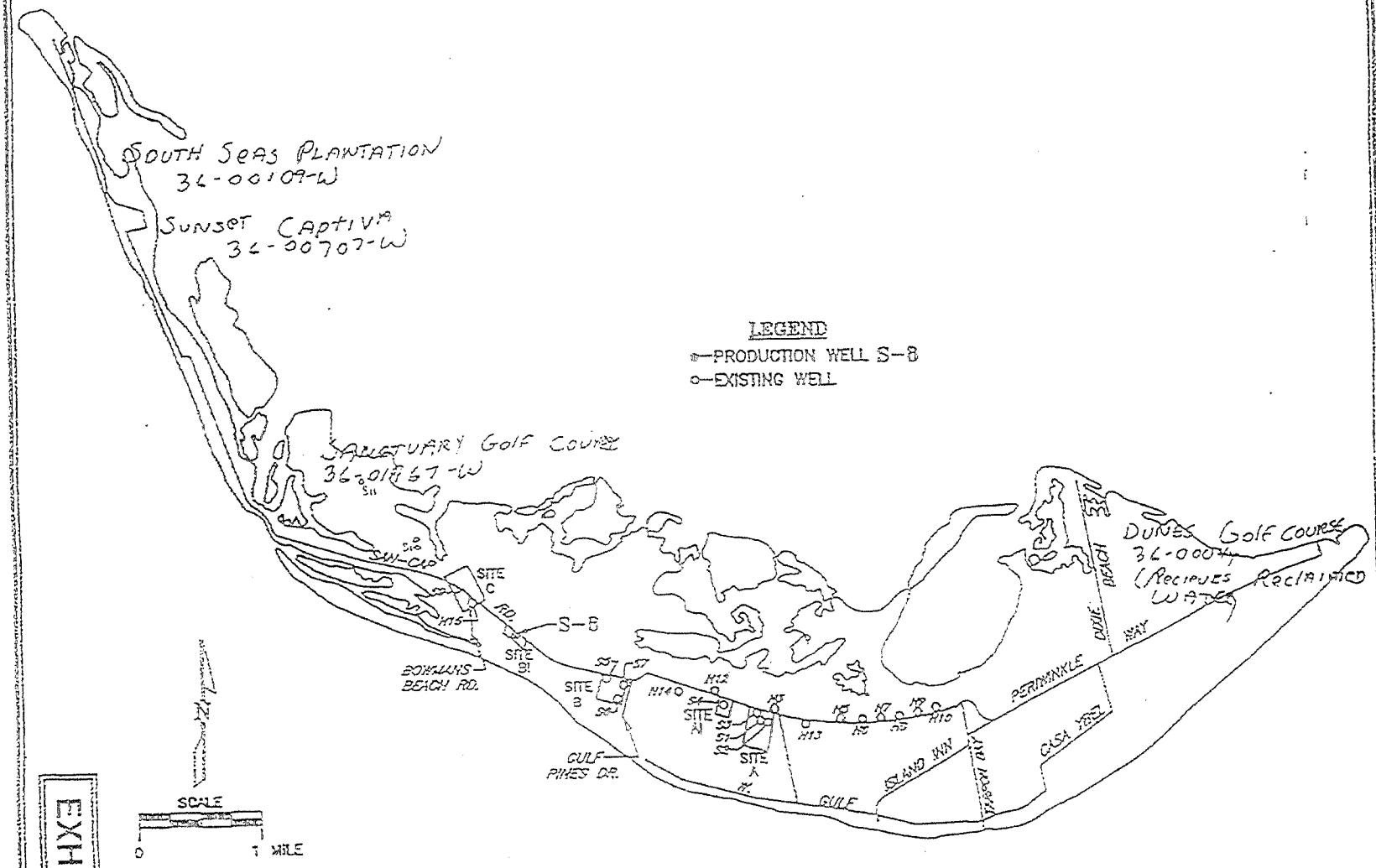
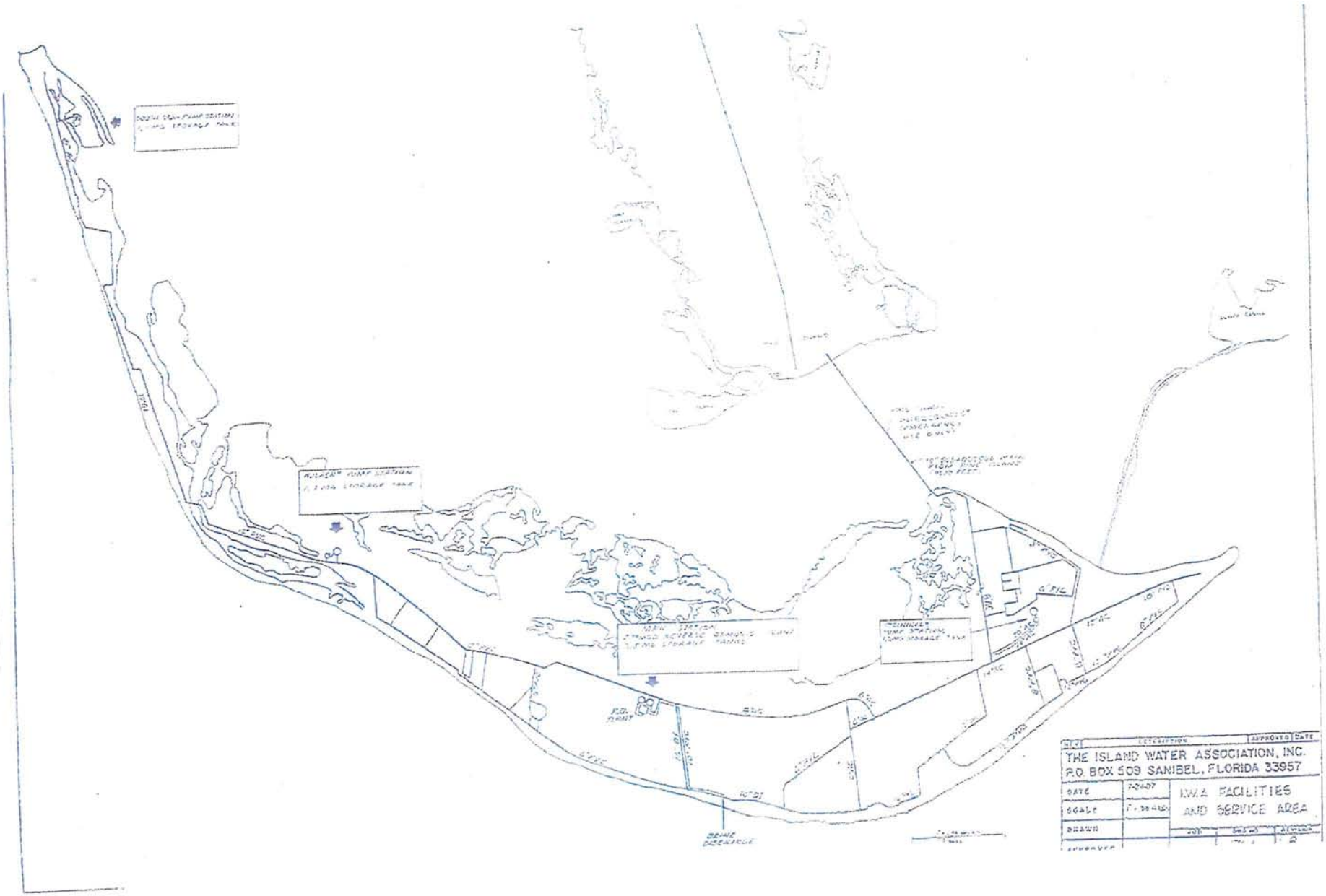


EXHIBIT 4

ENVIRONMENTAL AND GROUNDWATER SERVICES		Missimer & Associates, Inc.
DRN. BY: TWO DWG NO. A-C1629SIT-3 DATE: 4/7/92		
PROJECT NAME: IWA S-8 WELL	PROJECT NUMBER: CH1-629	

FIGURE 2-1. MAP SHOWING THE LOCATION OF IWA PRODUCTION WELLS.


THE ISLAND WATER ASSOCIATION, INC.
P.O. BOX 509 SANIBEL, FLORIDA 33957
DATE
SCALE
DRAWN
APPROVED
DATE
DESCRIPTION
APPROVED
IWA FACILITIES
AND SERVICE AREA

WATER SUPPLY FACILITIES WORK PLAN
LEE COUNTY UTILITIES
LEE COUNTY, FLORIDA

Section 8
DOMESTIC SELF-SUPPLY

DOMESTIC SELF-SUPPLY

The largest concentration of Domestic Self-Supply (DSS) wells in Lee County is located in the Lehigh Acres community. Florida Governmental Utility Authority (FGUA) is the utility provider for this area of the County. FGUA's 2008-2012 Capital Program includes water treatment capacity expansions which will assist in reducing the reliance of private wells for potable water in the Lehigh Acres area.

It is expected that future domestic self supply will occur outside of the future service areas of Lee County's utility providers. These areas are mainly the northern portions of Lee County and the Density Reduction/Groundwater Resource area in the southeast area of Lee County.

Lee County Planning staff projects that in the year 2030 there will be 19,602 permanent and 3,294 seasonal residents living in areas with domestic self supplied water. This projection only includes residents not within a franchise area. The projection uses the adopted 2030 population from the Lee Plan which is based on the BEBR mid-range projection from Florida Population Studies, 2006 Projections of Florida Population published February 2006. Planning staff has disaggregated this population projection by the 22 Planning Communities and then by the Future Land Use Map designations. From this breakdown, staff was able to aggregate the projection population to the anticipated areas of domestic self supplied water.

A map depicting the Lee County Utilities future service area as well as other utility franchise areas is provided on the following page. Parcels with domestic self-supplied utilities located outside of a franchise area are identified on the map.

The Lee County Division of Natural Resources currently maintains an ongoing database of permitted wells in unincorporated Lee County. The database is updated on a monthly basis. At this time it is estimated that there is a domestic self-supply consumption rate of 100 gallons per day per person. Currently the Lee County Division of Natural Resources staff is working with a consultant to refine a projection for the number of gallons used per day.

LEE COUNTY

Parcels With Domestic Self-Supplied Water Utilties

Existing Land Use

- Residential Use
- Other Uses
- City Limits

Franchise Name

- FGUA Franchise Area
- Other Franchise Area
- Lee County Future Water Service Area

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

N
W E
S

0 0.4 0.8 1.6 2.4 3.2
Miles

Map Generated: November 2008
City Limits current to date of map generation

Figure 1
Lee County Utilities
Potential Service Area

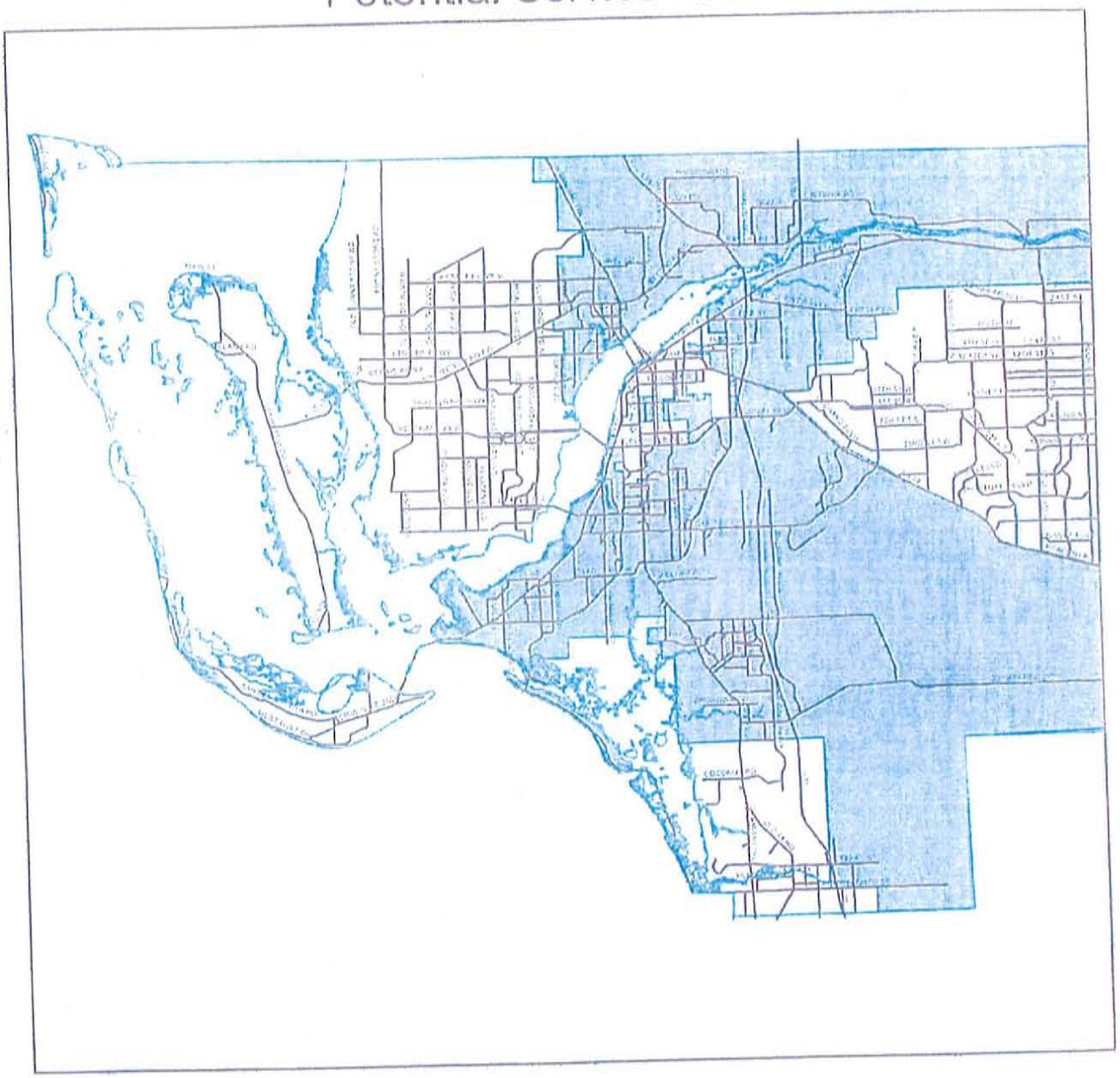


FIGURE 2

Lee County Utilities
Current Area Served

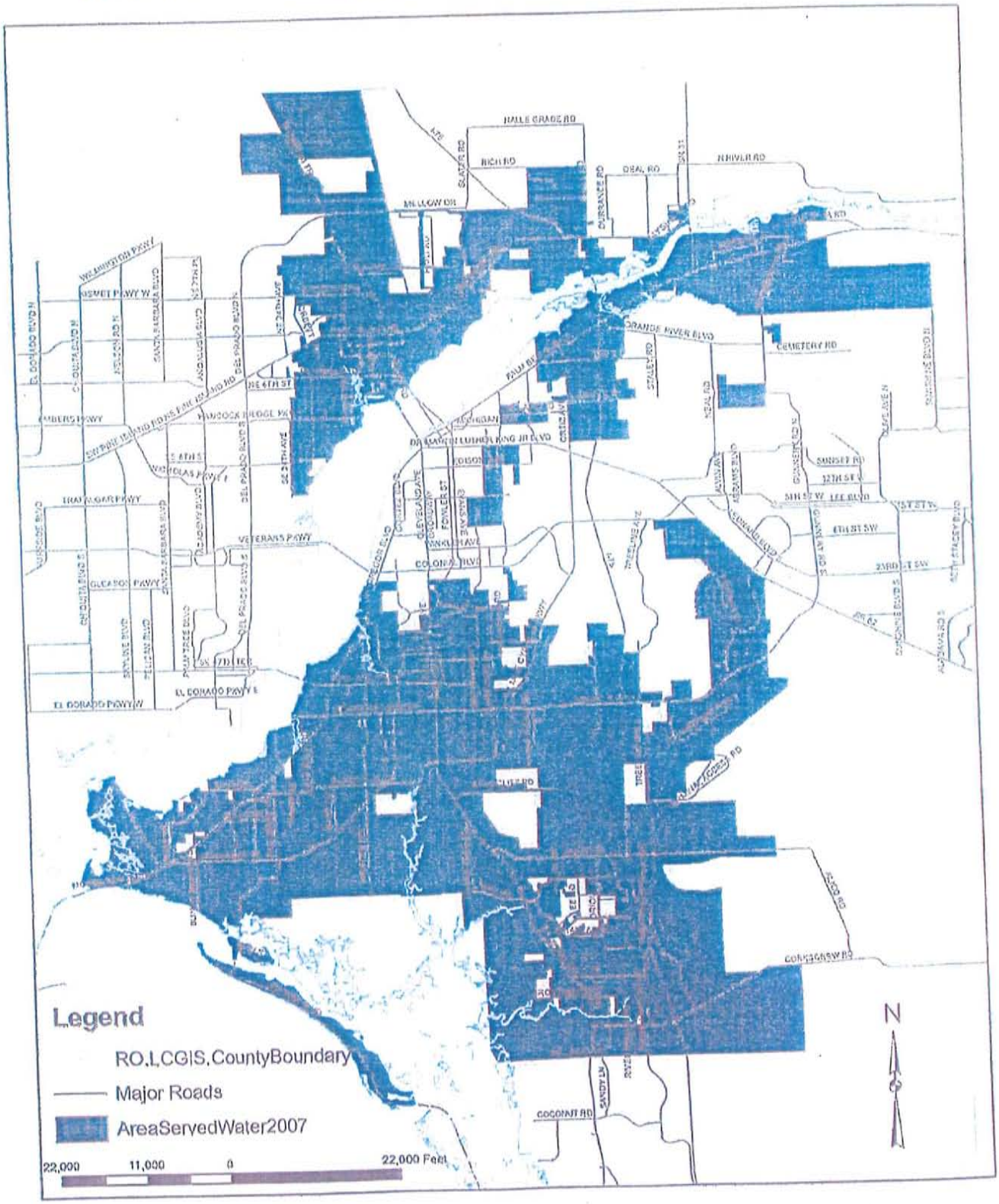


FIGURE 3

Lee County Utilities
Future Service Area

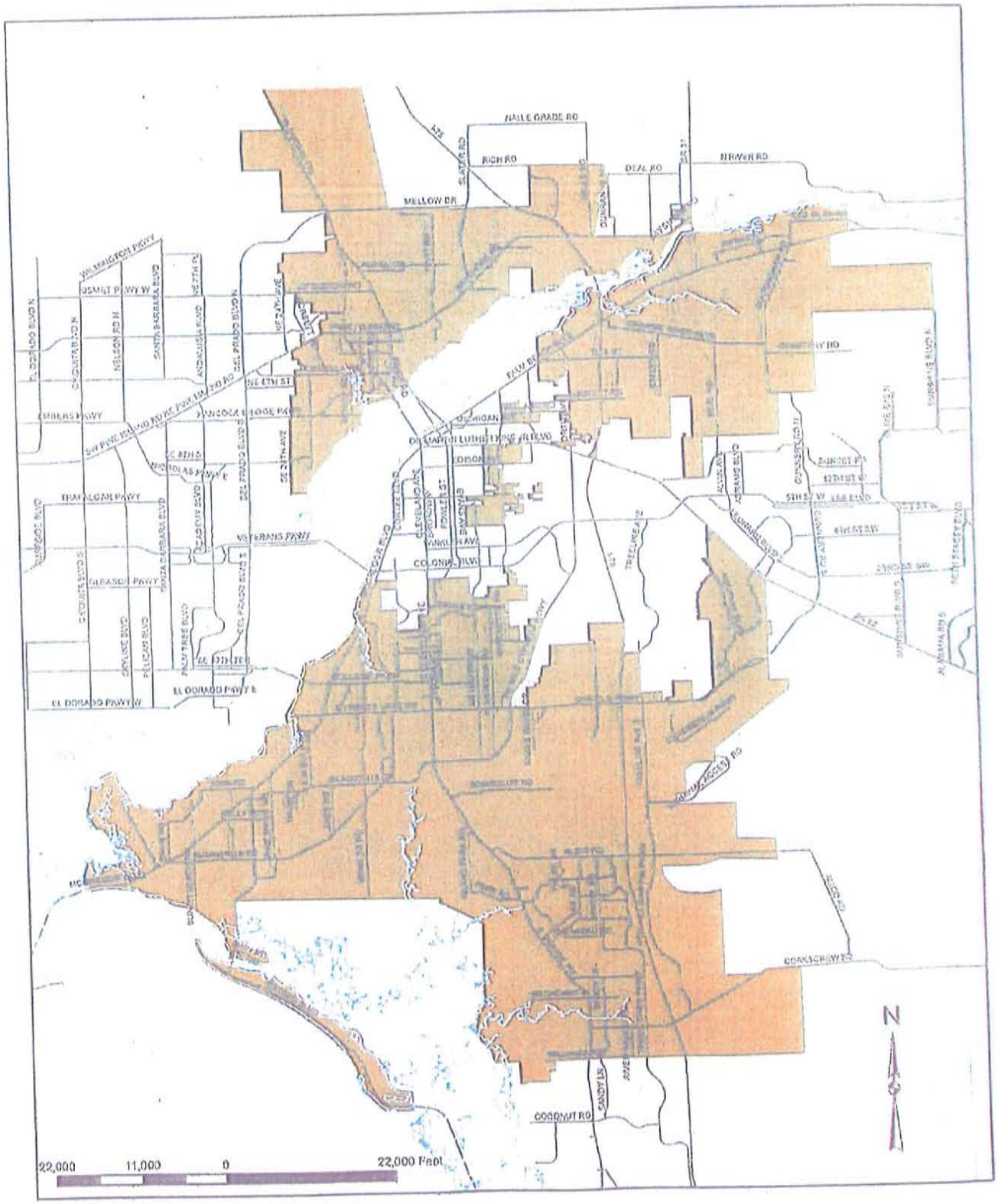


FIGURE 4
Lee County Utilities Water Treatment Facilities

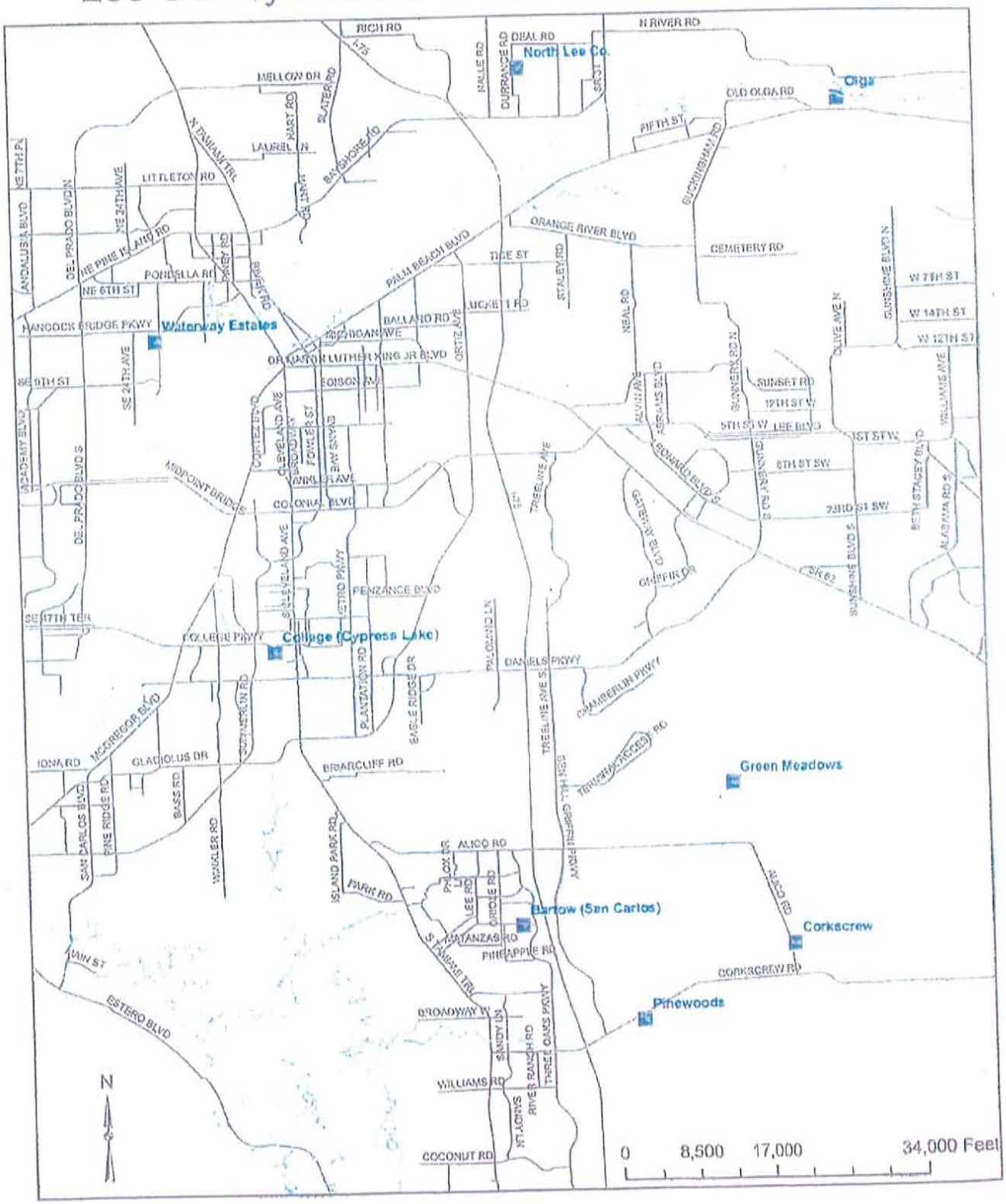


FIGURE 5

Corkscrew Wellfield

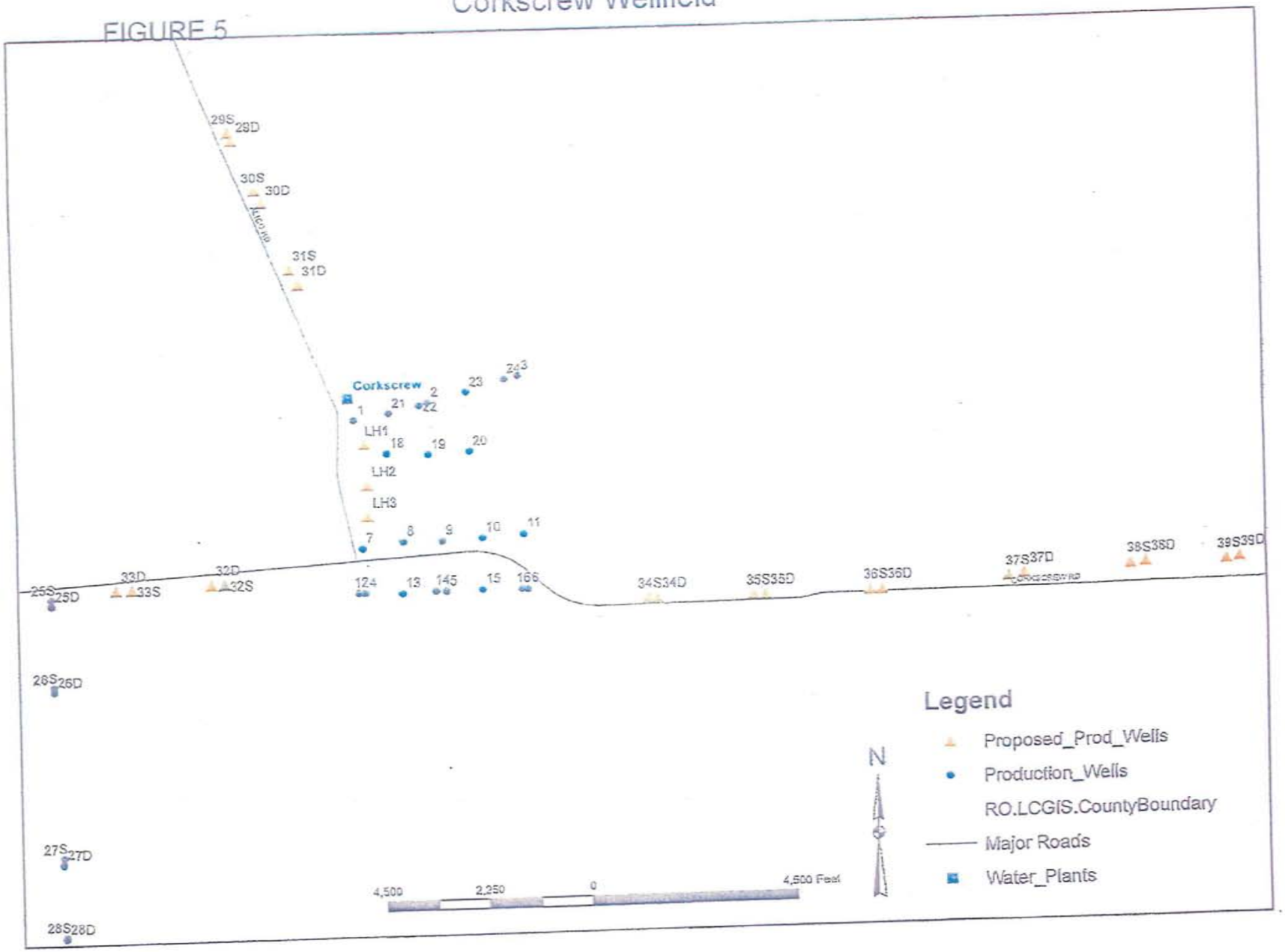
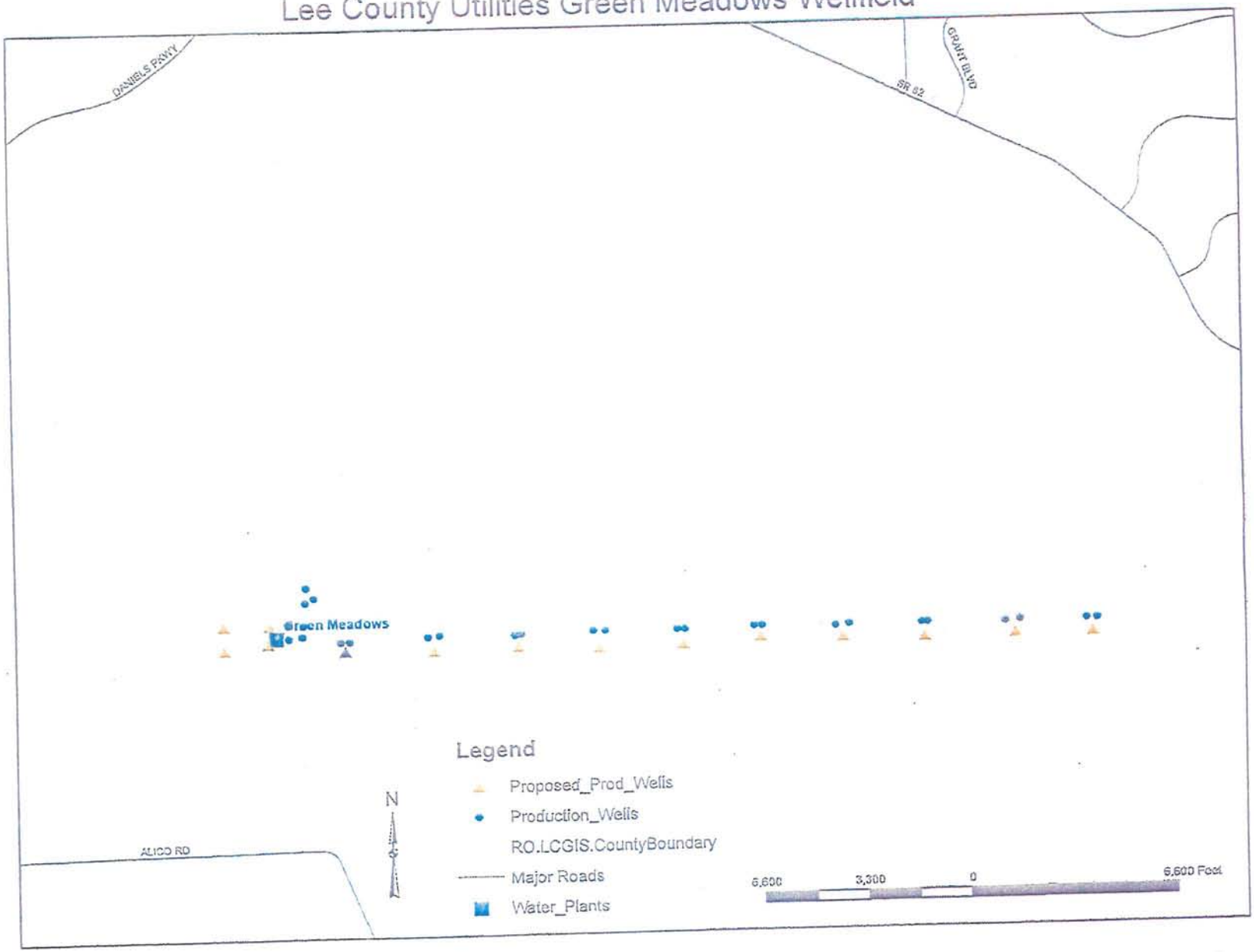
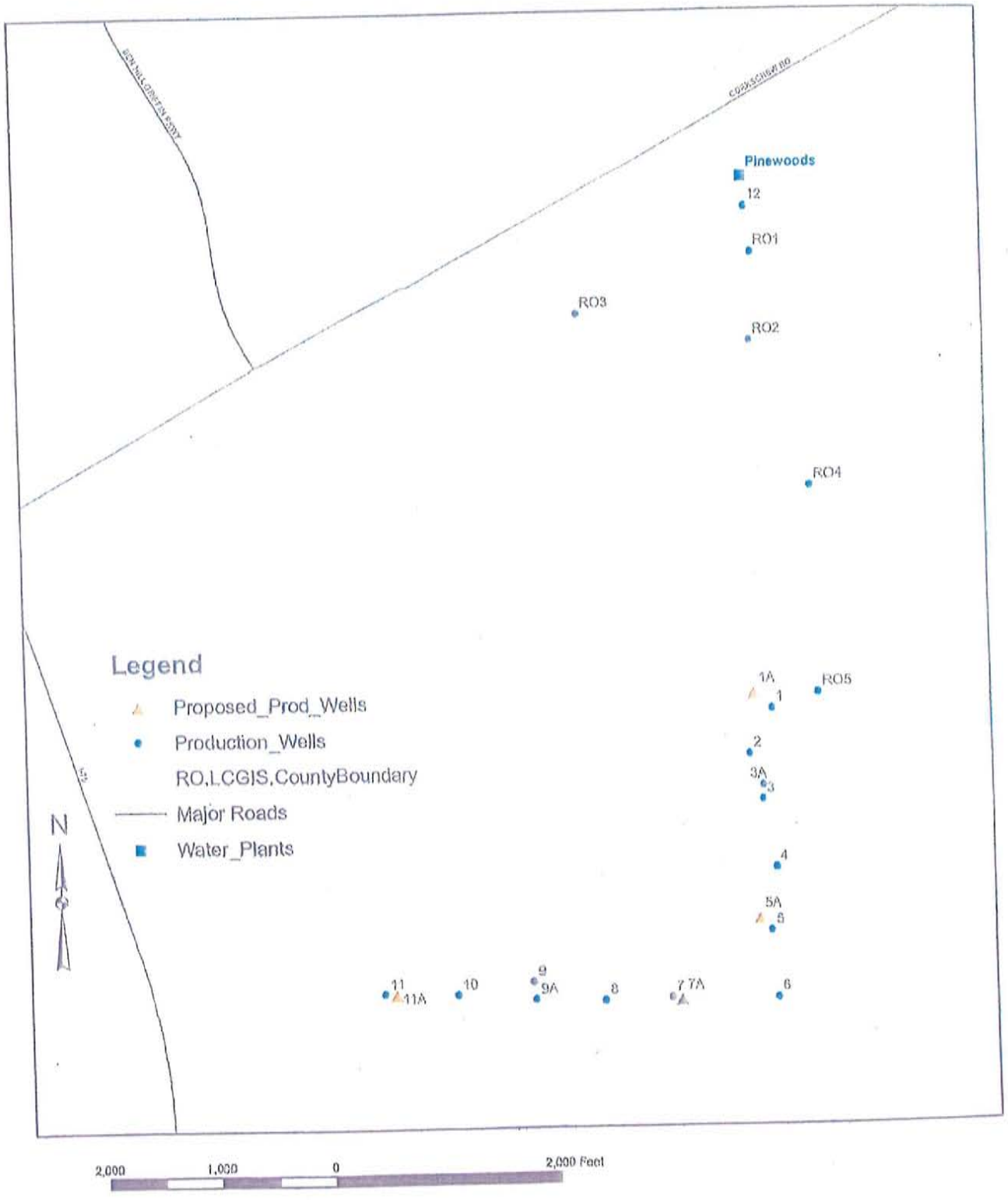


FIGURE 6
Lee County Utilities Green Meadows Wellfield



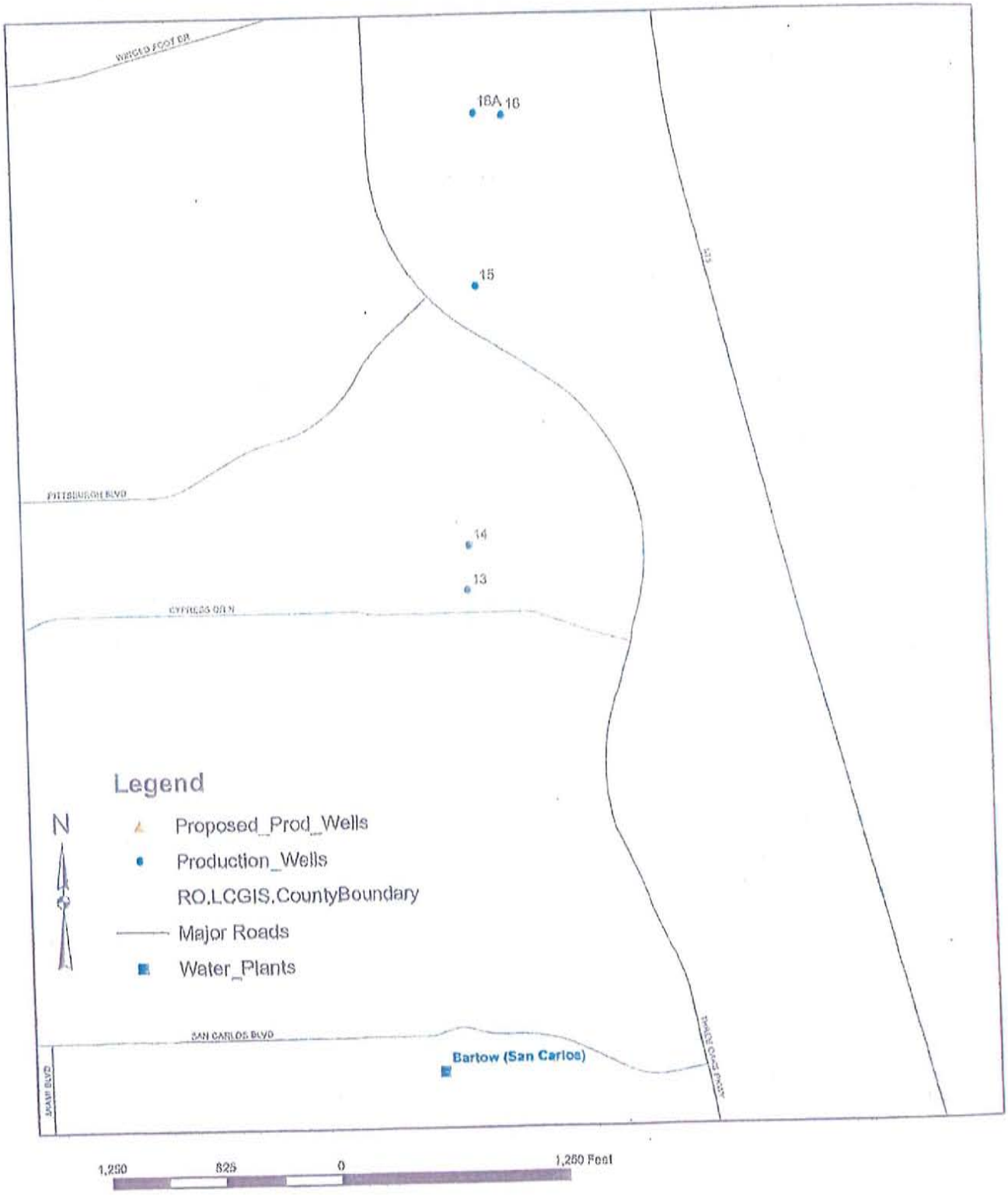
Pinewoods Wellfield

FIGURE 7



San Carlos / Bartow Wellfield

FIGURE 8



Waterway Estates Wellfield

FIGURE 10

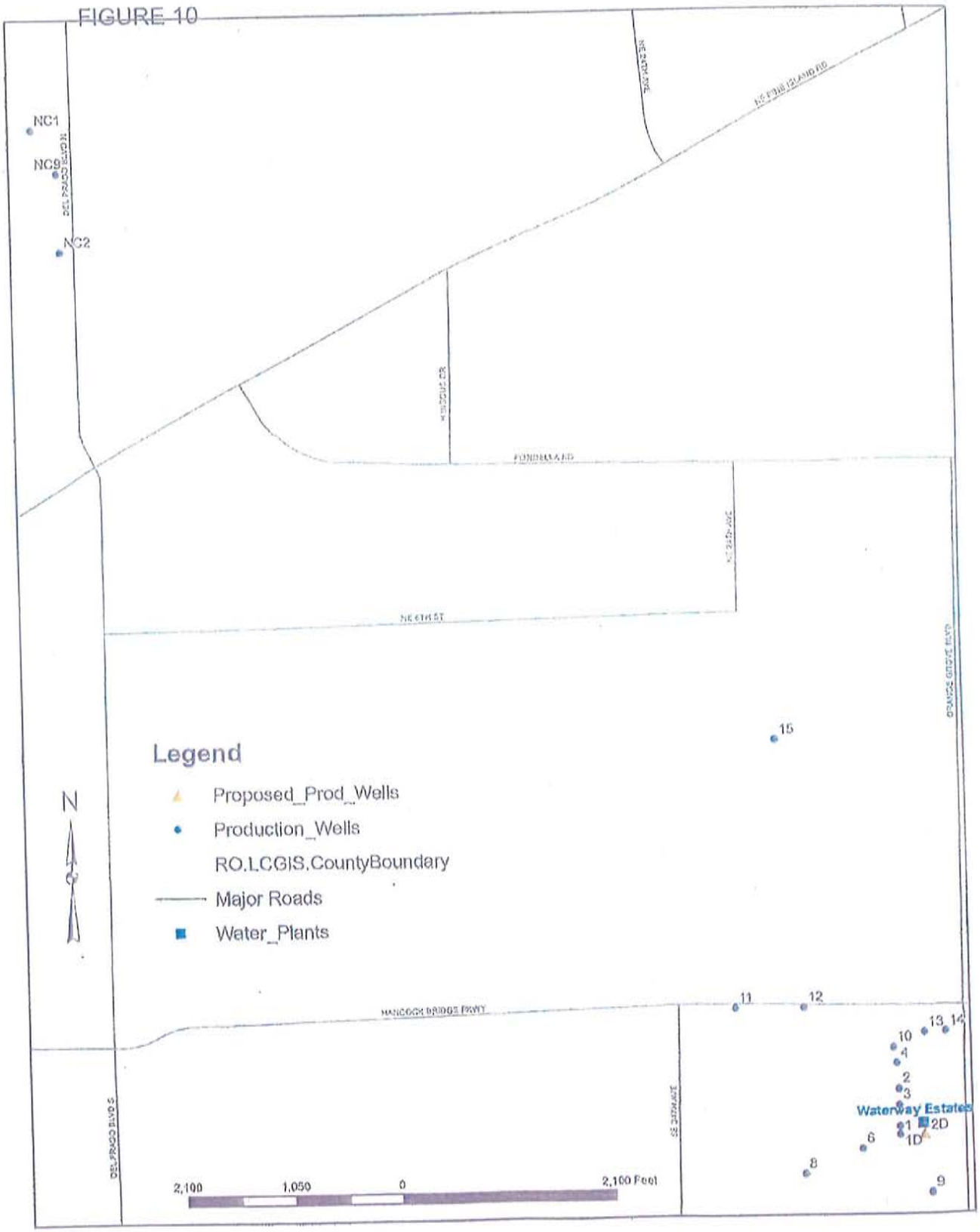


FIGURE 11
North Lee County Existing and Proposed Wellls

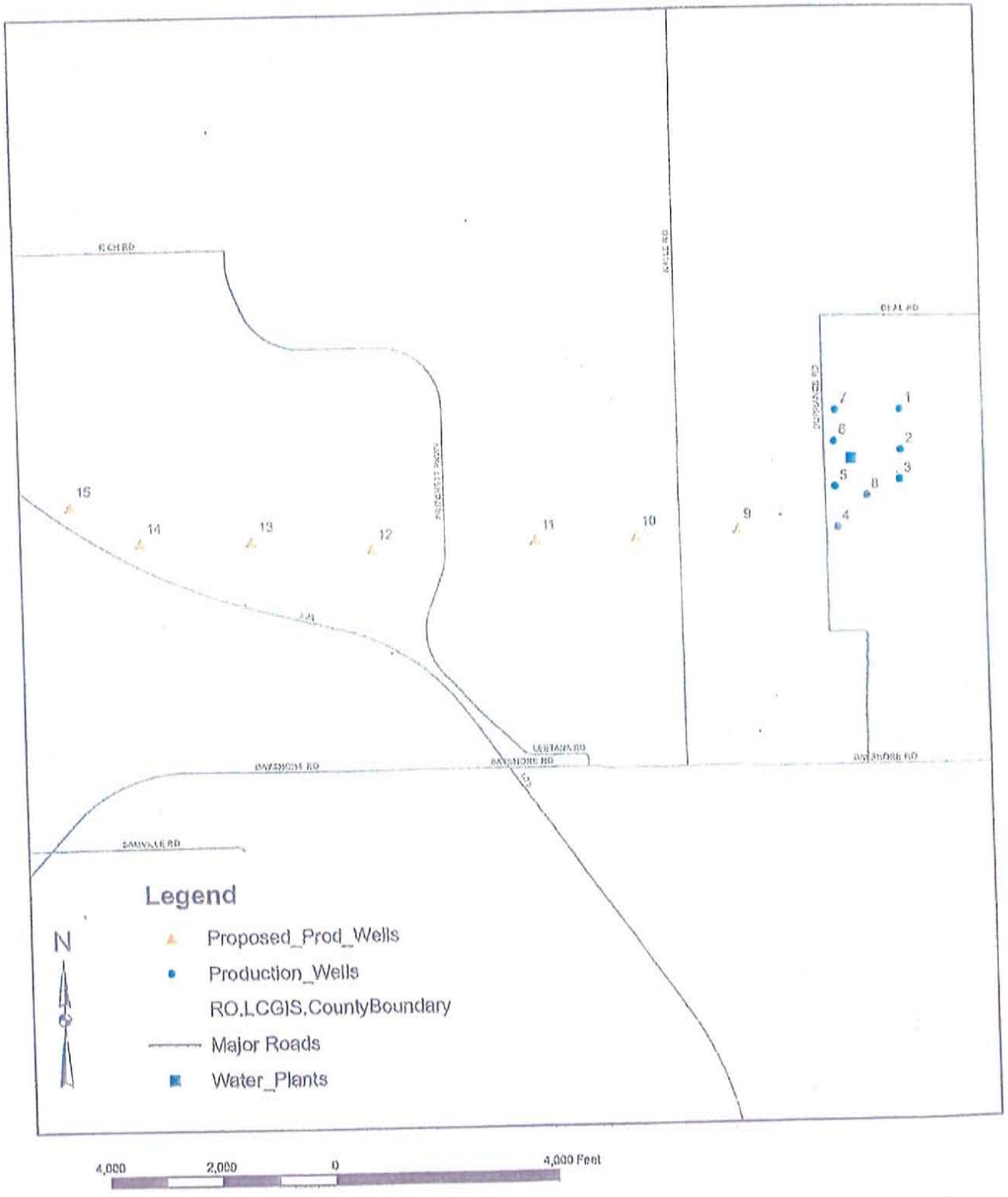


FIGURE 13
Lee County Utilities Storage Facilities

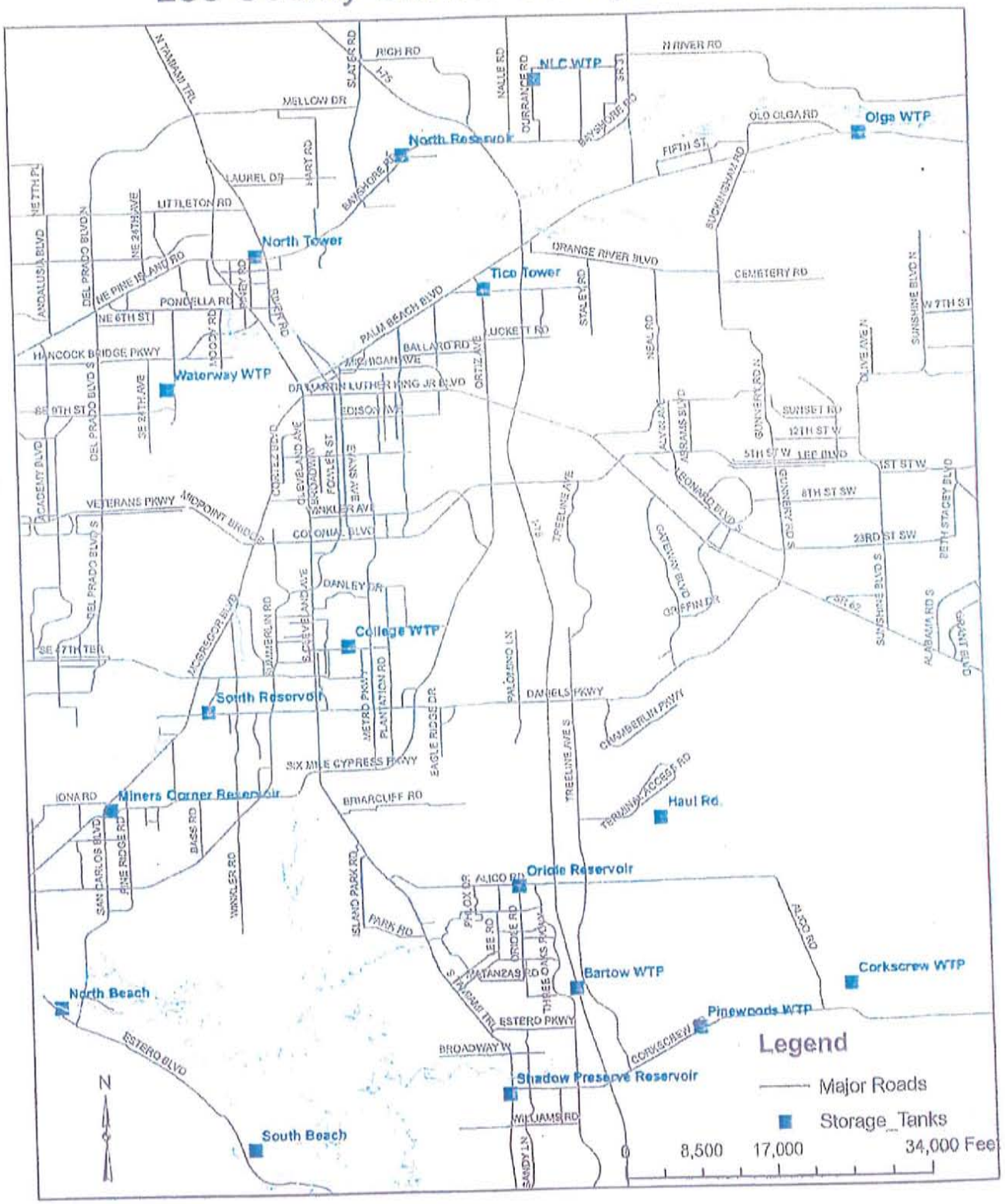


FIGURE 14
Lee County Utilities Corkscrew ASR Wells

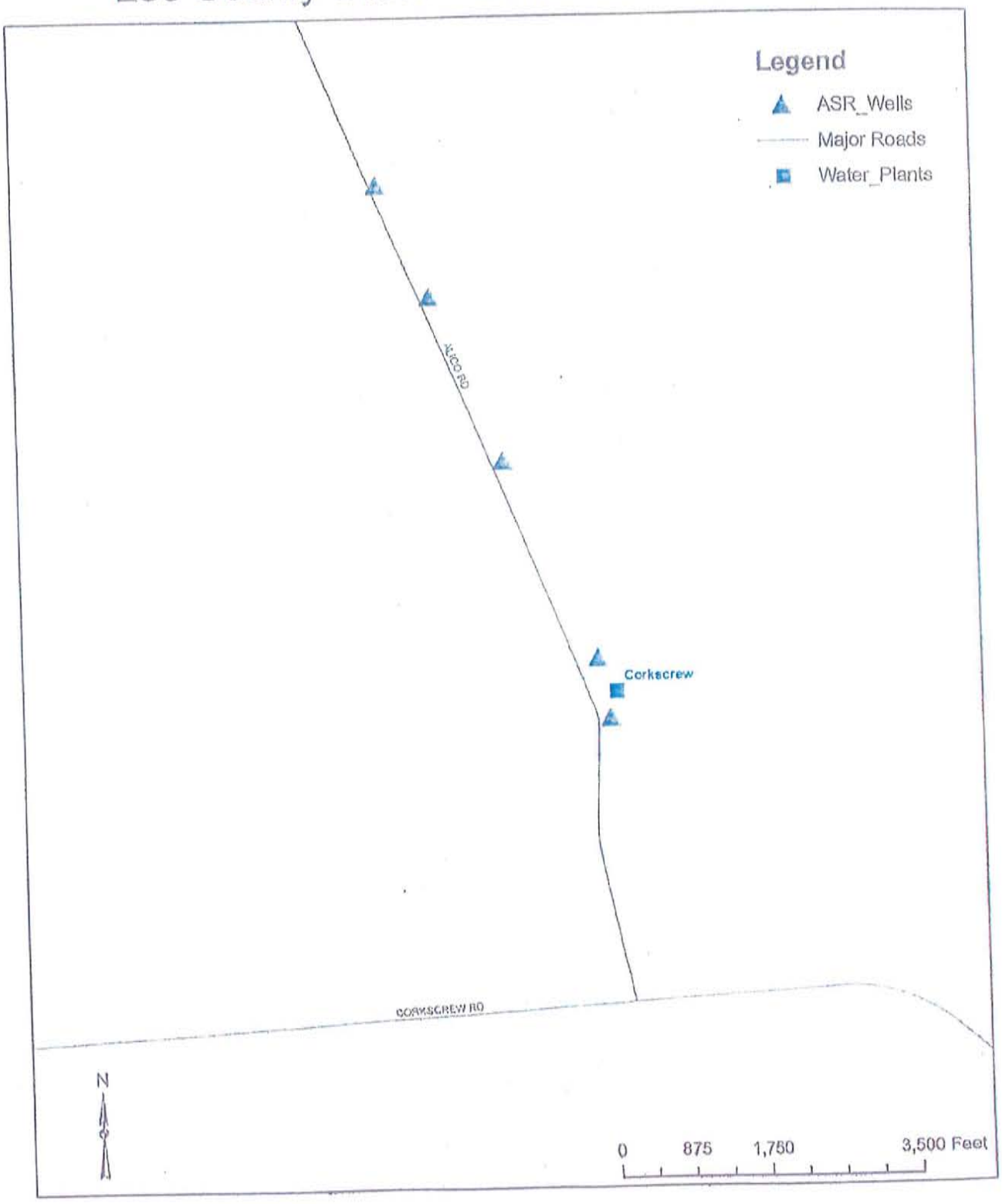


Figure 15
Wastewater Plants & Reuse Lines

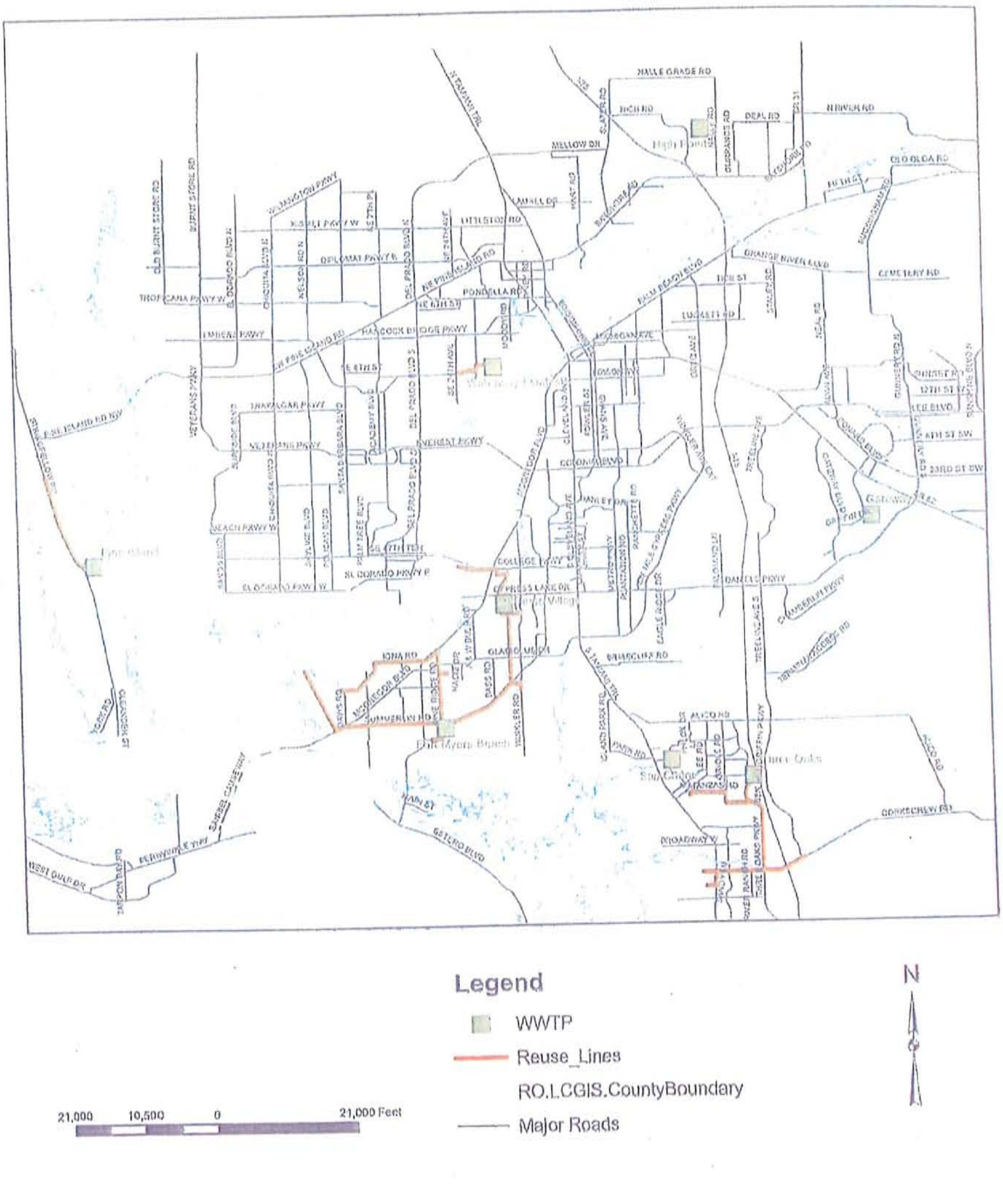


Figure 16
Fort Myers Beach WWTP
& Fiesta VillageWWTP Reuse Lines

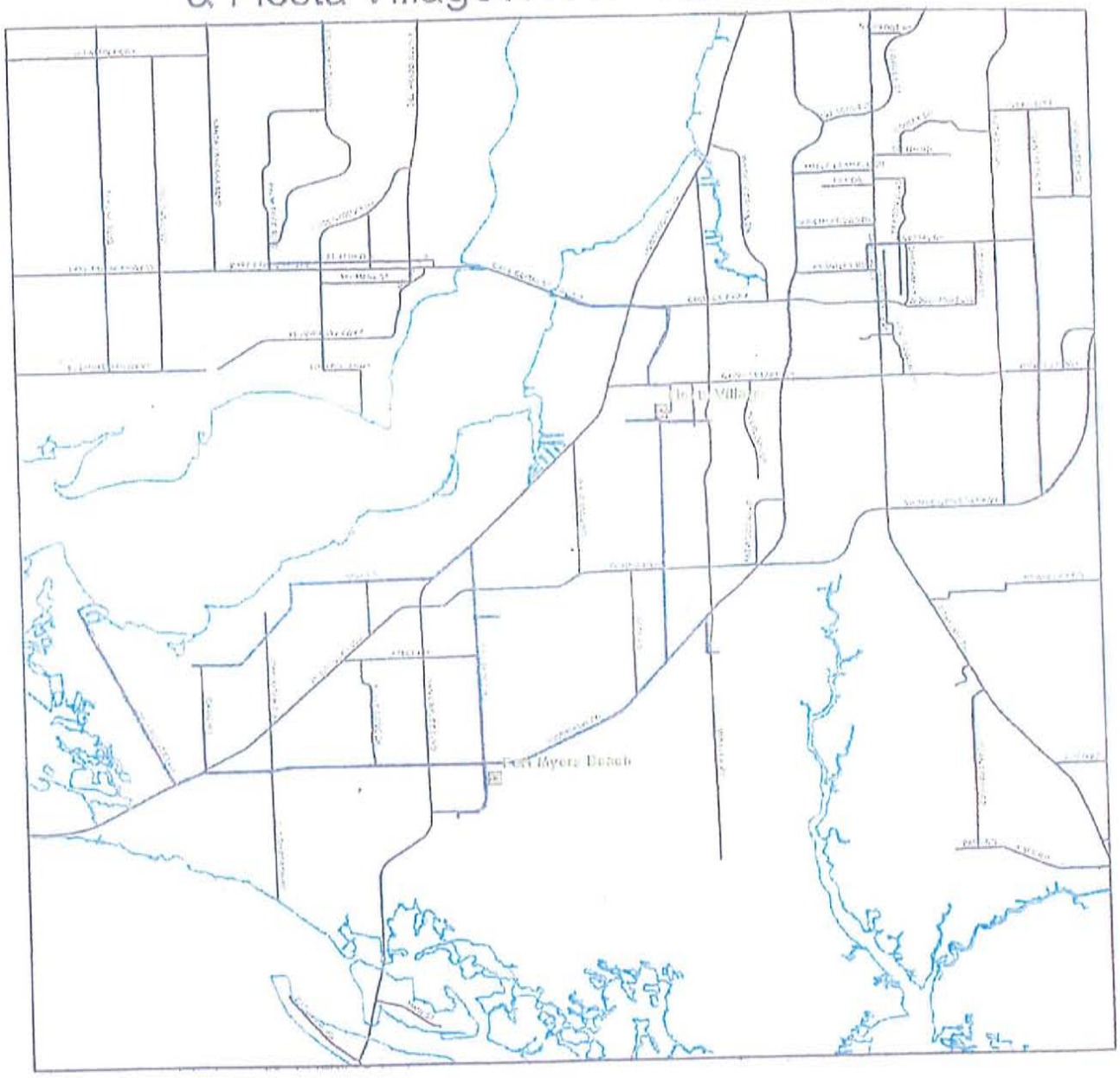


FIGURE 17
Lee County Utilities Waterway Estates Reuse

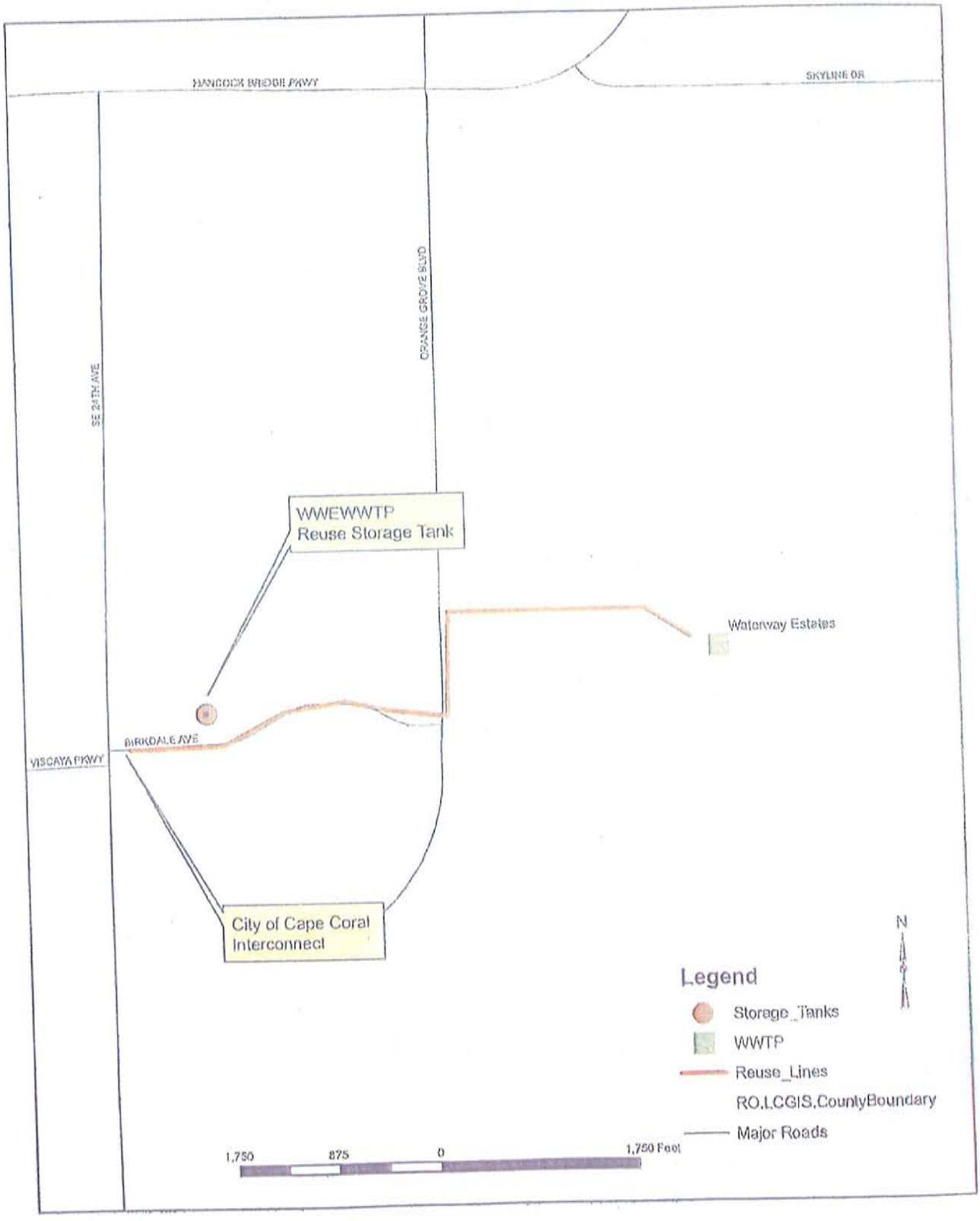


Figure 18
Three Oaks WWTP
& San Carlos WWTP Reuse Lines

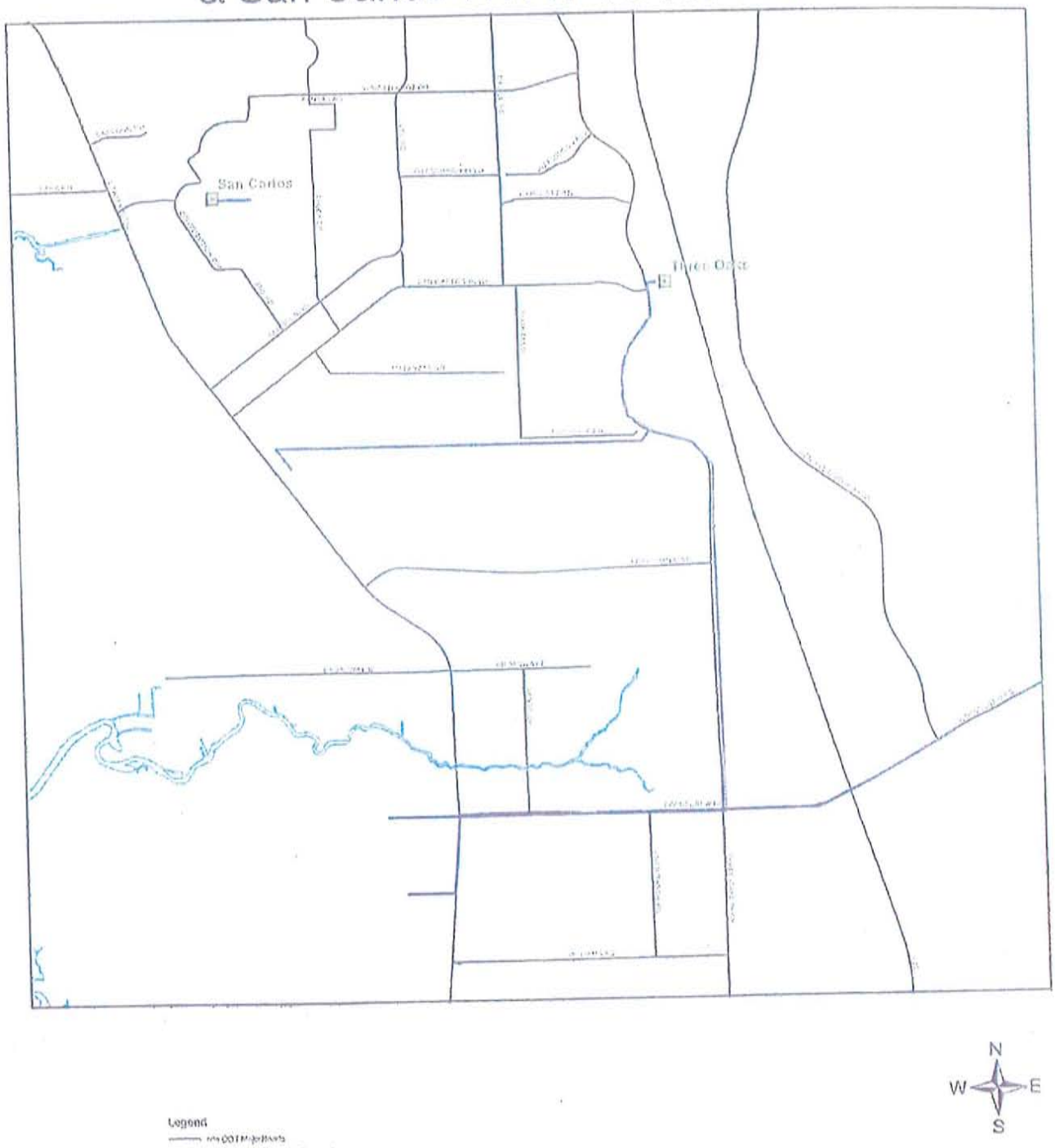


TABLE 2

Potable Water Storage Facilities

Name	Existing / Proposed	Type	Material	Capacity Million Gallons
North Tower	E	Elevated Tank	Steel	0.2
North Reservoir	E	Ground Storage	Concrete	2.0
South Reservoir	E	Ground Storage	Concrete	2.0
Tice Tower	E	Elevated Tank	Steel	0.3
Miners Corner Reservoir	E	Ground Storage	Concrete	2.0
Alico Reservoir	E	Ground Storage	Concrete	1.0
41 Reservoir	E	Ground Storage	Steel	1.0
Airport Haul Road	E	Ground Storage	Concrete	10.0
North Lee County WTP	E	Ground Storage	Concrete	5.0
Olga WTP	E	Ground Storage	Concrete	1.0
Corkscrew WTP	E	Ground Storage	Concrete	2.0
South Beach Tank	E	Ground Storage	Concrete	1.0
North Beach Tank	E	Ground Storage	Concrete	0.5
Waterway Estates WTP	E	Ground Storage	Concrete	1.0
College Pkwy WTP	E	Ground Storage	Concrete	1.5
Pinewoods WTP	E	Ground Storage	Concrete	2.0
Bartow WTP	E	Ground Storage	Concrete	0.5
Total System Storage				33.0

TABLE 3
CORKSCREW WELLFIELD
DESCRIPTION OF WELLS
EXISTING WELLS

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Capacity	Active	Year Drilled
1	E	12	243	132	open hole	500	Yes	2007
2	E	12	305	209	open hole	500	Yes	2004
3	E	12	305	209	open hole	500	Yes	2004
4	E	12	305	209	open hole	500	Yes	2004
5	E	12	305	209	open hole	500	Yes	2004
6	E	12	305	209	open hole	500	Yes	2004
7	E	12	135	45	45-130	500	Yes	1980
8	E	12	145	60	60-140	500	Yes	1980
9	E	12	145	55	55-140	500	Yes	1980
10	E	12	158	60	60-150	500	Yes	1980
11	E	12	155	55	55-145	500	Yes	1980
12	E	12	145	50	50-140	500	Yes	1980
13	E	12	140	50	50-135	500	Yes	1980
14	E	12	150	50	50-145	500	Yes	1980
15	E	12	150	58	58-145	500	Yes	1980
16	E	12	155	78	78-149	500	Yes	1980
17	E	12	115	45	45-105	500	Yes	1980
18	E	12	120	50	50-110	500	Yes	1980
19	E	12	120	50	50-110	500	Yes	1980
20	E	12	100	35	35-95	500	Yes	1980
21	E	12	110	40	40-100	500	Yes	1980
22	E	12	115	45	45-105	500	Yes	1980
23	E	12	120	50	50-110	500	Yes	1982
24	E	12	80	30	30-60	500	Yes	1998
25S	E	12	80	30	30-70	500	Yes	1998
26S	E	12	80	30	30-70	500	Yes	1998
27S	E	12	80	30	30-70	500	Yes	1998
28S	E	12	85	30	30-75	500	Yes	1998
25D	E	12	180	115	115-170	350	Yes	1998
26D	E	12	170	120	120-160	350	Yes	1998
27D	E	12	170	120	120-160	350	Yes	1998
28D	E	12	185	125	125-175	350	Yes	1998

PROPOSED WELLS

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Capacity	Active	Year Drilled
29S	P	12	130	40	N/A	400	No	2008
29D	P	12	250	150	N/A	500	No	2008
30S	P	12	130	40	N/A	400	No	2008
30D	P	12	250	150	N/A	500	No	2008
31S	P	12	130	40	N/A	400	No	2008
31D	P	12	250	150	N/A	500	No	2008
32S	E	12	89	40	N/A	400	No	2008
32D	E	12	292	79	N/A	500	No	2008
33S	E	12	79	40	N/A	400	No	2008
33D	E	12	238	130	N/A	500	No	2008
34S	P	12	130	40	N/A	400	No	2008
34D	P	12	300	215	N/A	500	No	2008
35S	P	12	130	40	N/A	400	No	2008
35D	P	12	295	210	N/A	500	No	2008
36S	P	12	130	40	N/A	400	No	2008
36D	P	12	290	190	N/A	500	No	2008
37S	P	12	130	40	N/A	400	No	2008
37D	E	12	217	183	N/A	500	No	2008
38S	P	12	130	40	N/A	400	No	2008
38D	P	12	286	185	N/A	500	No	2008
39S	P	12	130	40	N/A	400	No	2008
39D	P	12	280	180	N/A	500	No	2008
40	P	12	820	700	N/A	1000	No	2008
41	E	12	810	600	open hole	1000	No	2008

TABLE 4
GREEN MEADOWS WELLFIELD
DESCRIPTION OF WELLS

EXISTING WELLS

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Intake Depth	Capacity	Active	Year Drilled	Meter Type
1	E	16	180	95	N/A	N/A	500	Yes	1974	Flow Meter
1D	E	10	38	20	N/A	N/A	500	Yes	1983	Flow Meter
2	E	16	182	99	N/A	N/A	500	Yes	1974	Flow Meter
2A	E	10	36	20	N/A	N/A	500	Yes	1983	Flow Meter
3	E	16	185	100	N/A	N/A	500	Yes	1975	Flow Meter
3A	E	10	42	23	N/A	N/A	500	Yes	1983	Flow Meter
3B	E	10	42	23	N/A	N/A	500	Yes	1983	Flow Meter
4	E	16	185	104	N/A	N/A	500	Yes	1978	Flow Meter
4A	E	10	43	20	N/A	N/A	500	Yes	1983	Flow Meter
5	E	16	185	104	N/A	N/A	500	Yes	1977	Flow Meter
5A	E	10	24	20	N/A	N/A	200	Yes	1991	Flow Meter
6	E	16	235	90	N/A	N/A	500	Yes	1981	Flow Meter
6A	E	10	40	18	N/A	N/A	200	Yes	1991	Flow Meter
7	E	16	235	90	145	N/A	500	Yes	1981	Flow Meter
7A	E	10	36	18	N/A	N/A	200	Yes	1990	Flow Meter
8	E	16	235	91	N/A	N/A	500	Yes	1989	Flow Meter
8A	E	10	42	23	N/A	N/A	500	Yes	1981	Flow Meter
9	E	16	120	91	N/A	N/A	500	Yes	1983	Flow Meter
9A	E	10	42	20	N/A	N/A	500	Yes	1990	Flow Meter
10	E	16	200	97	N/A	N/A	500	Yes	1989	Flow Meter
10A	E	10	42	18	N/A	N/A	200	Yes	1989	Flow Meter
11	E	10	165	115	N/A	N/A	500	Yes	1989	Flow Meter
11A	E	10	80	23	N/A	N/A	200	Yes	1989	Flow Meter
12	E	10	212	142	N/A	N/A	500	Yes	1990	Flow Meter
12A	E	10	40	21	N/A	N/A	200	Yes	1990	Flow Meter
13	E	10	210	140	N/A	N/A	500	Yes	1990	Flow Meter
13A	E	10	45	20	N/A	N/A	200	Yes	1990	Flow Meter

PROPOSED WELLS IN EXISTING PERMIT

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Intake Depth	Capacity	Active	Proposed Year Drilled	Meter Type
15	P	12	200	100	N/A	N/A	500	No	N/A	N/A
15A	P	12	50	20	N/A	N/A	200	No	N/A	N/A
16	P	12	200	100	N/A	N/A	500	No	N/A	N/A
16A	P	12	50	20	N/A	N/A	200	No	N/A	N/A
17	P	12	200	100	N/A	N/A	500	No	N/A	N/A
17A	P	12	50	20	N/A	N/A	200	No	N/A	N/A
18	P	12	200	100	N/A	N/A	500	No	N/A	N/A
18A	P	12	50	20	N/A	N/A	200	No	N/A	N/A
19	P	12	200	100	N/A	N/A	500	No	N/A	N/A
19A	P	12	50	20	N/A	N/A	200	No	N/A	N/A
20	P	12	200	100	N/A	N/A	500	No	N/A	N/A
20A	P	12	50	20	N/A	N/A	200	No	N/A	N/A
21	P	12	200	100	N/A	N/A	500	No	N/A	N/A
21A	P	12	50	20	N/A	N/A	200	No	N/A	N/A
22	P	12	200	100	N/A	N/A	500	No	N/A	N/A
22A	P	12	50	20	N/A	N/A	200	No	N/A	N/A
23	P	12	200	100	N/A	N/A	500	No	N/A	N/A
23A	P	12	50	20	N/A	N/A	200	No	N/A	N/A
24	P	12	800	500	N/A	N/A	600	No	N/A	N/A
25	P	12	800	500	N/A	N/A	600	No	N/A	N/A
26	P	12	800	500	N/A	N/A	600	No	N/A	N/A

PROPOSED WELLS IN PROPOSED PERMIT

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Intake Depth	Capacity	Active	Proposed Year Drilled	Meter Type
1F	P	14	850	850	N/A	100	700	No	2008	Flow Meter
2F	P	14	850	850	N/A	100	700	No	2008	Flow Meter
3F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
4F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
5F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
6F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
7F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
8F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
9F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
10F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
11F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
12F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
13F	P	14	850	850	N/A	100	700	No	2009	Flow Meter
15F	P	14	850	850	N/A	100	700	No	2009	Flow Meter

TABLE 5
PINEWOODS WELLFIELD
DESCRIPTION OF WELLS

EXISTING WELLS

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Intake Depth	Capacity	Active	Year Drilled	Meter Type
1	E	16	31	16	N/A	N/A	450	Yes	1988	Flow Meter
2	E	16	40	19	N/A	N/A	450	Yes	1988	Flow Meter
3	E	16	40	19	N/A	N/A	450	Yes	1988	Flow Meter
4	E	16	39	19	N/A	N/A	450	Yes	1988	Flow Meter
5	E	16	42	20	N/A	N/A	450	Yes	1988	Flow Meter
6	E	16	32	22	N/A	N/A	450	Yes	1988	Flow Meter
7	E	16	39	19	N/A	N/A	450	Yes	1988	Flow Meter
8	E	16	30	20	N/A	N/A	450	Yes	1988	Flow Meter
9	E	16	30	21	N/A	N/A	450	Yes	1988	Flow Meter
10	E	16	30	18	N/A	N/A	450	Yes	1988	Flow Meter
11	E	16	30	17	N/A	N/A	450	Yes	1988	Flow Meter
12	E	6	123	83	N/A	N/A	75	Yes	1990	Flow Meter
9A	E	8	171	85	85-125	N/A	75	Yes	2001	Flow Meter
3A	E	8	138	85	N/A	N/A	75	Yes	2002	Flow Meter
RO-1	E	14	651	603	N/A	N/A	700	Yes	2003	Flow Meter
RO-2	E	14	700	550	N/A	N/A	700	Yes	2007	Flow Meter
RO-3	E	14	700	550	N/A	N/A	700	Yes	2007	Flow Meter
RO-4	E	14	700	550	N/A	N/A	700	Yes	2007	Flow Meter
RO-5	E	14	700	550	N/A	N/A	700	Yes	2007	Flow Meter

PROPOSED WELLS

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Intake Depth	Capacity	Active	Year Drilled	Meter Type
1A	P	8	200	85	N/A	N/A	75	No	N/A	N/A
5A	P	8	200	85	85-125	N/A	75	No	N/A	N/A
7A	P	8	200	85	85-125	N/A	75	No	N/A	N/A
11A	P	8	200	85	85-125	N/A	75	No	N/A	N/A

SAN CARLOS WELLFIELD
DESCRIPTION OF WELLS

EXISTING WELLS

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Intake Depth	Capacity	Active	Year Drilled	Meter Type
13	E	8	41	19	N/A	N/A	500	Standby	1988	Flow Meter
14	E	8	45	22	N/A	N/A	500	Standby	1984	Flow Meter
15	E	8	40	18	N/A	N/A	500	Standby	1980	Flow Meter
16	E	8	40	19	N/A	N/A	N/A	No	1980	Flow Meter
16A	E	8	40	22	N/A	N/A	375	Standby	2000	Flow Meter

TABLE 7
WATERWAY ESTATES WELLFIELD
DESCRIPTION OF WELLS

EXISTING WELLS

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Capacity	Active	Year Drilled	Meter Type
1	E	8	48	30	40	Yes	1957	Flow Meter
2	E	8	57	42	75	Yes	1957	Flow Meter
3	E	8	130	130	30	Yes	1966	Flow Meter
4	E	8	48	14	50	Yes	1966	Flow Meter
6	E	8	205	124	45	Yes	1971	Flow Meter
8	E	8	43	13	40	Yes	1976	Flow Meter
9	E	8	230	125	50	Yes	1971	Flow Meter
10	E	8	235	134	30	Yes	1972	Flow Meter
11	E	10	230	130	85	Yes	1983	Flow Meter
12	E	10	60	40	60	Yes	1983	Flow Meter
13	E	10	80	50	30	Yes	1983	Flow Meter
14	E	10	230	136	85	Yes	1982	Flow Meter
15	E	8	208	160	65	Yes	1988	Flow Meter
NC-1	E	8	240	140	70	Yes	1970	Flow Meter
NC-2	E	8	240	140	85	Yes	1975	Flow Meter
NC-9	E	8	225	164	110	Yes	1975	Flow Meter
1D	E	4	600	300	100	Yes	1989	Flow Meter

PROPOSED WELLS

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Capacity	Active	Year Drilled	Meter Type
2D	P	12	600	300	N/A	No	N/A	N/A

TABLE 8
NORTH LEE COUNTY WELLFIELD
DESCRIPTION OF WELLS

EXISTING WELLS

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Intake Depth	Capacity	Active	Year Drilled	Meter Type
1	E	17	637	500	N/A	120	700	Yes	2003	Flowmeter
2	E	17	700	493	N/A	120	700	Yes	2003	Flowmeter
3	E	17	592	441	N/A	120	800	Yes	2003	Flowmeter
4	E	17	653	451	N/A	120	780	Yes	2003	Flowmeter
5	E	17	670	500	N/A	120	550	Yes	2003	Flowmeter
6	E	17	700	475	N/A	N/A	Plug&Aban	No	2003	Flowmeter
7	E	17	700	478	N/A	140	500	Yes	2002	Flowmeter
8	E	17	800	470	N/A	120	670	Yes	2003	Flowmeter

PROPOSED WELLS IN EXISTING PERMIT

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Intake Depth	Capacity	Active	Year Drilled	Meter Type
9	P	12	N/A	N/A	N/A	N/A	580	N/A	2008	N/A
10	P	12	N/A	N/A	N/A	N/A	580	N/A	2008	N/A
11	P	12	N/A	N/A	N/A	N/A	580	N/A	2008	N/A
12	P	12	N/A	N/A	N/A	N/A	580	N/A	2008	N/A

PROPOSED WELLS IN PROPOSED PERMIT

Well #	Existing / Proposed	Diameter	Total Depth	Cased Depth	Screen Interval	Intake Depth	Capacity	Active	Year Drilled	Meter Type
9	P	17	700	500	N/A	120	725	No	2008	Flowmeter
10	P	17	700	500	N/A	120	725	No	2008	Flowmeter
11	P	17	700	500	N/A	120	725	No	2008	Flowmeter
12	P	17	700	500	N/A	120	725	No	2008	Flowmeter
13	P	17	700	500	N/A	120	725	No	N/A	Flowmeter
14	P	17	700	500	N/A	120	725	No	N/A	Flowmeter
15	P	17	700	500	N/A	120	725	No	N/A	Flowmeter
16	P	17	700	500	N/A	120	725	No	N/A	Flowmeter
17	P	17	700	500	N/A	120	725	No	N/A	Flowmeter
18	P	17	700	500	N/A	120	725	No	N/A	Flowmeter

TABLE 9
OLGA WTP
SURFACE WATER PUMP DESCRIPTION

Pump #	Existing/ Proposed	Pump Manufacturer	Pump Type	Capacity(GPM)	Horsepower	Diameter	Elevation of Intake
1	E	Peerless	Verticle Turbine	3850	75	14	5.4
2	E	Peerless	Verticle Turbine	3000	40	14	5.4
3	E	Peerless	Verticle Turbine	3850	60	14	5.4
4	P	N/A	N/A	2900	50	16	5.4
5	P	N/A	N/A	2900	50	16	5.4

TABLE 10
ASR WELLS
DESCRIPTION OF WELLS

EXISTING

Well #	Facility	Existing / Proposed	Diameter	Total Depth	Cased Depth	Capacity	Active	Year Drilled	Meter Type
ASR#1	Corkscrew	E	12	397	328	450	Y	1995	Flowmeter
ASR#2	Corkscrew	E	12	397	337	450	Y	2000	Flowmeter
ASR#3	Corkscrew	E	12	347	285	450	Y	2000	Flowmeter
ASR#4	Corkscrew	E	12	368	310	450	Y	2000	Flowmeter
ASR#5	Corkscrew	E	12	291	253	450	Y	2000	Flowmeter
ASR#1	N. Res.	E	12	642	540	500	Y	1999	Flowmeter
ASR#1	Olga	E	16	920	859	500	Y	2000	Flowmeter
ASR#5	Olga	E	16	925	864	500	Y	2007	Flowmeter

PROPOSED

Well #	Facility	Existing / Proposed	Diameter	Total Depth	Cased Depth	Capacity	Active	Year Drilled	Meter Type
ASR#2	Olga	P	16	650	550	375	N	NA	N/A
ASR#3	Olga	P	16	650	550	375	N	NA	N/A
ASR#4	Olga	P	16	650	550	375	N	NA	N/A

TABLE 11
CAPITAL IMPROVEMENT PROJECTS
APPROVED LEE COUNTY CIP FY 08/09

WATER SUPPLY DEVELOPMENT PROJECTS

CIP PROJECT #	LCU PROJECT NAME/ LWCWSP PROJECT NAME	DESCRIPTION	PROJECT STATUS	TOTAL PROJECT COST	ESTIMATED COMPLETION DATE	FUNDING SOURCE
7602	North Lee County R.O. Plant Wellfield Expansion / North Lee County Lower Hawthorn Wellfiled and Plant Expansion	Expansion of the Lower Hawthorn wellfield at the NLC WTP from 5.0 MGD to 10.0 MGD finished water	Design and land acquision underway	$15,390,000.00	2010	Enterprise Fund
7028	North Lee County WTP Expansion to 10 MGD / North Lee County Lower Hawthorn Wellfiled and Plant Expansion	Expansion of the NLC WTP from 5.0 MGD to produce 10.0 MGD finish water	Preliminary Design Underway	$15,000,000.00	2011	Enterprise Fund
None	Corkscrew WTP Expansion to 20 MGD / Not in LWCWSP	Expand the treatment capcity of the Corkscrew WTP to 20.0 MGD	Planning	$13,501,000.00	2015-2020	Debt Finance
None	Corkscrew WTP Wellfield Improvements / Not in LWCWSP	Expand the capacity of the Corkscrew Wellfield to provide a total of 20.0 MGD	Planning	$9,750,000.00	2015-2020	Debt Finance
None	Desalination Plant Transmission Mains / Not in LWCWSP	Construct finish water transmission mains to accomidate a Desalination Plant	Planning	$18,195,500.00	2015-2020	Enterprise Fund
None	Feasibilty Analysis / Design / Desalination Plant / Not in LWCWSP	Perform a feasibility analysis, design, and construct a desalination water plant	Planning	$70,000,000.00	2015-2020	Enterprise Fund

ALTERNATIVE WATER RESOURCE PROJECTS

None	Gateway WWTP ASR System / Not in LWCWSP	Develop an ASR system to provide seasonal storage of reclaimed water to serve the Gateway WWTP	Planning	$3,200,000.00	2012	Enterprise Fund
7284	Reclaimed Water ASR / Health Park Reclaimed Water ASR	Pilot and Construction of reclaimed water ASR for Wasteater Treatment Facilities	Planning	$600,000.00	2012	Enterprise Fund
7300	Reuse Valves Control, SCADA project	Construct Automated controls for reclaimed water sites	Underway	$100,000.00	2009	Enterprise Fund
None	Ben Hill Griffin Parallel Forcemain / FGCU/Miromar Lakes Reclaimed Water Main	Construct 900 L.F. of 12" reclaimed water line from 3 Oaks WWTP to FGCU / Combined with Parallel Force Main Project	Design underway	$6,000,000.00 for total project $100,000.00 for reclaimed water line portion	2011	Grant/Enterprise Fund

CPA2006-26
CONSERVATION LANDS UPDATE
BoCC SPONSORED
AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585

February 25, 2009

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-26

	Text Amendment	✓	**Map Amendment**

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
✓	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: November 9, 2007

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING &
DIVISION OF ENVIRONMENTAL SCIENCES

2. REQUEST:

Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION:

Planning staff recommends that the Board of County Commissioners (BOCC) adopt this proposed amendment to the Future Land Use Element, Map 1, Future Land Use Map (FLUM) as transmitted.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Conservation Lands land use categories were created to accurately depict the use of lands for conservation purposes.

- The Lee Plan Future Land Use element currently includes conservation areas owned by various agencies that have been designated as Conservation Lands.

- The citizens of Lee County approved the Conservation 2020 Program establishing an ad valorem tax to purchase lands for conservation purposes.

- The BOCC created the Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) to evaluate and advise the BOCC of properties nominated by willing sellers.

- Lee County has received 401 willing seller applications for properties to be purchased through the Conservation 2020 Program.

- Seventy-nine of those applications and 18,785± acres have been purchased for $219,726,580 through the Conservation 2020 Program.

- On June 3, 1998, the BOCC adopted Lee Plan Policy 1.4.6 to create the Conservation Lands category and classify approximately 50,000 acres into this FLUM category by amendment PAMT96-08, which became effective on July 30, 1998.

- The BOCC adopted amendment CPA2000-09 that included new language to Lee Plan Policy 1.4.6, "2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances", which became effective on March 27, 2002.

- In addition, the Conservation Lands categories were amended to include 2,550± acres purchased by the Conservation 2020 Program as of August 1, 2001. The 1,245± acre Sahdev property, purchased by Trust for Internal Improvement Trust Fund State of Florida (TIITF), was also included into these categories.

- The Conservation Lands categories were amended by CPA2001-15 to include 1,019± acres purchased by the Conservation 2020 Program, 8,617± acres purchased by TIITF and 1,130± acres purchased by the Calusa Land Trust, which became effective April 1, 2003.

- The Conservation Lands categories were amended by CPA2002-08 to include 3,391± acres purchased by the Conservation 2020 Program, 1,095 acres purchased by the South Florida Water Management District (SFWMD), 2,057± acres purchased by TIITF and 255± acres jointly owned by SFWMD and TIITF, which became effective January 21, 2004.

- The Conservation Lands categories were amended by CPA2005-28 to include1,357± acres purchased by the Conservation 2020 Program and 1,204 acres purchased by Lee County for other mitigation purposes, which became effective August 14, 2007.

- In addition, the Conservation Lands categories were amended to remove 717± acres (including Coon Key, Corkscrew Water Treatment Facility, Cape Coral Park, and Harnes Marsh) that were erroneously included in the Conservation Lands categories by PAMT96-08 without the property owner's permission.

- Currently, there are a total of 73,216± acres in the conservation lands categories.

- Currently, 14% of Lee County is designated in the conservation future land use categories.
- Lee County purchased 12 nominations, totaling 1,314± acres, through the Conservation 2020 Program since August 2006.
- October 11, 2007, CLASAC approved the inclusion of 223± acres or 5 of the 12 acquired nominations that have management plans, to the conservation land use categories.
- Lee County purchased 6,239± acres of the Babcock Ranch through the Conservation 2020 Program on July 31, 2006.
- The County Attorney's opinion that the Babcock Ranch should not be included in the conservation lands use categories at this time.
- Lee County Port Authority mitigated wetland impacts the Midfield Terminal construction by the creation and restoration of wetlands on 4,175± acres of land within the Imperial Marsh.
- A conservation easement was granted to the South Florida Water Management District over these six sections of land in 1996.
- Lee County has purchased more lands within the Flint Pen Strand for conservation purposes.
- On October 17, 2007, the Calusa Land Trust agreed to include 234± acres into the conservation land use categories.
- On October 4, 2004, the City of Fort Myers amended their comprehensive plan to create the conservation lands district.
- As of August 30, 2007, there are 1,041± acres within the conservation lands district of the City of Fort Myers Comprehensive Plan.
- The Conservation Lands designation will give the County a competitive edge in obtaining grants for Conservation 2020 Program, such as the Florida Community Trust, Greenways and Trails grant programs, through demonstrating Lee County's commitment to preserving natural areas as large parcels.

C. BACKGROUND INFORMATION

1. COMPREHENSIVE PLAN BACKGROUND

On June 3, 1998, the Board of County Commissioners (BOCC) adopted Lee Plan Policy 1.4.6 to create the Conservation Lands category and classified approximately 50,000 acres in this FLUM category, by the comprehensive plan amendment PAMT96-08. On January 10, 2002, the BOCC adopted amendment CPA2000-09 that included new language to Lee Plan Policy 1.4.6.

The FLUM was revised annually from 2002 to 2004 to update the Conservation Lands categories. Map amendments CPA2000-09, CPA2001-15 and CPA2002-08 changed the land uses of 21,359 acres purchased by the Conservation 2020 Program, the State of Florida and the Calusa Land Trust.

The annual amendments were postponed until the Evaluation and Appraisal Report (EAR) was completed. The FLUM was revised in 2007 by CPA2005-28 to update the Conservation Lands categories those lands acquired by the County through the Conservation 2020 program, lands acquired for mitigation purposes and remove lands included in the conservation lands category that were changed without approval of the property owner or have non-compliant uses

2. EXISTING CONSERVATION LANDS

Currently, about 73,216± acres are classified in the Conservation Lands categories including: Bocilla Island Preserve, Caloosahatchee Creeks Preserve, Cayo Costa, Charlie's Marsh Mitigation Area, Charlotte Harbor Buffer Preserve, Columbus G. MacLeod Preserve, Deep Lagoon Preserve, Eco Park, Estero Bay Buffer Preserve, Flag Pond Preserve, Flint Pen Strand, Florida Rock Western Slough Preserve, Galt Preserve, Gator Hole Preserve, Harn's Marsh, Hickey Creek Mitigation Park, Hickory Swamp Preserve, Imperial Marsh, Imperial River Preserve, J.N. Ding Darling National Wildlife Refuge, Pine Island Flatwoods Preserve, Pineland Site Complex, Pine Lake Preserve, Prairie Pines Wildlife Preserve, St. James Creek Preserve, San Carlos Bay Bunche Beach Preserve, Six Mile Cypress Preserve, Wild Turkey Strand Preserve, Yellow Fever Creek Preserve and Yucca Pens. Because aquatic preserves were excluded by the Comprehensive Plan Amendment PAM96-08, only 19,493 acres in Lee County ownership are classified in the Conservation Lands categories. In addition to the conservation lands acquired by Lee County, there are approximately 53,723 acres of conservation lands that have been acquired by other public agencies or private entities in Lee County classified in the Conservation Lands categories.

3. CONSERVATION 2020 PROGRAM

A group of citizens, concerned about the rapid loss of environmentally sensitive lands to development, successfully lobbied to include a referendum on the November 1996 election ballot. That referendum asked voters whether or not they were willing to increase their property taxes by ½ mil (50 cents per 1,000 property valuation) to buy, improve, and manage conservation lands critical to water supply, flood protection, wildlife habitat, and passive recreation. The referendum passed by a majority in every precinct. The Board of County Commissioners (BOCC) established a land acquisition program to fulfill the voter's directives. That program has become known as "Conservation 2020", a name coined by the citizen group that pushed for the program to reflect their vision of the future. It is important to note that the BOCC mandated the program would only pursue properties with willing sellers and that the BOCC's power of eminent domain would not be used.

The Conservation 2020 Program objective is to put into the public domain private lands that provide the following public benefits:

- sustain native plant and animal populations;
- help protect people and property from flooding;
- help replenish our underground drinking water supply;
- help to improve or sustain the water quality of our coastal bays, inlets, and sounds;
- provide eco-tourism opportunities; and
- provide local environmentally-oriented recreational and educational opportunities.

The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) was established by Ordinance 96-12 to develop and implement a conservation land acquisition and

stewardship program (known as the Conservation 2020 Program). CLASAC developed a two part process to evaluate properties that are nominated by willing sellers.

The County has received about 401 willing seller applications. As of September 14, 2006, seventy-nine of those applications and 18,785± acres have been purchased for $219,726,580. After purchase, Lee County Parks and Recreation Land Stewardship staff draft management plans for CLASAC review. CLASAC makes recommendations to staff and the Board of County Commissioners for site restoration, mitigation funds sources, government agencies partnership potential, acceptable passive recreational uses and appropriate zoning and comprehensive plan categories. The table on Exhibit B lists which preserves have an approved management plan.

4. AIRPORT MITIGATION LANDS

These parcels were purchased from the City of Fort Myers in April 1994 for the purpose of mitigating future wetland impacts due to Southwest Florida International Airport expansion. A conservation easement was granted to the South Florida Water Management District on 1996 over these six sections of land. Construction of the Midfield Terminal was permitted in 2002 and was completed in 2005. Currently, the Port Authority is monitoring the mitigation areas as required by the South Florida Water Management District permit.

5. FLINT PEN STRAND

Lee County began the purchase of lands within Flint Pen Strand in the early 1990's as an agreement with the South Florida Water Management District as part of the CREW Trust. Most of these lands purchased within the Flint Pen Strand already have been included within the conservation lands categories.

6. CALUSA LAND TRUST

The Calusa Land Trust is a nonprofit environmental group, which has volunteers who donate their time, talent, and financial support to protect natural resources. It was started in 1976 by four Calusa Island residents who wanted to protect their island from development. It was expanded in 1989 to include all of Pine Island and now has about 900 members. Membership dues are used toward the purchase of land purchases. The Trust has been a very active organization in the Conservation 2020 Program by targeting properties on Pine Island for acquisition, inquiring if the property owners are willing sellers and nominating those properties for purchase. The Calusa Land Trust has also partnered with Lee County in purchasing those lands by making contributions of up to $25,000.

The purpose of the Calusa Land Trust is to protect the natural diversity and beauty of the Pine Island region by acquiring, managing and preserving in perpetuity environmentally sensitive or historically important land and to foster appreciation for and understanding of the environment and our past. The Calusa Land Trust agreed in 2001 to reclassify 1,129 acres to conservation lands categories by amendment CPA2001-15.

7. CITY OF FORT MYERS CONSERVATION LANDS DISTRICT

On October 4, 2004, the City of Fort Myers amended their comprehensive plan section of the City Development Code to create the conservation lands district with Ordinance #3222. The City staff have required developments amending their comprehensive plan land uses, designate wetland preserves and conservation easements into the conservation land district.

8. BABCOCK RANCH

6239 acres of the Babcock Ranch were purchased by Conservation 2020 on July 31, 2006. The Management Agreement for the Babcock Ranch was created with the State of Florida, Kitson & Partners and Lee County. The County Attorney's office stated uses approved within the Management Agreement would most likely conflict with the conservation lands use categories and the FLUM for Babcock not be changed until the County Attorney's office has contacted applicable State agencies and Kitson & Partners.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

1. INTENT OF PLAN AND MAP AMENDMENT

The Conservation Lands FLUM category is for lands that are primarily used to conserve important natural resources, environmentally sensitive areas, significant archeological or historical resources, or other conservation uses. Conservation Lands typically include such uses as wildlife preserves; large wetland and upland mitigation areas and banks; natural resource based parks; and, water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields.

2. CONSERVATION LANDS POLICY

The February 1, 1996 EAR Update Addendum, "A Summary of the Condition and Quality of Natural Resources in Lee County", recommended that Lee County create a new land use category for Conservation Lands. On June 3, 1998 the BOCC adopted Policy 1.4.6 of the Comprehensive Plan to create such a category. The purpose of the Conservation Lands category is to ensure that preserved lands are protected by designating appropriate land uses for properties within the Conservation Lands category. Appropriate land uses include but are not limited to passive recreation, environmental education, aquifer recharge, wildlife preserves, and mitigation areas and banks. The BOCC adopted amendment CPA2000-09 that included new language to Lee Plan Policy 1.4.6, "2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances", which became effective on March 27, 2002.

3. LANDS TO BE RECLASSIFIED

This amendment contains lands purchased by Lee County through the Conservation 2020 Program after August 2006, other lands owned by Lee County for conservation purposes, the Calusa Land Trust and lands included within the Conservation Lands district of the City of Fort Myers Comprehensive Plan.

4. EXISTING CONDITIONS OF ACQUIRED CONSERVATION 2020 PROPERTIES

TOTAL ACREAGE: 223.98± acres

LOCATIONS: Conservation 2020 properties are located throughout Lee County (see Exhibit A).

EXISTING USES: The subject properties contain former agricultural uses, vacant land, uplands with native vegetation, mangroves and other wetland vegetation.