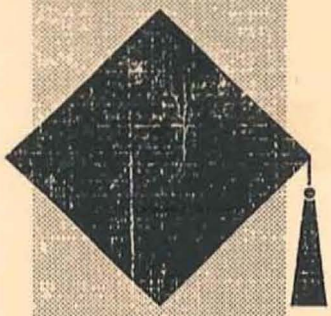
Paul O'Connor

UNIVERSITY COMMUNITY CONCEPTUAL MASTER PLAN



Prepared in accordance with Goal 20 of the Lee Plan for the Land Use Category encompassing Florida's Tenth State University and surrounding area.

April
1994

LEE COUNTY
UNIVERSITY COMMUNITY
CONCEPTUAL MASTER PLAN

APRIL 1994

LEE COUNTY
UNIVERSITY COMMUNITY
CONCEPTUAL MASTER PLAN

C O N T E N T S

LIST OF TABLES

LIST OF MAPS

LIST OF APPENDICES

LEE COUNTY
UNIVERSITY COMMUNITY
CONCEPTUAL MASTER PLAN

I. INTRODUCTION

The Lee County Board of County Commissioners adopted certain amendments to the County's Comprehensive Plan on October 27, 1992, to provide for the new Tenth University envisioned by Policy 44.1.4. of the Lee Plan. (Lee County Ordinance No. 92-47) The purpose of the amendment was to establish the appropriate Future Land Use Map (FLUM) category to accommodate the University. The University Community land use category is addressed in Goal 20, along with Objectives and Policies which support the development of the University, and the area surrounding the University.

As originally adopted the University Community land use category included three sub-categories; the University Campus, the University Endowment Area, and the University Village. When the University Community was created the co-applicants; Lee County, Board of Regents, and Alico, were unsure of the precise location of the University Campus and the Endowment Area. A 1,075 acre envelope was created and it was envisioned that the campus and endowment area would be located within the envelope.

Since the 1992 adoption of the University Community, the Board of Regents, through their consultants, have done extensive field work and planning, as has the property owner. As a result of the field work and planning, the configuration and location of the campus, and the endowment area, have been established. During the initial plan amendment, and even prior to that time, the Alico commitment to the Board of Regents was to provide 450 acres for the Campus, and 200 acres for the Endowment area, for a total of 650 acres. In its final form the campus contains 760+/- acres. The 760+/- acres is a significant increase in the donation of land by the property owner to the state education system. Due to the increase in the size of the University Campus, the Endowment area has been relocated outside of the University Village, and for this reason references to the Endowment Area will be deleted from the University Community.

Policy 1.1.9 describes the University Community, and sets forth certain additional planning efforts that are to occur prior to vertical development within the University Community land use category. The additional planning efforts include a generalized land use plan, and a multi-objective water management plan. These plans are to be developed through a cooperative effort between the property owner, Lee County, and the South Florida Water Management District.

As noted above the Conceptual Master Plan is described initially in Policy 1.1.9. Policy 20.1.9 and Policy 20.1.10 further describe the requirements of the Conceptual Master Plan, and related information. The following describes the general purpose, components and process of the Conceptual Master Plan (hereinafter referred to as CMP).

A. Purpose of the Conceptual Master Plan

The CMP is to be a planning study, which is to provide the initial groundwork for coordination between the Board of Regents, and ultimately the President of the Tenth University, Lee County, and the property owner. The study is to provide for the coordination of major roadways, utilities, mass transit, housing, and the conceptual water management plan. The study is really the beginning, and not the end of this ongoing coordination. The Lee Plan requires the land owner to pursue a Development of Regional Impact (DRI), which will be a closer look at the details of development within the University Village (Policy 20.2.4.).

The Lee Plan also acknowledges that further coordination will occur between Lee County and the Board of Regents, and later the President of the University, as a result of the Development Agreement that was entered into between the Board of Regents and the Department of Community Affairs. In addition to the Development Agreement, the Board of Regents, and later the University President, will be coordinating with Lee County and the property owner as a result of the recently adopted Campus Master Plan rules. This process will definitely give the public, and various agencies, a closer look at the proposed development within the University Campus.

The Development Agreement, Campus Master Planning, DRI process, the Lee Plan, and a private agreement between the Board of Regents and the Property Owner, all provide for ongoing coordination and review. There are some specific Lee Plan policies which are worth mentioning, such as Policy 20.1.12, which provides that if not otherwise addressed by the Conceptual master Plan, the property owners within the University Village shall coordinate with the Board of Regents on roadways, utilities, and water management matters. Policy 20.2.5. provides for further coordination within the University Window Overlay on such issues as landscaping, signage, and architectural features. The Board of Regents and the landowner are very close to finalizing the restrictive covenants that address these issues.

It should be noted that coordinated planning has been on-going. For example, Lee County has taken the lead on one of the major roadways, Treeline Road. However, Lee County has been working closely with the Board of Regents, the President of the new University, the consultants for the University, the landowner and its consultants, as well as the staff of numerous government agencies. The President of the University and the property owner have been coordinating with Gulf Utilities, on water and sewer issues, Florida Power and Light, and other service providers.

B. Components of the Conceptual Master Plan

There are several issues which will be addressed by the Conceptual Master Plan study. The issues are; 1) Major Roadways, 2) Utilities, 3) Mass Transit, 4) Housing, 5) Conceptual Water Management Plan, 6) Anticipated General Land Use, 7) Estimated Infrastructure Costs, 8) Responsibility for Infrastructure Costs, 9) Recommendations for Changes to Lee Plan

C. Conceptual Master Plan Process

The conceptual master plan process consists of the initial study and information gathering. The information gathering has been ongoing. The information gathering process began during the site selection process as consultants for the property owner provided information, and as the consultants for the Board of Regents obtained information. Information was gathered and submitted for the initial plan amendment, and the data gathering has been on-going since the adoption of the plan amendment. Consultants for the property owner and the Board of Regents have spent countless hours on the site and in meetings with various government staff people.

This leads to the second aspect of the Conceptual Master Plan process, and that is a coordinated effort between the County, the Board of Regents, and the President of the University, and the property owner. The coordination is required by the existing Lee Plan, and it is ongoing. Lee County is so serious about the coordination effort that it has appointed Commissioner St. Cerny as the liaison between the County and the University. Commissioner St. Cerny has been very active and has held several meetings with appropriate officials and personnel to keep the efforts on track. George Crawford, the head of Lee County DOT, has been the lead on the effort to bring Treeline Road on line. However, Mr. Crawford has relied heavily on consultants provided by the property owners, and has coordinated extensively with consultants for the University. There have been numerous meetings with representatives from the various concerned parties with the South Florida Water Management District, Army Corp of Engineers, and other interested agencies.

The next step is the creation of a Conceptual Master Plan, or framework for coordinated development within the University Community. The result of the Conceptual Master Plan process is to be a planning study, and the planning study is to be publicly circulated. The planning study is to include recommendations for any changes to the Lee Plan. Those amendments that are necessary as a result of this additional planning will go through the amendment process required by Chapter 163, F.S.

II. ANTICIPATED GENERAL LAND USE

A. Introduction

This section describes the area under consideration, and it describes the land use parameters that were utilized in undertaking this planning study. This section also identifies anticipated uses within various areas within the University Community. This information was provided to the traffic consultant and to the engineers, and other consultants who provided input into the study, and is the foundation for their respective findings.

B. Confirmation of the University Community Planning Area

The University Community now provides for two major areas, the Campus, and the Village. The Campus is now defined by the 760+/- area depicted on Exhibit 1 (should be the actual drawing/survey). Included within the Campus will be educational facilities, housing facilities, internal traffic circulation facilities, parking areas, and recreation and open space areas. The level of initial, and future development within the Campus is based on projections as to the number of students that will be in attendance at the Tenth University.

The level of development within the University Village will be determined or restricted by the 2010 Overlay, and by the level of development within the Campus itself. It is anticipated that the level of development permitted by the 2010 Overlay does not approach a reasonable level of development within the Village. One can expect that future amendments to the Lee Plan will provide for population accommodation to 2020, and beyond. It needs to be clearly understood that the planning study for the University Community was done based on reasonable levels of development, and not based on the restrictions of the 2010 Overlay. However, it is understood by everyone that the 2010 level of development cannot be exceeded unless and until the Lee Plan is amended.

C. Determination of Land Use Types and Quantities

The University Community now includes a total of 3,445 acres. The Campus site is 760 acres, the Village is 2604 acres, and the Interchange is 81 acres. As previously noted, the selected Campus site is 110 acres larger than previously assumed. Thus, the University Village is now 4% smaller than in the previous analysis.

The Lee Plan includes an overlay called the 2010 Overlay. This Overlay Map restricts the level of development within the various sub-districts, including the sub-district which includes the University Community. The landowner submits, based on prior study, that a greater level of development can be expected within the University Community than is provided for under the current Lee Plan. The 2010 Overlay Map allocates 258.3 acres of residential and 304 acres of nonresidential uses, and Public use acreage to accommodate the

UNIVERSITY VILLAGE INTERCHANGE

UNIVERSITY VILLAGE

UNIVERSITY CAMPUS

I-75

SCALE IN FEET

1200 0 600 1200

LEE PLAN
FUTURE LAND USE MAP

UNIVERSITY COMMUNITY

FEB., 1994					
HORIZONTAL SCALE:					
VERTICAL SCALE:					
TWP: 46S RGE: 25E		WORK ORDER NO.: 3324	PROJECT NO.: 0253	SHEET NUMBER: 1 of 1	FILE NO.: 02531901

Apr 26, 1994 - 14:53:25 D:\DWG\0253\19\02531901.dgn

EXHIBIT 1

University Campus. The land use parameters used for this planning study analysis are the same as the parameters used for the 1992 amendment. The parameters include 1,272 acres of land for residential and 304 acres for nonresidential uses within the University Village. The difference between the parameters used, and the 2010 numbers is in the amount of residential acres. (Please refer to Table 1 for the parameters of the expected development within the University Campus and the University Village) It is herein submitted that the impact analysis should be based on the actual anticipated level of development. It is recognized that this level of development cannot be accommodated without some type of future amendment to the Lee Plan which addresses the 2010 Overlay limitations. The projections for the University Community are included in Table 2.

The demand for development surrounding the University was initially determined by Fishkind and Associates (Appendix I). Lee County examined the report in conjunction with the level of development already approved in the Alico and Corkscrew corridors. The population accommodation used herein is based on the Fishkind report, as limited by Lee County. In the final analysis the University Village represents only 30.7% of the level of development one could expect within the area surrounding the University.

The Fishkind analysis projected that 86% of the development would be residential, and 14% of the development would be non-residential. This planning study assumes that the 1,576 Village acres will be 81% residential and 19% non-residential, which closely parallels the Fishkind analysis. The Fishkind analysis is based on actual development around new universities, in scenarios that are comparable to the development of the Tenth University.

The University Community includes a total of 3,445 acres. The 3,445 acres is broken down into 760 acres for the campus site, 81 acres for the University Village Interchange, and 2,604 acres for the University Village. The acreage breakdowns are slightly different from the acreages previously used. The campus is 110 acres larger, and the Village is approximately 190 acres smaller.

This planning study assumes that there will be 8,734 students attending the University by 2010. This number parallels the 8,100 students which the BOR projects will be in attendance at the University ten years after it opens, which would be 2007.

The BOR student forecast, and the Fishkind and Associates forecast, confirm the land use parameters used for the prior plan amendment, and they confirm the numbers used for this planning study. These parameters are consistent with the 2.5 unit per total acre ceiling for residential density, and the 10,000 square feet per acre ceiling for nonresidential development.

TABLE 1
PROJECTIONS FOR THE UNIVERSITY COMMUNITY*

CATEGORY	PROJECTIONS (cumulative)		
	1997	2002	2010
UNIVERSITY AND CAMPUS DATA			
Commuter Students	2,000	4,300	8,734
Resident Students	0	600	1,000
Faculty	163	259	608
University Campus Acreage**	---	---	760.01
UNIVERSITY VILLAGE			
Population	222	1,289	9,725
Single Family Residential			
Acres	14.76	108.25	952.60
Units	45.00	330.00	2,906.00
Multi-Family Residential			
Acres	2.00	51.76	319.10
Units	64.00	302.00	1,861.00
Total Residential			
Acres	25.69	160.01	1,271.70
Units	109.00	632.00	4,767.00
Office (acres)	1.06	6.65	43.00
Retail (acres)	2.16	17.64	202.00
Industrial (acres)	1.10	8.98	59.00
Total Non-Residential Acreage	4.32	33.27	304.00
Total Land Use Demand**	30.01	193.28	1,575.70

*This table is based on Table 3-1 "Projections for the University Community Lee Plan Text and Map Amendments, PAM /T 92-02, Florida's Tenth University, Response to Objections, Recommendations and Comments", Lee County Division of Community Planning and Redevelopment, October 22, 1992. Population projections and Campus agreage added and a correction has been made to the non-residential section (7 acres of retail was inadvertantly omitted; totals do not change).

**The University Community totals approximately 3,445.3 acres. The University Campus and the Year 2010 University Village acreage total 2,335.71 acres. The acreage balance is not allocated for development within the 2010 time frame. Although a stand-alone FLUM category in the Lee Plan, for the purposes of the Conceptual Master Plan analyses, the University Village Interchange is considered a part of the University Village.

D. FLUM Corrections

The Future land use Map of the Lee Plan does not need to be amended to accommodate the University Community, but some map refinements are required.

The location of land uses, as allocated on the Future Land Use Map, is shown on Exhibit 1. This map illustrates the portion of the FLUM approved with the 10th University Comprehensive Plan Amendment, modified to properly locate the revised University Campus boundary. The Amendment illustrated the Campus as a 1,075-acre envelope which has since been refined by the agreement between the University and Alico, Inc., the donor of the site. The refined Campus site includes 760.01 acres.

Also, the existing FLUM incorrectly represents the eastern boundary of the University Community. Exhibit 1 corrects the alignment. This is a graphic change which does to affect any other portion of the Lee Plan. The need for this change was pointed out by Florida Rock Industries, Inc., when it appeared that the eastern boundary overlapped onto areas with remaining mining leases.

E. Generalized Land Use Locations

Exhibit 2 is an illustration of CMP Generalized Land Use Map. The major slough, the big lakes, the on-site conceptual major road corridors, and the existing roadways define the land use areas of the University Community. The on-site conceptual major road corridors are further discussed in the Traffic section of this planning study. The existing roadways include I-75 and Alico Road.

The land use areas on Exhibit 2 are numbered for reference. It is important to understand that all of the eight areas are intended as mixed use configurations, with variations in the mixture. As noted in Table 1, land uses consist of the primary categories of residential, retail, office and industrial. These categories include uses often referred to as "service" as well as their customary definitions. All of the areas will include the possibility of recreation, public facilities, and institutional uses, as well as an on-going capacity for agricultural uses. It is probable that industrial uses will contain varying levels of office use, and in some instances retail uses, (within the same structures).

The primary land use location determinants include the Campus, the length of Treeline Avenue, and the intersections of the other conceptual major road corridors with Treeline Avenue, the big lakes and the natural features of the area. These locations are all manifested in development areas, which correspond to the numbered areas on the CMP Generalized Land Use Map (Exhibit 2). Based on these locational factors, each development area is generally described. It is important to note that each such descriptions are meant to be anticipated generalized land use. Land use mixes should be considered

ALICO ROAD

UNIVERSITY VILLAGE INTERCHANGE

1

2

3

4

5

6

7

8

I-75

LAKE

LAKE

LAKE

LAKE

EAST-WEST CORRIDOR

UNIVERSITY NORTH ACCESS CORRIDOR

UNIVERSITY CAMPUS

TREELINE AVENUE CORRIDOR

EXISTING MINING HAUL ROAD

EXISTING F.P. & .L EASEMENT

KORESHAN BOULEVARD CORRIDOR

SCALE IN FEET

1200 0 600 1200

NOTE:
THE UNIVERSITY VILLAGE IS COMPRISED OF AREAS 2-8.

AREA NUMBERS (1-8) ARE KEYED TO LAND USE AREAS DESCRIBED IN CONCEPTUAL MASTER PLAN TEXT.

✳ = ACCESS POINT TO UNIVERSITY CAMPUS

CONCEPTUAL MASTER PLAN GENERALIZED LAND USE

UNIVERSITY COMMUNITY

FEB., 1994				
HORIZONTAL SCALE:				
VERTICAL SCALE:				
TWP: 46S RGE: 25E	WORK ORDER NO.: 3324	PROJECT NO.: 0253	SHEET NUMBER: 1 OF 1	FILE NO.: 02531801

Apr 26, 1994 - 14:52:46 D:\DWG\0253\18\02531801.dwg

EXHIBIT 2

estimates of anticipated land uses with the understanding that the actual uses will vary. The mixes described and the probable uses noted will vary based on actual market and economic conditions. The descriptions are as follows:

Area 1: This area is located at the northwest corner of the University Community, bounded on three sides by the rights-of-way of I-75, Alico Road and Treeline Avenue (generally; the Treeline Avenue right-of-way has not yet been established). This area contains all of the University Village Interchange category. This area is a stand-alone category in the Lee Plan and, technically, is not a sub-category of the University Community.

This category is subject to the Lee Plan requirement for planning coordination with the University, and it is included in this analysis. This stand-alone category is designed to include Interstate Interchange uses and non-residential uses related to the University.

Potential uses: Industrial, retail, service, office, but primarily retail and office.

Area 2: This area is located just south of Area 1, bounded by the rights-of-way of I-75, Treeline Avenue, and the intersection of an east-west conceptual major road corridor with Treeline Avenue. One would anticipate that the development of this area will be mixed use. This area could act as an extension of Area 1, and it is probable that it will be a transition area which could include a residential component. Relatively high density residential uses and high intensity non-residential uses can be expected.

Potential uses: Retail, service, light industrial, office and residential.

(Note: "light industrial" in the context of the University Village focuses on high-technology and research facilities, although not exclusively).

Area 3: Located south of the intersection of Treeline Avenue with the east-west conceptual major road corridor, containing the southwest and southeast quadrants of this intersection. The area is bounded on the west by the I-75 right-of-way and on the east by the south big lake. This area lies on both sides of the Treeline Avenue right-of-way. Development of this area will be mixed use, with the mix leaning toward a heavy residential component. Relatively high density residential uses and high intensity of non-residential are anticipated.

On the east side of Treeline Avenue the development of this area will almost certainly respond to the lake amenity.

Potential uses: Residential, retail, office, and some light industrial.

Area 4: This is a major development area of the University Village, located in close proximity to the University Campus. At the northern extreme it is located just south of Area 3, on both sides of Treeline Avenue and along the southern shore of the south big lake. This area encompasses the land around the northern entrance to the Campus. The middle section of this area lies directly across from the main entrance to the Campus. The southern extreme of this area runs to the south border of the University Village, at the northwest quadrant of the intersection of Treeline Avenue and the extension of Koreshan Boulevard (a conceptual major road corridor).

It is highly probable that this will be a broad mixed use area, with residential as the primary component. One could expect that retail and office uses will be needed in this area to serve the residents, and to provide a university-related function. This is the area most likely to contain student-related retail, service and office uses. It is probable that this area will contain the highest density residential, and the nonresidential uses to serve the residents.

Potential uses: Residential, retail, service and office.

Area 5: This area is located at north border of the University Community, on the east side of Treeline Avenue. It is bounded on the north by the right-of-way of Alico Road, on the west by the right-of-way of Treeline Avenue, on the south by the intersection of Treeline Avenue and the east-west conceptual major road corridor, and on the east by the shore of north big lake.

One can expect the development of this area to respond to the amenity of the big lake, and the location at the intersections of Treeline Avenue with Alico Road, and with the east-west conceptual major road corridor. This area is a swing area that will probably develop with residential uses. One could anticipate concentrations of office use along the lake. In either event, there could be pockets of higher density residential, and/or pockets of nonresidential uses. The intersection locations will probably develop as mixed-use residential and retail-office uses.

Potential uses: Residential, office and commercial.

Area 6: This area is located at south border of the University Community, adjacent to the Campus property. This area also lies adjacent to part of the major slough in the University Community. This area lies on both sides of the Treeline Avenue right-of-way, and is bounded on the south by the projected Koreshan Boulevard extension. The eastern border is a minor arm of the major slough. It encompasses the northeast and northwest quadrants of the Treeline Avenue and Koreshan Boulevard intersection.

This area lies to the north of the Timberland and Tiburon (T & T), a mixed-use DRI. The northern area of T & T is planned for middle to higher density residential development.

Residential uses are likely to dominate this area, a mix may include local nonresidential uses. There may be a market response to the Treeline Avenue-Koreshan Boulevard intersection for some retail, and office uses.

Potential uses: Primarily residential with retail and office.

Area 7: This area is located along much of the eastern boundary of the University Community, southeast of the Campus. It borders the entire length of the major slough in the University Community from its southern minor arm to its northeastern extremity.

This is the area one would anticipate to develop as the lower density residential. One would expect a mix of single-family with some multi-family uses and non-residential uses, the latter primarily to serve the residents of the area. An eastern access to the Campus could develop through this area, and the area could also serve as an extension of Campus uses should the University desire expansion acreage. This may be the most likely area for the development of a golf course.

Potential uses: Primarily residential with retail, office and recreation.

Area 8: This area is located at the northeast corner of the University Community, adjacent to the east shore of the south big lake. It borders the major slough on the southeast side.

This area may be a swing area. While the actual uses are unknown, one could anticipate residential development or an associated mix of retail, office and light industrial uses. (Note: "light industrial" in the context of the University Village focuses on high-technology and research facilities, although not exclusively). The lake shore will provide an important amenity.

Potential uses: Residential, light industrial, retail and office.

F. Required Mechanisms for Further Land Use Refinement

The Lee Plan, as amended by the 10th University Comprehensive Plan Amendment, requires all development within the University Village to undergo review as one or more Developments of Regional Impact (DRI), whether or not a specific proposed development triggers any DRI thresholds. Within the limitations imposed by the Lee Plan, these DRI applications will provide details on the mix of land uses within the Village, by general types, locations and amounts.

In addition, all proposed development within the University Village will be required to address the full array of Lee County land development regulations.

III. UTILITIES

A. Introduction

The planning study required by the Lee Plan must include an analysis of major utilities (Policy 20.1.10). For the purpose of this analysis, the major utilities consist of; 1) potable water, 2) sanitary sewer, and 3) solid waste. The provision of utilities within the University Campus is to be coordinated with the provision of utilities within the University Village, and this coordination will be discussed. The planning study must also determine if there are any infrastructure costs which must be born by Lee County. If the costs are not going to be born by the County, then the planning study is to include an analysis of what entity is going to be responsible for providing the utilities.

The following discussion will address the utilities issue, as required by Policy 20.1.10. The means by which the facilities will be provided, and the demand and capacity for utility services will also be addressed.

B. Entities Responsible for the Provision of Utilities.

The University Community lands are within the franchise area of Gulf Utility Company (hereinafter referred to as Gulf Utilities). Gulf Utilities made a commitment during the site selection process wherein they agreed to provide sewer and water to the University Campus. Thus, the entity that is financially responsible for the provision of water and sewer to the University Campus is Gulf Utilities.

At the time of the prior plan amendment, the University Community lands had not yet been made a part of Gulf Utilities' franchise area. Now the land is legally in the franchise area, and Gulf must provide service to the entire University Community. Section 367.111, F.S., provides that, "each utility shall provide service to the area described in its certificate of authorization within a reasonable time."

Gulf Utilities is not required to pay for the extension of lines and the construction of force mains to any area outside of the land owned by the Board of Regents. The lands within the University Village will be in the same situation as all other privately owned lands within the Gulf Utilities franchise area. The Public Service Commission (PSC) sets rates and charges for the utility. The PSC is required to set just and reasonable charges and conditions for service availability. A copy of Gulf Utilities's rates and tariffs is attached hereto, located in the APPENDICES section.

Lee County is not, and will not be, paying for the extension of water and sewer lines within the University Community. The cost of extending lines, providing force mains and collection systems is one that is assumed by the private developer. The extension of lines,

and the construction of collection systems is called a Contribution-in-aid-of-construction. This is the manner in which Gulf Utilities provides service elsewhere within its franchise area. Gulf Utilities has standard forms and agreements which must be executed whereby the landowner turns over the lines, force mains, easements, etc. to Gulf Utilities once the construction is completed in a manner that is acceptable to the utility.

The private sector utilizes several mechanisms to provide for the extension of service. The mechanisms for providing utilities are, 1) outright construction by the developer, 2) funding provided by a Uniform Community Development District (Chapter 190, F.S.), or 3) the use of a Municipal Services Benefit Unit. In no instance is the financial burden assumed by the County, or any other branch of government.

C. Potable Water

Table 2 includes the projected potable water demand of the University Community, based on the land use parameters discussed in Section II. Future Lane Use. The projected demand was previously provided in conjunction with the 10th University Comprehensive Plan Amendment, contained within the Response to the DCA ORC Report (Table 3-4, October 22, 1992). Table 2 reflects a refinement of the prior data.

In addition to projected potable water demand, Table 2 also includes projected treatment capacity. The Gulf Utility Company, service provider for the University Community, estimated the capacity data for this table. Gulf Utilities has committed to provide water service to the University Campus, and is the franchise holder for the entire University Community. As can be noted in Table 2, current treatment capacity is sufficient to cover the 1997 and 2002 development projections, but is not sufficient to meet potable water demand for the 2010 time frame. The plant, in its present configuration, has a surplus of .96 MGD. The plant will have to be expanded, in conformance with the expansion plans of Gulf Utilities, to provide for the projected 2.73 MGD demand for the University Community.

The 2.73 MGD is based on the total demand expected within the University Community, not the level of development permitted presently by the Lee Plan. The 2010 Overlay Map of the Lee Plan restricts development within District 914 (University Community 2010 District). When the level of development permitted by the 2010 Overlay Map is considered, that level of demand can be accommodated by the existing treatment capacity of Gulf Utilities.

It should be noted that Gulf Utilities plans to incrementally expand its capacity to meet projected demand. Section 3.2.2.1, SFWMD Basis of Review, provides that a public utility in Lee County can only receive an allocation of water in five year increments. To obtain the water:

TABLE 2
PROJECTED POTABLE WATER REQUIREMENTS FOR THE UNIVERSITY COMMUNITY

LAND USE	GENERATION RATE	PROJECTED DEVELOPMENT (CUMULATIVE) 1997	2002	2010	POTABLE WATER SEWER USE 1997	2002	2010
Residential							
Single Family	375 gpd/unit	45 units / 14.76 acres	330 units / 108.25 acres	2,906 units / 952.6 acres	16,875 gpd	123,750 gpd	1,089,750 gpd
Multi-Family	338 gpd/unit	64 units / 10.93 acres	302 units / 51.76 acres	1,861 units / 319.1 acres	21,600 gpd	101,925 gpd	628,088 gpd
Total Residential	---	**109 units / 26.69 acres**	**632 units / 160.01 acres**	**4,767 units / 1,271.7 acres**	**38,475 gpd**	**225,675 gpd**	**1,717,838 gpd**
Commercial							
Hotel	187.5 gpd/room	none	none	370 rooms / 7 acres	none	none	69,375 gpd
Office	2,500 gpd/acre	1.06 acre / 10,600 s.f.	6.65 acres / 66,500 s.f.	43 acres / 430,000 s.f.	2,650 gpd	16,625 gpd	107,500 gpd
Retail	1,250 gpd/acre	2.16 acres / 21,600 s.f.	17.64 acres / 176,400 s.f.	195 acres / 1,950,000 s.f.	2,700 gpd	22,050 gpd	243,750 gpd
Total Commercial	---	**3.22 acres / 32,200 s.f.**	**24.29 acres / 242,900 s.f.**	**245 acres / 2,380,000 s.f.**	**5,350 gpd**	**38,675 gpd**	**420,625 gpd**
Total Industrial	**1,250 gpd/acre**	**1.1 acres / 11,000 s.f.**	**8.98 acres / 89,800 s.f.**	**59 acres / 590,000 s.f.**	**1,375 gpd**	**11,225 gpd**	**73,750 gpd**
University Campus	**3,125 gpd/acre**	**30% of 2010 use**	**75% of 2010 use**	**165 acres (core campus)**	**154,688 gpd**	**386,719 gpd**	**515,625 gpd**
				Total Potable Water Use	**199,888 gpd**	**662,294 gpd**	**2,727,838 gpd**

POTABLE WATER TREATMENT CAPACITY

Current Status (1993)		Projections	1997	2002	2010
Treatment Capacity	2,915,000 gpd	**Design Capacity**	3,915,000 gpd	5,415,000 gpd	9,000,000 gpd
Daily Use	1,955,000 gpd	**Demand**	3,158,050 gpd	4,456,200 gpd	8,394,050 gpd
Excess Capicity	960,000 gpd	**Excess Capacity**	756,950 gpd	958,800 gpd	605,950 gpd

NOTE ON STANDARDS:
Sanitary sewer use was calculated first, as described below, and potable water use was estimated at 1.25% of sanitary sewer use.

Sanitary Sewer Use Standards:
The standards utilized in this table are based on Chapter 10D-6, Table II. The multi-family residential standards are modified slightly (80% of single family) to reflect a somewhat higher density and smaller unit, and to reflect some shared facilities (as may occur with boarding houses).

The university standard is based on offices space (which includes employees), faculty, general student population and resident students. Percentages are used for 1997 and 2002, generally including offices, faculty and students. A factor of 25% is applied to reflect events and peripheral uses.

The industrial standard is based on Lee County Development Review standards, increased by 100% to reflect the probable heavy mix of office space with industrial space. This is primarily based on the characteristics of research and high technology industries.

All GPD/Acre standards assume 10,000 square feet per acre, except for the university standards as noted above.

NOTE ON POTABLE WATER TREATMENT CAPACITY:
Current Status (1993) – Actual treatment capacity and estimated daily use per Lee County "Concurrency Management Inventory and Projections 1992/93 – 1993/94".
Projections – Projected design capacity and demand is per Gulf Utility Company, Inc. (franchise holder for University Community). Projections include the University Community and other development in the franchise area. Refer to the Conceptual Master Plan text for further discussion of potable water treatment capacity.

> The applicant must demonstrate a reasonable need for the requested allocation. For public water supply systems, reasonable need is calculated by multiplying the five year projected permanent population for an authorized service area by the calculated or estimated per capita daily water use.

Based on the existing regulatory scheme, Gulf Utilities can only expand to provide for future demand in five year increments. Gulf Utilities intends to expand to meet the total demand within the University Community, and intends to do so on a schedule that is coincident with projected development of the University Campus and the University Village development. However, Gulf Utilities intends to provide for the expansion in the 5 year increments required by SFWMD.

Lee County will not permit any development to proceed unless there is adequate potable water available. The County regulatory scheme, which includes the land development regulations and the concurrency management system, will mandate assurances that the potable water system is available commensurate with development and the system must meet all regulatory standards.

D. Sanitary Sewer

Table 3 includes projected sanitary sewer demand of the University Community, based on the land use parameters discussed in section II. Future Land Use. The projected demand was previously provided in conjunction with the 10th University Comprehensive Plan Amendment, contained within the Response to the DCA ORC Report (Table 3-3, October 22, 1992). Table 2 is a refinement of the previous data.

Gulf Utilities committed to provide sewer to the University Campus, in the same manner that it has committed to provide potable water. This commitment was made during the site selection process. Thus, Gulf Utilities has assumed the financial obligation for providing sewer service to the campus. The County does not have any financial obligation to provide for wastewater treatment within the University Community.

Table 3 includes the projected treatment capacity, with the existing facilities, and the projected sanitary sewer demand. The current treatment capacity is sufficient to cover the 1997 development projections, but it is not sufficient to meet the sanitary sewer demand for the 2002 and 2010 time frames. The total present treatment capacity is .80 MGD, and the current estimated sanitary sewer flow totals .45 MGD. There is not enough surplus capacity to cover the total projected University Community demand of .53 MGD in 2002, and 2.18 MGD for 2010. However, it should be noted that the PSC limits the amount of excess capacity that a utility can have by the manner in which it permits that utility to pass the costs of capital expansion on to the consumer. The effect of the current regulatory situation is that the utilities expand their treatment capacity in smaller increments. The bottom line is that the PSC will not allow Gulf Utilities to obtain a permit in 1994 to construct the level

TABLE 3
PROJECTED SANITARY SEWER REQUIREMENTS FOR THE UNIVERSITY COMMUNITY

LAND USE	GENERATION RATE	PROJECTED DEVELOPMENT (CUMULATIVE) 1997	2002	2010	SANITARY SEWER USE 1997	2002	2010
Residential							
Single Family	300 gpd / unit	45 units / 14.76 acres	330 units / 108.25 acres	2,906 units / 952.6 acres	13,500 gpd	99,000 gpd	871,800 gpd
Multi-Family	270 gpd / unit	64 units / 10.93 acres	302 units / 51.76 acres	1,861 units / 319.1 acres	17,280 gpd	81,540 gpd	502,470 gpd
Total Residential	---	**109 units / 26.69 acres**	**632 units / 160.01 acres**	**4,767 units / 1,271.7 acres**	**30,780 gpd**	**180,540 gpd**	**1,374,270 gpd**
Commercial							
Hotel	150 gpd / room	none	none	370 rooms / 7 acres	none	none	55,500 gpd
Office	2,000 gpd / acre	1.06 acre / 10,600 s.f.	6.65 acres / 66,500 s.f.	43 acres / 430,000 s.f.	2,120 gpd	13,300 gpd	86,000 gpd
Retail	1,000 gpd / acre	2.16 acres / 21,600 s.f.	17.64 acres / 176,400 s.f.	195 acres / 1,950,000 s.f.	2,160 gpd	17,640 gpd	195,000 gpd
Total Commercial	---	**3.22 acres / 32,200 s.f.**	**24.29 acres / 242,900 s.f.**	**245 acres / 2,380,000 s.f.**	**4,280 gpd**	**30,940 gpd**	**336,500 gpd**
Total Industrial	**1,000 gpd / acre**	**1.1 acres / 11,000 s.f.**	**8.98 acres / 89,800 s.f.**	**59 acres / 590,000 s.f.**	**1,100 gpd**	**8,980 gpd**	**59,000 gpd**
University Campus	**2,500 gpd / acre**	**30% of 2010 flow**	**75% of 2010 flow**	**165 acres (core campus)**	**123,750 gpd**	**309,375 gpd**	**412,500 gpd**
				Total Sanitary Sewer Use	**159,910 gpd**	**529,835 gpd**	**2,182,270 gpd**

WASTWATER TREATMENT CAPACITY					
Current Status (1993)			**Projections**		
			1997	2002	2010
Treatment Capacity	801,000 gpd	**Design Capacity**	1,350,000 gpd	2,650,000 gpd	5,600,000 gpd
Daily Use	455,000 gpd	**Demand**	1,145,650 gpd	2,055,625 gpd	4,836,150 gpd
Excess (Deficit) Capicity	346,000 gpd	**Excess (Deficit) Capacity**	204,350 gpd	594,375 gpd	463,850 gpd

NOTE ON STANDARDS:
The standards utilized in this table are based on Chapter 10D-6 F.A.C., Table II. The multi-family residential standards are modified slightly (80% of single family) to reflect a somewhat higher density and smaller unit, and to reflect some shared facilities (as may occur with boarding houses).

The university standard is based on offices space (which includes employees), faculty, general student population and resident students. Percentages are used for 1997 and 2002, generally including offices, faculty and students. A factor of 25% is applied to reflect events and peripheral uses.

The industrial standard is based on Lee County Development Review standards, increased by 100% to reflect the probable heavy mix of office space with industrial space. This is primarily based on the characteristics of research and high technology industries.

All GPD/Acre standards assume 10,000 square feet per acre, except for the university standards as noted above.

NOTE ON WASTEWATER TREATMENT CAPACITY:
Current Status (1993) – Actual design capacity and estimated daily flow per Lee County "Concurrency Management Inventory and Projections 1992/93 – 1993/94".
Projections – Projected design capacity and demand is per Gulf Utility Company, Inc. (franchise holder for University Community). Projections include the University Community and other development in the franchise area. Refer to the Conceptual Master Plan text for further discussion of wastewater treatment capacity.

of treatment capacity that will be needed in 2010. Gulf Utilities has plans to expand their treatment capacity to accommodate anticipated development, and they will continue to incrementally expand to accommodate growth within their franchise area.

As noted under the section on potable water, development within the University Community is subject to the Lee County Concurrency Management Systems and the land development codes. All development will have to meet the Level of Service Standards of the Lee Plan.

E. Solid Waste

Lee County will provide the solid waste services for the University Community, as it does for all of the unincorporated portion of Lee County. The County has made significant strides in the provision of a multi-faceted solid waste handling program in recent years. Overall the solid waste stream has been reduced from 7.0 pounds per person per day in 1989 to 6.25 pounds per person per day in 1992. Recent achievements include (Source: Lee County Concurrency Management Inventory and Projections Report, October 1993):

1. The height of the existing sanitary landfill has been extended.

2. Horticultural waste is no longer deposited in the landfill. It is chipped and distributed to end users.

3. A new incinerator/resource recovery plant is under construction, scheduled for operation early in 1995.

4. Recycling programs have been implemented through curbside pickup and commercial collection, which together account for more than 26% of the solid waste stream.

5. Lee County is in the process of permitting a new sanitary landfill that will serve the demands of Lee and Hendry County. The facility is projected to be operational in early 1995. Incinerator residue and non-burnable solid waste will be deposited in the facility.

All of the improvements noted above are scheduled to be in place by 1997 when the new University is scheduled to open. These improvements are programmed to handle the waste stream of Lee County for at least the next twenty years. These solid waste facilities are more than adequate to cover the projected generation of waste from the University Community. It should also be noted that Lee County has a regulatory scheme in place which requires all households within Lee County to be part of a mandatory garbage pick-up by franchised haulers.

The attached Table 4 provides the projected University Community solid waste generation. The projected generation was derived utilizing the generalized land uses and the generation rates set forth in Table 4. Due to Lee County's increased emphasis on recycling, incineration and resource recovery, it makes an estimation of capacity demand difficult. By 1997, when the University is scheduled to open, Lee County will have recycling, incineration, and resource recovery in place and functioning, and Lee County has projected that these facilities will be more than adequate to address the waste stream for many years. The funding for the solid waste facilities improvements now underway is already committed by Lee County and is reflected in the County's CIP.

As with potable water and sanitary sewer, any development within the University Community must comply with the Lee County Concurrency Management system. No development will be permitted to occur if there is not sufficient capacity within the solid waste facilities at the time local development approvals are sought.

TABLE 4
PROJECTED GENERATION OF SOLID WASTE VOLUME IN THE UNIVERSITY COMMUNITY

LAND USE	GENERATION RATE	PROJECTED DEVELOPMENT (CUMULATIVE) 1997	2002	2010	DAILY SOLID WASTE GENERATION 1997	2002	2010
Residential							
Single Family	10 lbs./unit/day	45 units / 14.76 acres	330 units / 108.25 acres	2,906 units / 952.6 acres	450 lbs.	3,300 lbs.	29,060 lbs.
Multi-Family	10 lbs./unit/day	64 units / 10.93 acres	302 units / 51.76 acres	1,861 units / 319.1 acres	640 lbs.	3,020 lbs.	18,610 lbs.
Total Residential	---	109 units / 26.69 acres	632 units / 160.01 acres	4,767 units / 1,271.7 acres	1,090 lbs.	6,320 lbs.	47,670 lbs.
Commercial							
Hotel	3.0 lbs./room/day	none	none	370 rooms / 7 acres	none	none	1,110 lbs.
Office	100 lbs./acre/day	1.06 acres / 10,600 s.f.	6.65 acres / 66,500 s.f.	43 acres / 430,000 s.f.	106 lbs.	665 lbs.	4,300 lbs.
Retail	400 lbs./acre/day	2.16 acres / 21,600 s.f.	17.64 acres / 176,400 s.f.	195 acres / 1,950,000 s.f.	864 lbs.	7,056 lbs.	78,000 lbs.
Total Commercial	---	3.22 acres / 32,200 s.f.	24.29 acres / 242,900 s.f.	245 acres / 2,380,000 s.f.	970 lbs.	7,721 lbs.	83,410 lbs.
Total Industrial	400 lbs./acre/day	1.1 acres / 11,000 s.f.	8.98 acres / 89,800 s.f.	59 acres / 590,000 s.f.	440 lbs.	3,592 lbs.	23,600 lbs.
University Campus	0.5 lbs./student/day 1 lbs./100 s.f./day	30% of 2010 generation	75% of 2010 generation	8,734 students & 1,250,000 s.f. 165 acres (core campus)	5,060 lbs.	12,650 lbs.	16,867 lbs.
				Total Solid Waste	7,560 lbs.	30,283 lbs.	171,547 lbs.

SOLID WASTE DISPOSAL CAPACITY Refer to the Conceptual Master Plan text for a description of the solid waste disposal capacity.

NOTE ON SOLID WASTE GENERATION STANDARDS:
Source: FDER, Solid Waste Management and Resource Recovery Technical Handbook. Some generation rates are converted to per acre, assuming non-residential development at 10,000 square feet per acre.

IV. AFFORDABLE HOUSING

A. Introduction

The Tenth University Comprehensive plan Amendment includes housing as an issue that must be examined by the conceptual master plan planning study. Housing is addressed by the existing housing element of the Lee Plan, and all of the current Lee Plan goals, policies and objectives are binding on land and development within the University Community. The introduction to the Lee Plan provides that low and moderate income housing needs will be met through bonus densities for developers and the transfer of development rights from environmentally sensitive areas to future urban areas.

DCA defines "Affordable housing", in the newly adopted Chapter 9J-2.048, F.A.C. as:

> ...a situation where monthly rents or monthly mortgage payments for housing, including taxes, insurance and utilities, do not exceed 30 percent of the gross annual income of the developments very low, low and moderate income employee households.

It is in the context of this definition that affordable housing is considered in this analysis.

The County has committed to assist the private sector with affordable housing production through the housing density bonus program. The Federal government provides assistance through HUD Rental Rehabilitation and Section 8 programs. There are other programs related to the Lee County Community Redevelopment Agency and Lee County Department of Human Services that seek to upgrade existing housing. The Lee Plan also provides for continuing efforts in forming public-private partnerships to produce affordable housing for low and moderate income households with local private non-profit housing agencies, local for profit developers, local lenders, the Lee County Housing Authority, and the Lee County Housing Finance Authority.

In fulfillment of the Lee Plan, the County has reviewed ordinances, codes, regulations, and the permitting process with the intent of eliminating excessive requirements, and amending or adding other requirements in order to increase private sector participation in meeting housing needs. The County has refined the Housing Density Bonus Ordinance to increase its effectiveness in providing low- and moderate-income housing, and is providing fast-track processing, rezoning procedures and other incentives for proposed housing development intended for persons with special housing needs, including the elderly, the handicapped, large families, rural and farmworker families, and the homeless.

Lee County has supported the affordable housing surtax on document stamps, the proceeds of which are being used for the provision of affordable housing for very low, low and

moderate income households. Document stamps are required on property transfers, mortgages and promissory notes. One can expect that the sale of property within the University Community will result in significant contributions to the achievement of affordable housing though this mechanism.

For the purposes of this analysis the housing issue has been broken down into three components. The first component is an analysis of housing within the University Village. The second component is on-campus housing, and the third component includes a brief look at the availability of housing outside of the University Community.

B. University Village Housing

The University Village will need to provide a complete range of housing types. It is essential that there be flexibility and variety within the University Village to adequately provide for the residential needs of the University. Higher density configurations will be essential in the provision of affordable housing. The higher densities should be in areas that will permit commutes to school, shopping and services. A portion of the higher density units need to be in close proximity to the University to accommodate bicycling, walking, and short vehicle commutes to the campus, and to shopping and services.

There are two important concepts which are central to the ability of the landowner to provide affordable housing. The concepts are mixed use development, and flexible densities. A mixture of housing types is vital for a successful overall community. Some examples of the types of housing that can be expected are: fraternity and sorority houses, private apartments, condominiums, cooperatives, townhouses, and one and two family dwellings. One would expect some of the housing to be mixed with shopping, services, recreation and cultural activities, or in close proximity. For instance, apartments can be mixed into shopping enclaves, residences can be in second stories over retail and office uses. These different types of housing can only be accommodated if higher densities are permitted in some areas.

The County is concerned about the provision of housing to serve the University. Two policies were adopted which are significant in this regard. Policy 20.1.2. requires the University Community to provide a mix of housing types to accommodate students, faculty, administration, and other employees. To foster the provision of a mix of housing types, the County adopted Policy 20.1.3 which requires Lee County to adopt regulations which will provide for university housing, including dormitories and boarding houses.

It should be remembered that in the early years the Board of Regents has projected that this will be a commuter school. The Board of Regents' intent in creating the Tenth University was to provide for the prospective students who already reside in the five county area.

However, it is anticipated that some students will want the opportunity to experience campus life.

A variety of housing types, and flexible residential configurations are possible and necessary within the University Village. The comprehensive plan fulfills the job of taking the initial step to accommodate the needed variety of housing types. Specific locations, types, mixes and densities/intensities of land uses will be left to the successive steps of the Developments of Regional Impact, zoning, local development review, and building permit review.

C. University Campus Housing

The University planners envision some form of on-campus housing. Although not planned for its earliest phases, the University's preliminary plans include 1,000 beds of dormitory type housing. In accordance with Policy 20.1.3, by the end of 1995, the County is committed to provide the appropriate regulatory structure to accommodate such housing within the University Campus area.

Typically, on-campus housing is developed in an efficient manner, providing dormitory rooms with common eating facilities and sometimes common bathing, grooming and laundry facilities. This type of efficient housing can be considered affordable housing.

D. Area-wide Affordable Housing Analysis

As stated in the Introduction to this section, DCA defines affordable housing as follows:

> "Affordable housing" means a situation where monthly rents or monthly mortgage payments for housing, including taxes, insurance and utilities, do not exceed 30 percent of the gross annual income of the development's very low, low and moderate income employee households (Chapter 9J-2.048.1.3, FAC).

Very low, low and moderate income households are defined in Chapter 9J-2.048, FAC, as 50%, 80% and 120% of the median family income, respectively, as reported by the U.S. Department of Housing and Urban Development (DHUD) for the Metropolitan Statistical Area (MSA). The median family income reported by DHUD for the Fort Myers MSA is $36,100.

This results in household incomes of up to $18,050 for very low income, $28, 880 for low income, and $43,320 for moderate income. Accordingly, monthly affordable rents are up to $375 for very low income households, $599 for low income households and $899 for moderate income households. Affordable homes are up to $53,262, $85,219 and $127,829 respectively for the income categories (assuming 30-year mortgage with 5% down payment).

If one examines the 1990 U.S. Census data within a 10-mile radius of the University Community, one will find that there are over 5,000 units which fit the affordable housing definition for very low, low, and moderate income households. Over 3,000 of these units fall within the range of very low and low income households. Over 3,000 of the total are rentals, and over 2,400 of the rental units fall within the range of very low and low income households. Thus, there is no need in the early years of the University and surrounding development to provide for additional low and moderate income housing.

E. Development of Regional Impact Requirements

As previously noted elsewhere, the Lee Plan requires all development within the University Village to undergo Development of Regional review. An analysis of the demand and supply of affordable housing is generally one of the issues examined during the DRI process, when the project has a significant impact on the availability of low and moderate income housing. Thus, the affordable housing issue will be more specifically analyzed at the time of DRI review. The Campus master Plan must ensure the availability of an adequate supply of affordable housing on and off campus (Chapter 6C-21, Part II, F.A.C.). Therefore, it is safe to say that further additional coordinated review will occur.

F. Conclusion

The first development that will occur within the University Community will be the campus. In the early years the campus will be a commuter facility. The students are already residents of the five county area who live with family and friends. As the campus grows in size and stature on-campus housing will become necessary. The timing of the on-campus housing can be better determined after the Campus Master Plan process has been completed. The land owner, the County, and the public will all be part of the coordination process on the campus master plan.

The Village will be developed as one or more Developments of Regional Impact. As more precise information is determined about the breakdown in uses, more precise information can be generated on the demand for housing. The supply analysis will be redone at the time of DRI review. One would also expect that a significant portion of the funds generated by documentary stamps in Lee County should be returned to the County for the provision of low and moderate income housing in areas of need.

V. CONCEPTUAL WATER MANAGEMENT

A conceptual water management plan is one of the components of the planning study required by the Lee Plan. When the University Community land use category was adopted the SFWMD was in the process of preparing certain basin studies for Lee County. The District wanted to require compliance with the basin study, and the landowner agreed to comply if the studies were adopted by the County. This is reflected in Policy 20.1.9. The County has not yet adopted the basin studies. However, it is clear that the SFWMD deems compliance with the basin study to be essential. If the land within the University Community is developed in accordance with the Basin Study, Chapter 40E, Florida Administrative Code, the SFWMD Basis of Review, and Chapter 373, F.S., the water quality and quantity within the University Community will be maintained or improved. The discussion that follows will explain how that will occur. The construction of the surface water management system within the University Community will be the responsibility of the individual developer.

One of the underpinnings of the surface water management section of the Lee Plan is Goal 38, and the ensuing objectives and policies. Goal 38 provides that the County is:

> To protect or improve the quality of receiving waters and surrounding natural areas and the functions of natural groundwater aquifer recharge areas while also providing flood protection for existing and future development.

To accomplish the above goal the County, in conjunction with the SFWMD, has determined that it is most appropriate to deal with surface water management issues on a basin by basin basis. This concept is espoused in Objective 38.1, Policy 38.1.1, Objective 38.2, and 38.2.1. Lee County, with some funding provided by the SFWMD, prepared the basin studies required by the Lee Plan for certain parts of the County, such as the Six Mile Cypress Basin, the Estero River basin, and the Imperial River Basin. The University Community is in the Estero River Basin.

The planning study includes surface water management so that compliance with the Lee Plan can be ascertained. The intent of the Lee Plan is to insure compliance with the basin approach. If the University and the private landowner adhere to the basin study, then the system will be cohesive, and the water management system(s) will maintain or improve the quality and quantity of groundwater recharge, pursuant to Policy 20.1.9.

A. Historic Drainage Patterns

1. Estero River Basin

Drainage patterns in southern Lee County were historically controlled by several large watersheds discharging into the Estero Bay. The three major watersheds include the Imperial River, the Estero River, and the Six Mile Cypress. Each watershed is historically characterized by flat topography, poorly drained soils, wet season water tables at or above land surface, long hydroperiods, seasonal ponds, and a predominance of fresh and salt water wetlands.

The headwaters of each watershed consist of relatively flat forested areas generally sloping to the south and west at rates sometimes less than 1 foot per mile. Runoff in the headwaters is collected in topographic depressions and a series of wetland sloughs resembling, in function, the headwater tributaries found in more mountainous regions. Sheet flow slowly meanders downstream through the slough system. The headwaters eventually transition into a defined river system which is well cut into the land. The land adjacent to the river and its tributaries is characterized by better drained soils, lower water tables, shorter hydroperiods, and a mix of wetland and upland vegetation. The historic boundaries between the major watersheds are not well defined and would vary because of the flat topography and varying amounts of localized rainfall.

Historically, the upper Estero River watershed exhibited the headwater conditions described above. A central slough system collected and passed runoff to the upper tributaries of the Estero River. The slough was well defined in the lower portion of the headwaters. The remaining lower portion of the watershed was drained by the Estero River and two main upstream tributaries. The river discharged to tidal mangroves which are on the fringes of the eastern edge of the Estero Bay.

2. University Community

The University Community is located in the lower end of headwaters of the Estero River watershed. Historically, runoff generated over this area meandered via sheetflow through seasonal ponds to the well defined central slough. The slough slowly discharged to the north tributary of the Estero River. The slough exhibited long hydroperiods, although the lower end of the area was the first to dry out at the end of the wet season due to the proximity to the Estero River and its influence over the ground water table.

B. Existing Drainage Patterns

1. Estero River Watershed

The current Estero River watershed consists of approximately 66 square miles of contributing area, including the 5.4 square mile Halfway Creek watershed (refer to Exhibit 3). The watershed functions much the same way it did historically. Runoff generated in the headwaters flows to the slough system and discharges to the Estero River tributaries. In turn, the river flows along its historic route, eventually discharging into the Estero Bay.

However, man-made features such as earth mines, farms, roads, culverts, ditches, and development have altered the timing, duration, and volume of the watershed's hydroperiod and water budget. This is especially true in the headwaters east of I-75 where drainage improvements for mining and agriculture have increased the rate of release of runoff and lowered the water table levels. Both contribute to a shortened hydroperiod, increased fresh water release downstream, and degradation of wetland quality. Exhibit 3 illustrates the location of the major improvements within the watershed.

2. University Community

The existing pattern of surface water flow across the University Community is from northeast to southwest. The land generally slopes in this direction at the rate of about two feet per mile. Ground elevations on the site vary from approximately 22 feet NGVD near the northeast corner to approximately 15.0 feet NGVD near the southwest corner, a distance of approximately 3 miles. Based upon the soil survey of Lee County prepared by the Soil Conservation Service, the soil types present on the site indicate that in an unaltered or undrained condition the depth to the water table in the upland areas during the wet season typically varies from zero to one foot below ground surface.

The general historical flow patterns are intact within portions of the University Community. However, agricultural and mining activities on-site and roadway and utility corridors through the site have significantly altered these patterns in other portions of the site. Development activities both on-site and off-site have altered major drainage basin boundaries in the area.

Agricultural activities have impacted the drainage patterns and the hydroperiod of the site by the construction of drainage ditches. These ditches have drained wetlands and have disrupted the historical drainage patterns by changing the direction of flow.

Mining activities are proposed or currently underway across large areas of the project site. These activities have also impacted the historical drainage patterns with the construction of lakes, haul roads, fill areas and drainage ditches.

LEGEND

- EXISTING CULVERT
- EXISTING BRIDGE
- UNIVERSITY COMMUNITY AREA BOUNDARIES
- WATERSHED BOUNDARY
- FLOW DIRECTION
- UNIVERSITY COMMUNITY
- EXISTING LAKE
- EXISTING SLOUGH

SIX MILE CYPRESS WATERSHED

ESTERO RIVER WATERSHED

IMPERIAL RIVER WATERSHED

HALFWAY CREEK WATERSHED

MULLOCK CREEK WATERSHED

AREA MAP

SR 82

DANIELS RD

ALICO RD

CORKSCREW RD

US 41

I-75

FLORIDA CITIES WELLFIELD

LEE COUNTY WELLFIELD

GULF UTILITY WELLFIELD

ALICO INTERCHANGE

ALICO SITE

PROPOSED WETLAND

UNIVERSITY CAMPUS

THREE OAKS

COUNTRY OAKS

CORLICO VILLAGE

NORTH BRANCH OF ESTERO RIVER

VILLAGES AT COUNTRY CREEK

THREE OAKS PKWY

CORKSCREW CROSSING

TIMBERLAND AND TIBURTON

WILDCAT RUN

HABITAT CPD

HABITAT RPD

LAKESIDE 88

LEE MAR CONST.

CORLICO MINING

FLORIDA ROCK INDUSTRIES

ESTERO BAY

ESTERO RIVER

SCALE: 1" = 3000'

Mar 31, 1994 - 11:28:56 D:\DWG\050902\SMEANS.dwg

EXHIBIT 3

UNIVERSITY COMMUNITY
CONCEPTUAL WATER MANAGEMENT EXHIBIT

The construction of roadways and utility corridors through the area has created ditches, swales and embankments which alter the patterns of overland flow. The most significant of these is Alico Road and the adjacent ditch. The roadway was constructed in an east-west direction just north of the University Community. The Alico Road embankment and the adjacent ditch direct the runoff from most of that portion of the site north of the embankment and from off-site tributary areas to the Six Mile Cypress Basin and Ten Mile Canal.

Similarly, residential, agricultural and mining uses of lands neighboring the site and ditches, culverts, and roadway embankments constructed in those areas, have combined to influence the flow of runoff onto and from the project site.

One of the most significant features on the Alico site is the cypress slough which crosses the site from a point near the northeast corner to a point near the southwest corner. This flowway is a tributary to the north branch of the Estero River. This flowway is the outfall for the majority of the site, as well as a tributary for off-site areas. It currently discharges to a bridge crossing located under I-75, near the southwest corner of the site.

The northwest portion of that part of the site south of Alico Road drains to a box culvert located under I-75 and into a ditch alongside of I-75. This ditch is also tributary to the north branch of the Estero River.

A series of cypress heads and seasonal ponds in the southeastern portion of the site also act as a flowway, serving as the outfall for that area of the site and as a tributary for off-site areas. These wet areas are not connected. However, during extremely wet periods, runoff likely migrates from one wet area to the next in a generally northeast to a southwest direction. This flowway drains through culvert crossings under Corkscrew Road and is tributary to the south branch of the Estero River.

Exhibit 3 shows the generalized existing drainage pattern of the area.

C. Basin Study

In December, 1992, a basin (watershed) study was published for the Estero River watershed entitled Lee County Surface Water Management Plan. The purpose of the plan is to provide planning level recommendations for operation, maintenance, design, and improvements for many of the watersheds in Lee County. The plan includes a capital improvement element and an implementation plan.

The objective of the plan is to be consistent with, and in furtherance of, the Lee County growth management plan, and as such, the plan should be adopted by the Lee County Board of County Commissioners. Once adopted, each watershed plan would be used as a guide for water management design and permitting.

The plan for the Estero River watershed describes the hydrologic conditions within the watershed and makes recommendations for maintenance andimprovements. The University Community is located within the Estero River watershed plan area. The plan makes no specific recommendations for the University Community area. However, there are general recommendations, and some of those recommendations are for certain improvements to the Estero River Basin downstream of the University Community. The recommendations for downstream improvements are significant as it relates to the University Community.

The watershed plan recommends that additional culverts be installed under Three Oaks Parkway, thus creating additional discharge capacity and mitigating upstream flooding during peak storm events. The culverts are located along the main outfall for the University Community.

Additional watershed-wide findings and recommendations relative to water quality and quantity are provided in the plan as follows:

1. Quality

The use of Best Management Practices in the design of water management systems will produce a water quality in the Estero River that meets state water quality standards (Volume IIB, page 47A-W28).

2. Quantity

a. Groundwater recharge should be maintained by selecting wet season control elevations in accordance with the wet season groundwater level maps in the plan (Volume IIB, pages 47A-W31 and 32).

b. Require detention/stormwater management facilities in all future land developments in order to attenuate peak runoff rates. (Volume IIB, page 47A-W19).

The Estero River watershed plan has not yet been adopted into the Lee County land development regulatory system. Pursuant to the existing Lee Plan policies of Goal 38, the establishment of the Estero River plan as the regulatory framework for the University Community and the balance of the basin, is the soundest method of addressing Policy 20.1.9 of the Lee Plan. It is recommended as part of this study that the Basin Study be adopted for review and permitting purposes.

D. Conceptual Water Management Plan

1. Introduction

The conceptual Water Management Plan (CWMP) for the University Village is described herein and in Exhibit 3. The objective of the CWMP is to comply with Policy 20.1.9. This CWMP, as integrated with this Conceptual Master Plan is consistent with the recommendations in the Estero River Watershed Water Management Plan, and Policy 20.1.9.

2. Description

The CWMP encompasses the eight land use areas described under Section II, Generalized Land Use and accounts for contributing upstream areas and the downstream receiving waters. (See Exhibit 2). Exhibit 3 illustrates the land use areas, and the respective flow directions. Areas 1, 2, and 3 will discharge to the I-75 drainage system. The remaining areas and the University Campus will discharge to the central slough. Off-site flows which currently enter the slough from upstream areas will be maintained through the slough. The slough will continue to discharge to the north tributary of the Estero River via the I-75 and Three Oaks Parkway conveyance structures.

Best Management Practices for water quality and quantity shall be utilized to maintain or improve groundwater recharge and quality. A summary of these practices follow:

a. Select drainage area control elevations that are consistent with wet season groundwater levels, thus maintaining or improving groundwater recharge.

b. Provide stormwater detention retention areas with water discharge control to attenuate storm events and to detain/retain water for groundwater recharge.

c. Provide detention/retention areas for the first flush of runoff for water quality attenuation to meet State standards. The areas could include ponds, wetlands, grassed swales, dry detention, rock trench, littoral zones, or other proven methods.

d. Other proven BMP's allowed or required by law.

3. Compliance with Governing Regulations and Policies

It is the intent of this CWMP to comply with Lee Plan Policy 20.1.9, which requires that the CWMP provide for a design that maintains or improves the currently existing quality

and quantity of groundwater recharge. This CWMP is consistent with the drainage basin plan proposed to be adopted into the Lee County regulatory system (Estero River), and compliance with the basin study will result in compliance with Policy 20.1.9.

The CWMP is designed to follow the Best Management Practices (BMP) developed by the South Florida Water Management District to maintain or improve groundwater recharge quantity and quality. The use of the BMP's are a condition for issuance of a permit to develop a water management system pursuant to Chapter 373, Florida Statutes, and Rule 40E-4, Florida Administrative Code. The conditions for the issuance of said permit under 40E-4.301 assumes the water management system:

- will provide adequate flood protection and drainage;
- will not cause adverse water quality and quantity impacts;
- will not cause adverse impacts on surface and groundwater levels and flows;
- will not cause adverse environmental impacts.

4. Capital Improvements/Timing

The Estero River Watershed Plan provides a capital improvement plan for the basin. One off-site downstream improvement, included in the Plan, is needed to support University Community development during its early years. This early development includes the University Campus. The needed improvement involves adding to the capacity of the box culverts under Three Oaks Parkway.

VI. MASS TRANSIT

A. Introduction

The planning study required by the 10th University Comprehensive Plan Amendment (Policy 20.1.10) includes mass transit as one of the issues that should be examined. The analysis of mass transit should be related to the university and the generalized land uses anticipated within the University Village.

One can anticipate that the University Community will ultimately become a concentrated population center in Lee County. Policy 29.1.7. of the Lee Plan submits that the County will develop and maintain convenient public transit between new or expanded urban areas, and existing destinations such as central Fort Myers and Cape Coral, and other centers of employment, shopping, medical, education, and recreation centers. The existing Mass Transit element also requires larger, new development to provide convenient access to mass transit. The Lee Plan also provides for the continuing investigation of multi-modal transfer facilities, ride-sharing techniques, paratransit service, and vanpooling. The University Community lands will be subject to all of the provisions of the Mass Transit element, as well as every other element of the plan, in the same manner as all other property within the unincorporated area of Lee County.

B. Existing Status

Currently, the #60 Silver route is the closest public transit available to the University Village area. The southernmost point on route #60 is on San Carlos Blvd. The #80 Brown Route currently serves to Daniels Road, with some talk of extending the route to the Southwest Florida International Airport. Either of these routes can potentially be extended to serve the University Village.

C. Method of Adding Routes

Based on the existing Lee Plan, the County will add mass transit service to the University Village and Campus when needed. Typically mass transit need is based on projected ridership. Anticipated ridership is a major factor in determining the economic feasibility of providing transit to a new site. Economic feasibility will be determined based on Lee Plan Policy 29.3.1 which states:

> Provide service which will establish operating standards of 14 passengers per revenue vehicle hour, 1 passenger per revenue vehicle mile, and an operating revenue (farebox revenues) at a minimum of 25% of operating expenses.

D. Coordination with University

Goal 30 of the Lee Plan includes the completion of the Lee County Transit Development Program (TDP) study. The study has not yet been completed. When it is completed, the results will be coordinated with any programs or studies instituted by the university. Ongoing coordination between Lee County and the University administration will include mass transit issues. The Lee County Mass Transit Director is developing plans for coordination of mass transit services with the University, and the appropriate combination or interface of services will be established. The university administration has not yet determined whether or not on-campus transit service will be established.

E. Timing of Mass Transit Service

Determining the need for mass transit service to the University Community is required by existing Lee Plan policies (refer to above discussion). The timing of this service will be determined by the existing methods and through ongoing coordination with the University administration. These actions will determine what level of service, if any, is required by the opening of the university (planned for 1997), and an ongoing monitoring effort will determine what additional services are needed as the university matures.

F. Summary/Conclusion

The existing Lee Plan policies require any development within the University Village to be a part of a DRI. By definition, a development of regional impact is a large project. Since the development will be a large project, the development will have to provide convenient access to mass transit (Objective 29.2). Convenient access includes, but is not limited to, the provision of bus shelters with route information displays. Additional insight into the future of mass transit in Lee County will be provided by the Transit Development Study. There will also be an opportunity to coordinate with the University, and to require the provision of bus shelters within the University Campus through the Campus Master Plan process. No infrastructure is presently needed and, thus, no additional funding sources have been identified.

The focus for the TDP study is to examine, enhance, and improve the future of mass transit in Lee County. The results from this study will provide the transportation system alternatives.

VII. CAPITAL IMPROVEMENTS ELEMENT

The Lee Plan, in Policy 20.1.10 requires the planning study to examine roadway, utility, mass transit, housing, and water management issues within the context of a generalized land use plan that anticipates development density and intensity. Once the afore-stated issues have been examined the Lee Plan requires the study to examine the estimated cost of providing the infrastructure, and a method to determine what entity is going to be responsible for the provision of the infrastructure.

It is worth mentioning at this juncture that it is the Capital Improvements Element of the Lee Plan which addresses the public provision of new facilities or improvements to existing facilities. The Capital Improvements Elements examines specific programming requirements in five year increments. The CIE programming is revisited annually to accommodate budgeting for the upcoming one-year period.

This planning study exceeds the five year period of the CIE, and the one year funded budget period. This planning study looks at the year 2010, and in 2010(if there are no improvements in the interim) there will be facilities improvements needed. The three areas where improvements will be needed are: 1) utilities(potable water and sanitary sewer), 2) drainage, and 3) transportation. The needed improvements are described in the subsections below.

A. Potable Water

The capacity of the potable water treatment facilities is sufficient through the required five year programming period. As previously noted, privately owned utilities are regulated by the PSC which examines capital expansions. Capital expansions can only occur in reasonable increments. Thus, it is not surprising that there is capacity for the five year planning period, but at present there is no sufficient capacity for the year 2010.

There is no public obligation to provide potable water. The landowners and others within the Gulf Utility franchise area will look to Gulf Utility to provide adequate treatment facilities for the supply of potable water for the projected 2010 development of the University Community. As previously noted, the Lee County development regulations, and concurrency management regulations will not permit development to occur without adequate potable water supplies.

Policy 70.1.1 submits that privately funded facilities do not need to be included in the Capital Improvements Element. Thus, no amendments to the CIE are necessary. It should also be remembered that the 2010 Overlay permits much less development than the amount of development assumed for this planning study. If one considers the level of development permitted by the 2010 Overlay, the current treatment capacity is only slightly insufficient. If Gulf Utilities pursues its expansion plans on a timely basis, there will be no shortfall.

B. Sanitary Sewer

The waste water treatment facility capacity is sufficient for the required five year programming period, which includes the opening of the University in 1997. The current treatment capacity is not sufficient to cover the projected growth for the years 2002 and 2010.

Policy 70.1.1 submits that privately funded facilities do not need to be included in the Capital Improvements Element. Thus, no amendments to the CIE are necessary. As noted, the current treatment capacity is sufficient for the next five years. The current treatment capacity is not sufficient for 2010. Gulf Utilities Company proposes to address the projected deficiency through planned expansions. It should be noted that Lee County's concurrency, and other development, regulations will not permit development to occur without assurances that there will be adequate wastewater treatment capacity.

C. Conceptual Water Management Plan

The Conceptual Water Management Plan, in conjunction with the Lee Plan and the SFWMD, recommends utilizing the Estero River Watershed Plan to guide development in the University Community. The Watershed Plan identifies one off-site, downstream improvement that is needed to support development within the University Community, including the University Campus. The improvement involves increasing the capacity of the box culverts under Three Oaks Parkway. This improvement is needed to serve the University Campus and, therefore, falls within the five year programming period of the CIE. The estimated cost for accomplishing this improvement is approximately $390,000. Since the improvement will benefit several landowners within the Estero River Watershed, it is recommended that the primary source of funds be an MSBU, or some other equitable assessment mechanism.

D. Mass Transit

The mass transit analysis did not identify any specific improvements that were needed to support the projected University Community. As previously mentioned, the County is in the process of completing the Transit Development Program Study. The study is scheduled for completion during 1994. It is assumed that this study may change the way that Lee County addresses the mass transit issue, and any changes to the Mass Transit Element at this point in time would be premature. With the present level of information, it is expected that the County would serve the University Community by extending the existing lines. This would not result in the need for additional capital expenditures. One would not expect the current routes to be extended to this area until there is sufficient development to warrant the extension. Additionally it is worth mentioning that in 1993 Lee County committed to dedicate additional revenues for mass transit. A portion of the gas tax revenues is earmarked for mass transit. It is currently estimated that an average of over $500,000.00

will be generated annually by the gas tax, with the first two fiscal years generating approximately $360,000.00 and $490,000.00 respectively.

E. Roadways/Traffic Circulation

The traffic circulation analysis is set forth in Section IX. The analysis consists of the report, University Community Conceptual Master Plan Analysis for the Traffic Circulation Element, prepared by David Plummer and Associates, Inc., dated March 31, 1994. The necessary traffic circulation capital improvements to support the University through 2010, the estimated cost of those improvements, and funding sources are identified in Exhibits 18 and 19.

VIII. RECOMMENDED LEE PLAN AMENDMENTS

Specific amendments to the Lee Plan based on the analyses in this Conceptual Master Plan are included in Appendix 2. The recommended amendments in Appendix 2 do not include those recommended for the Traffic Circulation Element and transportation maps, which are included under Major Roadways/Traffic Circulation (Section IX).

F:\WPDATA\NM\ALICOCMP.2
4-19-94

IX. MAJOR ROADWAYS/TRAFFIC CIRCULATION

The following report represents the CMP sections for:

- Major Roadways and Traffic Circulation Analysis
- Traffic Circulation and Capital Improvements
- Recommended Lee Plan Amendments for Traffic Circulation

This section includes the entire report University Community Conceptual Master Plan Analysis for the Traffic Circulation Element, by David Plummer & Associates, Inc., March 31, 1994, including the related appendices.

UNIVERSITY COMMUNITY

CONCEPTUAL MASTER PLAN ANALYSIS FOR

THE TRAFFIC CIRCULATION ELEMENT

Project #94504

March 31, 1994

Prepared by:
DAVID PLUMMER & ASSOCIATES, INC.
1531 Hendry Street
Ft. Myers, FL 33901

UNIVERSITY COMMUNITY

CONCEPTUAL MASTER PLAN ANALYSIS

FOR THE TRAFFIC CIRCULATION ELEMENT

INTRODUCTION

Overview

The Board of Regents, upon careful considerations, selected property owned by Alico, Inc. as the site for Florida's Tenth University. The University Community Land Use designation, which includes the University Campus land use, was incorporated into The Lee Plan in late 1992 via Ordinance Number 92-47. The addition of the University Community land use category to The Lee Plan provides the necessary support and synergism to create a viable University Community. Included within the University Community land use category are two distinct, but closely related functions: University Campus and University Village. Although technically not a subcategory of the University Community, the University Village Interchange is adjacent to the University Community, and also has related functions. Any reference here to University Community includes the University Village Interchange category in addition to the University Village and University Campus subcategories. The University Community is identified in Exhibit 1.

Policy 20.1.10 of The Lee Plan requires that, prior to the commencement of development within the University Community land use category, an area-wide Conceptual Master Plan for the University Community be established. Included in that area-wide Conceptual Master Plan is the identification of needed infrastructure and coordination of that infrastructure. Major roadways represent one component of the infrastructure package.

Consistent with The Lee Plan, the Traffic Circulation Element and the Future Land Use Element, the purpose of this traffic study is to provide the analysis for amending the Traffic Circulation Element of The Lee Plan, and to represent the major roadway component of the area-wide Conceptual Master Plan for the University Community land use category. In particular, this traffic study focuses on the analysis for amending the Traffic Circulation Element of The Lee Plan, consisting of the following.

- Map 3 (2010 Financially-Feasible Plan/ Interim Traffic Circulation Plan Map)
- Map 4 (2010 Needs Plan/Desirable Traffic Circulation Plan Map)

Transportation Methodology

This traffic analysis has been prepared consistent with prior studies conducted for the University Community or future Treeline Avenue. These prior studies include the University Community Plan Amendment Traffic Circulation Element, dated June 9, 1992 and the Treeline Avenue Improvement Project, Traffic Volume Report, dated March 1, 1994.

Many of the major transportation issues that were considered during the preparation of the University Community Plan Amendment Traffic Circulation Element of June 9, 1992 were applicable to the Treeline Avenue Improvement Project and remain applicable to the Conceptual Master Plan Traffic Study. A Transportation Methodology Outline for the preparation of the 1992 University Community Plan Amendment was prepared and reviewed at a transportation methodology meeting held on April 24, 1992. Those in attendance included representatives of the Lee County DOT, Lee County Department of Community Development, Lee County Metropolitan Planning Organization, Southwest Florida Regional Planning Council and Alico, Inc. Comments were received on the proposed methodology at that meeting, including the most appropriate methodology for estimating long range future traffic associated with the University Campus.

Subsequent to that April 24, 1992 meeting, continuous discussions with Lee County DOT and the Lee County MPO were held on several issues, primary of which was, again, identification of the most appropriate methodology to reflect the University commuter student attraction to areas outside Lee County. After consideration of the many techniques that are available, (i.e., manual, computer modelling or a combination of both), the use of the validated Lee County FSUTMS travel model was determined to be the most appropriate for the study. The University Community Transportation Methodology Outline utilized in that 1992 Plan Amendment is presented in Appendix A.

The issue of forecasting long range future traffic associated with the University Campus was also reviewed and discussed as part of the Treeline Avenue Improvement Project. A document titled Treeline Avenue Improvement Project, Traffic Volume Report, Methodology Outline (September 15, 1993) was presented and discussed at a meeting with the Lee County Department of Transportation on September 16, 1993 (Appendix B). That methodology reaffirmed the assumptions and the methodology of the original study.

PART I. 2010 DESIRABLE TRAFFIC CIRCULATION PLAN MAP

Overview

The 2010 Desirable Traffic Circulation Plan Map is intended to identify roadway improvements and the roadway network needed to support the County's future land use coincident with the year 2010. Amendments to the 2010 Desirable Traffic Circulation Plan Map are necessary in order to: first, bring that Plan Map in compliance with the MPO's 2010 Needs Plan and to, second, accommodate future traffic circulation needs in this area of Lee County coincident with the University Community.

This traffic analysis is based on the MPO's most current 2010 Needs Plan. The MPO Needs Plan reflects socio-economic estimates, as well as the anticipated road network, in Lee County to the year 2010. That road network is depicted in Exhibit 2.

The adopted MPO Needs Plan was chosen to represent the future road network for this Plan Amendment for two reasons. First, the MPO Needs Plan is the most current 2010 "needs" network developed for Lee County. Second, it is the intent of Lee County to adopt amendments to the Desirable Traffic Circulation Plan Map (and also the Interim Traffic Circulation Plan Map) to be consistent with those of the MPO's Needs Plan (and Financially Feasible Plan).

In order to achieve the most accurate simulation of future traffic and identify the impact of the University Community on the 2010 road network, several adjustments to the MPO 2010 Needs Plan road network were necessary. Those adjustments included socio-economic data and network adjustments with and without the University Community.

Those adjustments are discussed below.

FSUTMS Adjustments Without University Community

The Corkscrew Road Privately Funded Infrastructure District is located immediately south of the University Community. That Privately Funded Infrastructure District was the subject of a recent infrastructure planning study, (i.e., Corkscrew Road Special Improvement Unit Study).

In recognition of the Corkscrew Road Special Improvement Unit Study (i.e., CRSA), this traffic study reflects the established development parameters of that CRSA. To accurately reflect those parameters, certain adjustments were made to the FSUTMS zone structure in the CRSA area. The County's current Traffic Analysis Zone (TAZ) structure is depicted in Exhibit 3 and the zonal adjustments are presented in Exhibit 4.

The socio-economic adjustments made to reflect the CRSA were those consistent with the CRSA Study, (which have previously been reviewed and approved by Lee County). The CRSA socio-economic parameters used in this analysis are reported in Appendix C.

In addition to the zonal adjustments, a number of basic roadway improvements that are either existing or recently recommended in the CRSA Study were also incorporated into the Needs Plan Network for testing purposes. The roadway adjustments are as follows.

Summary Roadway Adjustments

Roadway	Segment	Adjustments
Corkscrew Road	Treeline Avenue to The Habitat	Four Lanes (To Reflect CRSA Recommendations)
Koreshan Boulevard	US 41 to Three Oaks Parkway	Four Lanes (To Reflect Existing Conditions)
Treeline Avenue	Koreshan Boulevard to Corkscrew Road	Two Lanes (To Provide CRSA Linkage)

The resultant road network represents the 2010 Base Needs Network without the University Community.

FSUTMS Adjustments With University Community

The adopted 2010 FSUTMS model structure (TAZ) depicts the general University Community area with two TAZ's (276 and 690), Exhibit 3. For traffic analysis purposes, the University Community was split into seven traffic analysis zones (TAZ's) as shown in Exhibit 4. Two zones (TAZ's 737 and 740) were used to represent the University Campus so that, if necessary, commuter student traffic could be distinguished from resident student and campus employee traffic. In addition, Exhibit 4 portrays the revised TAZ structure resulting from the University Community, as well as the Corkscrew Road CRSA. Zonal adjustments are summarized as follows.

Zonal Adjustments

Original TAZ	Revised TAZ	Development
276	734	University Community
	735	University Community
	736	University Community
	737 Part	University Community
	738	University Community
	739 Part	University Community
	740 Part	University Community
690	690	Non University Community
	737 Part	University Community
	740 Part	University Community
	739 Part	University Community
693	693	CRSA
	722	CRSA
692	692	CRSA
691	691	CRSA
694	694	CRSA
	723	CRSA
	726	CRSA
695	695 Part	CRSA
	697 Part	CRSA
	727 Part	CRSA
697	697 Part	CRSA
	725	CRSA
696	696	CRSA
	698 Part	CRSA
698	698 Part	CRSA

The associated land use parameters for the University Community, anticipated by the year 2010, are summarized in Exhibit 5. The University Community's 2010 land uses were then converted to population and employment parameters to be used as FSUTMS inputs. Those parameters were developed consistent with the factors identified in the Transportation Methodology Outline, Appendix A.

The University Community's development parameters used in this analysis reflect either totally new development to Lee County or a shifting of currently allocated uses within the existing University Community TAZ (i.e., TAZ 276) to a revised University Community TAZ. The University Community parameters do not represent any shifting of uses from outside the existing TAZ 276 to the new University Community TAZ's.

In addition to the 2010 Needs Plan and basic roadway adjustments made for the "Without University Community" analysis (as previously described, the 2010 Base Needs Network Without University Community), the "base" road network was modified to include the extension of Treeline Avenue, as a two lane arterial, from Alico Road to Corkscrew Road. This extension was made in order to accommodate access to the University Community. The resultant road network represents the "base" network with the University Community, (i.e., 2010 Base Needs Network With University Community).

University Community Trip Generation

Daily and peak hour, peak season trip generation associated with the University Community was estimated reflective of the three individual components.

The University Campus was disaggregated into three basic components comprised of resident students, commuter student and the University faculty/staff members. Based on a similar methodology used by the Lee County MPO, the University Campus utilized the trip generation rates identified in the Institute of Transportation Engineers (ITE) Trip Generation, Fifth Edition to derive total campus trip generation. Those trips were then proportionately distributed among the three campus components.

Based on travel characteristics of the resident students and the commuter students, the ITE trip generation was converted to person trips for use as a "Special Generator" in the FSUTMS ZDATA3 input data file. ITE trips generated by the University Campus served as input parameters in the FSUTMS ZDATA2 file. Trip generation calculations for the University Campus are summarized in Exhibit 6.

Trip ends for the University Village and University Village Interchange were generated by FSUTMS. Land use parameters within the University Village and University Village Interchange utilized standard FSUTMS (ZDATA1and ZDATA2)formats. Population per dwelling unit utilized 2.537 for single-family and 1.673 for multi-family, consistent with the factors of the Corkscrew Road Special Improvement Unit Study and the original University Community Plan Amendment Study. An occupancy rate of one hundred percent and two persons per room were assumed for hotels. Building square footage to employment conversions utilized the factors included in Exhibit 7.

The resultant population and employment estimates for use in the FSUTMS input parameter for the University Community are summarized in Exhibit 8.

Interaction of vehicular trips among uses within the University Community's TAZ's, within the Community itself and within the study area, along with the interaction of retail trips with surrounding uses, are functions performed by the travel model. As the University Community develops and matures over time, one can expect that the actual degree of internal orientation for the University Community will be higher than the estimate provided by the travel model simulation runs. This is a result of the synergistic effect that is anticipated to be created for the University Community.

The resultant year 2010 total trip generation, by component (i.e., intrazonal, internal and external), is presented in Exhibit 9 and summarized below.

University Community Trip Generation
Year 2010, Peak Season
Total Trip Generation

	PM Peak Hour[1]			
Component	In	Out	Total	24 Hour
University Campus	560	1,310	1,870[2]	23,270[2]
University Village	1,350	2,010	3,360	42,010[3]
University Village Interchange	1,810	2,720	4,530	56,610[3]
Total	3,720	6,040	9,760	121,890

Footnotes:

1) Unless otherwise indicated, 24 hour trips converted to peak hour at 8.0%.
2) Per ITE, Trip Generation, Fifth Edition.
3) Per FSUTMS.

County-wide 2010 FSUTMS travel simulation runs were performed for the following.

- 2010 Needs Plan (Base Plan) Without University Community.
- 2010 Needs Plan (Base Plan) With University Community.
- 2010 Needs Plan With University Community, With Recommended Improvements.

University Trip Distribution/Assignment

Recognized as a major regional center, the University Campus is expected to attract students from throughout Southwest Florida. The Board of Regents has estimated the following distribution, by percent, for commuter student trips.

University Trip Distribution

County	Distribution Percent
Lee	48.0%
Charlotte	20.0%
Collier	27.0%
Hendry	4.4%
Glades	0.6%
	100.0%

In order to reflect the true transportation impacts of the University Campus, special adjustments to the standard FSUTMS procedure (i.e., manual distribution, manual assignments) would have to be performed so that the above internal/external County interaction could be portrayed. The manual method was originally proposed by the consultant during the preparation of the 1992 University Community Plan Amendment Study. It was, however, expressed by the Lee County MPO that non-standardized adjustments to the FSUTMS would be inconsistent for subsequent applications of the model. While there has been some discussions regarding the development and use of a "University Travel Model" by the Board of Regents, it is not yet available. To be consistent with the standardized FSUTMS, the University Campus utilized the standard FSUTMS distribution and assignment procedures. The standard FSUTMS distribution and assignment procedures were also utilized for assigning traffic associated with the University Village and University Village Interchange.

Year 2010 Traffic Forecasts

Year 2010 traffic volume forecasts for the roadways and roadway segments in the general study area have been established for Future Conditions Without The University Community and Future Conditions With The University Community. Using the roadway link index presented in Exhibit 10, Exhibit 11 presents, in tabular form,

future traffic volumes and levels of service for Without the University Community and under the 2010 Needs Plan (Base Plan) network.

Using that 2010 Base Plan Network, the University Community parameters were then modeled and volumes plotted. A series of alternatives were evaluated and a recommended roadway network developed. Exhibit 12 presents, in tabular form, future traffic volumes and levels of service with the University Community under the recommended 2010 Needs Network. That 2010 Recommended Network is presented in Exhibit 13.

Recommended 2010 Desirable Traffic Circulation Plan (Needs Plan)

The recommended 2010 Desirable Traffic Circulation Plan Map (Needs Plan), necessary to support all area development including the University Community through 2010, is presented in Exhibit 13 and briefly highlighted below.

1. Alico Road:

   Alico Road is depicted in the current 2010 Needs Plan as two lanes. Alico Road is recommended as four lanes from US 41 to just east of Treeline Avenue.

2. Corkscrew Road:

   Corkscrew Road is recommended as four lanes from Treeline Avenue to The Habitat.

3. Koreshan Boulevard:

   Koreshan Boulevard is recommended as four lanes from Three Oaks Parkway to Treeline Avenue.

4. Treeline Avenue:

   Treeline Avenue is recommended as four lanes from Corkscrew Road to Koreshan Boulevard and six lanes from Koreshan Boulevard to the East/West High Capacity Corridor, north of Alico Road.

5. Three Oaks Parkway:

   Three Oaks Parkway is recommended as six lanes from the East/West High Capacity Corridor to Alico Road.

As noted previously, it is the intent of Lee County to amend the County's Desirable Traffic Circulation Plan Map (and the Interim Traffic Circulation Plan Map) to be consistent with the MPO's 2010 Needs Plan, (and Financially Feasible Plan). Those improvements needed to maintain consistency with the MPO Needs Plan are not attributable to the University Community or any other specific development or Plan amendment. Rather, they are county-wide improvements and modifications.

Exhibit 14 provides a summary of the improvements needed to provide consistency between the current Lee County Desirable Traffic Circulation Plan and the MPO 2010 Needs Plan. The Exhibit also reflects the recommended improvements beyond the MPO Needs Plan necessary to support Lee County with the University Community by 2010.

PART II. INTERIM TRAFFIC CIRCULATION PLAN MAP

Overview

Lee County's 2010 Interim Traffic Circulation Plan Map is based on the MPO's 2010 Financially-Feasible Plan. The Plan is intended to identify those roadway improvements and the roadway network that can be built based on available revenues to the County. Amendments to the 2010 Interim Traffic Circulation Plan Map are necessary in order to: first, bring that Plan Map in compliance with the MPO's 2010 Financially Feasible Plan and to, second, accommodate future traffic circulation needs in this area of Lee County concurrent with the University Community.

Recommended Improvements

The recommended Interim Traffic Circulation Plan Map with the University Community is presented in Exhibit 15. Exhibit 16 presents a comparison of the roadway improvements needed to: one, bring the Lee County Interim Traffic Circulation Plan Map in compliance with the MPO 2010 Financially-Feasible Plan; and two, the needed improvements beyond the MPO Financially-Feasible Plan necessary to support Lee County and the University Community. The improvements needed to support the University Community are summarized below.

Summary Roadway Improvements
With University Community

	Desirable (Needs) Plan		Interim (Financially-Feasible) Plan	
Roadway	Without Community	With Community	Without Community	With Community
Treeline Avenue				
Corkscrew Road to Koreshan Boulevard	2	4	2	4
Koreshan Boulevard to Alico Road	0	6	0	6
Alico Road to East/West Expressway	2	6	2	6

Corkscrew Road				
US 41 to Three Oaks Parkway	4	4	4	4
Three Oaks Parkway to I-75	4	4	4	4
I-75 to Treeline Avenue	4	4	4	4
Treeline Avenue to East of Koreshan Boulevard	4	4	4	4
Alico Road				
US 41 to East of Treeline Avenue	2	4	2	4
Koreshan Boulevard				
Three Oaks Parkway to Treeline Avenue	2	4	2	4
Treeline Avenue to Corkscrew Road	2	2	2	2

Improvement Costs/Funding

The costs of those roadway improvements beyond the "base" 2010 Needs Plan have been estimated at $24,000,000. Those costs are summarized in Exhibit 17.

Alternative mechanisms for funding the identified roadway improvements will be explored throughout the planning process. Alternative mechanisms may include the following.

1. Several of the identified improvements have been committed to by Alico, Inc., Lee County and others for opening day of the Tenth State University. They include:

   Treeline Avenue: Four Lanes, from Alico Road to Corkscrew Road.

   Alico Road: Four Lanes, from I-75 to Treeline Avenue.

   Corkscrew Road: Four Lanes, from I-75 to Treeline Avenue.

   Funding sources have been identified for those improvements.

2. One or more of the above improvements may be University Campus road improvements constructed as part of the University Campus development.

3. Roads Impact Fees collected from the University Village and University Village Interchange should be allocated to all or some of the identified improvements. At this time, Roads Impact Fees for the identified University Village and University Village Interchange uses are approximately $17,000,000.

4. Development Order obligations of area DRI's or reallocated commitments resulting from the Corkscrew Road Special Improvement Unit Study may fund all or portions of the identified improvements.

Consistency With The Lee County Thoroughfare Alignment Project

As part of the Lee County Thoroughfare Alignment Project (TAP) a "buildout year" traffic analysis was performed to evaluate traffic conditions and maximum roadway configuration needs under a full County development scenario.

The findings of the "buildout" analysis concluded that an increase of 144 percent in vehicle miles of travel over 2010 is expected to overwhelm the lane mileage increase that was felt to be the maximum possible. Thus, it was difficult to propose a reasonable network to meet the demand. The TAP did state, however, that:

> "...examination of the buildout scenario indicates that most of the continuous arterial routes in the county must be viewed with the potential expansion to their largest feasible configuration."

Furthermore, the TAP considered the establishment of parallel arterials to be an essential component of the long-range improvement to the I-75 Corridor. Lastly, the TAP recommended alternative future land use patterns as a means to facilitate more efficient transportation circulation.

The recommended improvements needed to support the University Community are consistent with the above conclusions of the TAP. The recommended improvements include: one, the widening of existing arterial roadways, (i.e., Alico Road and Corkscrew Road) two, the establishment of parallel facilities in the I-75 Corridor, (i.e., Treeline Avenue); and three, the University Community provides balanced land uses to minimize trip making activity and trip lengths within the University Community and by providing origin and destination opportunities for East Lee County, in particular for Lehigh Acres.

PART III. CAPITAL IMPROVEMENT ELEMENT

The Capital Improvement Element of The Lee Plan, along with Lee County's Capital Improvement Program, FY 94-98, were reviewed. Roadway and intersection improvements to be incorporated into the Capital Improvement Element and Capital Improvement Program, FY 95-99 have been identified. Those improvements are summarized in Exhibits 18 and 19.

The identified roadway and intersection improvements summarized in Exhibits 18 and 19 are presented in more detail in Appendix D. Those improvements were derived from the University Community Plan Amendment Conceptual Master Plan Traffic Circulation Element and the summary of University Community road improvements presented to Lee County in a February 16, 1993 letter from David Plummer and Associates to the Lee County Attorney's Office titled "University Community, Roadway Improvements". Those improvements were subsequently adopted by the Lee County Board of County Commissioners on March 3, 1993. Improvement costs are consistent with that summary and the Corkscrew Road Special Improvement Unit Study, dated December 17, 1992.

CONCLUSION

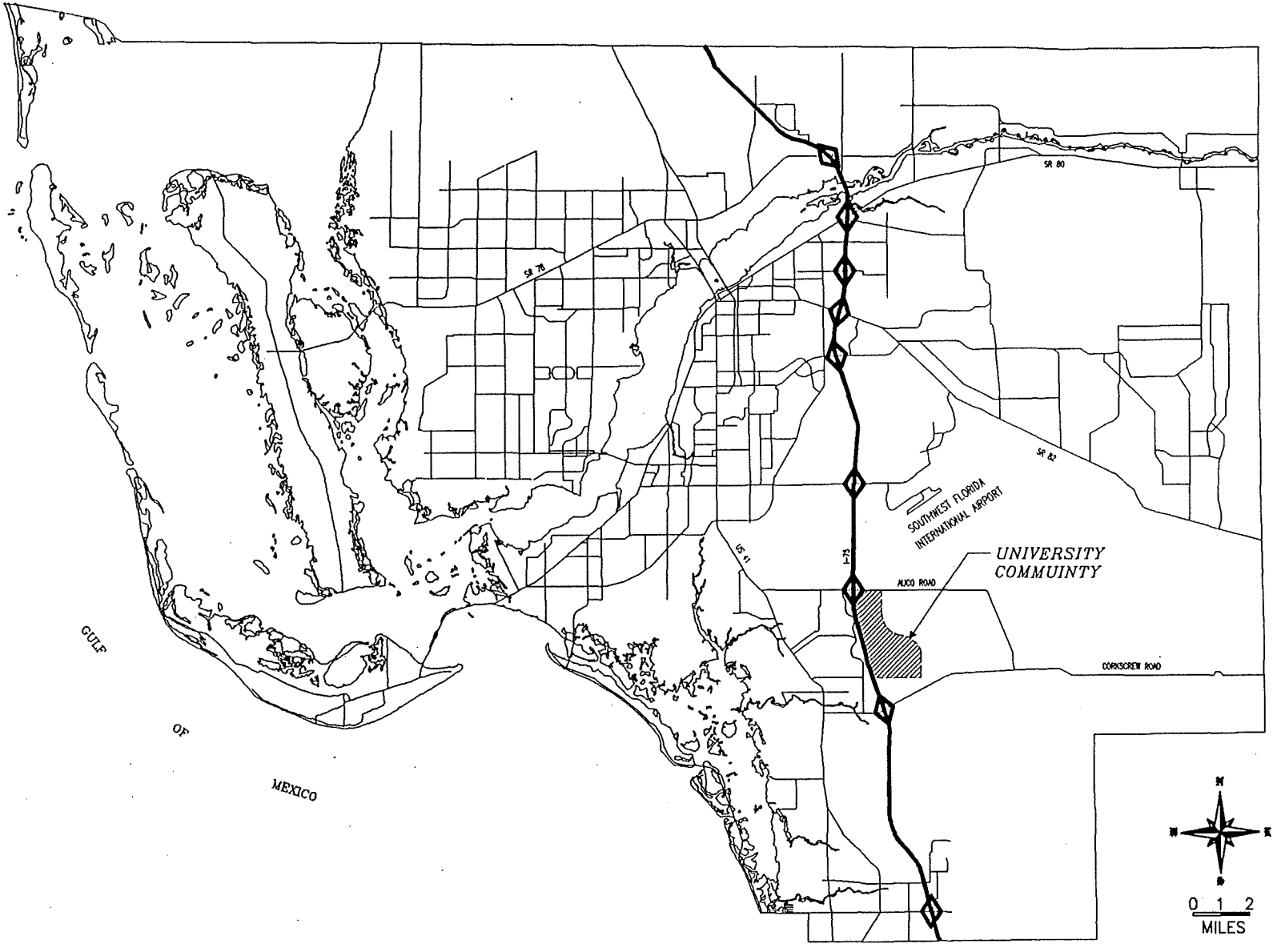
The traffic analysis and recommendations offered by this study will be subject to public review with recommendations for change to The Lee Plan including, but not limited to, the following.

Section II. Land Use Element

Section III. Traffic Circulation Element

Section IV. Mass Transit Element

Section VII. Capital Improvements Element



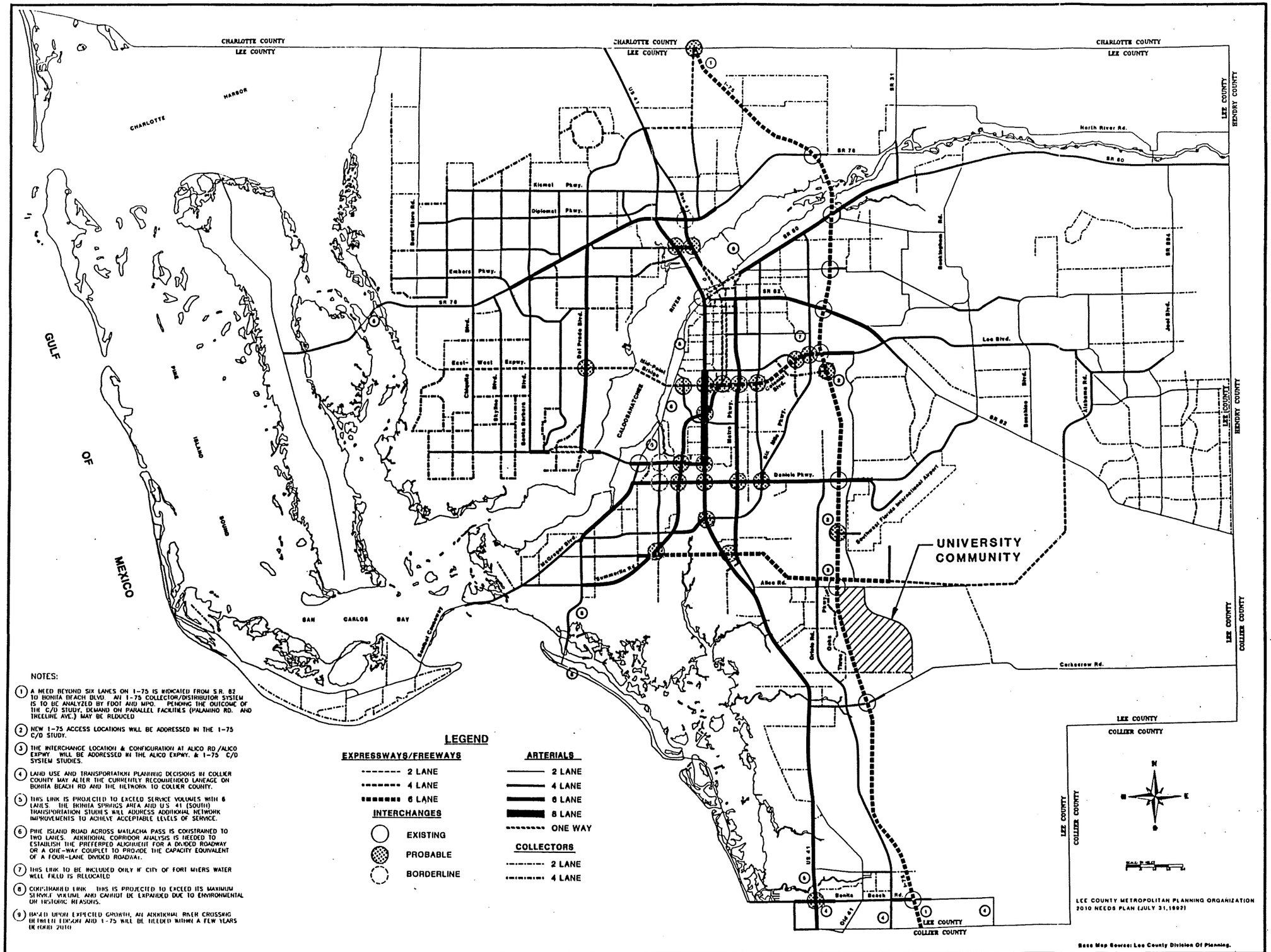
dpa

UNIVERSITY COMMUNITY PLAN AMENDMENT

LOCATION MAP

94504

1



NOTES:

1. A NEED BEYOND SIX LANES ON I-75 IS INDICATED FROM S.R. 82 TO BONITA BEACH BLVD. AN I-75 COLLECTOR/DISTRIBUTOR SYSTEM IS TO BE ANALYZED BY FDOT AND MPO. PENDING THE OUTCOME OF THE C/D STUDY, DEMAND ON PARALLEL FACILITIES (PALMIRA RD. AND TREELINE AVE.) MAY BE REDUCED
2. NEW I-75 ACCESS LOCATIONS WILL BE ADDRESSED IN THE I-75 C/D STUDY.
3. THE INTERCHANGE LOCATION & CONFIGURATION AT ALICO RD./ALICO EXPWY. WILL BE ADDRESSED IN THE ALICO EXPWY. & I-75 C/D SYSTEM STUDIES.
4. LAND USE AND TRANSPORTATION PLANNING DECISIONS IN COLLIER COUNTY MAY ALTER THE CURRENTLY RECOMMENDED LANEAGE ON BONITA BEACH RD AND THE NETWORK TO COLLIER COUNTY.
5. THIS LINK IS PROJECTED TO EXCEED SERVICE VOLUMES WITH 6 LANES. THE BONITA SPRINGS AREA AND U.S. 41 (SOUTH) TRANSPORTATION STUDIES WILL ADDRESS ADDITIONAL NETWORK IMPROVEMENTS TO ACHIEVE ACCEPTABLE LEVELS OF SERVICE.
6. PINE ISLAND ROAD ACROSS MATLACHA PASS IS CONSTRAINED TO TWO LANES. ADDITIONAL CORRIDOR ANALYSIS IS NEEDED TO ESTABLISH THE PREFERRED ALIGNMENT FOR A DIVIDED ROADWAY OR A ONE-WAY COUPLET TO PROVIDE THE CAPACITY EQUIVALENT OF A FOUR-LANE DIVIDED ROADWAY.
7. THIS LINK TO BE INCLUDED ONLY IF CITY OF FORT MYERS WATER WELL FIELD IS RELOCATED
8. CONSTRAINED LINK - THIS IS PROJECTED TO EXCEED ITS MAXIMUM SERVICE VOLUME AND CANNOT BE EXPANDED DUE TO ENVIRONMENTAL OR HISTORIC REASONS.
9. BASED UPON EXPECTED GROWTH, AN ADDITIONAL RIVER CROSSING BETWEEN EDISON AND I-75 WILL BE NEEDED WITHIN A FEW YEARS BEYOND 2010

LEGEND

EXPRESSWAYS/FREEWAYS
- 2 LANE
- 4 LANE
- 6 LANE

INTERCHANGES
- EXISTING
- PROBABLE
- BORDERLINE

ARTERIALS
- 2 LANE
- 4 LANE
- 6 LANE
- 8 LANE
- ONE WAY

COLLECTORS
- 2 LANE
- 4 LANE

LEE COUNTY METROPOLITAN PLANNING ORGANIZATION
2010 NEEDS PLAN (JULY 31,1992)

Base Map Source: Lee County Division Of Planning.

DAVID PLUMMER & ASSOCIATES INC.
CONSULTING ENGINEERS

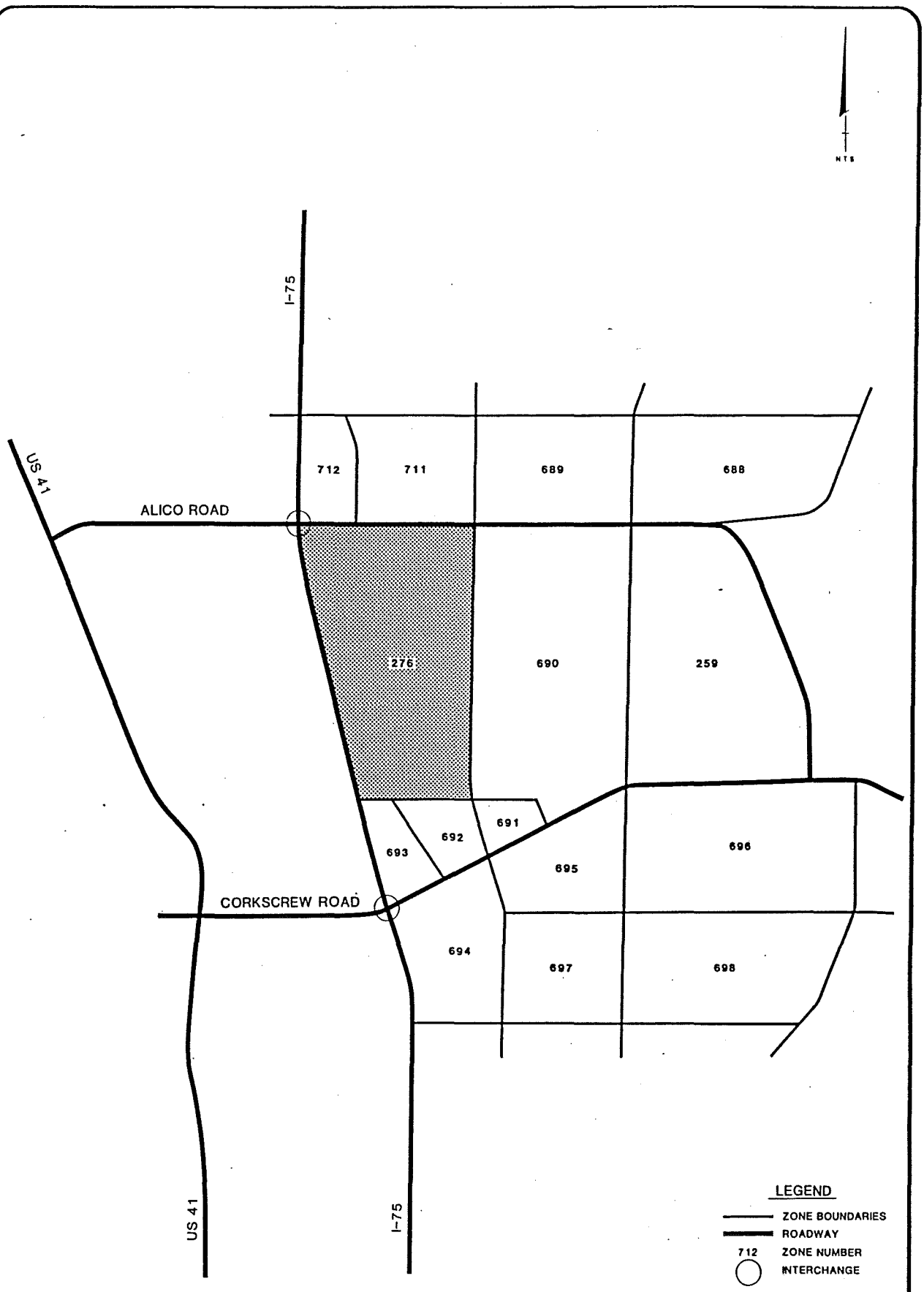
REVISIONS

UNIVERSITY COMMUNITY PLAN AMENDMENT

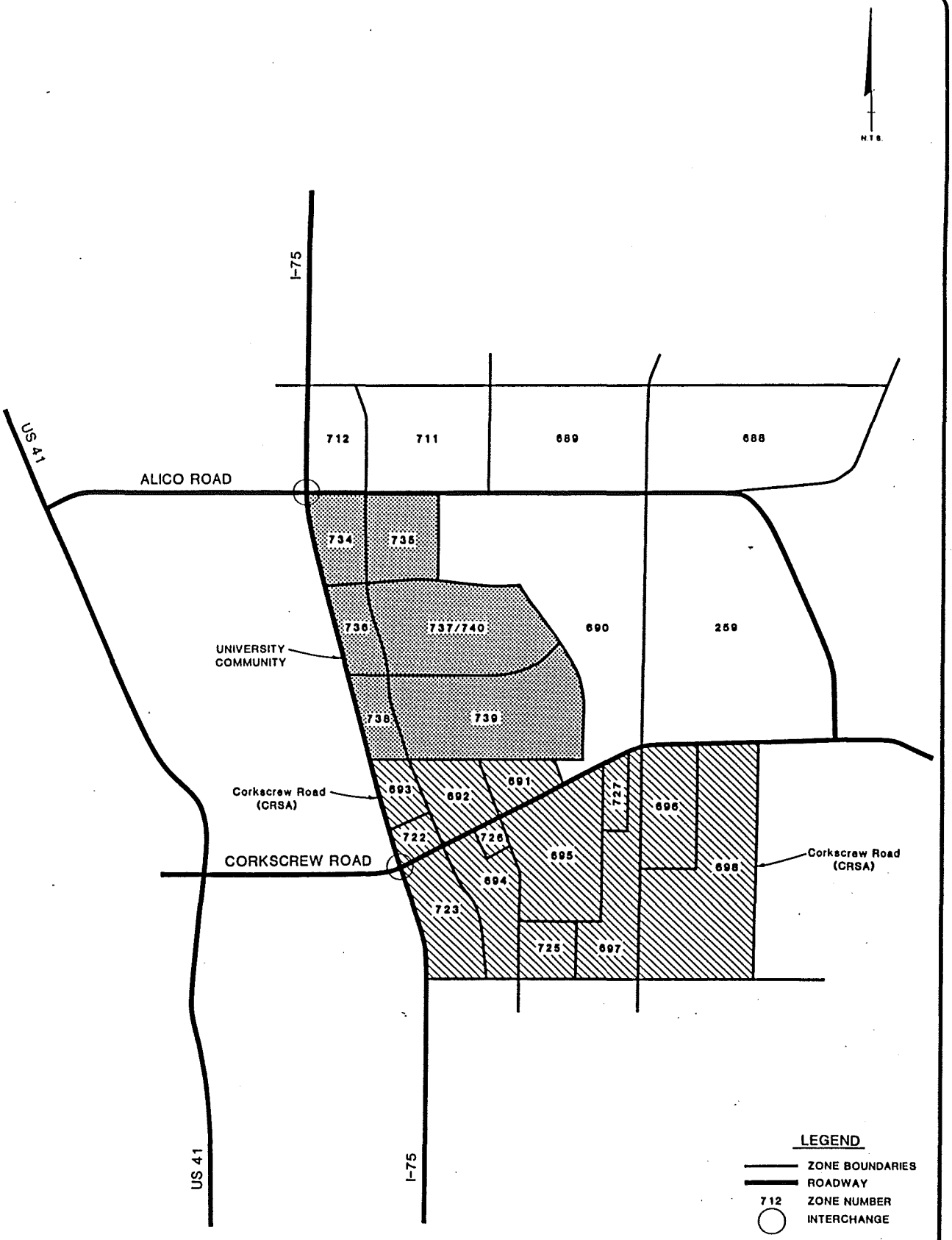
MPO 2010 NEEDS PLAN MAP

94504 | 3/24/94

2



DAVID PLUMMER & ASSOCIATES INC. CONSULTING ENGINEERS TRANSPORTATION PLANNERS CORAL GABLES FORT MYERS PALM BEACH	UNIVERSITY COMMUNITY PLAN AMENDMENT	EXISTING LEE COUNTY TRAFFIC ANALYSIS ZONES	DATE 3/21/84 PROJECT NO. 84504 SHEET NO. 3



DAVID PLUMMER & ASSOCIATES INC. CONSULTING ENGINEERS CORAL GABLES FORT MYERS TRANSPORTATION PLANNERS PALM BEACH	PROJECT: UNIVERSITY COMMUNITY PLAN AMENDMENT	TITLE: ADJUSTED TRAFFIC ANALYSIS ZONES	DATE 3/21/84 · PROJECT NO 84504 · SHEET NO 4

EXHIBIT 5

UNIVERSITY COMMUNITY
COMPREHENSIVE PLAN AMENDMENT
2010 LAND USE AND ALLOCATION SUMMARY[1]

TAZ[2]	Single Family D.U.	Multi Family D.U.	Hotel Rooms	Industrial Sq. Ft.	Commercial Sq. Ft.	Service Sq. Ft.	University Students	School Enrollment	Golf Course
734[3]	349	223	370[6]	200,000	1,209,000	129,000	0	0	0
	(12%)	(12%)	(100%)	(34%)	(62%)	(30%)	(0%)	(0%)	(0%)
735[3]	581	372	0	0	195,000	69,000	0	0	0
	(20%)	(20%)	(0%)	(0%)	(10%)	(16%)	(0%)	(0%)	(0%)
736[4]	436	279	0	148,000	195,000	142,000	0	0	0
	(15%)	(15%)	(0%)	(25%)	(10%)	(33%)	(0%)	(0%)	(0%)
737[5]/740[4,5]	174	112	0	159,000	58,000	0	9,734	0	0
	(6%)	(6%)	(0%)	(27%)	(3%)	(0%)	(100%)	(0%)	(0%)
738[5]	872	558	0	83,000	117,000	90,000	0	0	0
	(30%)	(30%)	(0%)	(14%)	(6%)	(21%)	(0%)	(0%)	(0%)
739[5]	494	317	0	0	176,000	0	0	1,425	18 holes
	(17%)	(17%)	(0%)	(0%)	(9%)	(0%)	(0%)	(100%)	(100%)
TOTAL	2,906	1,861	370	590,000	1,950,000	430,000	9,734	1,425	18 holes
	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)	(100%)

FOOTNOTES:

(1) Land use allocation prepared by Wilson, Miller, Barton & Peek, Inc.
(2) See Exhibit 7.
(3) University Village Interchange.
(4) University Village.
(5) Reflects 1,000 resident students and 8,734 commuter students per Board of Regent's estimate.
(6) Equivalent to 7 acres or 70,000 square feet of commercial.

EXHIBIT 6

UNIVERSITY CAMPUS
TRIP GENERATION
2010

Component	Unit	Vehicle Trips		Person Trips	
Student Enrollment	9,734[1]	22,955[2]	(100%)	35,717[10]	(100%)
Resident Students	1,000[1]	2,700[5]	(12%)	4,140[8]	(12%)
Commuter Students	8,734[1]	11,315[6]	(49%)	20,030[9]	(56%)
Faculty/Staff	1,460[3]	8,940[4]	(39%)	11,547[7]	(32%)

dpa

EXHIBIT 6 (Continued)
Page 2

Footnotes

(1) Per "University Community Plan Amendment Study Traffic Circulation Element (June 9, 1992).
(2) Per ITE Trip Generation (5th Edition), LUC 550.
(3) Per Lee County MPO memorandum "Modifications to Special Generator For Use in Updating The Lee County MPO's 2010 Financially-Feasible Plan" (April 9, 1992), at approximately 0.15 service worker per student enrollment. Therefore, 9,734 students x 0.15 =1460 service employees.
(4) Per Lee County FSUTMS trip generation calculation of approximately 6.123 daily trip ends per faculty/staff. Therefore, 1460 faculty/staff x 6.123 = 8,940 vehicle trips.
(5) Per Lee County MPO memorandum "Modifications To Special Generator For Use inUpdating The Lee County MPO's 2010 Financially-Feasible Plan" (April 9, 1992), at approximately 2.7 vehicle trips per resident per day. Therefore, 1,000 resident students x 2.7 = 2,700 vehicle trips.
(6) Commuter student trips = Total campus - Faculty/Staff - Resident student
= 22,955 - 8,940 - 2,700
= 11,315

(7) Faculty/Staff vehicular trips to person trips conversion.

Trip Purpose	%	Vehicle Trips	Auto Occupancy Rate	Person Trips
HBW	25	2,235	1.10	2,458
HBSH	1	89	1.42	126
HBSR	9	805	1.77	1,425
HBO	11	983	1.77	1,740
NHB	35	3,129	1.31	4,099
TT/IE	19	1,699		1,699
	100	8,940		11.547

(8) Resident student vehicular trips to person trips conversion.

Trip Purpose	%	Vehicle Trips	Auto Occupancy Rates	Person Trips
HBW	20	540	1.10	594
HBSH	30	810	1.41	1,150
HBO	50	1,350	1.77	2,390
	100	2,700		4,134
				= 4,140

(9) Commuter student vehicular trips to person trips conversion.

Trip Purpose	%	Vehicle Trips	Auto Occupancy Rate	Person Trips
HBO	100	11,315	1.77	20,028
				= 20,030

(10) Total person trips = Resident students + Commuter students + Faculty/Staff
= 4,149 + 20,030 + 11,546
= 35,716

dpa

EXHIBIT 7
UNIVERSITY COMMUNITY
COMPREHENSIVE PLAN AMENDMENT
EMPLOYMENT CONVERSION FACTORS

Land Use	Employees/ 1,000 Sq. Ft.[1]	Source[2]
Industrial	2.00	ITE, pg. 125
Retail/Commercial	2.50	DCA
Office/Service	4.00	DCA
Hotel	0.90/room	ITE, pg. 518
Golf Course	1.95/hole	ITE, pg. 655-674
School	.086/student	ITE, pg. 763

Footnotes

(1) Employees per 1,000 square feet Gross Floor Area (GFA).

(2) SOURCE: ITE - Institute of Transportation Engineers. Trip Generation, Fifth Edition.

DCA - Florida Department of Community Affairs. Draft report titled Housing Demand, Supply and Need Methodology (April 24, 1991), Appendix A.

EXHIBIT 8

UNIVERSITY COMMUNITY

COMPREHENSIVE PLAN AMENDMENT

2010 PROJECT SOCIO-ECONOMIC PARAMETERS

AZ	Single Family D.U.	Single Family Pop.	Multi Family D.U.	Multi Family Pop.	Hotel Rooms	Hotel Occupancy	Industrial Employment	Commercial[1] Employment	Service Employ.	Hotel[2] Employ.	Golf[3] Employ.	School Enrollment	School[2] Employment	University[4] Resident Student Person Trips	University[5] Commuter Student Person Trips	University[2,6] Faculty/Staff Employment
34	349	890	223	370	370	740	430	3,080	520	340	0	0	0	0	0	0
35	581	1,470	372	620	0	0	0	500	270	0	0	0	0	0	0	0
36	436	1,110	279	460	0	0	320	500	570	0	0	0	0	0	0	0
37/740	174	440	112	190	0	0	340	150	0	0	0	0	0	4,140	20,030	1,460
38	872	2,210	558	930	0	0	180	300	360	0	0	0	0	0	0	0
39	494	1,250	317	530	0	0	0	440	0	0	40	1,425	120	0	0	0
otal	2,906	7,370	1,861	3,100	370	740	1,270	4,970	1,720	340	40	1,425	120	4,140	20,030	1,460

ootnotes:

) Includes retail uses.
) To be added to total service employment.
) To be added to total commercial employment.
) To be represented as special generator - production.
) To be represented as special generator - attraction.
) Per MPO estimate for similar University.

EXHIBIT 9

UNIVERSITY COMMUNITY

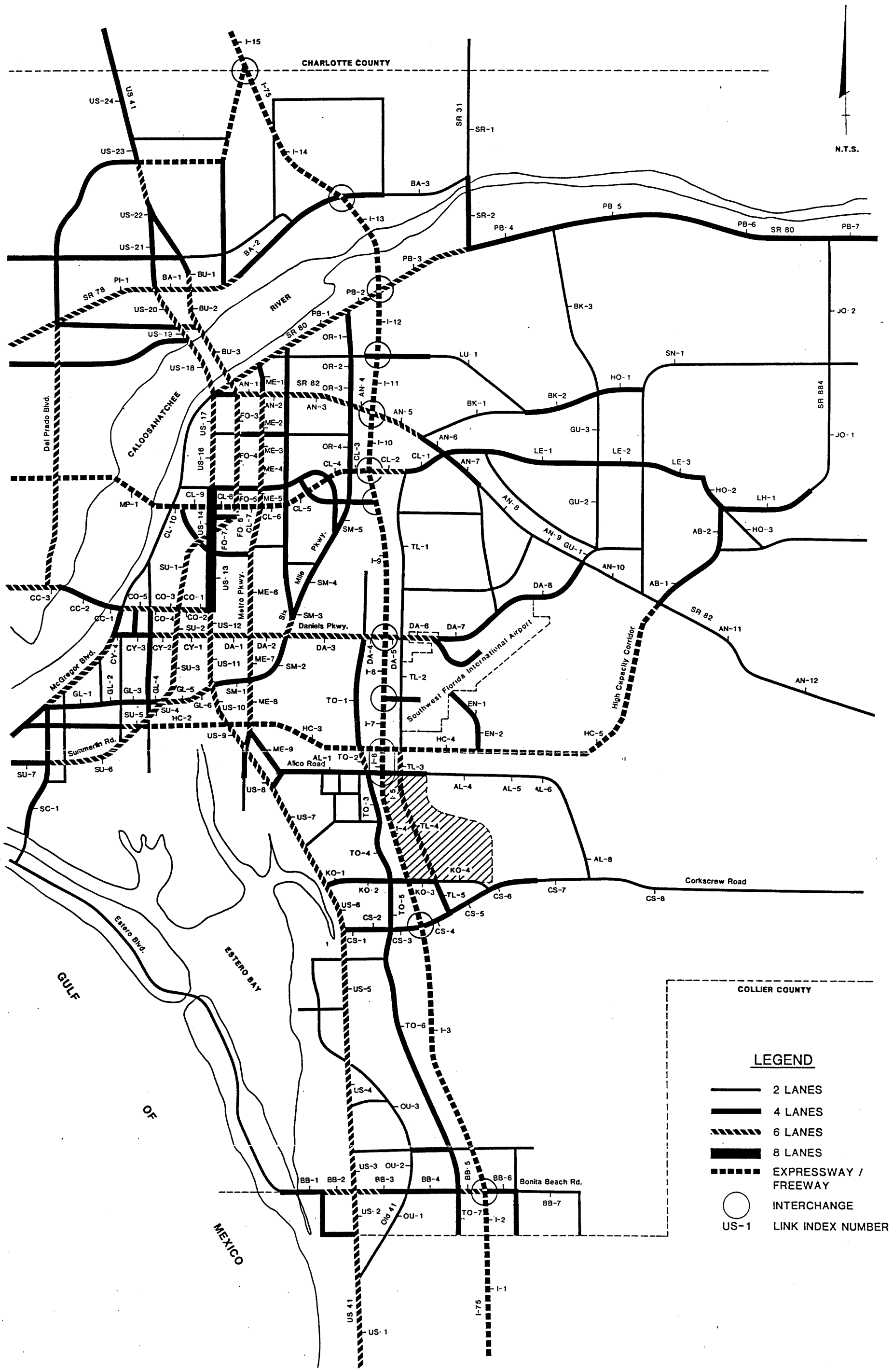
TRIP GENERATION

2010 PEAK SEASON BY COMPONENT

Area	Intrazonal [2]	Internal to Community [2]	External to Community [2]	Total
Peak Hour, Peak Season				
University Campus	30	150	1,690	1,870
University Village	130	690	2,540	3,360
University Village Interchange	190	600	3,740	4,530
Total	350	1,440	7,970	9,760
Daily, Peak Season				
University Campus	400	1,900	20,970	23,270 [1]
University Village	1,650	8,660	31,700	42,010
University Village Interchange	2,380	7,440	46,790	56,610
Total	4,430	18,000	99,460	121,890

Footnote:

1) Final travel model trip estimate.
2) As the University Community develops and matures over time, one can expect that the actual degree of intrazonal trips and internal orientation for the University Community will be higher than the estimate provided by the travel model simulation runs. This is a result of the synergistic effect that is anticipated to be created for the University Community.



DAVID PLUMMER & ASSOCIATES INC.
CONSULTING ENGINEERS AND TRANPORTATION PLANNERS
FORT MYERS, FLORIDA

UNIVERSITY COMMUNITY PLAN AMENDMENT

ROADWAY LINK INDEX

DATE	PROJECT NO
3/21/94	94504
DRAWN	SHEET NO
CHECKED	10
APPROVED	

EXHIBIT 11
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
2010 TRAFFIC CONDITIONS WITHOUT UNIVERSITY COMMUNITY
WITH DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

LINK INDEX	ROADWAY	FROM	TO	(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS
AB- 1	ALABAMA RD.	S.R. 82	Stacey Blvd.	4LD	AO	1670	E	4,200	A
AB- 2		Stacey Blvd.	Homestead Rd.	4LD	AO	1060	E	4,200	A
AL- 1	ALICO RD.	U.S. 41	Three Oaks Blvd.	2LN	AC	1190	E	1,410	C
AL- 2		Three Oaks Blvd.	I-75	2LN	AC	1210	E	1,410	C
AL- 3		I-75	Treeline Ave.	2LN	AC	800	E	1,410	B
AL- 4		Treeline Ave.	E. Project Boundary	2LN	AA	120	E	1,500	A
AL- 6		E. Project Boundary	Alico Rd. S.	2LN	AA	150	E	1,500	A
AL- 8		Alico Rd. S.	Corkscrew Rd.	2LN	AA	150	E	1,500	A
AN- 1	M. L. KING BLVD.	Fowler St.	Metro Pkwy.	6LD	AD	4070	E	5,360	C
AN- 2	(S.R. 82)	Metro Pkwy.	Palmetto Ave.	6LD	AD	3500	E	5,360	C
AN- 3	(ANDERSON AVE.)	Palmetto Ave.	Ortiz Ave.	6LD	AB	3890	E	5,550	A
AN- 4		Ortiz Ave.	I-75	6LD	AB	4640	E	5,550	B
AN- 5		I-75	Buckingham Rd.	6LD	AO	3200	E	6,310	A
AN- 6		Buckingham Rd.	Lee Blvd.	6LD	AO	2820	E	6,310	A
AN- 7		Lee Blvd.	Gateway Blvd.	4LD	AO	2030	E	4,200	A
AN- 8		Gateway Blvd.	Commerce Lakes Dr.	2LU	AO	1010	E	1,990	A
AN- 9		Commerce Lakes Dr.	Daniels Pkwy.	2LU	AO	610	E	1,990	A
AN-10		Daniels Pkwy.	Alabama Rd.	2LU	AO	210	E	1,990	A
AN-11		Alabama Rd.	A.G. Bell Blvd.	2LU	AO	330	E	1,990	A
AN-12		A.G. Bell Blvd.	County Line	2LU	AO	480	E	1,990	A
BA- 1	BAYSHORE RD.	U.S. 41	Bus 41	6LD	AB	2180	E	5,550	A
BA- 2		Bus 41	I-75	4LD	AA	2490	E	3,750	A
BA- 3		I-75	S.R. 31	2LU	AO	650	E	1,990	A
BB- 1	BONITA BEACH RD.	Hickory Blvd.	Vanderbilt Blvd.	4LD	AB	1890	E	3,700	A
BB- 2		Vanderbilt Blvd.	U.S. 41	6LD	AB	3170	E	5,550	A
BB- 3		U.S. 41	Old 41	4LD	AA	3250	E	3,750	B
BB- 4		Old 41	Imperial St.	4LD	AA	3070	E	3,750	A
BB- 5		Imperial St.	I-75	6LD	AA	4290	E	5,640	A
BB- 6		I-75	Oaks Blvd.	4LD	AO	1260	E	4,200	A
BB- 7		Oaks Blvd.	East	2LU	AO	1090	E	1,990	A
BK- 2	BUCKINGHAM RD.	S.R. 82	Gunnery Rd.	4LD	AO	990	E	4,200	A
BK- 3		Gunnery Rd.	S.R. 80	2LU	AO	350	E	1,990	A
BU- 1	BUS 41	U.S. 41	Pine Island Rd.	4LD	AA	2570	D	3,570	A
BU- 2		Pine Island Rd.	Pondella Rd.	6LD	AB	3430	D	5,280	A
BU- 3		Pondella Rd.	First St.	6LB	B	5570	D	7,410	A
CC- 1	CAPE CORAL BR. RD.	McGregor Blvd.	Cape Coral Bridge	6LB	B	5050	E	7,830	A
CC- 2		East of Bridge	West of Bridge	4LB	B	4310	E	5,220	B
CC- 3		West of Bridge	Del Prado Blvd.	6LD	AB	4310	E	5,550	A
CO- 1	COLLEGE PKWY.	U.S. 41	Kenwood Ln.	6LD	AD	3410	E	5,360	C
CO- 2		Kenwood Ln.	Summerlin Rd.	6LD	AD	3020	E	5,360	C
CO- 3		Summerlin Rd.	Whiskey Creek Rd.	6LD	AD	5110	E	5,360	C
CO- 4		Whiskey Creek Rd.	Winkler Rd.	6LD	AD	4220	E	5,360	C
CO- 5		Winkler Rd.	McGregor Blvd.	6LD	AD	3780	E	5,360	C

EXHIBIT 11
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
2010 TRAFFIC CONDITIONS WITHOUT UNIVERSITY COMMUNITY
WITH DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

LINK INDEX	ROADWAY	FROM	TO		(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS
CL- 1	COLONIAL BLVD.	S.R. 82	Treeline Ave.		4LD	AO	2780	E	4,200	A
CL- 2		Treeline Ave.	I-75		6LD	AO	3380	E	6,310	A
CL- 3		I-75	Six Mile Pkwy.		6LD	F	7670	E	10,090	C
CL- 4		Six Mile Pkwy.	Winkler Ave. Ext		6LD	F	5970	E	10,090	C
CL- 5		Winkler Ave. Ext	Ranchette Rd.		6LD	F	4960	E	10,090	B
CL- 6		Ranchette Rd.	Metro Pkwy.		6LD	F	5540	E	10,090	C
CL- 7		Metro Pkwy.	Fowler St.		6LD	F	5410	E	10,090	B
CL- 8		Fowler St.	U.S. 41		6LD	F	4440	E	10,090	B
CL- 9		U.S. 41	Summerlin Rd.		4LD	F	4140	E	6,730	C
CL-10		Summerlin Rd.	McGregor Blvd.		4LD	F	4870	E	6,730	C
CS- 1	CORKSCREW RD.	U.S. 41	Sandy Ln.		4LD	AC	2170	E	3,550	B
CS- 2		Sandy Ln.	Three Oaks Pkwy.		4LD	AC	2800	E	3,550	B
CS- 3		Three Oaks Pkwy.	I-75		4LD	AC	3130	E	3,550	C
CS- 4		I-75	Treeline Ave.		4LD	AO	3610	E	4,200	C
CS- 5		Treeline Ave.	Koreshan Blvd.		4LD	AB	1640	E	3,700	A
CS- 6		Koreshan Blvd.	Alico Rd.		4LD	AB	1720	E	3,700	A
CS- 8		Alico Rd.	County Line		2LU	AA	120	E	1,780	A
CY- 1	CYPRESS LAKE DR.	U.S. 41	Summerlin Rd.		6LD	AD	5230	E	5,360	E
CY- 2		Summerlin Rd.	Winkler Rd.		6LD	AD	5270	E	5,360	E
CY- 3		Winkler Rd.	South Point Blvd.		6LD	AD	3180	E	5,360	C
CY- 4		South Point Blvd.	McGregor Blvd.		6LD	AD	3640	E	5,360	C
DA- 1	DANIELS PKWY.	U.S. 41	Metro Pkwy.		6LD	AC	4360	E	5,330	C
DA- 2		Metro Pkwy.	Six Mile Pkwy.		6LD	AC	4590	E	5,330	C
DA- 3		Six Mile Pkwy.	Three Oaks Pkwy.		6LD	AA	5340	E	5,640	D
DA- 4		Three Oaks Pkwy.	I-75		6LD	AA	4420	E	5,640	A
DA- 5		I-75	Treeline Ave.		6LD	AA	3630	E	5,640	A
DA- 6		Treeline Ave.	Chamberlin Pkwy.		6LD	AA	2230	E	5,640	A
DA- 7		Chamberlin Pkwy.	Gateway Blvd.		4LD	AA	2560	E	3,750	A
DA- 8		Gateway Blvd.	S.R. 82		4LD	AA	1610	E	3,750	A
FO- 1	FOWLER ST. (EVANS AVE. PAIR)	First St.	Second St.	(SB)	3L	OF	1020	E	3,130	C
				(NB)	3L	OD	2490	E	3,180	C
FO- 2		Second St.	M. L. K. Blvd.	(SB)	3L	OF	2550	E	3,130	D
				(NB)	3L	OD	2100	E	3,180	C
FO- 3		M. L. K. Blvd.	Hanson St.	(SB)	3L	OF	1970	E	3,130	C
				(NB)	3L	OD	1830	E	3,180	C
FO- 4		Hanson St.	Winkler Ave.	(SB)	3L	OF	2060	E	3,130	C
				(NB)	3L	OD	1790	E	3,180	C
FO- 5		Winkler Ave.	Colonial Blvd.	(SB)	3L	OF	2070	E	3,130	C
				(NB)	3L	OD	2110	E	3,180	C
FO- 6		Colonial Blvd.	N. Airport Rd.		6LD	F	4200	E	10,090	B
FO- 7		N. Airport Rd.	Boyscout Dr.		6LD	F	4470	E	10,090	B
GL- 1	GLADIOLUS RD.	McGregor Blvd.	A&W Bulb Rd.		4LD	AA	1270	E	3,750	A
GL- 2		A&W Bulb Rd.	Bass Rd.		4LD	AA	1400	E	3,750	A

EXHIBIT 11
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
2010 TRAFFIC CONDITIONS WITHOUT UNIVERSITY COMMUNITY
WITH DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

LINK INDEX	ROADWAY	FROM	TO	(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS
GL- 3		Bass Rd.	Winkler Rd.	4LD	AA	1640	E	3,750	A
GL- 4		Winkler Rd.	Summerlin Rd.	4LD	AB	1890	E	3,700	A
GL- 5		Summerlin Rd.	Old Gladiolus Rd.	6LD	AB	3520	E	5,550	A
GL- 6		Old Gladiolus Rd.	U.S. 41	6LD	AB	3330	E	5,550	A
GU- 1	GUNNERY RD.	S.R. 82	Leonard Blvd.	2LU	AO	900	E	1,990	A
GU- 2		Leonard Blvd.	Lee Blvd.	2LU	AO	500	E	1,990	A
GU- 3		Lee Blvd.	Buckingham Rd.	2LU	AO	680	E	1,990	A
HC- 1	HIGH CAPACITY	West	Summerlin Rd.	6LD	AO	810	E	6,310	A
HC- 2	CORRIDOR	Summerlin Rd.	U.S. 41	6LD	F	2540	E	10,090	A
HC- 3		U.S. 41	I-75	6LD	F	1080	E	10,090	A
HC- 4		I-75	S. Airport Ent.	6LD	F	1470	E	10,090	A
HC- 5		S. Airport Ent.	S.R. 82	4LD	F	1040	E	6,730	A
HO- 2	HOMESTEAD RD.	Lee Blvd.	Alabama Rd.	4LD	AD	1700	E	3,550	B
HO- 3		Alabama Rd.	Butler St.	2LU	AA	270	E	1,780	A
I- 1	I-75	S. of County Line	County Line	8LD	F	6170	D	12,510	B
I- 2		County Line	Bonita Beach Rd.	8LD	F	6170	D	12,510	B
I- 3		Bonita Beach Rd.	Corkscrew Rd.	8LD	F	7900	D	12,510	C
I- 4		Alico Rd.	High Cap. Corridor	8LD	F	8760	D	12,510	C
I- 7		High Cap. Corridor	W. Airport Ent.	8LD	F	8720	D	12,510	C
I- 8		W. Airport Ent.	Daniels Pkwy.	8LD	F	9260	D	12,510	C
I- 9		Daniels Pkwy.	Colonial Blvd.	8LD	F	8910	D	12,510	C
I-10		Colonial Blvd.	S.R. 82	8LD	F	7830	D	12,510	C
I-11		S.R. 82	Luckett Rd.	6LD	F	7300	D	9,380	C
I-12		Luckett Rd.	S.R. 80	6LD	F	7060	D	9,380	C
I-13		S.R. 80	S.R. 78	6LD	F	8000	D	9,380	D
I-14		S.R. 78	Del Prado Ext.	6LD	F	4940	D	9,380	B
I-15		Del Prado Ext.	North	6LD	F	5760	D	9,380	C
JO- 1	JOEL BLVD.	Lee Blvd.	Luckett Ext.	2LU	AO	1810	E	1,990	D
JO- 2		Luckett Ext.	S.R. 80	2LU	AO	850	E	1,990	A
KO- 1	KORESHAN BLVD.	U.S. 41	Sandy Ln.	4LD	AA	980	E	3,750	A
KO- 2		Sandy Ln.	Three Oaks Pkwy.	4LD	AA	1010	E	3,750	A
KO- 3		Three Oaks Pkwy.	Treeline Ave.	2LU	AA	1620	E	1,780	D
KO- 4		Treeline Ave.	Corkscrew Rd.	2LU	AA	440	E	1,780	A
LE- 1	LEE BLVD.	S.R. 82	Buckingham Rd.	4LD	AA	2610	E	3,750	A
LE- 2		Buckingham Rd.	Sunshine Blvd.	4LD	AA	2600	E	3,750	A
LE- 3		Sunshine Blvd.	Homestead Rd.	4LD	AA	3120	E	3,750	B
LH- 1	LEELAND HEIGHTS	Homestead Rd.	Joel Blvd.	4LD	AC	2550	E	3,550	B
LU- 1	LUCKETT RD. EXT.	I-75	Buckingham Rd.	2LU	AB	740	E	1,750	A
ME- 1	METRO PKWY.	S.R. 80	M. L. K. Blvd.	6LD	AC	2060	E	5,330	B
ME- 2		M. L. K. Blvd.	Hanson St.	6LD	AC	2610	E	5,330	B
ME- 3		Hanson St.	Warehouse St.	6LD	AB	3340	E	5,550	A
ME- 4		Warehouse St.	Winkler Ave.	6LD	AB	3280	E	5,550	A
ME- 5		Winkler Ave.	Colonial Blvd.	6LD	AB	3430	E	5,550	A

EXHIBIT 11
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
2010 TRAFFIC CONDITIONS WITHOUT UNIVERSITY COMMUNITY
WITH DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

LINK INDEX	ROADWAY	FROM	TO	(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS
ME- 6		Colonial Blvd.	Daniels Pkwy.	6LD	AB	4260	E	5,550	A
ME- 7		Daniels Pkwy.	Six Mile Pkwy.	6LD	AA	2270	E	5,640	A
ME- 8		Six Mile Pkwy.	High Cap. Corridor	6LD	AA	2830	E	5,640	A
ME- 9		High Cap. Corridor	Alico Rd.	4LD	AA	2850	E	3,750	A
MP- 1	MIDPOINT BRIDGE	McGregor Blvd.	West of Bridge	4LD	F	3950	E	6,730	C
OR- 1	ORTIZ AVE.	S.R. 80	Luckett Rd.	4LD	AB	860	E	3,700	A
OR- 2		Luckett Rd.	Ballard Ave.	4LD	AA	1490	E	3,750	A
OR- 3		Ballard Ave.	M. L. K. Blvd.	4LD	AA	1750	E	3,750	A
OR- 4		M. L. K. Blvd.	Colonial Blvd.	4LD	AA	2220	E	3,750	A
OU- 1	OLD 41	U.S. 41	Bonita Beach Rd.	2LU	AO	1310	E	1,990	A
OU- 2		Bonita Beach Rd.	Terry St.	2LU	AD	1300	E	1,660	D
OU- 3		Terry St.	U.S. 41	2LU	AO	710	E	1,990	A
PB- 1	PALM BEACH BLVD.	Metro Pkwy.	Ortiz Ave.	6LD	AB	4070	D	5,280	A
PB- 2		Ortiz Ave.	I-75	6LD	AB	3900	D	5,280	A
PB- 3		I-75	S.R. 31	6LD	AA	3620	D	5,360	A
PB- 4		S.R. 31	Buckingham Rd.	4LD	AB	1800	D	3,510	A
PB- 5		Buckingham Rd.	Hickey Creek	4LD	AO	1240	D	3,970	A
PB- 6		Hickey Creek	Joel Blvd.	4LD	AO	1320	D	3,970	A
PB- 7		Joel Blvd.	County Line	4LD	AO	1210	D	3,970	A
PI- 1	PINE ISLAND RD.	U.S. 41	Del Prado Blvd.	6LD	AA	2690	E	5,640	A
SC- 1	SAN CARLOS BLVD.	Hurricane Bridge	Summerlin Rd.	4LD	AB	3250	E	3,700	C
SM- 1	SIX MILE PKWY.	U.S. 41	Metro Pkwy.	4LD	AA	2490	E	3,750	A
SM- 2		Metro Pkwy.	Daniels Pkwy.	4LD	AA	2270	E	3,750	A
SM- 3		Daniels Pkwy.	Ranchette Rd.	4LD	AO	2030	E	4,200	A
SM- 4		Ranchette Rd.	Penzance Blvd.	4LD	AO	1930	E	4,200	A
SM- 5		Penzance Blvd.	Colonial Blvd.	4LD	AO	2180	E	4,200	A
SR- 1	S.R. 31	North	Bayshore Rd.	2LU	AA	670	E	1,780	A
SR- 2		Bayshore Rd.	S.R. 80	4LD	AA	1050	E	3,750	A
SU- 1	SUMMERLIN RD.	Boyscout Dr.	College Pkwy.	6LD	AB	5340	E	5,550	E
SU- 2		College Pkwy.	Cypress Lake Dr.	6LD	AB	4500	E	5,550	B
SU- 3		Cypress Lake Dr.	Gladiolus Rd.	6LD	AB	3110	E	5,550	A
SU- 4		Gladiolus Rd.	Winkler Rd.	6LD	AA	4230	E	5,640	A
SU- 5		Winkler Rd.	High Cap. Corridor	6LD	AA	3650	E	5,640	A
SU- 6		High Cap. Corridor	San Carlos Blvd.	6LD	AA	3640	E	5,640	A
SU- 7		San Carlos Blvd.	West	4LD	AA	1700	E	3,750	A
SN- 1	SUNSHINE BLVD.	Homestead Rd.	12th St.	2LU	AO	1340	E	1,990	A
TL- 1	TREELINE AVE.	Colonial Blvd.	Daniels Pkwy.	2LU	AC	400	E	1,670	A
TL- 2		Daniels Pkwy.	High Cap. Corridor	2LU	AC	1080	E	1,670	B
TL- 3		High Cap. Corridor	Alico Rd.	2LU	AC	890	E	1,670	B
TL- 4		Alico Rd.	Koreshan Blvd.	N/A	N/A	N/A	N/A	N/A	-
TL- 5		Koreshan Blvd.	Corkscrew Rd.	2LU	AC	1200	E	1,670	B
TO- 1	THREE OAKS PKWY.	Daniels Pkwy.	High Cap. Corridor	4LD	AO	1460	E	4,200	A
TO- 2		High Cap. Corridor	Alico Rd.	4LD	AO	3510	E	4,200	B

EXHIBIT 11
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
2010 TRAFFIC CONDITIONS WITHOUT UNIVERSITY COMMUNITY
WITH DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

LINK INDEX	ROADWAY	FROM	TO	(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS
TO- 3		Alico Rd.	San Carlos Blvd.	4LD	AO	3310	E	4,200	A
TO- 4		San Carlos Blvd.	Koreshan Blvd.	4LD	AA	3580	E	3,750	E
TO- 5		Koreshan Blvd.	Corkscrew Rd.	4LD	AO	2150	E	4,200	A
TO- 6		Corkscrew Rd.	Bonita Beach Rd.	4LD	AO	1970	E	4,200	A
TO- 7		Bonita Beach Rd.	County Line	4LD	AO	1600	E	4,200	A
US- 1	U.S. 41	South	Old 41	6LD	AA	3550	E	5,640	A
US- 2		Old 41	Bonita Beach Rd.	6LD	AA	3220	E	5,640	A
US- 3		Bonita Beach Rd.	W. Terry St.	6LD	AA	5190	E	5,640	D
US- 4		W. Terry St.	Old 41	6LD	AB	4480	E	5,550	B
US- 5		Old 41	Corkscrew Rd.	6LD	AB	4470	E	5,550	A
US- 6		Corkscrew Rd.	Koreshan Blvd.	6LD	AC	4200	E	5,330	B
US- 7		Koreshan Blvd.	Alico Rd.	6LD	AC	4660	E	5,330	C
US- 8		Alico Rd.	Metro Pkwy.	6LD	AC	2860	E	5,330	B
US- 9		Metro Pkwy.	High Cap. Corridor	6LD	AC	3430	E	5,330	B
US-10		High Cap. Corridor	Six Mile Pkwy.	6LD	AC	4300	E	5,330	B
US-11		Six Mile Pkwy.	Daniels Pkwy.	6LD	AC	4480	E	5,330	C
US-12		Daniels Pkwy.	College Pkwy.	6LD	AC	4370	E	5,330	C
US-13		College Pkwy.	Fowler St.	8LD	AC	5220	E	7,160	B
US-14		Fowler St.	Colonial Blvd.	8LD	AC	5330	E	7,160	B
US-15		Colonial Blvd.	Winkler Ave.	8LD	AE	5790	E	7,120	D
US-16		Winkler Ave.	Hanson St.	6LD	AE	3540	E	5,240	C
US-17		Hanson St.	M. L. K. Blvd.	6LD	AD	3050	E	5,360	C
US-18		M. L. K. Blvd.	Hancock Br. Pkwy.	6LB	B	4070	E	7,830	A
US-19		Hancock Br. Pkwy.	Pondella Rd.	6LD	AD	3440	E	5,360	C
US-20		Pondella Rd.	Pine Island Rd.	6LD	AB	3100	E	5,550	A
US-21		Pine Island Rd.	Bus 41	4LD	AB	2380	E	3,700	A
US-22		Bus 41	Del Prado Ext.	6LD	AO	4330	E	6,310	A
US-23		Del Prado Ext.	Gator Slough	4LD	AO	3300	E	4,200	A
US-24		Gator Slough	County Line	4LD	AO	2260	E	4,200	A

FOOTNOTES:

1) Based on MPO 2010 Needs Plan (July 31, 1992).
   Adjusted to reflect MPO 2010 Financially-Feasible Plan (January 22, 1993) and
   modified to reflect "base" Needs Network.
2) Peak hour to daily ratio of 8.0%.
   Traffic volumes rounded to nearest 10's.
3) 1990 Amendments To The Lee Plan, Volume 1 of 3, September 1990,
   Traffic Circulation Issues, Table 5, page V-25.

EXHIBIT 12
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
2010 TRAFFIC CONDITIONS WITH UNIVERSITY COMMUNITY
WITH RECOMMENDED DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

LINK INDEX	ROADWAY	FROM	TO	(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	(2) UNIVERSITY COMMUNITY (UC) TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS	UNIVERSITY COMMUNITY AS % OF TOTAL UC TRAFFIC	UNIVERSITY COMMUNITY AS % OF TOTAL LINK VOLUME	UNIVERSITY COMMUNITY AS % OF SERVICE VOLUME @ LOD STD
AB- 1	ALABAMA RD.	S.R. 82	Stacey Blvd.	4LD	AO	1980	420	E	4,200	A	4.3%	21.2%	10.0%
AB- 2		Stacey Blvd.	Homestead Rd.	4LD	AO	1270	290	E	4,200	A	3.0%	22.8%	6.9%
AL- 1	ALICO RD.	U.S. 41	Three Oaks Blvd.	4LD	AC	2130	630	E	3,550	B	6.5%	29.6%	17.7%
AL- 2		Three Oaks Blvd.	I-75	4LD	AC	2750	2080	E	3,550	B	21.3%	75.6%	58.6%
AL- 3		I-75	Treeline Ave.	4LD	AC	1250	850	E	3,550	B	8.7%	68.0%	23.9%
AL- 4		Treeline Ave.	E. Project Boundary	2LN	AA	80	40	E	1,500	A	0.4%	50.0%	2.7%
AL- 6		E. Project Boundary	Alico Rd. S.	2LN	AA	40	0	E	1,500	A	0.0%	0.0%	0.0%
AL- 8		Alico Rd. S.	Corkscrew Rd.	2LN	AA	40	0	E	1,500	A	0.0%	0.0%	0.0%
AN- 1	M. L. KING BLVD.	Fowler St.	Metro Pkwy.	6LD	AD	3990	80	E	5,360	C	0.8%	2.0%	1.5%
AN- 2	(S.R. 82)	Metro Pkwy.	Palmetto Ave.	6LD	AD	3480	90	E	5,360	C	0.9%	2.6%	1.7%
AN- 3	(ANDERSON AVE.)	Palmetto Ave.	Ortiz Ave.	6LD	AB	3860	140	E	5,550	A	1.4%	3.6%	2.5%
AN- 4		Ortiz Ave.	I-75	6LD	AB	4580	190	E	5,550	B	1.9%	4.1%	3.4%
AN- 5		I-75	Buckingham Rd.	6LD	AO	3130	0	E	6,310	A	0.0%	0.0%	0.0%
AN- 6		Buckingham Rd.	Lee Blvd.	6LD	AO	2720	10	E	6,310	A	0.1%	0.4%	0.2%
AN- 7		Lee Blvd.	Gateway Blvd.	4LD	AO	2000	0	E	4,200	A	0.0%	0.0%	0.0%
AN- 8		Gateway Blvd.	Commerce Lakes Dr.	2LU	AO	1000	10	E	1,990	A	0.1%	1.0%	0.5%
AN- 9		Commerce Lakes Dr.	Daniels Pkwy.	2LU	AO	610	0	E	1,990	A	0.0%	0.0%	0.0%
AN-10		Daniels Pkwy.	Alabama Rd.	2LU	AO	1000	0	E	1,990	A	0.0%	0.0%	0.0%
AN-11		Alabama Rd.	A.G. Bell Blvd.	2LU	AO	340	10	E	1,990	A	0.1%	2.9%	0.5%
AN-12		A.G. Bell Blvd.	County Line	2LU	AO	480	0	E	1,990	A	0.0%	0.0%	0.0%
BA- 1	BAYSHORE RD.	U.S. 41	Bus 41	6LD	AB	2150	0	E	5,550	A	0.0%	0.0%	0.0%
BA- 2		Bus 41	I-75	4LD	AA	2490	20	E	3,750	A	0.2%	0.8%	0.5%
BA- 3		I-75	S.R. 31	2LU	AO	640	0	E	1,990	A	0.0%	0.0%	0.0%
BB- 1	BONITA BEACH RD.	Hickory Blvd.	Vanderbilt Blvd.	4LD	AB	1910	50	E	3,700	A	0.5%	2.6%	1.4%
BB- 2		Vanderbilt Blvd.	U.S. 41	6LD	AB	3190	100	E	5,550	A	1.0%	3.1%	1.8%
BB- 3		U.S. 41	Old 41	4LD	AA	3160	120	E	3,750	B	1.2%	3.8%	3.2%
BB- 4		Old 41	Imperial St.	4LD	AA	3100	160	E	3,750	B	1.6%	5.2%	4.3%
BB- 5		Imperial St.	I-75	6LD	AA	4040	250	E	5,640	A	2.6%	6.2%	4.4%
BB- 6		I-75	Oaks Blvd.	4LD	AO	1270	80	E	4,200	A	0.8%	6.3%	1.9%
BB- 7		Oaks Blvd.	East	2LU	AO	1100	70	E	1,990	A	0.7%	6.4%	3.5%
BK- 2	BUCKINGHAM RD.	S.R. 82	Gunnery Rd.	4LD	AO	960	10	E	4,200	A	0.1%	1.0%	0.2%
BK- 3		Gunnery Rd.	S.R. 80	2LU	AO	340	0	E	1,990	A	0.0%	0.0%	0.0%
BU- 1	BUS 41	U.S. 41	Pine Island Rd.	4LD	AA	2530	10	D	3,570	A	0.1%	0.4%	0.3%
BU- 2		Pine Island Rd.	Pondella Rd.	6LD	AB	3380	10	D	5,280	A	0.1%	0.3%	0.2%
BU- 3		Pondella Rd.	First St.	6LB	B	5500	40	D	7,410	A	0.4%	0.7%	0.5%
CC- 1	CAPE CORAL BR. RD.	McGregor Blvd.	Cape Coral Bridge	6LB	B	5140	100	E	7,830	A	1.0%	1.9%	1.3%
CC- 2		East of Bridge	West of Bridge	4LB	B	4360	90	E	5,220	B	0.9%	2.1%	1.7%
CC- 3		West of Bridge	Del Prado Blvd.	6LD	AB	4360	90	E	5,550	A	0.9%	2.1%	1.6%
CO- 1	COLLEGE PKWY.	U.S. 41	Kenwood Ln.	6LD	AD	3790	70	E	5,360	C	0.7%	1.8%	1.3%
CO- 2		Kenwood Ln.	Summerlin Rd.	6LD	AD	3450	60	E	5,360	C	0.6%	1.7%	1.1%
CO- 3		Summerlin Rd.	Whiskey Creek Rd.	6LD	AD	5420	60	E	6,640	C	0.6%	1.1%	0.9%
CO- 4		Whiskey Creek Rd.	Winkler Rd.	6LD	AD	4600	50	E	5,360	D	0.5%	1.1%	0.9%
CO- 5		Winkler Rd.	McGregor Blvd.	6LD	AD	3430	80	E	5,360	C	0.8%	2.3%	1.5%

EXHIBIT 12
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
2010 TRAFFIC CONDITIONS WITH UNIVERSITY COMMUNITY
WITH RECOMMENDED DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

LINK INDEX	ROADWAY	FROM	TO	(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	(2) UNIVERSITY COMMUNITY (UC) TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS	UNIVERSITY COMMUNITY AS % OF TOTAL UC TRAFFIC	UNIVERSITY COMMUNITY AS % OF TOTAL LINK VOLUME	UNIVERSITY COMMUNITY AS % OF SERVICE VOLUME @ LOD STD
CL- 1	COLONIAL BLVD.	S.R. 82	Treeline Ave.	4LD	AD	2720	10	E	4,200	A	0.1%	0.4%	0.2%
CL- 2		Treeline Ave.	I-75	6LD	AD	3310	10	E	6,310	A	0.1%	0.3%	0.2%
CL- 3		I-75	Six Mile Pkwy.	6LD	F	7250	110	E	10,090	C	1.1%	1.5%	1.1%
CL- 4		Six Mile Pkwy.	Winkler Ave. Ext	6LD	F	5870	60	E	10,090	C	0.6%	1.0%	0.6%
CL- 5		Winkler Ave. Ext	Ranchette Rd.	6LD	F	5040	30	E	10,090	B	0.3%	0.6%	0.3%
CL- 6		Ranchette Rd.	Metro Pkwy.	6LD	F	5560	10	E	10,090	C	0.1%	0.2%	0.1%
CL- 7		Metro Pkwy.	Fowler St.	6LD	F	5550	20	E	10,090	C	0.2%	0.4%	0.2%
CL- 8		Fowler St.	U.S. 41	6LD	F	4720	20	E	10,090	B	0.2%	0.4%	0.2%
CL- 9		U.S. 41	Summerlin Rd.	4LD	F	4250	30	E	6,730	C	0.3%	0.7%	0.4%
CL-10		Summerlin Rd.	McGregor Blvd.	4LD	F	4920	40	E	6,730	C	0.4%	0.8%	0.6%
CS- 1	CORKSCREW RD.	U.S. 41	Sandy Ln.	4LD	AC	2200	250	E	3,550	B	2.6%	11.4%	7.0%
CS- 2		Sandy Ln.	Three Oaks Pkwy.	4LD	AC	2870	320	E	3,550	C	3.3%	11.1%	9.0%
CS- 3		Three Oaks Pkwy.	I-75	4LD	AC	2900	40	E	3,550	C	0.4%	1.4%	1.1%
CS- 4		I-75	Treeline Ave.	4LD (4)	AD	3770	670	E	4,200	D	6.9%	17.8%	16.0%
CS- 5		Treeline Ave.	Koreshan Blvd.	4LD	AB	1350	20	E	3,700	A	0.2%	1.5%	0.5%
CS- 6		Koreshan Blvd.	Alico Rd.	4LD	AB	1860	350	E	3,700	A	3.6%	18.8%	9.5%
CS- 8		Alico Rd.	County Line	2LU	AA	120	20	E	1,780	A	0.2%	16.7%	1.1%
CY- 1	CYPRESS LAKE DR.	U.S. 41	Summerlin Rd.	6LD	AD	5000	80	E	5,360	D	0.8%	1.6%	1.5%
CY- 2		Summerlin Rd.	Winkler Rd.	6LD	AD	4820	30	E	5,360	D	0.3%	0.6%	0.6%
CY- 3		Winkler Rd.	South Point Blvd.	6LD	AD	3540	50	E	5,360	C	0.5%	1.4%	0.9%
CY- 4		South Point Blvd.	McGregor Blvd.	6LD	AD	2990	10	E	5,360	C	0.1%	0.3%	0.2%
DA- 1	DANIELS PKWY.	U.S. 41	Metro Pkwy.	6LD	AC	4370	10	E	5,330	C	0.1%	0.2%	0.2%
DA- 2		Metro Pkwy.	Six Mile Pkwy.	6LD	AC	4340	40	E	5,330	C	0.4%	0.9%	0.8%
DA- 3		Six Mile Pkwy.	Three Oaks Pkwy.	6LD	AA	5050	100	E	5,640	C	1.0%	2.0%	1.8%
DA- 4		Three Oaks Pkwy.	I-75	6LD	AA	4580	340	E	5,640	A	3.5%	7.4%	6.0%
DA- 5		I-75	Treeline Ave.	6LD	AA	3720	420	E	5,640	A	4.3%	11.3%	7.4%
DA- 6		Treeline Ave.	Chamberlin Pkwy.	6LD	AA	2210	190	E	5,640	A	1.9%	8.6%	3.4%
DA- 7		Chamberlin Pkwy.	Gateway Blvd.	4LD	AA	2560	160	E	3,750	A	1.6%	6.3%	4.3%
DA- 8		Gateway Blvd.	S.R. 82	4LD	AA	1580	60	E	3,750	A	0.6%	3.8%	1.6%
FO- 1	FOWLER ST. (EVANS AVE. PAIR)	First St.	Second St. (SB)	3L	OF	2780	20	E	3,130	D	0.2%	0.7%	0.6%
			(NB)	3L	OD	2470	20	E	3,180	C	0.2%	0.8%	0.6%
FO- 2		Second St.	M. L. K. Blvd. (SB)	3L	OF	2520	30	E	3,130	D	0.3%	1.2%	1.0%
			(NB)	3L	OD	2080	20	E	3,180	C	0.2%	1.0%	0.6%
FO- 3		M. L. K. Blvd.	Hanson St. (SB)	3L	OF	1900	0	E	3,130	C	0.0%	0.0%	0.0%
			(NB)	3L	OD	10	0	E	3,180	B	0.0%	0.0%	0.0%
FO- 4		Hanson St.	Winkler Ave. (SB)	3L	OF	1980	0	E	3,130	C	0.0%	0.0%	0.0%
			(NB)	3L	OD	1720	0	E	3,180	B	0.0%	0.0%	0.0%
FO- 5		Winkler Ave.	Colonial Blvd. (SB)	3L	OF	2000	0	E	3,130	C	0.0%	0.0%	0.0%
			(NB)	3L	OD	2120	0	E	3,180	C	0.0%	0.0%	0.0%
FO- 6		Colonial Blvd.	N. Airport Rd.	6LD	F	4390	10	E	10,090	B	0.1%	0.2%	0.1%
FO- 7		N. Airport Rd.	Boyscout Dr.	6LD	F	4390	0	E	10,090	B	0.0%	0.0%	0.0%
GL- 1	GLADIOLUS RD.	McGregor Blvd.	A&W Bulb Rd.	4LD	AA	1340	0	E	3,750	A	0.0%	0.0%	0.0%
GL- 2		A&W Bulb Rd.	Bass Rd.	4LD	AA	1440	20	E	3,750	A	0.2%	1.4%	0.5%

EXHIBIT 12
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
2010 TRAFFIC CONDITIONS WITH UNIVERSITY COMMUNITY
WITH RECOMMENDED DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

LINK INDEX	ROADWAY	FROM	TO	(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	(2) UNIVERSITY COMMUNITY (UC) TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS	UNIVERSITY COMMUNITY AS % OF TOTAL UC TRAFFIC	UNIVERSITY COMMUNITY AS % OF TOTAL LINK VOLUME	UNIVERSITY COMMUNITY AS % OF SERVICE VOLUME @ LOD STD
GL- 3		Bass Rd.	Winkler Rd.	4LD	AA	1640	20	E	3,750	A	0.2%	1.2%	0.5%
GL- 4		Winkler Rd.	Summerlin Rd.	4LD	AB	1880	10	E	3,700	A	0.1%	0.5%	0.3%
GL- 5		Summerlin Rd.	Old Gladiolus Rd.	6LD	AB	3520	30	E	5,550	A	0.3%	0.9%	0.5%
GL- 6		Old Gladiolus Rd.	U.S. 41	6LD	AB	3330	30	E	5,550	A	0.3%	0.9%	0.5%
GU- 1	GUNNERY RD.	S.R. 82	Leonard Blvd.	2LU	AO	920	30	E	1,990	A	0.3%	3.3%	1.5%
GU- 2		Leonard Blvd.	Lee Blvd.	2LU	AO	650	10	E	1,990	A	0.1%	1.5%	0.5%
GU- 3		Lee Blvd.	Buckingham Rd.	2LU	AO	640	10	E	1,990	A	0.1%	1.6%	0.5%
HC- 1	HIGH CAPACITY	West	Summerlin Rd.	6LD	AO	810	10	E	6,310	A	0.1%	1.2%	0.2%
HC- 2	CORRIDOR	Summerlin Rd.	U.S. 41	6LD	F	2910	520	E	10,090	A	5.3%	17.9%	5.2%
HC- 3		U.S. 41	I-75	6LD	F	2040	650	E	10,090	A	6.7%	31.9%	6.4%
HC- 4		I-75	S. Airport Ent.	6LD	F	2070	590	E	10,090	A	6.0%	28.5%	5.8%
HC- 5		S. Airport Ent.	S.R. 82	4LD	F	1440	470	E	6,730	A	4.8%	32.6%	7.0%
HO- 2	HOMESTEAD RD.	Lee Blvd.	Alabama Rd.	4LD	AD	1590	0	E	3,550	B	0.0%	0.0%	0.0%
HO- 3		Alabama Rd.	Butler St.	2LU	AA	270	0	E	1,780	A	0.0%	0.0%	0.0%
I- 1	I-75	S. of County Line	County Line	8LD	F	6170	200	D	12,510	B	2.0%	3.2%	1.6%
I- 2		County Line	Bonita Beach Rd.	8LD	F	6170	200	D	12,510	B	2.0%	3.2%	1.6%
I- 3		Bonita Beach Rd.	Corkscrew Rd.	8LD	F	8140	560	D	12,510	C	5.7%	6.9%	4.5%
I- 4		Alico Rd.	High Cap. Corridor	8LD	F	7800	70	D	12,510	C	0.7%	0.9%	0.6%
I- 7		High Cap. Corridor	W. Airport Ent.	8LD	F	7950	120	D	12,510	C	1.2%	1.5%	1.0%
I- 8		W. Airport Ent.	Daniels Pkwy.	8LD	F	8540	50	D	12,510	C	0.5%	0.6%	0.4%
I- 9		Daniels Pkwy.	Colonial Blvd.	8LD	F	8880	620	D	12,510	C	6.4%	7.0%	5.0%
I-10		Colonial Blvd.	S.R. 82	8LD	F	7960	370	D	12,510	C	3.8%	4.6%	3.0%
I-11		S.R. 82	Luckett Rd.	6LD	F	7470	170	D	9,380	C	1.7%	2.3%	1.8%
I-12		Luckett Rd.	S.R. 80	6LD	F	7190	130	D	9,380	C	1.3%	1.8%	1.4%
I-13		S.R. 80	S.R. 78	6LD	F	8080	60	D	9,380	D	0.6%	0.7%	0.6%
I-14		S.R. 78	Del Prado Ext.	6LD	F	5000	10	D	9,380	B	0.1%	0.2%	0.1%
I-15		Del Prado Ext.	North	6LD	F	5760	0	D	9,380	C	0.0%	0.0%	0.0%
JO- 1	JOEL BLVD.	Lee Blvd.	Luckett Ext.	2LU	AO	1790	80	E	1,990	D	0.8%	4.5%	4.0%
JO- 2		Luckett Ext.	S.R. 80	2LU	AO	850	0	E	1,990	A	0.0%	0.0%	0.0%
KO- 1	KORESHAN BLVD.	U.S. 41	Sandy Ln.	4LD	AA	1090	360	E	3,750	A	3.7%	33.0%	9.6%
KO- 2		Sandy Ln.	Three Oaks Pkwy.	4LD	AA	1130	380	E	3,750	A	3.9%	33.6%	10.1%
KO- 3		Three Oaks Pkwy.	Treeline Ave.	4LD	AA	2540	1300	E	3,750	A	13.3%	51.2%	34.7%
KO- 4		Treeline Ave.	Corkscrew Rd.	2LU	AA	930	460	E	1,780	A	4.7%	49.5%	25.8%
LE- 1	LEE BLVD.	S.R. 82	Buckingham Rd.	4LD	AA	2560	0	E	3,750	A	0.0%	0.0%	0.0%
LE- 2		Buckingham Rd.	Sunshine Blvd.	4LD	AA	2660	0	E	3,750	A	0.0%	0.0%	0.0%
LE- 3		Sunshine Blvd.	Homestead Rd.	4LD	AA	3040	10	E	3,750	A	0.1%	0.3%	0.3%
LH- 1	LEELAND HEIGHTS	Homestead Rd.	Joel Blvd.	4LD	AC	2570	170	E	3,550	B	1.7%	6.6%	4.8%
LU- 1	LUCKETT RD. EXT.	I-75	Buckingham Rd.	2LU	AB	690	0	E	1,750	A	0.0%	0.0%	0.0%
ME- 1	METRO PKWY.	S.R. 80	M. L. K. Blvd.	6LD	AC	2020	0	E	5,330	B	0.0%	0.0%	0.0%
ME- 2		M. L. K. Blvd.	Hanson St.	6LD	AC	2600	30	E	5,330	B	0.3%	1.2%	0.6%
ME- 3		Hanson St.	Warehouse St.	6LD	AB	3320	40	E	5,550	A	0.4%	1.2%	0.7%
ME- 4		Warehouse St.	Winkler Ave.	6LD	AB	3250	50	E	5,550	A	0.5%	1.5%	0.9%
ME- 5		Winkler Ave.	Colonial Blvd.	6LD	AB	3350	80	E	5,550	A	0.8%	2.4%	1.4%

EXHIBIT 12
UNIVERSITY COMMUNITY PLAN AMENDMENT #94S04
2010 TRAFFIC CONDITIONS WITH UNIVERSITY COMMUNITY
WITH RECOMMENDED DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

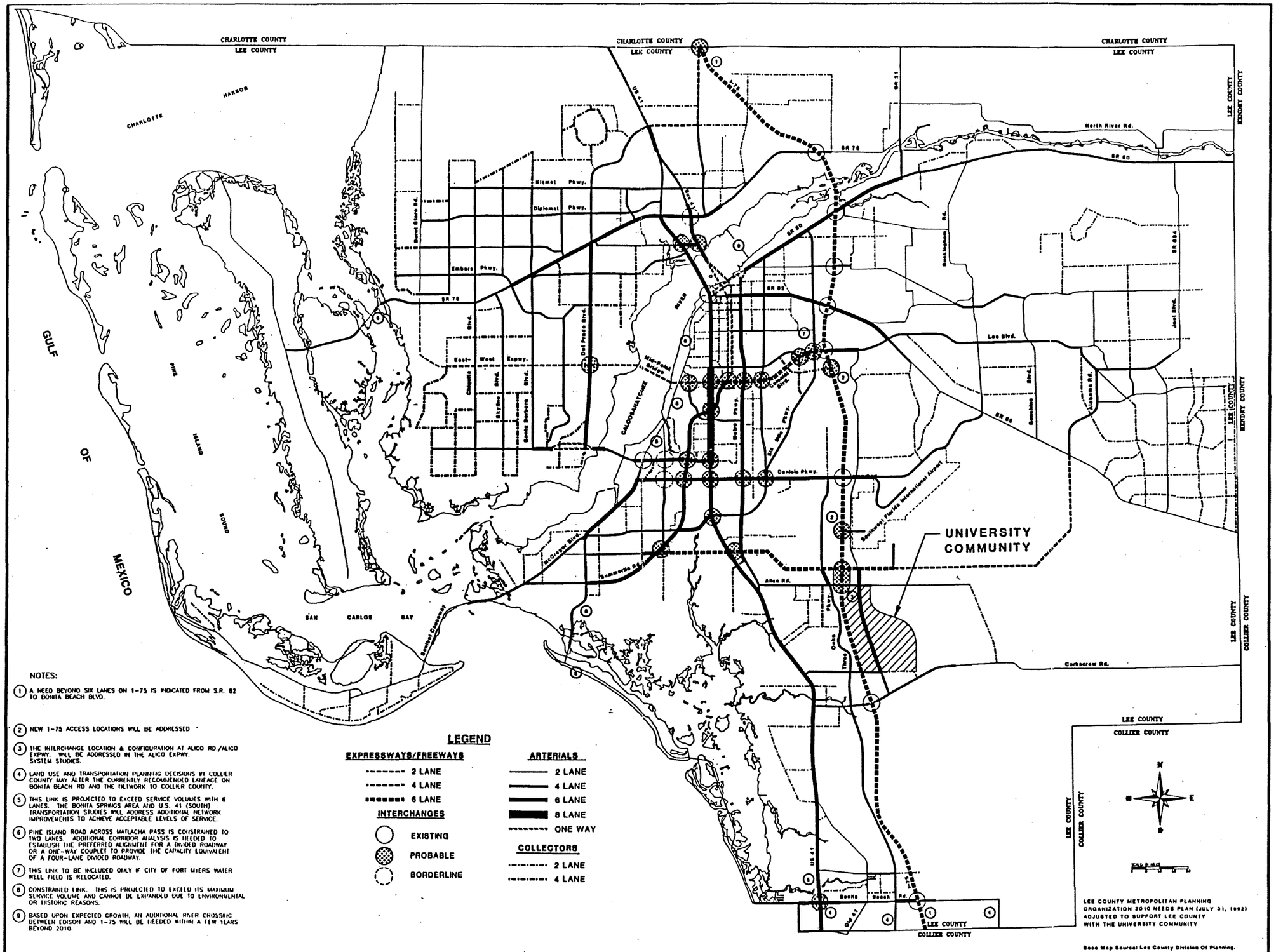
LINK INDEX	ROADWAY	FROM	TO	(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	(2) UNIVERSITY COMMUNITY (UC) TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS	UNIVERSITY COMMUNITY AS % OF TOTAL UC TRAFFIC	UNIVERSITY COMMUNITY AS % OF TOTAL LINK VOLUME	UNIVERSITY COMMUNITY AS % OF SERVICE VOLUME @ LOD STD
ME- 6		Colonial Blvd.	Daniels Pkwy.	6LD	AB	4220	120	E	5,550	A	1.2%	2.8%	2.2%
ME- 7		Daniels Pkwy.	Six Mile Pkwy.	6LD	AA	2560	220	E	5,640	A	2.3%	8.6%	3.9%
ME- 8		Six Mile Pkwy.	High Cap. Corridor	6LD	AA	3160	290	E	5,640	A	3.0%	9.2%	5.1%
ME- 9		High Cap. Corridor	Alico Rd.	4LD	AA	3230	220	E	3,750	B	2.3%	6.8%	5.9%
MP- 1	MIDPOINT BRIDGE	McGregor Blvd.	West of Bridge	4LD	F	3950	40	E	6,730	C	0.4%	1.0%	0.6%
OR- 1	ORTIZ AVE.	S.R. 80	Luckett Rd.	4LD	AB	870	10	E	3,700	A	0.1%	1.1%	0.3%
OR- 2		Luckett Rd.	Ballard Ave.	4LD	AA	1510	20	E	3,750	A	0.2%	1.3%	0.5%
OR- 3		Ballard Ave.	M. L. K. Blvd.	4LD	AA	1800	40	E	3,750	A	0.4%	2.2%	1.1%
OR- 4		M. L. K. Blvd.	Colonial Blvd.	4LD	AA	2250	10	E	3,750	A	0.1%	0.4%	0.3%
OU- 1	OLD 41	U.S. 41	Bonita Beach Rd.	2LU	AD	1360	60	E	1,990	A	0.6%	4.4%	3.0%
OU- 2		Bonita Beach Rd.	Terry St.	2LU	AD	1420	90	E	1,660	D	0.9%	6.3%	5.4%
OU- 3		Terry St.	U.S. 41	2LU	AD	690	90	E	1,990	A	0.9%	13.0%	4.5%
PB- 1	PALM BEACH BLVD.	Metro Pkwy.	Ortiz Ave.	6LD	AB	4010	0	D	5,280	A	0.0%	0.0%	0.0%
PB- 2		Ortiz Ave.	I-75	6LD	AB	3870	0	D	5,280	A	0.0%	0.0%	0.0%
PB- 3		I-75	S.R. 31	6LD	AA	3250	40	D	5,360	A	0.4%	1.2%	0.7%
PB- 4		S.R. 31	Buckingham Rd.	4LD	AB	1790	10	D	3,510	A	0.1%	0.6%	0.3%
PB- 5		Buckingham Rd.	Hickey Creek	4LD	AD	1220	0	D	3,970	A	0.0%	0.0%	0.0%
PB- 6		Hickey Creek	Joel Blvd.	4LD	AD	1310	0	D	3,970	A	0.0%	0.0%	0.0%
PB- 7		Joel Blvd.	County Line	4LD	AD	1210	0	D	3,970	A	0.0%	0.0%	0.0%
PI- 1	PINE ISLAND RD.	U.S. 41	Del Prado Blvd.	6LD	AA	2670	0	E	5,640	A	0.0%	0.0%	0.0%
SC- 1	SAN CARLOS BLVD.	Hurricane Bridge	Summerlin Rd.	4LD	AB	3240	50	E	3,700	C	0.5%	1.5%	1.4%
SM- 1	SIX MILE PKWY.	U.S. 41	Metro Pkwy.	4LD	AA	2500	10	E	3,750	A	0.1%	0.4%	0.3%
SM- 2		Metro Pkwy.	Daniels Pkwy.	4LD	AA	2210	10	E	3,750	A	0.1%	0.5%	0.3%
SM- 3		Daniels Pkwy.	Ranchette Rd.	4LD	AD	2030	20	E	4,200	A	0.2%	1.0%	0.5%
SM- 4		Ranchette Rd.	Penzance Blvd.	4LD	AD	1930	20	E	4,200	A	0.2%	1.0%	0.5%
SM- 5		Penzance Blvd.	Colonial Blvd.	4LD	AD	2120	0	E	4,200	A	0.0%	0.0%	0.0%
SR- 1	S.R. 31	North	Bayshore Rd.	2LU	AA	670	0	E	1,780	A	0.0%	0.0%	0.0%
SR- 2		Bayshore Rd.	S.R. 80	4LD	AA	1050	10	E	3,750	A	0.1%	1.0%	0.3%
SU- 1	SUMMERLIN RD.	Boyscout Dr.	College Pkwy.	6LD	AB	5200	10	E	5,550	D	0.1%	0.2%	0.2%
SU- 2		College Pkwy.	Cypress Lake Dr.	6LD	AB	4350	20	E	5,550	A	0.2%	0.5%	0.4%
SU- 3		Cypress Lake Dr.	Gladiolus Rd.	6LD	AB	3090	20	E	5,550	A	0.2%	0.6%	0.4%
SU- 4		Gladiolus Rd.	Winkler Rd.	6LD	AA	4170	30	E	5,640	A	0.3%	0.7%	0.5%
SU- 5		Winkler Rd.	High Cap. Corridor	6LD	AA	3500	0	E	5,640	A	0.0%	0.0%	0.0%
SU- 6		High Cap. Corridor	San Carlos Blvd.	6LD	AA	3600	140	E	5,640	A	1.4%	3.9%	2.5%
SU- 7		San Carlos Blvd.	West	4LD	AA	1680	40	E	3,750	A	0.4%	2.4%	1.1%
SN- 1	SUNSHINE BLVD.	Homestead Rd.	12th St.	2LU	AD	1310	0	E	1,990	A	0.0%	0.0%	0.0%
TL- 1	TREELINE AVE.	Colonial Blvd.	Daniels Pkwy.	2LU	AC	390	60	E	1,670	A	0.6%	15.4%	3.6%
TL- 2		Daniels Pkwy.	High Cap. Corridor	2LU	AC	1220	680	E	1,670	B	7.0%	55.7%	40.7%
TL- 3		High Cap. Corridor	Alico Rd.	6LD	AC	3510	2440	E	5,330	B	25.0%	69.5%	45.8%
TL- 4		Alico Rd.	Koreshan Blvd.	6LD	AC	4320	3380	E	5,330	B	34.6%	78.2%	63.4%
TL- 5		Koreshan Blvd.	Corkscrew Rd.	4LD	AC	2610	1240	E	3,550	B	12.7%	47.5%	34.9%
TO- 1	THREE OAKS PKWY.	Daniels Pkwy.	High Cap. Corridor	4LD	AD	2210	750	E	4,200	A	7.7%	33.9%	17.9%
TO- 2		High Cap. Corridor	Alico Rd.	6LD	AD	3920	800	E	6,310	A	8.2%	20.4%	12.7%

EXHIBIT 12
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
2010 TRAFFIC CONDITIONS WITH UNIVERSITY COMMUNITY
WITH RECOMMENDED DESIRABLE TRAFFIC CIRCULATION PLAN
PEAK HOUR, PEAK SEASON

LINK INDEX	ROADWAY	FROM	TO	(1) # OF LANES	SIGNAL GROUP	(2) TOTAL TRAFFIC	(2) UNIVERSITY COMMUNITY (UC) TRAFFIC	LOS STD	(3) SERVICE VOLUME @ LOS STD	LOS	UNIVERSITY COMMUNITY AS % OF TOTAL UC TRAFFIC	UNIVERSITY COMMUNITY AS % OF TOTAL LINK VOLUME	UNIVERSITY COMMUNITY AS % OF SERVICE VOLUME @ LOD STD
TO- 3		Alico Rd.	San Carlos Blvd.	4LD	AO	2480	320	E	4,200	A	3.3%	12.9%	7.6%
TO- 4		San Carlos Blvd.	Koreshan Blvd.	4LD	AA	2950	210	E	3,750	A	2.2%	7.1%	5.6%
TO- 5		Koreshan Blvd.	Corkscrew Rd.	4LD	AO	2410	620	E	4,200	A	6.4%	25.7%	14.8%
TO- 6		Corkscrew Rd.	Bonita Beach Rd.	4LD	AO	1960	230	E	4,200	A	2.4%	11.7%	5.5%
TO- 7		Bonita Beach Rd.	County Line	4LD	AO	1590	60	E	4,200	A	0.6%	3.8%	1.4%
US- 1	U.S. 41	South	Old 41	6LD	AA	3550	90	E	5,640	A	0.9%	2.5%	1.6%
US- 2		Old 41	Bonita Beach Rd.	6LD	AA	2720	80	E	5,640	A	0.8%	2.9%	1.4%
US- 3		Bonita Beach Rd.	W. Terry St.	6LD	AA	5190	120	E	5,640	D	1.2%	2.3%	2.1%
US- 4		W. Terry St.	Old 41	6LD	AB	4510	200	E	5,550	B	2.0%	4.4%	3.6%
US- 5		Old 41	Corkscrew Rd.	6LD	AB	4520	310	E	5,550	B	3.2%	6.9%	5.6%
US- 6		Corkscrew Rd.	Koreshan Blvd.	6LD	AC	4140	130	E	5,330	B	1.3%	3.1%	2.4%
US- 7		Koreshan Blvd.	Alico Rd.	6LD	AC	4370	70	E	5,330	C	0.7%	1.6%	1.3%
US- 8		Alico Rd.	Metro Pkwy.	6LD	AC	2530	20	E	5,330	B	0.2%	0.8%	0.4%
US- 9		Metro Pkwy.	High Cap. Corridor	6LD	AC	3510	320	E	5,330	B	3.3%	9.1%	6.0%
US-10		High Cap. Corridor	Six Mile Pkwy.	6LD	AC	4290	350	E	5,330	B	3.6%	8.2%	6.6%
US-11		Six Mile Pkwy.	Daniels Pkwy.	6LD	AC	4460	310	E	5,330	C	3.2%	7.0%	5.8%
US-12		Daniels Pkwy.	College Pkwy.	6LD	AC	4500	180	E	5,330	C	1.8%	4.0%	3.4%
US-13		College Pkwy.	Fowler St.	8LD	AC	5380	110	E	7,160	B	1.1%	2.0%	1.5%
US-14		Fowler St.	Colonial Blvd.	8LD	AC	5510	70	E	7,160	B	0.7%	1.3%	1.0%
US-15		Colonial Blvd.	Winkler Ave.	8LD	AE	5940	50	E	7,120	D	0.5%	0.8%	0.7%
US-16		Winkler Ave.	Hanson St.	6LD	AE	3760	20	E	5,240	C	0.2%	0.5%	0.4%
US-17		Hanson St.	M. L. K. Blvd.	6LD	AD	3260	10	E	5,360	C	0.1%	0.3%	0.2%
US-18		M. L. K. Blvd.	Hancock Br. Pkwy.	6LB	B	4280	20	E	7,830	A	0.2%	0.5%	0.3%
US-19		Hancock Br. Pkwy.	Pondella Rd.	6LD	AD	3580	10	E	5,360	C	0.1%	0.3%	0.2%
US-20		Pondella Rd.	Pine Island Rd.	6LD	AB	3210	20	E	5,550	A	0.2%	0.6%	0.4%
US-21		Pine Island Rd.	Bus 41	4LD	AB	2460	0	E	3,700	A	0.0%	0.0%	0.0%
US-22		Bus 41	Del Prado Ext.	6LD	AO	4120	0	E	6,310	A	0.0%	0.0%	0.0%
US-23		Del Prado Ext.	Gator Slough	4LD	AO	3290	0	E	4,200	A	0.0%	0.0%	0.0%
US-24		Gator Slough	County Line	4LD	AO	2260	0	E	4,200	A	0.0%	0.0%	0.0%

FOOTNOTES:

1) Based on Recommended Needs Plan With University Community.
   Includes MPO 2010 Needs Plan (July 31, 1992),
   adjusted to reflect MPO 2010 Financially-Feasible Plan (January 22, 1993),
   modified to reflect "base" Needs Network Without University Community and
   enhanced to support Lee County with University Community.
2) Peak hour to daily ratio of 8.0%.
   Traffic volumes rounded to nearest 10's.
3) 1990 Amendments To The Lee Plan, Volume 1 of 3, September 1990,
   Traffic Circulation Issues, Table 5, page V-25.
4) Signal group "AO" to represent free-flow SB right turn lane and
   and EB dual left-turn lane at the
   Corkscrew Road/Treeline Avenue intersection.



NOTES:

1. A NEED BEYOND SIX LANES ON I-75 IS INDICATED FROM S.R. 82 TO BONITA BEACH BLVD.
2. NEW I-75 ACCESS LOCATIONS WILL BE ADDRESSED
3. THE INTERCHANGE LOCATION & CONFIGURATION AT ALICO RD./ALICO EXPWY. WILL BE ADDRESSED IN THE ALICO EXPWY. SYSTEM STUDIES.
4. LAND USE AND TRANSPORTATION PLANNING DECISIONS IN COLLIER COUNTY MAY ALTER THE CURRENTLY RECOMMENDED LANEAGE ON BONITA BEACH RD AND THE NETWORK TO COLLIER COUNTY.
5. THIS LINK IS PROJECTED TO EXCEED SERVICE VOLUMES WITH 6 LANES. THE BONITA SPRINGS AREA AND U.S. 41 (SOUTH) TRANSPORTATION STUDIES WILL ADDRESS ADDITIONAL NETWORK IMPROVEMENTS TO ACHIEVE ACCEPTABLE LEVELS OF SERVICE.
6. PINE ISLAND ROAD ACROSS MATLACHA PASS IS CONSTRAINED TO TWO LANES. ADDITIONAL CORRIDOR ANALYSIS IS NEEDED TO ESTABLISH THE PREFERRED ALIGNMENT FOR A DIVIDED ROADWAY OR A ONE-WAY COUPLET TO PROVIDE THE CAPACITY EQUIVALENT OF A FOUR-LANE DIVIDED ROADWAY.
7. THIS LINK TO BE INCLUDED ONLY IF CITY OF FORT MYERS WATER WELL FIELD IS RELOCATED.
8. CONSTRAINED LINK. THIS IS PROJECTED TO EXCEED ITS MAXIMUM SERVICE VOLUME AND CANNOT BE EXPANDED DUE TO ENVIRONMENTAL OR HISTORIC REASONS.
9. BASED UPON EXPECTED GROWTH, AN ADDITIONAL RIVER CROSSING BETWEEN EDISON AND I-75 WILL BE NEEDED WITHIN A FEW YEARS BEYOND 2010.

LEGEND

EXPRESSWAYS/FREEWAYS	ARTERIALS
2 LANE	2 LANE
4 LANE	4 LANE
6 LANE	6 LANE
	8 LANE
	ONE WAY

INTERCHANGES

- EXISTING
- PROBABLE
- BORDERLINE

COLLECTORS

- 2 LANE
- 4 LANE

LEE COUNTY METROPOLITAN PLANNING ORGANIZATION 2010 NEEDS PLAN (JULY 31, 1992) ADJUSTED TO SUPPORT LEE COUNTY WITH THE UNIVERSITY COMMUNITY

Base Map Source: Lee County Division Of Planning.

DAVID PLUMMER & ASSOCIATES INC.
CONSULTING ENGINEERS

REVISIONS

UNIVERSITY COMMUNITY PLAN AMENDMENT

2010 DESIRABLE TRAFFIC CIRCULATION PLAN MAP
RECOMMENDED NETWORK WITH UNIVERSITY COMMUNITY

84504 | 3/21/84

13

EXHIBIT 14
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
DESIRABLE TRAFFIC CIRCULATION PLAN/NEEDS PLAN
YEAR 2010

LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO NEEDS PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS		
							WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
AB- 1	ALABAMA RD.	S.R. 82	Stacey Blvd.	4LD	4LD	0	4LD	4LD	0
AB- 2		Stacey Blvd.	Homestead Rd.	4LD	4LD	0	4LD	4LD	0
AL- 1	ALICO RD.	U.S. 41	Three Oaks Blvd.	2LN	2LN	0	2LN	4LD	2
AL- 2		Three Oaks Blvd.	I-75	2LN	2LN	0	2LN	4LD	2
AL- 3		I-75	Treeline Ave.	2LN	2LN	0	2LN	4LD	2
AL- 4		Treeline Ave.	E. Project Boundary	2LN	2LN	0	2LN	2LN	0
AL- 6		E. Project Boundary	Alico Rd. S.	2LN	2LN	0	2LN	2LN	0
AL- 8		Alico Rd. S.	Corkscrew Rd.	2LN	2LN	0	2LN	2LN	0
AN- 1	M. L. KING BLVD.	Fowler St.	Metro Pkwy.	6LD	6LD	0	6LD	6LD	0
AN- 2	(S.R. 82)	Metro Pkwy.	Palmetto Ave.	6LD	6LD	0	6LD	6LD	0
AN- 3	(ANDERSON AVE.)	Palmetto Ave.	Ortiz Ave.	6LD	6LD	0	6LD	6LD	0
AN- 4		Ortiz Ave.	I-75	6LD	6LD	0	6LD	6LD	0
AN- 5		I-75	Buckingham Rd.	6LD	6LD	0	6LD	6LD	0
AN- 6		Buckingham Rd.	Lee Blvd.	6LD	6LD	0	6LD	6LD	0
AN- 7		Lee Blvd.	Gateway Blvd.	4LD	4LD	0	4LD	4LD	0
AN- 8		Gateway Blvd.	Commerce Lakes Dr.	2LU	2LU	0	2LU	2LU	0
AN- 9		Commerce Lakes Dr.	Daniels Pkwy.	2LU	2LU	0	2LU	2LU	0
AN-10		Daniels Pkwy.	High Cap. Corridor	2LU	2LU	0	2LU	2LU	0
AN-11		High Cap. Corridor	A.G. Bell Blvd.	2LU	2LU	0	2LU	2LU	0
AN-12		A.G. Bell Blvd.	County Line	2LU	2LU	0	2LU	2LU	0
BA- 1	BAYSHORE RD.	U.S. 41	Bus 41	6LD	6LD	0	6LD	6LD	0
BA- 2		Bus 41	I-75	4LD	4LD	0	4LD	4LD	0
BA- 3		I-75	S.R. 31	2LU	2LU	0	2LU	2LU	0
BB- 1	BONITA BEACH RD.	Hickory Blvd.	Vanderbilt Blvd.	4LD	4LD	0	4LD	4LD	0
BB- 2		Vanderbilt Blvd.	U.S. 41	6LD	6LD	0	6LD	6LD	0
BB- 3		U.S. 41	Old 41	4LD	4LD	0	4LD	4LD	0
BB- 4		Old 41	Three Oaks Pkwy.	4LD	4LD	0	4LD	4LD	0
BB- 5		Three Oaks Pkwy.	I-75	4LD	6LD	2	6LD	6LD	0
BB- 6		I-75	Oaks Blvd.	4LD	4LD	0	4LD	4LD	0
BB- 7		Oaks Blvd.	East	2LU	2LU	0	2LU	2LU	0
BK- 2	BUCKINGHAM RD.	Luckette Rd. Ext.	Gunnery Rd.	4LD	4LD	0	4LD	4LD	0
BK- 3		Gunnery Rd.	S.R. 80	2LU	2LU	0	2LU	2LU	0
BU- 1	BUS 41	U.S. 41	Pine Island Rd.	4LD	4LD	0	4LD	4LD	0
BU- 2		Pine Island Rd.	Pondella Rd.	6LD	6LD	0	6LD	6LD	0
BU- 3		Pondella Rd.	First St.	6LB	6LB	0	6LB	6LB	0
CC- 1	CAPE CORAL BR. RD.	McGregor Blvd.	Cape Coral Bridge	6LB	6LB	0	6LB	6LB	0
CC- 2		East of Bridge	West of Bridge	4LB	4LB	0	4LB	4LB	0
CC- 3		West of Bridge	Del Prado Blvd.	6LD	6LD	0	6LD	6LD	0
CO- 1	COLLEGE PKWY.	U.S. 41	Kenwood Ln.	6LD	6LD	0	6LD	6LD	0
CO- 2		Kenwood Ln.	Summerlin Rd.	6LD	6LD	0	6LD	6LD	0
CO- 3		Summerlin Rd.	Whiskey Creek Rd.	6LD	6LD	0	6LD	6LD	0
CO- 4		Whiskey Creek Rd.	Winkler Rd.	6LD	6LD	0	6LD	6LD	0
CO- 5		Winkler Rd.	McGregor Blvd.	6LD	6LD	0	6LD	6LD	0

EXHIBIT 14
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
DESIRABLE TRAFFIC CIRCULATION PLAN/NEEDS PLAN
YEAR 2010

LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO NEEDS PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS: WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
CL- 1	COLONIAL BLVD.	S.R. 82	Treeline Ave.	4LD	4LD	0	4LD	4LD	0
CL- 2		Treeline Ave.	I-75	4LD	6LD	2	6LD	6LD	0
CL- 3		I-75	Six Mile Pkwy.	6LD (5)	6LD (5)	0	6LD (5)	6LD (5)	0
CL- 4		Six Mile Pkwy.	Winkler Ave. Ext	6LD (5)	6LD (5)	0	6LD (5)	6LD (5)	0
CL- 5		Winkler Ave. Ext	Ranchette Rd.	6LD (5)	6LD (5)	0	6LD (5)	6LD (5)	0
CL- 6		Ranchette Rd.	Metro Pkwy.	6LD (5)	6LD (5)	0	6LD (5)	6LD (5)	0
CL- 7		Metro Pkwy.	Fowler St.	4LD (5)	6LD (5)	2	6LD (5)	6LD (5)	0
CL- 8		Fowler St.	U.S. 41	4LD (5)	6LD (5)	2	6LD (5)	6LD (5)	0
CL- 9		U.S. 41	Summerlin Rd.	4LD (5)	4LD (5)	0	4LD (5)	4LD (5)	0
CL-10		Summerlin Rd.	McGregor Blvd.	4LD (5)	4LD (5)	0	4LD (5)	4LD (5)	0
CS- 1	CORKSCREW RD.	U.S. 41	Sandy Ln.	4LD	4LD	0	4LD	4LD	0
CS- 2		Sandy Ln.	Three Oaks Pkwy.	4LD	4LD	0	4LD	4LD	0
CS- 3		Three Oaks Pkwy.	I-75	4LD	4LD	0	4LD	4LD	0
CS- 4		I-75	Treeline Ave.	4LD	4LD	0	4LD	4LD	0
CS- 5		Treeline Ave.	Koreshan Blvd.	2LU	2LU	0	4LD	4LD	0
CS- 6		Koreshan Blvd.	Alico Rd.	2LU	2LU	0	4LD	4LD	0
CS- 8		Alico Rd.	County Line	2LU	2LU	0	2LU	2LU	0
CY- 1	CYPRESS LAKE DR.	U.S. 41	Summerlin Rd.	6LD	6LD	0	6LD	6LD	0
CY- 2		Summerlin Rd.	Winkler Rd.	6LD	6LD	0	6LD	6LD	0
CY- 3		Winkler Rd.	South Point Blvd.	6LD	6LD	0	6LD	6LD	0
CY- 4		South Point Blvd.	McGregor Blvd.	6LD	6LD	0	6LD	6LD	0
DA- 1	DANIELS PKWY.	U.S. 41	Metro Pkwy.	6LD	6LD	0	6LD	6LD	0
DA- 2		Metro Pkwy.	Six Mile Pkwy.	6LD	6LD	0	6LD	6LD	0
DA- 3		Six Mile Pkwy.	Three Oaks Pkwy.	6LD	6LD	0	6LD	6LD	0
DA- 4		Three Oaks Pkwy.	I-75	6LD	6LD	0	6LD	6LD	0
DA- 5		I-75	Treeline Ave.	6LD	6LD	0	6LD	6LD	0
DA- 6		Treeline Ave.	Chamberlin Pkwy.	6LD	6LD	0	6LD	6LD	0
DA- 7		Chamberlin Pkwy.	Gateway Blvd.	4LD	4LD	0	4LD	4LD	0
DA- 8		Gateway Blvd.	S.R. 82	4LD	4LD	0	4LD	4LD	0
FO- 1	FOWLER ST.	First St.	Second St. (SB)	3L	3L	0	3L	3L	0
	(EVANS AVE. PAIR)		(NB)	3L	3L	0	3L	3L	0
FO- 2		Second St.	M. L. K. Blvd. (SB)	3L	3L	0	3L	3L	0
			(NB)	3L	3L	0	3L	3L	0
FO- 3		M. L. K. Blvd.	Hanson St. (SB)	3L	3L	0	3L	3L	0
			(NB)	3L	3L	0	3L	3L	0
FO- 4		Hanson St.	Winkler Ave. (SB)	3L	3L	0	3L	3L	0
			(NB)	3L	3L	0	3L	3L	0
FO- 5		Winkler Ave.	Colonial Blvd. (SB)	3L	3L	0	3L	3L	0
			(NB)	3L	3L	0	3L	3L	0
FO- 6		Colonial Blvd.	N. Airport Rd.	6LD	6LD	0	6LD	6LD	0
FO- 7		N. Airport Rd.	Boyscout Dr.	6LD	6LD	0	6LD	6LD	0
GL- 1	GLADIOLUS RD.	McGregor Blvd.	A&W Bulb Rd.	4LD	4LD	0	4LD	4LD	0
GL- 2		A&W Bulb Rd.	Bass Rd.	4LD	4LD	0	4LD	4LD	0

EXHIBIT 14
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
DESIRABLE TRAFFIC CIRCULATION PLAN/NEEDS PLAN
YEAR 2010

LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO NEEDS PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS: WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
GL- 3		Bass Rd.	Winkler Rd.	4LD	4LD	0	4LD	4LD	0
GL- 4		Winkler Rd.	Summerlin Rd.	4LD	4LD	0	4LD	4LD	0
GL- 5		Summerlin Rd.	Old Gladiolus Rd.	6LD	6LD	0	6LD	6LD	0
GL- 6		Old Gladiolus Rd.	U.S. 41	6LD	6LD	0	6LD	6LD	0
GU- 1	GUNNERY RD.	S.R. 82	Leonard Blvd.	2LU	2LU	0	2LU	2LU	0
GU- 2		Leonard Blvd.	Lee Blvd.	2LU	2LU	0	2LU	2LU	0
GU- 3		Lee Blvd.	Buckingham Rd.	2LU	2LU	0	2LU	2LU	0
HC- 1	HIGH CAPACITY	West	Summerlin Rd.	6LD	6LD	0	6LD	6LD	0
HC- 2	CORRIDOR	Summerlin Rd.	U.S. 41	6LD (5)	6LD (5)	0	6LD (5)	6LD (5)	0
HC- 3		U.S. 41	I-75	6LD (5)	6LD (5)	0	6LD (5)	6LD (5)	0
HC- 4		I-75	S. Airport Ent.	6LD (5)	6LD (5)	0	6LD (5)	6LD (5)	0
HC- 5		S. Airport Ent.	S.R. 82	4LD (5)	4LD (5)	0	4LD (5)	4LD (5)	0
HO- 2	HOMESTEAD RD.	Lee Blvd.	Alabama Rd.	4LD	4LD	0	4LD	4LD	0
HO- 3		Alabama Rd.	Butler St.	2LU	2LU	0	2LU	2LU	0
I- 1	I-75	S. of County Line	County Line	6LD (6)	6LD (6)	0	8LD (6)	8LD (6)	0
I- 2		County Line	Bonita Beach Rd.	6LD (6)	6LD (6)	0	8LD (6)	8LD (6)	0
I- 3		Bonita Beach Rd.	Corkscrew Rd.	6LD (6)	6LD (6)	0	8LD (6)	8LD (6)	0
I- 4		Corkscrew Rd.	Alico Rd.	6LD (6)	6LD (6)	0	8LD (6)	8LD (6)	0
I- 7		High Cap. Corridor	W. Airport Ent.	6LD (6)	6LD (6)	0	8LD (6)	8LD (6)	0
I- 8		W. Airport Ent.	Daniels Pkwy.	6LD (6)	6LD (6)	0	8LD (6)	8LD (6)	0
I- 9		Daniels Pkwy.	Colonial Blvd.	6LD (6)	6LD (6)	0	8LD (6)	8LD (6)	0
I-10		Colonial Blvd.	S.R. 82	6LD (6)	6LD (6)	0	8LD (6)	8LD (6)	0
I-11		S.R. 82	Luckett Rd.	6LD (6)	6LD (6)	0	6LD (6)	6LD (6)	0
I-12		Luckett Rd.	S.R. 80	6LD (6)	6LD (6)	0	6LD (6)	6LD (6)	0
I-13		S.R. 80	S.R. 78	6LD (6)	6LD (6)	0	6LD (6)	6LD (6)	0
I-14		S.R. 78	Del Prado Ext.	6LD (6)	6LD (6)	0	6LD (6)	6LD (6)	0
I-15		Del Prado Ext.	North	6LD (6)	6LD (6)	0	6LD (6)	6LD (6)	0
JO- 1	JOEL BLVD.	Lee Blvd.	Luckett Ext.	2LU	2LU	0	2LU	2LU	0
JO- 2		Luckett Ext.	S.R. 80	2LU	2LU	0	2LU	2LU	0
KO- 1	KORESHAN BLVD.	U.S. 41	Sandy Ln.	2LU	2LU	0	4LD	4LD	0
KO- 2		Sandy Ln.	Three Oaks Pkwy.	2LU	2LU	0	4LD	4LD	0
KO- 3		Three Oaks Pkwy.	Treeline Ave.	2LU	2LU	0	2LU	4LD	2
KO- 4		Treeline Ave.	Corkscrew Rd.	2LU	2LU	0	2LU	2LU	0
LE- 1	LEE BLVD.	S.R. 82	Buckingham Rd.	4LD	4LD	0	4LD	4LD	0
LE- 2		Buckingham Rd.	Sunshine Blvd.	4LD	4LD	0	4LD	4LD	0
LE- 3		Sunshine Blvd.	Homestead Rd.	4LD	4LD	0	4LD	4LD	0
LH- 1	LEELAND HEIGHTS	Homestead Rd.	Joel Blvd.	4LD	4LD	0	4LD	4LD	0
LU- 1	LUCKETT RD. EXT.	I-75	Buckingham Rd.	2LU	2LU	0	2LU	2LU	0
ME- 1	METRO PKWY.	S.R. 80	M. L. K. Blvd.	4LD	6LD	2	6LD	6LD	0
ME- 2		M. L. K. Blvd.	Hanson St.	6LD	6LD	0	6LD	6LD	0
ME- 3		Hanson St.	Warehouse St.	6LD	6LD	0	6LD	6LD	0
ME- 4		Warehouse St.	Winkler Ave.	6LD	6LD	0	6LD	6LD	0
ME- 5		Winkler Ave.	Colonial Blvd.	6LD	6LD	0	6LD	6LD	0

EXHIBIT 14
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
DESIRABLE TRAFFIC CIRCULATION PLAN/NEEDS PLAN
YEAR 2010

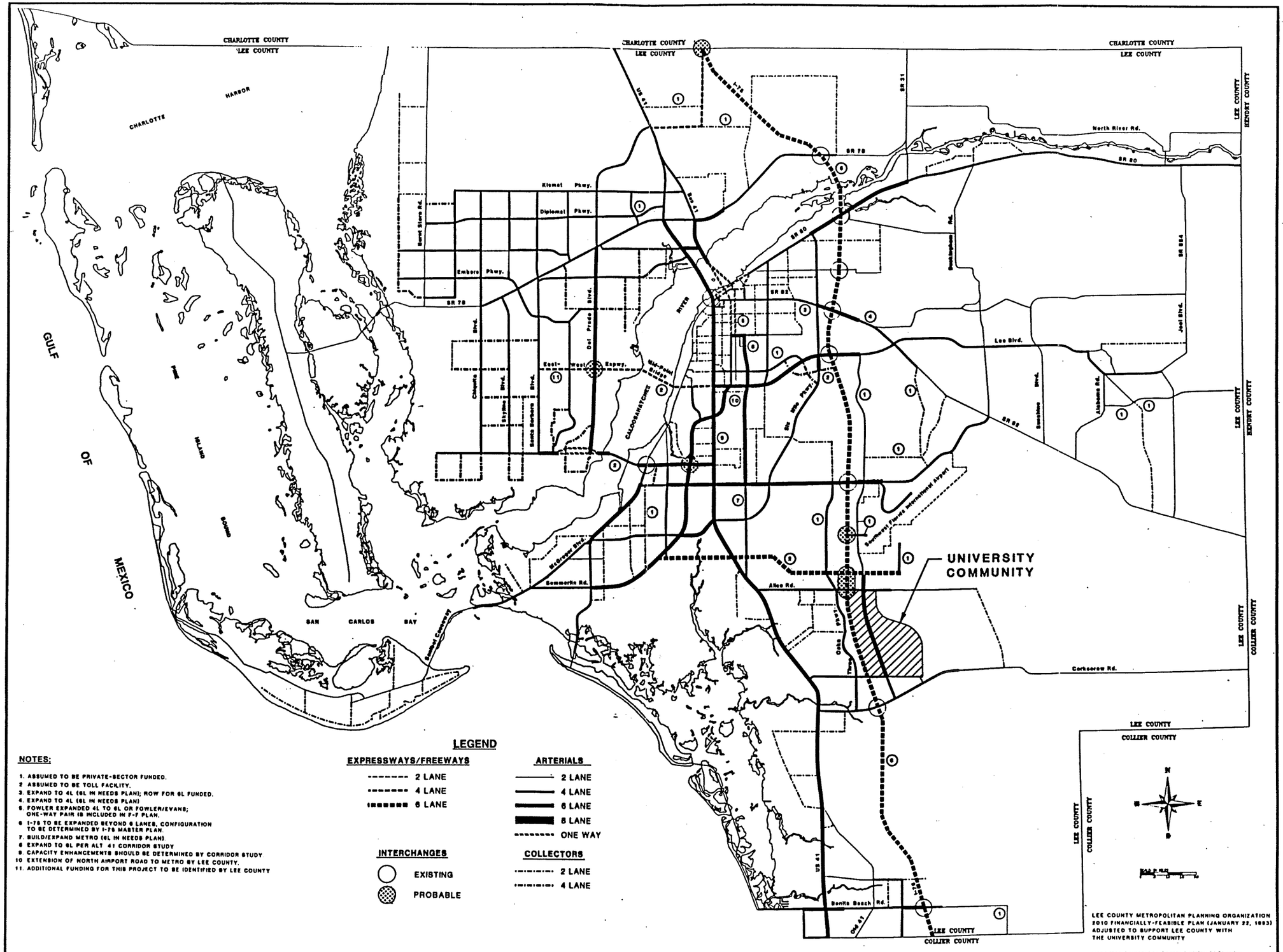
LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO NEEDS PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS: WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
ME- 6		Colonial Blvd.	Daniels Pkwy.	6LD	6LD	0	6LD	6LD	0
ME- 7		Daniels Pkwy.	Six Mile Pkwy.	6LD	6LD	0	6LD	6LD	0
ME- 8		Six Mile Pkwy.	High Cap. Corridor	6LD	6LD	0	6LD	6LD	0
ME- 9		High Cap. Corridor	Alico Rd.	4LD	4LD	0	4LD	4LD	0
MP- 1	MIDPOINT BRIDGE	McGregor Blvd.	West of Bridge	4LD (5)	4LD (5)	0	4LD (5)	4LD (5)	0
OR- 1	ORTIZ AVE.	S.R. 80	Luckett Rd.	4LD	4LD	0	4LD	4LD	0
OR- 2		Luckett Rd.	Ballard Ave.	4LD	4LD	0	4LD	4LD	0
OR- 3		Ballard Ave.	M. L. K. Blvd.	4LD	4LD	0	4LD	4LD	0
OR- 4		M. L. K. Blvd.	Colonial Blvd.	4LD	4LD	0	4LD	4LD	0
OU- 1	OLD 41	U.S. 41	Bonita Beach Rd.	2LU	2LU	0	2LU	2LU	0
OU- 2		Bonita Beach Rd.	Terry St.	2LU	2LU	0	2LU	2LU	0
OU- 3		Terry St.	U.S. 41	2LU	2LU	0	2LU	2LU	0
PB- 1	PALM BEACH BLVD.	Metro Pkwy.	Ortiz Ave.	6LD	6LD	0	6LD	6LD	0
PB- 2		Ortiz Ave.	I-75	6LD	6LD	0	6LD	6LD	0
PB- 3		I-75	S.R. 31	6LD	6LD	0	6LD	6LD	0
PB- 4		S.R. 31	Buckingham Rd.	4LD	4LD	0	4LD	4LD	0
PB- 5		Buckingham Rd.	Hickey Creek	4LD	4LD	0	4LD	4LD	0
PB- 6		Hickey Creek	Joel Blvd.	4LD	4LD	0	4LD	4LD	0
PB- 7		Joel Blvd.	County Line	4LD	4LD	0	4LD	4LD	0
PI- 1	PINE ISLAND RD.	U.S. 41	Del Prado Blvd.	6LD	6LD	0	6LD	6LD	0
SC- 1	SAN CARLOS BLVD.	Hurricane Bridge	Summerlin Rd.	4LD	4LD	0	4LD	4LD	0
SM- 1	SIX MILE PKWY.	U.S. 41	Metro Pkwy.	4LD	4LD	0	4LD	4LD	0
SM- 2		Metro Pkwy.	Daniels Pkwy.	4LD	4LD	0	4LD	4LD	0
SM- 3		Daniels Pkwy.	Ranchette Rd.	4LD	4LD	0	4LD	4LD	0
SM- 4		Ranchette Rd.	Penzance Blvd.	4LD	4LD	0	4LD	4LD	0
SM- 5		Penzance Blvd.	Colonial Blvd.	4LD	4LD	0	4LD	4LD	0
SR- 1	S.R. 31	North	Bayshore Rd.	2LU	2LU	0	2LU	2LU	0
SR- 2		Bayshore Rd.	S.R. 80	4LD	4LD	0	4LD	4LD	0
SU- 1	SUMMERLIN RD.	Boyscout Dr.	College Pkwy.	6LD	6LD	0	6LD	6LD	0
SU- 2		College Pkwy.	Cypress Lake Dr.	6LD	6LD	0	6LD	6LD	0
SU- 3		Cypress Lake Dr.	Gladiolus Rd.	6LD	6LD	0	6LD	6LD	0
SU- 4		Gladiolus Rd.	Winkler Rd.	6LD	6LD	0	6LD	6LD	0
SU- 5		Winkler Rd.	High Cap. Corridor	6LD	6LD	0	6LD	6LD	0
SU- 6		High Cap. Corridor	San Carlos Blvd.	6LD	6LD	0	6LD	6LD	0
SU- 7		San Carlos Blvd.	West	4LD	4LD	0	4LD	4LD	0
SN- 1	SUNSHINE BLVD.	Homestead Rd.	12th St.	2LU	2LU	0	2LU	2LU	0
TL- 1	TREELINE AVE.	Colonial Blvd.	Daniels Pkwy.	2LU	2LU	0	2LU	2LU	0
TL- 2		Daniels Pkwy.	High Cap. Corridor	2LU	2LU	0	2LU	2LU	0
TL- 3		High Cap. Corridor	Alico Rd.	2LU	2LU	0	2LU	6LD	4
TL- 4		Alico Rd.	Koreshan Blvd.	N/A	2LU	2	N/A	6LD	6
TL- 5		Koreshan Blvd.	Corkscrew Rd.	N/A	2LU	2	2LU	4LD	2
TO- 1	THREE OAKS PKWY.	Daniels Pkwy.	High Cap. Corridor	4LD	4LD	0	4LD	4LD	0
TO- 2		High Cap. Corridor	Alico Rd.	4LD	4LD	0	4LD	6LD	2

EXHIBIT 14
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
DESIRABLE TRAFFIC CIRCULATION PLAN/NEEDS PLAN
YEAR 2010

LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO NEEDS PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY DESIRABLE TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS		
							WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
TO- 3		Alico Rd.	San Carlos Blvd.	2LU	4LD	2	4LD	4LD	0
TO- 4		San Carlos Blvd.	Koreshan Blvd.	2LU	4LD	2	4LD	4LD	0
TO- 5		Koreshan Blvd.	Corkscrew Rd.	2LU	4LD	2	4LD	4LD	0
TO- 6		Corkscrew Rd.	Bonita Beach Rd.	4LD	4LD	0	4LD	4LD	0
TO- 7		Bonita Beach Rd.	County Line	4LD	4LD	0	4LD	4LD	0
US- 1	U.S. 41	South	Old 41	6LD	6LD	0	6LD	6LD	0
US- 2		Old 41	Bonita Beach Rd.	6LD	6LD	0	6LD	6LD	0
US- 3		Bonita Beach Rd.	W. Terry St.	6LD	6LD	0	6LD	6LD	0
US- 4		W. Terry St.	Old 41	6LD	6LD	0	6LD	6LD	0
US- 5		Old 41	Corkscrew Rd.	6LD	6LD	0	6LD	6LD	0
US- 6		Corkscrew Rd.	Koreshan Blvd.	6LD	6LD	0	6LD	6LD	0
US- 7		Koreshan Blvd.	Alico Rd.	6LD	6LD	0	6LD	6LD	0
US- 8		Alico Rd.	Metro Pkwy.	6LD	6LD	0	6LD	6LD	0
US- 9		Metro Pkwy.	High Cap. Corridor	6LD	6LD	0	6LD	6LD	0
US-10		High Cap. Corridor	Six Mile Pkwy.	6LD	6LD	0	6LD	6LD	0
US-11		Six Mile Pkwy.	Daniels Pkwy.	6LD	6LD	0	6LD	6LD	0
US-12		Daniels Pkwy.	College Pkwy.	6LD	6LD	0	6LD	6LD	0
US-13		College Pkwy.	Fowler St.	8LD	8LD	0	8LD	8LD	0
US-14		Fowler St.	Colonial Blvd.	8LD	8LD	0	8LD	8LD	0
US-15		Colonial Blvd.	Winkler Ave.	8LD	8LD	0	8LD	8LD	0
US-16		Winkler Ave.	Hanson St.	6LD	6LD	0	6LD	6LD	0
US-17		Hanson St.	M. L. K. Blvd.	6LD	6LD	0	6LD	6LD	0
US-18		M. L. K. Blvd.	Hancock Br. Pkwy.	4LB	6LB	2	6LB	6LB	0
US-19		Hancock Br. Pkwy.	Pondella Rd.	6LD	6LD	0	6LD	6LD	0
US-20		Pondella Rd.	Pine Island Rd.	6LD	6LD	0	6LD	6LD	0
US-21		Pine Island Rd.	Bus 41	4LD	4LD	0	4LD	4LD	0
US-22		Bus 41	Del Prado Ext.	6LD	6LD	0	6LD	6LD	0
US-23		Del Prado Ext.	Gator Slough	4LD	4LD	0	4LD	4LD	0
US-24		Gator Slough	County Line	4LD	4LD	0	4LD	4LD	0

FOOTNOTES:

1) Based on The Lee Plan 1993 Codification, Section III. Traffic Circulation, Policy 21.1.2.
2) Based on the Lee County MPO Needs Plan, July 31, 1992.
3) Needed changes to the Lee County Desirable Traffic Circulation Plan to achieve consistency with the MPO Needs Plan.
4) Needed improvements beyond the recommended Desirable Traffic Circulation Plan without the University Community.
5) Expressway.
6) Improvement needed beyond 6 lanes. To be determined by corridor study.



NOTES:

1. ASSUMED TO BE PRIVATE-SECTOR FUNDED.
2. ASSUMED TO BE TOLL FACILITY.
3. EXPAND TO 4L (6L IN NEEDS PLAN); ROW FOR 6L FUNDED.
4. EXPAND TO 4L (6L IN NEEDS PLAN)
5. FOWLER EXPANDED 4L TO 6L OR FOWLER/EVANS; ONE-WAY PAIR IB INCLUDED IN F-F PLAN.
6. I-75 TO BE EXPANDED BEYOND 6 LANES, CONFIGURATION TO BE DETERMINED BY I-75 MASTER PLAN.
7. BUILD/EXPAND METRO (6L IN NEEDS PLAN)
8. EXPAND TO 6L PER ALT 41 CORRIDOR STUDY
9. CAPACITY ENHANCEMENTS SHOULD BE DETERMINED BY CORRIDOR STUDY
10. EXTENSION OF NORTH AIRPORT ROAD TO METRO BY LEE COUNTY.
11. ADDITIONAL FUNDING FOR THIS PROJECT TO BE IDENTIFIED BY LEE COUNTY

LEGEND

EXPRESSWAYS/FREEWAYS
- 2 LANE
- 4 LANE
- 6 LANE

ARTERIALS
- 2 LANE
- 4 LANE
- 6 LANE
- 8 LANE
- ONE WAY

INTERCHANGES
- EXISTING
- PROBABLE

COLLECTORS
- 2 LANE
- 4 LANE

LEE COUNTY METROPOLITAN PLANNING ORGANIZATION
2010 FINANCIALLY-FEASIBLE PLAN (JANUARY 22, 1993) ADJUSTED TO SUPPORT LEE COUNTY WITH THE UNIVERSITY COMMUNITY

Base Map Source: Lee County Division Of Planning.

DAVID PLUMMER & ASSOCIATES INC.
CONSULTING ENGINEERS

REVISIONS

UNIVERSITY COMMUNITY PLAN AMENDMENT

2010 INTERIM TRAFFIC CIRCULATION PLAN MAP
RECOMMENDED NETWORK WITH UNIVERSITY COMMUNITY

94504 3/24/94

15

EXHIBIT 16
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
INTERIM TRAFFIC CIRCULATION PLAN/FINANCIALLY-FEASIBLE PLAN
YEAR 2010

LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO FINANCIALLY-FEASIBLE PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS		
							WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
AB- 1	ALABAMA RD.	S.R. 82	Stacey Blvd.	2LU	2LU	0	2LU	2LU	0
AB- 2		Stacey Blvd.	Homestead Rd.	2LU	2LU	0	2LU	2LU	0
AL- 1	ALICO RD.	U.S. 41	Three Oaks Blvd.	2LN	2LN	0	2LN	4LD	2
AL- 2		Three Oaks Blvd.	I-75	2LN	2LN	0	2LN	4LD	2
AL- 3		I-75	Treeline Ave.	2LN	2LN	0	2LN	4LD	2
AL- 4		Treeline Ave.	E. Project Boundary	2LN	2LN	0	2LN	2LN	0
AL- 6		E. Project Boundary	Alico Rd. S.	2LN	2LN	0	2LN	2LN	0
AL- 8		Alico Rd. S.	Corkscrew Rd.	2LN	2LN	0	2LN	2LN	0
AN- 1	M. L. KING BLVD.	Fowler St.	Metro Pkwy.	6LD	4LD	-2	4LD	4LD	0
AN- 2	(S.R. 82)	Metro Pkwy.	Palmetto Ave.	6LD	4LD	-2	4LD	4LD	0
AN- 3	(ANDERSON AVE.)	Palmetto Ave.	Ortiz Ave.	6LD	4LD	-2	4LD	4LD	0
AN- 4		Ortiz Ave.	I-75	6LD	6LD	0	6LD	6LD	0
AN- 5		I-75	Buckingham Rd.	6LD	4LD	-2	4LD	4LD	0
AN- 6		Buckingham Rd.	Lee Blvd.	6LD	4LD	-2	4LD	4LD	0
AN- 7		Lee Blvd.	Gateway Blvd.	4LD	2LU	-2	2LU	2LU	0
AN- 8		Gateway Blvd.	Commerce Lakes Dr.	2LU	2LU	0	2LU	2LU	0
AN- 9		Commerce Lakes Dr.	Daniels Pkwy.	2LU	2LU	0	2LU	2LU	0
AN-10		Daniels Pkwy.	High Cap. Corridor	2LU	2LU	0	2LU	2LU	0
AN-11		High Cap. Corridor	A.G. Bell Blvd.	2LU	2LU	0	2LU	2LU	0
AN-12		A.G. Bell Blvd.	County Line	2LU	2LU	0	2LU	2LU	0
BA- 1	BAYSHORE RD.	U.S. 41	Bus 41	6LD	4LD	-2	4LD	4LD	0
BA- 2		Bus 41	I-75	4LD	4LD	0	4LD	4LD	0
BA- 3		I-75	S.R. 31	2LU	2LU	0	2LU	2LU	0
BB- 1	BONITA BEACH RD.	Hickory Blvd.	Vanderbilt Blvd.	4LD	4LD	0	4LD	4LD	0
BB- 2		Vanderbilt Blvd.	U.S. 41	6LD	6LD	0	6LD	6LD	0
BB- 3		U.S. 41	Old 41	4LD	4LD	0	4LD	4LD	0
BB- 4		Old 41	Three Oaks Pkwy.	4LD	4LD	0	4LD	4LD	0
BB- 5		Three Oaks Pkwy.	I-75	4LD	6LD	2	6LD	6LD	0
BB- 6		I-75	Oaks Blvd.	2LU	4LD	2	4LD	4LD	0
BB- 7		Oaks Blvd.	East	2LU	2LU	0	2LU	2LU	0
BK- 2	BUCKINGHAM RD.	Luckette Rd. Ext.	Gunnery Rd.	2LU	2LU	0	2LU	2LU	0
BK- 3		Gunnery Rd.	S.R. 80	2LU	2LU	0	2LU	2LU	0
BU- 1	BUS 41	U.S. 41	Pine Island Rd.	4LD	4LD	0	4LD	4LD	0
BU- 2		Pine Island Rd.	Pondella Rd.	6LD	6LD	0	6LD	6LD	0
BU- 3		Pondella Rd.	First St.	6LB	6LB	0	6LB	6LB	0
CC- 1	CAPE CORAL BR. RD.	McGregor Blvd.	Cape Coral Bridge	4LB	4LB	0	4LB	4LB	0
CC- 2		East of Bridge	West of Bridge	4LB	4LB	0	4LB	4LB	0
CC- 3		West of Bridge	Del Prado Blvd.	6LD	6LD	0	6LD	6LD	0
CO- 1	COLLEGE PKWY.	U.S. 41	Kenwood Ln.	6LD	6LD	0	6LD	6LD	0
CO- 2		Kenwood Ln.	Summerlin Rd.	6LD	6LD	0	6LD	6LD	0
CO- 3		Summerlin Rd.	Whiskey Creek Rd.	6LD	6LD	0	6LD	6LD	0
CO- 4		Whiskey Creek Rd.	Winkler Rd.	6LD	6LD	0	6LD	6LD	0
CO- 5		Winkler Rd.	McGregor Blvd.	6LD	6LD	0	6LD	6LD	0

EXHIBIT 16
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
INTERIM TRAFFIC CIRCULATION PLAN/FINANCIALLY-FEASIBLE PLAN
YEAR 2010

LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO FINANCIALLY-FEASIBLE PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS		
							WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
CL- 1	COLONIAL BLVD.	S.R. 82	Treeline Ave.	4LD (5)	4LD	0	4LD	4LD	0
CL- 2		Treeline Ave.	I-75	4LD (5)	6LD	2	6LD	6LD	0
CL- 3		I-75	Six Mile Pkwy.	6LD (5)	6LD	0	6LD	6LD	0
CL- 4		Six Mile Pkwy.	Winkler Ave. Ext	6LD (5)	6LD	0	6LD	6LD	0
CL- 5		Winkler Ave. Ext	Ranchette Rd.	6LD (5)	6LD	0	6LD	6LD	0
CL- 6		Ranchette Rd.	Metro Pkwy.	6LD (5)	6LD	0	6LD	6LD	0
CL- 7		Metro Pkwy.	Fowler St.	6LD (5)	6LD	0	6LD	6LD	0
CL- 8		Fowler St.	U.S. 41	6LD (5)	6LD	0	6LD	6LD	0
CL- 9		U.S. 41	Summerlin Rd.	4LD (5)	4LD (5)	0	4LD (5)	4LD (5)	0
CL-10		Summerlin Rd.	McGregor Blvd.	4LD (5)	4LD (5)	0	4LD (5)	4LD (5)	0
CS- 1	CORKSCREW RD.	U.S. 41	Sandy Ln.	2LU	4LD	2	4LD	4LD	0
CS- 2		Sandy Ln.	Three Oaks Pkwy.	2LU	4LD	2	4LD	4LD	0
CS- 3		Three Oaks Pkwy.	I-75	2LU	4LD	2	4LD	4LD	0
CS- 4		I-75	Treeline Ave.	2LU	4LD	2	4LD	4LD	0
CS- 5		Treeline Ave.	Koreshan Blvd.	2LU	2LU	0	4LD	4LD	0
CS- 6		Koreshan Blvd.	Alico Rd.	2LU	2LU	0	4LD	4LD	0
CS- 8		Alico Rd.	County Line	2LU	2LU	0	2LU	2LU	0
CY- 1	CYPRESS LAKE DR.	U.S. 41	Summerlin Rd.	6LD	6LD	0	6LD	6LD	0
CY- 2		Summerlin Rd.	Winkler Rd.	6LD	6LD	0	6LD	6LD	0
CY- 3		Winkler Rd.	South Point Blvd.	6LD	4LD	-2	4LD	4LD	0
CY- 4		South Point Blvd.	McGregor Blvd.	6LD	4LD	-2	4LD	4LD	0
DA- 1	DANIELS PKWY.	U.S. 41	Metro Pkwy.	6LD	6LD	0	6LD	6LD	0
DA- 2		Metro Pkwy.	Six Mile Pkwy.	6LD	6LD	0	6LD	6LD	0
DA- 3		Six Mile Pkwy.	Three Oaks Pkwy.	6LD	6LD	0	6LD	6LD	0
DA- 4		Three Oaks Pkwy.	I-75	6LD	6LD	0	6LD	6LD	0
DA- 5		I-75	Treeline Ave.	6LD	6LD	0	6LD	6LD	0
DA- 6		Treeline Ave.	Chamberlin Pkwy.	6LD	6LD	0	6LD	6LD	0
DA- 7		Chamberlin Pkwy.	Gateway Blvd.	6LD	4LD	-2	4LD	4LD	0
DA- 8		Gateway Blvd.	S.R. 82	4LD	4LD	0	4LD	4LD	0
FO- 1	FOWLER ST. (EVANS AVE. PAIR)	First St.	Second St. (SB)	3L	3L	0	3L	3L	0
			(NB)	3L	3L	0	3L	3L	0
FO- 2		Second St.	M. L. K. Blvd. (SB)	3L	3L	0	3L	3L	0
			(NB)	3L	3L	0	3L	3L	0
FO- 3		M. L. K. Blvd.	Hanson St. (SB)	3L	3L	0	3L	3L	0
			(NB)	3L	3L	0	3L	3L	0
FO- 4		Hanson St.	Winkler Ave. (SB)	3L	4LD	1	4LD	4LD	0
			(NB)	3L	2LU	-1	2LU	2LU	0
FO- 5		Winkler Ave.	Colonial Blvd. (SB)	3L	4LD	1	4LD	4LD	0
			(NB)	3L	2LU	-1	2LU	2LU	0
FO- 6		Colonial Blvd.	N. Airport Rd.	6LD	6LD	0	6LD	6LD	0
FO- 7		N. Airport Rd.	Boyscout Dr.	6LD	6LD	0	6LD	6LD	0
GL- 1	GLADIOLUS RD.	McGregor Blvd.	A&W Bulb Rd.	4LD	4LD	0	4LD	4LD	0
GL- 2		A&W Bulb Rd.	Bass Rd.	4LD	4LD	0	4LD	4LD	0

EXHIBIT 16
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
INTERIM TRAFFIC CIRCULATION PLAN/FINANCIALLY-FEASIBLE PLAN
YEAR 2010

LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO FINANCIALLY-FEASIBLE PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS: WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
GL- 3		Bass Rd.	Winkler Rd.	4LD	4LD	0	4LD	4LD	0
GL- 4		Winkler Rd.	Summerlin Rd.	4LD	4LD	0	4LD	4LD	0
GL- 5		Summerlin Rd.	Old Gladiolus Rd.	6LD	6LD	0	6LD	6LD	0
GL- 6		Old Gladiolus Rd.	U.S. 41	6LD	6LD	0	6LD	6LD	0
GU- 1	GUNNERY RD.	S.R. 82	Leonard Blvd.	2LU	2LU	0	2LU	2LU	0
GU- 2		Leonard Blvd.	Lee Blvd.	2LU	2LU	0	2LU	2LU	0
GU- 3		Lee Blvd.	Buckingham Rd.	2LU	2LU	0	2LU	2LU	0
HC- 1	HIGH CAPACITY	West	Summerlin Rd.	2LD (5)	N/A	-2	N/A	N/A	N/A
HC- 2	CORRIDOR	Summerlin Rd.	U.S. 41	2LD (5)	6LD (5)	4	6LD (5)	6LD (5)	0
HC- 3		U.S. 41	I-75	2LD (5)	6LD (5)	4	6LD (5)	6LD (5)	0
HC- 4		I-75	S. Airport Ent.	N/A	6LD (5)	6	6LD (5)	6LD (5)	0
HC- 5		S. Airport Ent.	S.R. 82	N/A	N/A	0	N/A	N/A	N/A
HO- 2	HOMESTEAD RD.	Lee Blvd.	Alabama Rd.	4LD	4LD	0	4LD	4LD	0
HO- 3		Alabama Rd.	Butler St.	2LU	2LU	0	2LU	2LU	0
I- 1	I-75	S. of County Line	County Line	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I- 2		County Line	Bonita Beach Rd.	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I- 3		Bonita Beach Rd.	Corkscrew Rd.	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I- 4		Corkscrew Rd.	Alico Rd.	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I- 7		High Cap. Corridor	W. Airport Ent.	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I- 8		W. Airport Ent.	Daniels Pkwy.	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I- 9		Daniels Pkwy.	Colonial Blvd.	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I-10		Colonial Blvd.	S.R. 82	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I-11		S.R. 82	Luckett Rd.	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I-12		Luckett Rd.	S.R. 80	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I-13		S.R. 80	S.R. 78	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I-14		S.R. 78	Del Prado Ext.	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
I-15		Del Prado Ext.	North	6LD	6LD (6)	0	6LD (6)	6LD (6)	0
JO- 1	JOEL BLVD.	Lee Blvd.	Luckett Ext.	2LU	2LU	0	2LU	2LU	0
JO- 2		Luckett Ext.	S.R. 80	2LU	2LU	0	2LU	2LU	0
KO- 1	KORESHAN BLVD.	U.S. 41	Sandy Ln.	2LU	4LD	2	4LD	4LD	0
KO- 2		Sandy Ln.	Three Oaks Pkwy.	N/A	4LD	4	4LD	4LD	0
KO- 3		Three Oaks Pkwy.	Treeline Ave.	N/A	2LU	2	2LU	4LD	2
KO- 4		Treeline Ave.	Corkscrew Rd.	N/A	2LU	2	2LU	2LU	0
LE- 1	LEE BLVD.	S.R. 82	Buckingham Rd.	4LD	4LD	0	4LD	4LD	0
LE- 2		Buckingham Rd.	Sunshine Blvd.	4LD	4LD	0	4LD	4LD	0
LE- 3		Sunshine Blvd.	Homestead Rd.	4LD	4LD	0	4LD	4LD	0
LH- 1	LEELAND HEIGHTS	Homestead Rd.	Joel Blvd.	4LD	4LD	0	4LD	4LD	0
LU- 1	LUCKETT RD. EXT.	I-75	Buckingham Rd.	N/A	N/A	0	N/A	N/A	N/A
ME- 1	METRO PKWY.	S.R. 80	M. L. K. Blvd.	4LD	N/A	-4	N/A	N/A	N/A
ME- 2		M. L. K. Blvd.	Hanson St.	6LD	N/A	-6	N/A	N/A	N/A
ME- 3		Hanson St.	Warehouse St.	6LD	6LD	0	6LD	6LD	0
ME- 4		Warehouse St.	Winkler Ave.	6LD	6LD	0	6LD	6LD	0
ME- 5		Winkler Ave.	Colonial Blvd.	6LD	6LD	0	6LD	6LD	0

EXHIBIT 16
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
INTERIM TRAFFIC CIRCULATION PLAN/FINANCIALLY-FEASIBLE PLAN
YEAR 2010

LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO FINANCIALLY-FEASIBLE PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS		
							WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
ME- 6		Colonial Blvd.	Daniels Pkwy.	6LD	6LD	0	6LD	6LD	0
ME- 7		Daniels Pkwy.	Six Mile Pkwy.	4LD	4LD	0	4LD	4LD	0
ME- 8		Six Mile Pkwy.	High Cap. Corridor	4LD	4LD	0	4LD	4LD	0
ME- 9		High Cap. Corridor	Alico Rd.	4LD	4LD	0	4LD	4LD	0
MP- 1	MIDPOINT BRIDGE	McGregor Blvd.	West of Bridge	4LD (5)	4LD (5)	0	4LD (5)	4LD (5)	0
OR- 1	ORTIZ AVE.	S.R. 80	Luckett Rd.	4LD	4LD	0	4LD	4LD	0
OR- 2		Luckett Rd.	Ballard Ave.	4LD	4LD	0	4LD	4LD	0
OR- 3		Ballard Ave.	M. L. K. Blvd.	4LD	4LD	0	4LD	4LD	0
OR- 4		M. L. K. Blvd.	Colonial Blvd.	4LD	4LD	0	4LD	4LD	0
OU- 1	OLD 41	U.S. 41	Bonita Beach Rd.	2LU	2LU	0	2LU	2LU	0
OU- 2		Bonita Beach Rd.	Terry St.	2LU	2LU	0	2LU	2LU	0
OU- 3		Terry St.	U.S. 41	2LU	2LU	0	2LU	2LU	0
PB- 1	PALM BEACH BLVD.	Metro Pkwy.	Ortiz Ave.	6LD	6LD	0	6LD	6LD	0
PB- 2		Ortiz Ave.	I-75	6LD	6LD	0	6LD	6LD	0
PB- 3		I-75	S.R. 31	6LD	6LD	0	6LD	6LD	0
PB- 4		S.R. 31	Buckingham Rd.	4LD	4LD	0	4LD	4LD	0
PB- 5		Buckingham Rd.	Hickey Creek	4LD	4LD	0	4LD	4LD	0
PB- 6		Hickey Creek	Joel Blvd.	4LD	4LD	0	4LD	4LD	0
PB- 7		Joel Blvd.	County Line	4LD	4LD	0	4LD	4LD	0
PI- 1	PINE ISLAND RD.	U.S. 41	Del Prado Blvd.	6LD	4LD	-2	4LD	4LD	0
SC- 1	SAN CARLOS BLVD.	Hurricane Bridge	Summerlin Rd.	4LD	4LD	0	4LD	4LD	0
SM- 1	SIX MILE PKWY.	U.S. 41	Metro Pkwy.	2LU	4LD	2	4LD	4LD	0
SM- 2		Metro Pkwy.	Daniels Pkwy.	4LD	4LD	0	4LD	4LD	0
SM- 3		Daniels Pkwy.	Ranchette Rd.	4LD	4LD	0	4LD	4LD	0
SM- 4		Ranchette Rd.	Penzance Blvd.	4LD	4LD	0	4LD	4LD	0
SM- 5		Penzance Blvd.	Colonial Blvd.	4LD	4LD	0	4LD	4LD	0
SR- 1	S.R. 31	North	Bayshore Rd.	2LU	2LU	0	2LU	2LU	0
SR- 2		Bayshore Rd.	S.R. 80	4LD	2LU	-2	2LU	2LU	0
SU- 1	SUMMERLIN RD.	Boyscout Dr.	College Pkwy.	6LD	6LD	0	6LD	6LD	0
SU- 2		College Pkwy.	Cypress Lake Dr.	6LD	6LD	0	6LD	6LD	0
SU- 3		Cypress Lake Dr.	Gladiolus Rd.	6LD	6LD	0	6LD	6LD	0
SU- 4		Gladiolus Rd.	Winkler Rd.	6LD	6LD	0	6LD	6LD	0
SU- 5		Winkler Rd.	High Cap. Corridor	6LD	6LD	0	6LD	6LD	0
SU- 6		High Cap. Corridor	San Carlos Blvd.	6LD	6LD	0	6LD	6LD	0
SU- 7		San Carlos Blvd.	West	2LU	4LD	2	4LD	4LD	0
SN- 1	SUNSHINE BLVD.	Homestead Rd.	12th St.	2LU	2LU	0	2LU	2LU	0
TL- 1	TREELINE AVE.	Colonial Blvd.	Daniels Pkwy.	N/A	2LU	2	2LU	2LU	0
TL- 2		Daniels Pkwy.	High Cap. Corridor	N/A	2LU	2	2LU	2LU	0
TL- 3		High Cap. Corridor	Alico Rd.	N/A	2LU	2	2LU	6LD	4
TL- 4		Alico Rd.	Koreshan Blvd.	N/A	N/A	0	N/A	6LD	6
TL- 5		Koreshan Blvd.	Corkscrew Rd.	N/A	N/A	0	2LU	4LD	2
TO- 1	THREE OAKS PKWY.	Daniels Pkwy.	High Cap. Corridor	4LD	4LD	0	4LD	4LD	0
TO- 2		High Cap. Corridor	Alico Rd.	4LD	4LD	0	4LD	6LD	2

EXHIBIT 16
UNIVERSITY COMMUNITY PLAN AMENDMENT #94504
RECOMMENDED IMPROVEMENTS
INTERIM TRAFFIC CIRCULATION PLAN/FINANCIALLY-FEASIBLE PLAN
YEAR 2010

LINK INDEX	ROADWAY	FROM	TO	(1) 2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN # LANES	(2) 2010 LEE COUNTY MPO FINANCIALLY-FEASIBLE PLAN # LANES	(3) DEFICIT # LANES	2010 LEE COUNTY INTERIM TRAFFIC CIRCULATION PLAN WITH RECOMMENDED IMPROVEMENTS: WITHOUT UNIVERSITY COMMUNITY # LANES	WITH UNIVERSITY COMMUNITY # LANES	(4) DEFICIT # LANES
TO- 3		Alico Rd.	San Carlos Blvd.	2LU	4LD	2	4LD	4LD	0
TO- 4		San Carlos Blvd.	Koreshan Blvd.	2LU	4LD	2	4LD	4LD	0
TO- 5		Koreshan Blvd.	Corkscrew Rd.	2LU	4LD	2	4LD	4LD	0
TO- 6		Corkscrew Rd.	Bonita Beach Rd.	N/A	4LD	4	4LD	4LD	0
TO- 7		Bonita Beach Rd.	County Line	2LU	4LD	2	4LD	4LD	0
US- 1	U.S. 41	South	Old 41	6LD	6LD	0	6LD	6LD	0
US- 2		Old 41	Bonita Beach Rd.	6LD	6LD	0	6LD	6LD	0
US- 3		Bonita Beach Rd.	W. Terry St.	6LD	6LD	0	6LD	6LD	0
US- 4		W. Terry St.	Old 41	6LD	6LD	0	6LD	6LD	0
US- 5		Old 41	Corkscrew Rd.	6LD	6LD	0	6LD	6LD	0
US- 6		Corkscrew Rd.	Koreshan Blvd.	6LD	6LD	0	6LD	6LD	0
US- 7		Koreshan Blvd.	Alico Rd.	6LD	6LD	0	6LD	6LD	0
US- 8		Alico Rd.	Metro Pkwy.	6LD	6LD	0	6LD	6LD	0
US- 9		Metro Pkwy.	High Cap. Corridor	6LD	6LD	0	6LD	6LD	0
US-10		High Cap. Corridor	Six Mile Pkwy.	6LD	6LD	0	6LD	6LD	0
US-11		Six Mile Pkwy.	Daniels Pkwy.	6LD	6LD	0	6LD	6LD	0
US-12		Daniels Pkwy.	College Pkwy.	6LD	6LD	0	6LD	6LD	0
US-13		College Pkwy.	Fowler St.	8LD	6LD (6)	(6)	6LD (6)	6LD (6)	0
US-14		Fowler St.	Colonial Blvd.	8LD	6LD (6)	(6)	6LD (6)	6LD (6)	0
US-15		Colonial Blvd.	Winkler Ave.	8LD	6LD (6)	(6)	6LD (6)	6LD (6)	0
US-16		Winkler Ave.	Hanson St.	6LD	6LD	0	6LD	6LD	0
US-17		Hanson St.	M. L. K. Blvd.	6LD	6LD	0	6LD	6LD	0
US-18		M. L. K. Blvd.	Hancock Br. Pkwy.	6LB	6LB	0	6LB	6LB	0
US-19		Hancock Br. Pkwy.	Pondella Rd.	6LD	6LD	0	6LD	6LD	0
US-20		Pondella Rd.	Pine Island Rd.	6LD	6LD	0	6LD	6LD	0
US-21		Pine Island Rd.	Bus 41	4LD	4LD	0	4LD	4LD	0
US-22		Bus 41	Del Prado Ext.	4LD	4LD	0	4LD	4LD	0
US-23		Del Prado Ext.	Gator Slough	4LD	4LD	0	4LD	4LD	0
US-24		Gator Slough	County Line	4LD	4LD	0	4LD	4LD	0

FOOTNOTES:

1) Based on The Lee Plan 1993 Codification, Section III. Traffic Circulation, Policy 21.1.1.
2) Based on the Lee County MPO Financially-Feasible Plan, January 22, 1993.
3) Needed changes to the Lee County Interim Traffic Circulation Plan to achieve consistency with the MPO Financially-Feasible Plan.
4) Needed improvements beyond the recommended Interim Traffic Circulation Plan without the University Community.
5) Expressway.
6) Improvement needed beyond 6 lanes. To be determined by corridor study.

EXHIBIT 17

UNIVERSITY COMMUNITY PLAN AMENDMENT
ESTIMATED ROADWAY IMPROVEMENT COSTS(1)

Roadway	Limits	Improvement	Cost Estimate(2)	Potential Funding
Treeline Avenue	Corkscrew Road to Koreshan Boulevard	0 to 4 LD	$ 4,360,000(2)	Committed(6)
	Koreshan Boulevard to Alico Road	0 to 4 LD	$13,510,000(4,5)	Committed(6)
	Koreshan Boulevard to Alico Road	4 to 6 LD	$ 3,580,000(4)	Roads Impact Fees, Other Revenues, University Mitigation, Other DRI Obligations, CRSA
	Alico Road to Expressway	2 to 4 LD	$ 1,460,000(7)	Roads Impact Fees, Other Revenues
	Alico Road to Expressway	4 to 6 LD	$ 2,690,000(4)	Roads Impact Fees, Other Revenues
Alico Road	US 41 to I-75	2 to 4 LD	$ 9,590,000(4)	Roads Impact Fees, Other Revenues
	I-75 to Treeline Avenue	2 to 4 LD	$ 1,060,000(4)	Committed(6)
Koreshan Boulevard	Three Oaks Parkway to Treeline Avenue	2 to 4 LD	$ 3,895,000(8)	Roads Impact Fees, Other Revenues
Three Oaks Parkway	Alico Road to Expressway	4 to 6 LD	$ 2,690,000(9)	Roads Impact Fees, Other Revenues
		Sub-Total	$42,835,000	
		Less Committed Improvements:	$18,930,000	
		Unfunded Total:	$23,905,000	

FOOTNOTES:

1) 2010 Needs Plan improvements With University Community, beyond "base" Needs Plan.
2) Estimate only of possible costs. Subject to detailed engineering, appraisals and the like. When possible, cost estimates derived from: February 16, 1993 letter from DPA to Lee County Attorney's Office titled "University Community, Roadway Improvements", Exhibit 3 and Corkscrew Road Special Improvement Unit Study, Transportation Element Report Update, December 17, 1992.
3) Approximately 1 mile of a 4.1 mile improvement at approximately $17,870,000.
4) Costs from February 16, 1993, "University Community, Roadway Improvements".
5) Balance of $17,870,000 improvement.
6) Improvement committed and funded. See February 16, 1993 "University Community, Roadway Improvement" and Lee County Boârd of County Commission action of March 3, 1993.
7) Cost of improvement dependent on location of East/West High Capacity Corridor. From Lee County DOT and February 16, 1993 "University Community, Roadway Improvements", Treeline Avenue improvement from 0 to 4 LD, from Alico Road to Daniels Parkway, = $10,470,000. Assume first two lanes = 50% = $5,235,000. Assume that Alico Road to East/West High Capacity Corridor is one mile of 3.6 mile improvement. Cost = $5,235,000 X 1/3.6 = $1,454,000 = $1,460,000.
8) Total cost of 0 to 4 lanes = $7,790,000 per Corkscrew Road Special Improvement Unit Study and February 16, 1993 "University Community Roadway Improvements". Assume first two lanes = 50%.
9) Costs assumed to be the same as Treeline Avenue from Alico Road to High Capacity Corridor.

EXHIBIT 18

UNIVERSITY COMMUNITY PLAN AMENDMENT

FY 95-99 CAPITAL IMPROVEMENT PROGRAM - LEE COUNTY, FLORIDA

TRANSPORTATION & ENGINEERING - MAJOR ROADS, UNIVERSITY COMMUNITY IMPROVEMENTS

REF #	PROJ #	PROJECT NAME	Actual Prior	Add FY Budget	FY Req	FY 94/95	FY 95/96	FY 96/97	FY 97/98	FY 98/99	5 Year Total	FY 99/00	Project Total
	1	Corkscrew Road - 4 LD	0	0	0	0	0	0	140	200	340	1,200	1,540
	2	Alico Road - 4 LD	0	0	0	0	0	0	960	3420	4,380	5,210	9,590
		Total	0	0	0	0	0	0	1100	3620	4,720	6,410	11,130

TRANSPORTATION & ENGINEERING - SIGNALS & INTERSECTIONS, UNIVERSITY COMMUNITY IMPROVEMENTS

REF #	PROJ #	PROJECT NAME	Actual Prior	Add FY Budget	FY Req	FY 94/95	FY 95/96	FY 96/97	FY 97/98	FY 98/99	5 Year Total	FY 99/00	Project Total
	3	Corkscrew Road/I-75 Ramps	0	0	0	0	0	140	0	0	140	0	140
	4	Corkscrew Road/Treeline Avenue	0	0	0	0	0	50	0	0	50	0	50
	5	Treeline Avenue/Alico Road	0	0	0	0	0	50	0	0	50	0	50
	6	Alico Road/I-75 Ramps	0	0	0	0	0	140	0	0	140	0	140
		Total	0	0	0	0	0	380	0	0	380	0	380

dpa

EXHIBIT 19

UNIVERSITY COMMUNITY PLAN AMENDMENT

CAPITAL IMPROVEMENTS REFERENCED TO THE LEE PLAN

The following table corresponds to projects proposed in the 1995/99 CIP for the University Community Plan Amendment. The policies of the comprehensive plan which require or encourage the proposed capital projects are noted by policy number in the far right column. This document is considered a draft until the CIP is adopted in its final form, at which time, the Exhibit will be revised if necessary to be consistent with the adopted CIP.

PROJECT #	PROJECT NAME	PLANNING[1] DISTRICT	CRITERIA[2]	POLICY[3]
DEPARTMENT OF TRANSPORTATION AND ENGINEERING				
ARIERIAL AND COLLECTOR ROADS				
MAJOR ROADS AND BRIDGE PROJECTS				
1	Corkscrew Road, 4 LD, I-75 to Three Oaks	9	3,5	70.1.3(6), 20.1.10
2	Alico Road, 4 LD, US 41 to I-75	9	3,5	70.1.3(6), 20.1.10
SIGNALS & INTERSECTIONS				
3	Corkscrew Road to I-75 Ramps	9	3,5	70.1.3(6), 20.1.10
4	Corkscrew Road/Treeline Avenue	9	3,5	70.1.3(6), 20.1.10
5	Treeline Avenue/Alico Road	9	3.5	70.1.3(6), 20.1.10
6	Alico Road/I-75 Ramps	9	3,5	70.1.3(6), 20.1.10

Footnotes:

1) Planning Districts referenced as:

1. Fort Myers	6. Lehigh Acres	11. Iona-McGregor
2. South Fort Myers	7. East Fort Myers	12. Pine Island
3. Cape Coral	8. Bonita Springs	13. Sanibel
4. North Fort Myers	9. San Carlos Park	14. Captiva
5. Alva	10. Fort Myers/ Bonita Beach	15. Gasparilla

2) Priority Criteria numbers correspond to the following priorities for the CIP:

1. Projects which remove a direct and current threat to the public health or safety;
2. Specific projects, the character, location, and timing of which are directed by action of a court order or by law;
3. Projects which are essential for the maintenance of the county's investment in existing infrastructure;
4. Projects which remove a service level deficiency which affects developed areas;
5. Projects which are part of the comprehensive expansion of services and facilities to accommodate the development of an area (i.e, all facilities necessary to serve the development of the area);
6. Development of an individual facility to serve an area for which other facilities and services do not exist and are not included in the CIP.

3. Plan policies which require or encourage the Capital Projects are referenced by objective and/or policy number.

APPENDIX A

ALICO UNIVERSITY PLAN AMENDMENT

REVISED TRANSPORTATION METHODOLOGY OUTLINE

Project #92510

April 29, 1992

Prepared By:
DAVID PLUMMER & ASSOCIATES, INC.
1531 Hendry Street
Ft. Myers, FL 33901

4/29/92
#92510

ALICO UNIVERSITY

PLAN AMENDMENT

REVISED TRANSPORTATION METHODOLOGY OUTLINE

Overview

A Transportation Methodology Outline for the preparation of the Alico University Plan Amendment was reviewed at the Plan Amendment Transportation Methodology Meeting held on Friday, April 24, 1992. Those in attendance included representatives of the Lee County DOT & E, Lee County Department of Community Development, Lee County Metropolitan Planning Organization, Southwest Florida Regional Planning Council and Alico, Inc. Comments were received on the proposed methodology at that meeting.

Subsequent to that April 24, 1992 meeting, further discussions with Lee County DOT & E and the Lee County MPO were held on the most appropriate methodology to reflect the University commuter student attraction to areas outside Lee County. The revised Transportation Methodology Outline reflects the comments received at the April 24, 1992 meeting and those subsequent discussions with Lee County DOT & E and the MPO.

Introduction

The Board of Regents has selected property owned by Alico, Inc. as the site for the Tenth University. The proposed addition of a University Community land use category to The Lee Plan provides the necessary support and synergism to create a viable University Community. Included within the University Community land use category are four distinct, but closely related functions: University Campus, University Endowment Area, University Village and University Village Interchange.

Objective

The objective of the traffic study is to amend the Traffic Circulation Element of The Lee Plan consisting of the following.

- Map 3 (2010 Financially Feasible Plan/ Interim Traffic Circulation Map)

- Map 4 (2010 Needs Plan/ Desirable Traffic Circulation Plan).

- Traffic Circulation Goals/Objectives/Policies

- Trafficways Map

University Location/Study Area

The University Community is generally located south of Alico Road, north of Koreshan Boulevard and east of the Treeline Avenue Extension (Exhibit 1). Traffic volumes will be reported for all of Lee County, similar to the coverage reported in the 1990 Lee Plan. Any detailed traffic analysis, if required, would be confined to a smaller study area. That smaller study area would be generally defined by the Regional Planning Council 5% significance rule (i.e., Project traffic representing 5% or more of the Level of Service "D" service volume on the roadway) and based on the Lee County 2010 Needs Network.

Development Parameters

The Alico Tenth State University was originally identified as part of the proposed Alico AMDA. In light of the urgency to proceed with the planning for the University, the Alico AMDA proposal and the Lee Plan Amendments related thereto, have been placed "on hold", indefinitely.

When Alico, Inc. was contemplating a New Community, the proposal was represented by the creation of twelve new TAZ's in the FSUTMS roadway network and zonal structure. Consistent with the prior Alico proposal, the TAZ's previously established will be used to represent the University Community (Exhibit 2). Those Alico TAZ's not representing the University Community will either be eliminated or converted to zero.

The development parameters for the proposed University Community are summarized in Exhibit 3.

Future Area Development

In recognition of the newly created Corkscrew Road Special Improvement Unit Study (i.e., CRSA), the traffic study associated with the University Community Amendment to The Lee Plan will reflect the newly established development parameters of the CRSA. Adjustments will also be made for major developments located in the vicinity of the University. Those adjustments will be those consistent with the CRSA Study. The socio-economic parameters used for the CRSA and other effected TAZ's will be reported in the Plan Amendment.

Future Road Network

The traffic analysis will utilize the most current version of the Lee County validated 2010 Financial Feasible Plan and the 2010 Needs Plan that are available in FSUTMS format. Since those two plans are not anticipated to be available in FSUTMS format in a timely manner (i.e., April 27, 1992), the most current 2010 Needs Plan to date (i.e., DCD10CE) will be used as an alternative for the traffic analysis. This base 2010 Needs road network will then be adjusted per the recommendations outlined in the Lee County Division of Planning Staff Report Comprehensive Plan Amendment, Dated: February 27, 1992 (Appendix A) in order to develop a base 2010 Financially Feasible Plan Network and a base 2010 Needs Plan Network.

The base Traffic Circulation Plans will then be modified to include the extension of Treeline Avenue as a two lane arterial from Alico Road to Corkscrew Road in order to accommodate the initial University Community.

Trip Generation

The University Campus is disaggregated into three basic components comprising of the resident students, commuter students and the University faculty/staff members. Based on a similar methodology being used by the Lee County MPO, the University Campus will utilize the trip generation rates identified in the Institute of Transportation Engineers (ITE) Trip Generation, Fifth Edition to derive total campus trip generation. These trips will then be proportionately distributed among the three campus components. Based on travel characteristics of the resident students and the commuter students, the ITE trip generation will be converted to person trips to be used as "special generators" in the FSUTMS ZDATA3 input data file. ITE trips generated by the University faculty and staff members will then be converted to its employment equivalency to be used as input parameters in the FSUTMS ZDATA2 file.

Land use parameters within the University Endowment Area, the University Village and University Village Interchange will utilize standard FSUTMS (ZDATA1and ZDATA2)

formats. The housing component will assume zero (0) vacancy and non-season residents. Population per dwelling unit will utilize 2.537 for single-family and 1.673 for multi-family, consistent with the factors of the CRSA Study (Appendix B). Occupancy rate of hundred percent and two persons per room will be assumed for the hotels. Building square footage to employment conversion factors to be utilized are included as part of Appendix C.

The resultant population and employment estimates to be used as FSUTMS input parameters for the Project are summarized in Exhibit 4.

Trip Distribution/Assignment

County-wide 2010 FSUTMS traffic simulation runs will be performed and volumes reported for the following.

- 2010 Needs Plan Without University
- 2010 Needs Plan With University
- 2010 Needs Plan With University With Additional Improvements

Commuter Students

Recognized as a major regional center, the University Community is expected to attract students from throughout Southwest Florida. The University Board of Regents have estimated the following distribution by percent of commuter student trip from the neighboring counties (external zones).

County	Distribution Percent
Lee	48.0%
Charlotte	20.0%
Collier	27.0%
Hendry	4.4%
Glades	0.6%
	100.0%

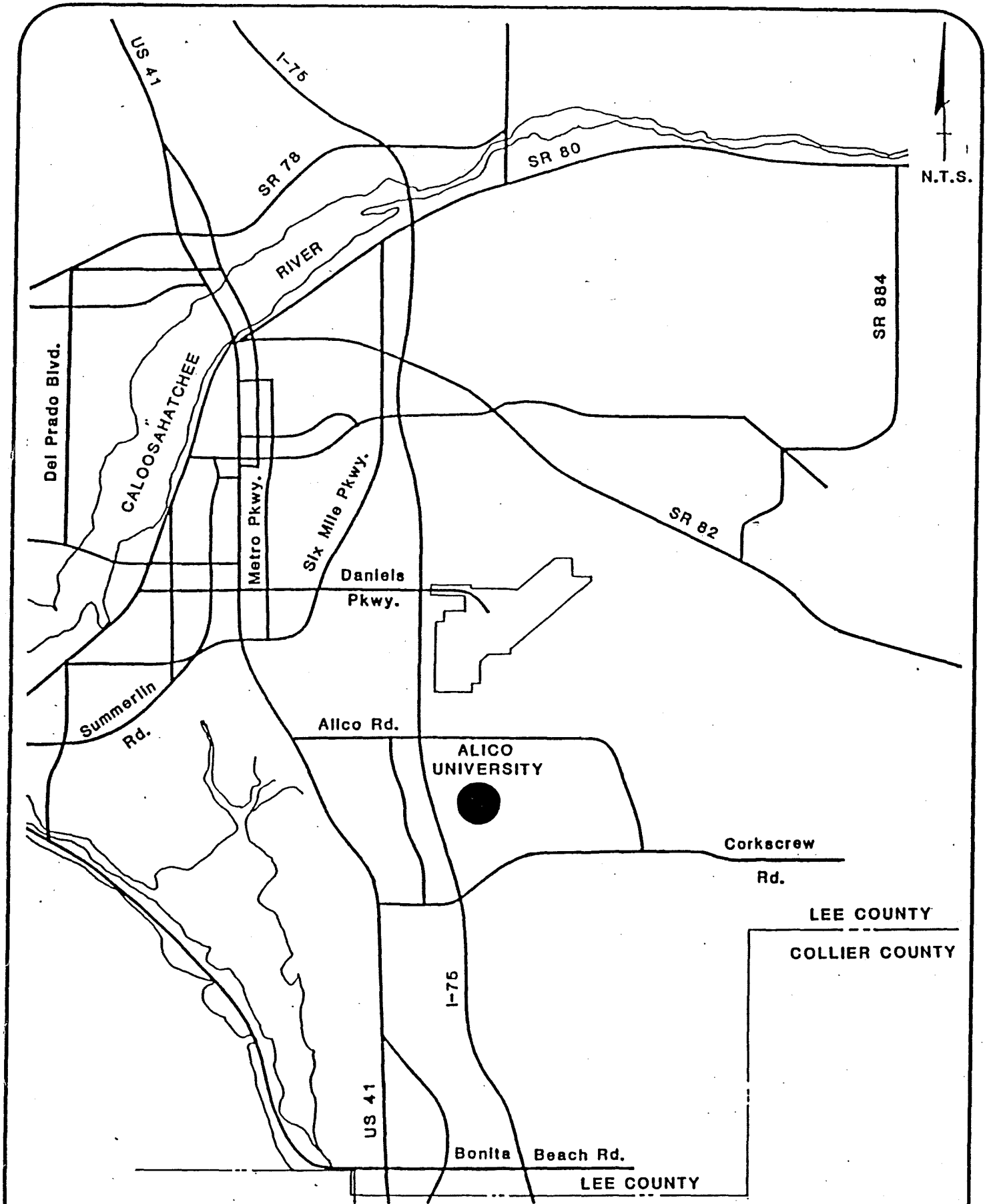
In order to reflect the true transportation impact of the University, special adjustments to the standard FSUTMS procedure, (i.e., manual assignments, manual model adjustments), would have to be performed so that the above internal/external interaction estimates could be portrayed. Although this method was originally proposed by the Consultant, it was expressed by the Lee County MPO that non-standardized adjustments to the FSUTMS would be inconsistent for subsequent applications of the model. To be consistent with the standardized FSUTMS and as directed by the review agencies, the University Community will utilize the standard FSUTMS distribution procedure for purposes of this traffic study.

Analysis/Recommendations

Roadway traffic volumes on a peak hour, peak season basis will be measured against the adopted Lee County level of service standards using the County's roadway service volumes as identified in The Lee Plan. Recommended roadway improvements, if any, for the 2010 Needs Plan and the 2010 Financially Feasible Plan to support county-wide developments without and with the University Community will be compared and reported.

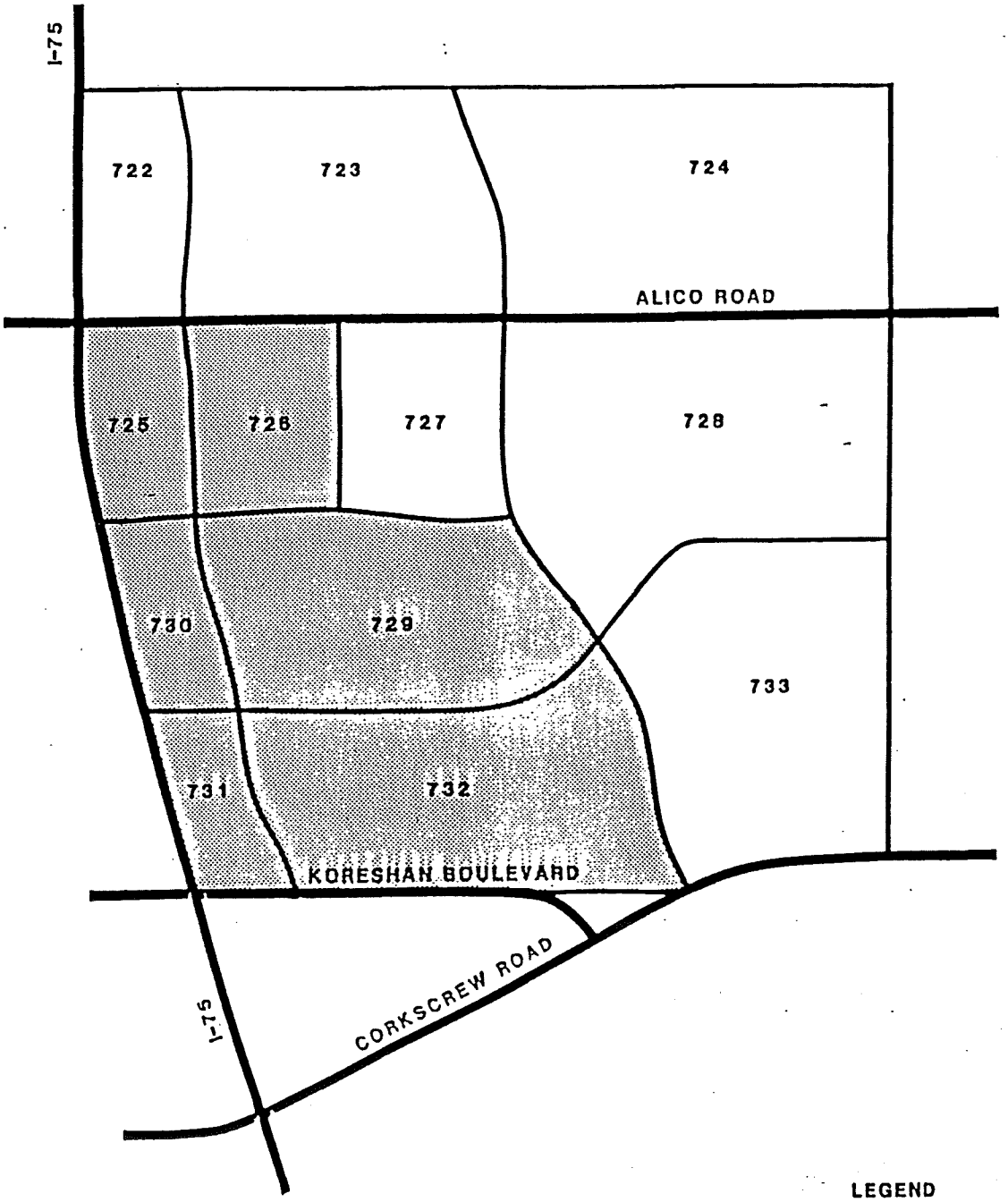
Potential financial resources that may be available for funding those improvements associated with the University Community beyond those of the adopted Financially Feasible Plan will be presented. Potential MPO 2010 Needs Plan and Financially Feasible Plan modifications will be identified.

COPIMAC BLUEPRINT



dpa	ALICO UNIVERSITY COMPREHENSIVE PLAN AMENDMENT	SITE LOCATION	92510 1

N.T.S.



dpa	ALICO UNIVERSITY COMPREHENSIVE PLAN AMENDMENT	PROJECT TRAFFIC ANALYSIS ZONES	92610 2

EXHIBIT 3

ALICO - UNIVERSITY COMMUNITY

COMPREHENSIVE PLAN AMENDMENT

2010 PROJECT LAND USE SUMMARY

TAZ	SINGLE FAMILY D.U.	MULTI FAMILY D.U.	HOTEL ROOMS	INDUSTRIAL SQ. FT.	COMMERCIAL[1] SQ. FT.	SERVICE SQ. FT.	UNIVERSITY[2] STUDENTS	SCHOOL[3] ENROLLMENT	GOLF COURSE
722	0	0	0	0	0	0	0	0	0
723	0	0	0	0	0	0	0	0	0
724	0	0	0	0	0	0	0	0	0
725	0	0	120	0	1,306,000	200,000	0	0	0
726	0	0	0	390,000	504,800	120,000	0	0	0
727	0	0	0	0	0	0	0	0	0
728	0	0	0	0	0	0	0	0	0
729	0	0	0	0	0	0	9,734	0	0
730	150[4]	756[4]	250	200,000	0	0	0	235	0
731	0	605	0	0	139,200	110,000	0	0	0
732	2,756	500	0	0	0	0	0	1,190	18 holes
733	0	0	0	0	0	0	0	0	0
TOTAL	2,906	1,861	370	590,000	1,950,000	430,000	9,734	2,425	18 holes

Footnotes:

1) Includes the University Endowment Area of 200 acres.
2) Reflects 1,000 resident students and 8,734 commuter students.
3) Includes elementary and high school students.
4) For purposes of the traffic analysis, 150 single family dwelling units and 150 multi family dwelling units have been shifted from TAZ 729.

EXHIBIT 4

ALICO UNIVERSITY COMMUNITY

COMPREHENSIVE PLAN AMENDMENT

2010 PROJECT SOCIO-ECONOMIC PARAMETERS

TAZ	Single Family D.U.	Single Family Pop.	Multi Family D.U.	Multi Family Pop.	Hotel Rooms	Hotel Occupancy	Industrial Employment	Commercial[1] Employment	Service Employ.	Hotel[2] Employ.	Golf[3] Employ.	School[8] Enrollment	School[2] Employment	University[4] Resident Student Person Trips	University[5] Commuter Student Person Trips	University[2,6] Faculty/Staff Employment
722	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
723	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
724	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
725	0	0	0	0	120	240	0	3,270	800	110	0	0	0	0	0	0
726	0	0	0	0	0	0	840	1,350	480	0	0	0	0	0	0	0
727	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
728	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
729	0	0	0	0	0	0	0	0	0	0	0	0	0	4,140	20,030	1,460
730	150[7]	380[7]	756[7]	1,260[7]	250	500	430	0	0	230	0	235	20	0	0	0
731	0	0	605	1,010	0	0	0	350	440	0	0	0	0	0	0	0
732	2,756	6,990	500	840	0	0	0	0	0	0	40	1,190	100	0	0	0
733	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	2,906	7,370	1,861	3,100	370	740	1,270	4,970	1,720	340	40	2,425	120	4,140	20,030	1,460

Footnotes:

1) Includes the University Endowment Area of 200 acres.
2) To be added to total service employment.
3) To be added to total commercial employment.
4) To be represented as special generator - production.
5) To be represented as special generator - attraction. For selected link analysis, commuter students will be assigned a separate TAZ.
6) Per MPO estimate for similar University.
7) For purposes of the traffic analysis, 150 single family dwelling units and 150 multi family dwelling units have been shifted from TAZ 729.
8) Includes elementary and high school students.

APPENDIX A

LEE COUNTY DIVISION OF PLANNING

STAFF REPORT

COMPREHENSIVE PLAN AMENDMENT

LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT
COMPREHENSIVE PLAN AMENDMENT

DATE: February 27, 1992

☐ TEXT
☐ MAP
☒ TEXT AND MAP

CASE NUMBER PAT/M 91-21

PART I - BACKGROUND AND ANALYSIS

A. SUMMARY OF APPLICATION

1. **APPLICANT:** Board of County Commissioners

2. **REQUEST:** Amend the Traffic Circulation Element, Policy 21.1.1 and Policy 21.1.2 and Maps 3 and 4 (the 2010 Financially Feasible Plan/Interim Traffic Circulation Plan Map and the 2010 Needs Plan/Desirable Traffic Circulation Plan Map) to reflect recent changes to these maps as adopted by the Lee County Metropolitan Planning Organization (MPO).

3. **STATED REASONS FOR REQUEST:** To provide for consistency between the maps adopted by the Lee County MPO and the maps as adopted in the Lee Plan.

   SUPPORTING REASONS FOR REQUEST: Revising the maps and the text, as appropriate, will ensure that identified funding for projects which are not shown on the maps presently in the Lee Plan will not be endangered.

B. STAFF RECOMMENDATION

Staff recommends transmittal of new Policies 21.1.1 and 21.1.2 as shown below and transmittal of a new Map 4, the 2010 Needs Plan Map/Desirable Traffic Circulation Plan Map which is attached.

POLICY 21.1.1: The Metropolitan Planning Organization's (MPO) 2010 Financially Feasible Plan (Map 3 as adopted by the MPO on November 17, 1988 and modified on May 24, 1991 and June 21, 1991 for consistency with the new 2010 Needs Plan Map) is hereby adopted, with the following exceptions, as the interim Traffic Circulation Plan Map, ~~with the following exceptions:~~

~~*The four-laning of Pine Island Road is deleted due to community impacts but will be reexamined to consider three-laning or an alternate route.~~
~~*Kelly Road shall be added as a two-lane collector roadway between McGregor Boulevard and U.S. 41, pending the outcome of the on-going Kelly road Alignment Study or the Thoroughfare Alignment Project.~~
~~*The two-lane expressway shown as an extension of Kelly road does not indicate a particular alignment for the loop expressway, which may be substantially relocated following the Thoroughfare Alignment Project.~~
~~*The existing portion of summerlin Road indicated as an expressway will have no new access points and may have existing median cross-overs eliminated to improve traffic flow.~~

~~*The Caloosahatchee River crossing east of Old U.S. 41 does not indicate a particular alignment and may be relocated.~~

- Bonita Beach Road, Hickory Blvd. to Vanderbilt Beach Dr. is shown as two lane but should be four lane;
- Bonita Beach Road, Vanderbilt Beach Dr. to Hacienda Village Dr. is shown as four lane but should be six lane;
- Corbett Road, Pine Island Rd (SR 78) to Littleton Rd. is shown as two lane but should be four lane divided;
- Gladiolus Drive, Summerlin Rd. to US 41 is shown as four lane but should be six lane;
- Page Field Connector, N. Airport Rd. to Summerlin Rd. is shown as six lane expressway but should be six lane arterial;
- Pine Island Road, through Matlacha is shown as four lane but should be two lane;
- Summerlin Road, Boy Scout Dr. to College Parkway is shown as six lane expressway but should be six lane arterial;
- Winkler Road, Cypress Lake Dr. to Gladiolus Dr. is shown as two lane but should be four lane divided;
- Colonial Boulevard, I-75 to US 41 is shown as four lane expressway but should be six lane expressway;
- I-75, throughout Lee County is shown as a four lane freeway but should be six lane freeway;
- Leeland Heights Boulevard (SR 884), Richmond Ave. to Lee Blvd. is shown as two lane divided but should be four lane divided;
- US 41, Winkler Ave. to College Parkway is shown as six lane but should be eight lane;
- Diplomat Parkway, Del Prado to US 41, add new four lane facility;
- Del Prado Extension, Kismet Parkway to Old Bridge Rd., is shown as a two lane facility but should be a four lane arterial; and
- Old Bridge Road, Bayshore Rd. (SR 78) to Charlotte Co. line (I-75) is shown as a two lane expressway but should be a four lane arterial

[THE FOLLOWING EXCEPTIONS WERE ADOPTED BY THE MPO AT ITS MAY 24TH, 1991 MEETING TO MODIFY THE NOVEMBER, 1988 VERSION TO BRING IT INTO CONFORMITY WITH THE REVISED 2010 NEEDS MAP]

- Old Burnt Store Road, N'ly extension into Burnt Store Marina, delete;
- Bayshore Road (SR 78), Nalle Rd. to SR 31, is shown as four lanes but should be two lanes;
- SR 31, Bayshore Rd. to N. River Rd. is shown as four lanes but should be two lanes;
- Sunrise Boulevard Extension, Gunnery Rd. to Sunshine Blvd., delete four lane facility;
- Sunrise Boulevard Extension, Sunshine Blvd. to Alabama Rd., delete two lane facility;
- Immokalee Road (SR 82), Colonial Blvd. to Gateway Blvd. Extn. is shown as six lanes but should be four lanes;
- Immokalee Road (SR 82), Gateway Blvd. Extn. to Commerce Lakes Dr. is shown as four lanes but should be two lanes;
- Richmond Avenue, Volusia St. to Flint Blvd., delete two lane facility;
- Palmetto Avenue, Idlewild St. to Colonial Blvd. is shown as a six lane arterial but should be four lanes;
- Palomino Road, Daniels Parkway to Penzance Blvd. is shown as four lanes but should be two lanes;
- Penzance Boulevard, Idlewild St. to Palomino Rd., delete six lane facility;
- Penzance Boulevard, Palomino Rd. to 2000 feet west of Gateway Blvd., delete four lane facility;
- Burnt Store Road, Pine Island Rd. to the Charlotte Co. line is shown as a two lane expressway but should be two lane arterial;
- Metro Parkway Extension (Old Bridge Road), Bayshore Rd. (SR 78) to Del Prado Extn. is shown as a four lane expressway but should be a four lane arterial;
- Metro Parkway Extension, Palm Beach Blvd. (SR 80) to Bayshore Rd. (SR 78), delete four lane bridge and approaches;

- Metro Parkway Extension (Palm Ave.), Dr. Martin Luther King, Jr. Blvd. (SR 82) to 2nd St. is shown as six lane but should be four lane;
- Metro Parkway Extension (Seaboard St.), 2nd St. to Palm Beach Blvd. (SR 80) is shown as four lanes North Bound/three lanes South Bound but should be three lanes One Way South Bound, only;
- Three Oaks Parkway, Alico Rd. to Oriole Rd. Extn. (N), delete four lane facility;
- Three Oaks Parkway, Oriole Rd. Extn. (S) to San Carlos Blvd. is shown as four lane but should be two lane;
- Three Oaks Parkway Extension (south), Corkscrew Rd. to Old 41 Highway, delete four lane facility;
- Old 41 Highway, Rosemary Rd. to Three Oaks Parkway Extn. (S) is shown as four lanes but should be two lanes;
- Jacaranda Parkway Extension, Del Prado Extn. to Bayshore Rd. (SR 78), delete two lane facility;
- Marion Street, Palm Beach Blvd. (SR 80) to Palmetto Ave. is shown as four lanes but should be two lanes;
- Marion Street Extension, Metro Parkway Extn. to Palm Beach Blvd. (SR 80), delete four lane facility;
- Park Road Bridge, over TenMile Canal, delete facility;
- US 41, north shore of river to Pine Island Rd. (SR 78), is shown as four lane but should be six lane;
- South Beltway, McGregor Blvd. to Summerlin Rd., delete two lane expressway facility;
- Hanson Street, US 41 to Evans Ave. is shown as four lane but should be two lane;
- Midpoint Bridge-Colonial Boulevard, Del Prado to Metro Parkway is shown as a four lane freeway but should be four lane expressway;
- Interchange, Colonial Blvd at Immokalee Rd. (SR 82), delete facility;
- Interchange, Metro Parkway Extension at Bayshore Rd. (SR 78), delete facility;
- Interchange, Metro Parkway Extension at Immokalee Rd. (SR 82), Delete facility; and
- Interchange, US 41 at Pine Island Rd. (SR 78), delete facility.

POLICY 21.1.2: The MPO 2010 Needs Plan (Map 4 as adopted by the MPO on ~~January 21, 1988~~ March 22, 1991 and revised on May 24, 1991 and June 21, 1991) is hereby adopted as the desirable Traffic Circulation Plan Map, with ~~the following~~ exceptions as follows (in addition to those found in Objective 15.1):

~~*The four-laning of Stringfellow boulevard is deleted.~~
~~*The existing portion of Summerlin Road indicated as an expressway will have no new access points and may have existing median cross-overs eliminated to improve traffic flow.~~
~~*Kelly Road shall be added as a two-lane collector roadway between McGregor Boulevard and U.S. 41, pending the outcome of the on-going Kelly road Alignment Study or the Thoroughfare Alignment Project.~~
~~*The Caloosahatchee River crossing between south Cape Coral and the Iona/McGregor area does not indicate a particular alignment; the actual alignment will be selected through the Thoroughfare Alignment Project.~~
~~*Likewise, the Caloosahatchee River crossing east of Old U.S. 41 does not indicate a particular alignment.~~
~~*The collector road running from Bass to Pine Ridge just north of Gladiolus is replaced with an extension of another collector in Section 28, Twp. 45S, Rge. 24E, running westward from A&W Bulb Road to McGregor Boulevard.~~

- Del Prado Extension, US 41 to Old Bridge Rd., is shown as a four lane express way but should be a four lane arterial; and
- Old Bridge Road, Del Prado Extension to Charlotte Co. line (I- 75) is shown as a four lane expressway but should be a four lane arterial.

[X] TRANSMIT
[ ] NOT TRANSMIT
[ ] TRANSMIT ALTERNATIVE
BASIS AND RECOMMENDED FINDINGS OF FACT:

PART II - ACTION SUMMARY

A. LOCAL PLANNING AGENCY RECOMMENDATION: DATE: December 20, 1991

[ ] TRANSMIT
[X] NOT TRANSMIT

Livingston	[Y]	
Finger	[Y]	
Day	[Y]	
Daniel	[Y]	
Baucom	[ ]	ABSENT
Christy	[ ]	ABSENT
Howell	[Y]	

APPROVAL OF ALTERNATIVE

BASIS AND FINDINGS OF FACT: The adoption of this amendment will create an internal inconsistency in the Lee Plan.

B. BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENTS DATE: February 26, 1992

[X] TRANSMIT
[ ] NOT TRANSMIT

Judah	[Y]	
Lopez-Wolfe	[Y]	
Manning	[Y]	
Slisher	[ ]	ABSENT
St. Cerny	[Y]	

BASIS AND FINDINGS OF FACT: This amendment will bring the Lee Plan into compliance with the latest adopted MPO 2010 maps and will ensure that funding for road projects will not be jeopardized. The LPA recommendation did not address the amendment as subsequently revised by the Lee County DOT&E.

C. FLORIDA DEPARTMENT OF COMMUNITY AFFAIRS

OBJECTIONS, RECOMMENDATIONS AND COMMENTS DATE:

SUMMARY OF DCA REPORT (COMPLETE TEXT OF COMMENTS ARE ATTACHED TO STAFF REPORT)

D. STAFF RESPONSE:

RECOMMENDED REVISIONS: [ ] YES [ ] NO

REVISIONS:

BASIS AND RECOMMENDED FINDINGS OF FACT:

E. <u>BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENTS:</u>

- STAFF RECOMMENDATION ☐ APPROVAL ☐ DENIAL
- POSSIBLE BASIS AND FINDINGS OF FACT FOR APPROVAL
- BASIS AND FINDINGS OF FACT FOR DENIAL

ATTACHMENT: MPO's NEEDS PLAN MAP

APPENDIX B

TREELINE AVENUE IMPROVEMENT PROJECT
TRAFFIC VOLUME REPORT
METHODOLOGY OUTLINE

Project #93510

September 15, 1993

Prepared By:
DAVID PLUMMER & ASSOCIATES, INC.
1531 Hendry Street
Fort Myers, FL 33901

TREELINE AVENUE IMPROVEMENT PROJECT
TRAFFIC VOLUME REPORT
METHODOLOGY OUTLINE

Introduction

This transportation methodology outline was prepared as part of Task 1.9 of the scope of services for the Treeline Avenue Improvement Project. The objective of the traffic volume report is to develop Treeline Avenue traffic projections and characteristics (K, D & T factors) for the post construction year and design year. Post construction year is assumed for purposes of the traffic study to be 1997.

Traffic Characteristics

Traffic characteristics will be estimated for Treeline Avenue between Alico Road and Corkscrew Road. The "K" factor, for the purpose of this study, will be represented by the ratio of the peak hour to daily volume on a weekday peak season basis. This is comparable to a K_{100} factor. Lee County Permanent Count Stations #10 (Alico Road, west of I-75), #15 (Corkscrew Road, west of I-75) and #25 (US 41, south of Hickory Road) will be used to determine the "K" factor.

The "D" factor, for the purpose of this study, is the peak directional flow, calculated as a percent of total two-way peak hour, peak season conditions. The "T" factor represents the estimated percent of heavy vehicles (trucks, buses and RV's) based on peak hour, peak season conditions.

Study Limits

The Treeline Avenue Improvement Project covers that portion of Treeline Avenue from Koreshan Boulevard to Alico Road. (For purposes of forecasting traffic volumes, the entire road segment from Alico Road to Corkscrew Road will be considered.) At this time, it is anticipated that the following roadway segments will be analyzed for purposes of this study.

Treeline Avenue
Segments Under Study

From	To
Alico Road	Campus Entrance
Campus Entrance	Koreshan Boulevard

The following intersections will be analyzed for purposes of this study.

Treeline Avenue
Intersections Under Study

Treeline Avenue/Alico Road
Treeline Avenue/Koreshan Boulevard

Future Traffic Projections

Overview

Many of the major transportation issues that were considered during the preparation of the University Community Plan Amendment - Traffic Circulation Element (June 9, 1992) are also applicable to the Treeline Avenue Improvement Project. Among the issues that are of relevance, the one issue with the highest urgency is the selected methodology that would be most appropriate to estimate long range future traffic. After consideration of the many techniques that are available (manual, computer modelling or a combination of both), it appears that the use of the validated Lee County FSUTMS travel model would be the most appropriate for the purpose of this study.

University Community Trip Generation

Daily peak season trip generation associated with the University Community will be estimated reflective of the four individual components of the Community: University Campus; University Endowment Area; University Village; and University Village Interchange. Each is discussed below.

The Board of Regents are preparing a travel characteristics report for all campuses within the State University System. That report would, as we

understand, provide trip generation characteristics associated with various university campuses. Whether that report will be made available in a timely manner is not known at this time. In the absence of the above data, it is proposed that the following trip generation methodology be utilized for the University Campus.

The University Campus will be disaggregated into three basic components comprised of resident students, commuter students and the University faculty/staff members. Student enrollment and related development parameters coincident with the post construction and design years are to be finalized. Based on a similar methodology used by the Lee County MPO and the University Community Plan Amendment Study, the University Campus will utilize the trip generation rates identified in the Institute of Transportation Engineers (ITE) Trip Generation, Fifth Edition to derive total campus trip generation. Those trips will then be proportionately distributed among the three campus components.

Based on travel characteristics of the resident students and the commuter students, the ITE trip generation will then be converted to person trips for use as a "Special Generator" in the FSUTMS ZDATA3 input data file. ITE trips generated by the University Campus faculty and staff member will then be converted to its employment equivalency for use as input parameters in the FSUTMS ZDATA2 file. A trip generation calculation for the University Campus, using the parameters of the University Plan Amendment, is summarized in Exhibit 1.

Trip ends for the University Endowment Area, University Village and University Village Interchange will be generated by FSUTMS. Land use parameters within the University Endowment Area, the University Village and University Village Interchange (to be determined) will utilize standard FSUTMS (ZDATA1 and ZDATA2) formats. Population per dwelling unit will utilize 2.537 for single-family and 1.673 for multi-family, consistent with the factors of the Corkscrew Road Special Improvement Unit Study and the University Community Plan Amendment Study. An occupancy rate of one hundred percent and two persons per room will be assumed for hotels. Building square footage to employment conversions will utilize factors identified in Exhibit 2.

University Trip Distribution/Assignment

Recognized as a major regional center, the University Campus is expected to attract students from throughout Southwest Florida. The Board of Regents have estimated the following distribution, by percent, for commuter student trips.

County	Distribution Percent
Lee	48.0%
Charlotte	20.0%
Collier	27.0%
Hendry	4.4%
Glades	0.6%
	100.0%

In order to reflect the true transportation impacts of the University Campus, special adjustments to the standard FSUTMS procedure (i.e., manual distribution, manual assignments) would have to be performed so that the above internal/external County interaction could be portrayed or a special "University Travel Model" developed. The manual method was originally proposed by the consultant during the preparation of the University Community Plan Amendment Study. It was, however, expressed by the Lee County MPO that non-standardized adjustments to the FSUTMS would be inconsistent for subsequent applications of the model. While there has been some discussions regarding the development and use of a "University Travel Model", if one is being developed, it does not appear likely to be available in a timely manner for purposes of this study. To be consistent with the standardized FSUTMS, the University Campus will utilize the standard FSUTMS distribution and assignment procedures for purposes of this traffic study. The standard FSUTMS distribution and assignment procedures will be utilized for assigning traffic when associated with the University Endowment Area, University Village and University Village Interchange.

Corkscrew Road Special Improvement Unit Study

In recognition of the Corkscrew Road Special Improvement Unit Study, the Treeline Avenue Improvement Project Study will reflect the recently established development parameters of the Corkscrew Road Special Improvement Unit Study. To accurately reflect those parameters, certain adjustments will have to be made to the FSUTMS zone structure in the Corkscrew Road area. Exhibit 3 identifies the zonal adjustments that will reflect the Corkscrew Road area and external roadway network.

Socio-economic adjustments made for the Corkscrew Road area will be those consistent with the Corkscrew Road Special Improvement Unit Study which have previously been reviewed and approved by Lee County.

Post Construction Year Traffic (1997)

A. Roadway Network

Post construction year traffic estimates will be derived using the Lee County FSUTMS travel models. The existing plus committed (E+C) road network (Exhibit 4) will be used for this analysis. Committed improvements will be based on those improvements identified as either completed or under construction by the end of 1997 in the currently adopted Lee County Capital Improvement Program (CIP) and in the Florida DOT Five Year Work Program.

B. Socio-Economic Data

As part of the FSUTMS input parameter requirements, socio-economic estimates by TAZ will be developed using straight-line interpolation between the base year (1987) and 2010 Lee County data sets. The interpolated 1997 data set will then be reviewed for adjustments to reflect the following area developments.

Area Developments

The University Campus
The University Endowment Area
The University Village Interchange
The University Village
Corkscrew Road Special Improvement Unit Study
Southwest Florida International Airport

Design Year Traffic

A. Design Year

In most instances, the design year for purposes of forecasting traffic volumes for road improvements is 20 years after the construction year. In this instance, the design year would be 2017. Given that the majority of the County's traffic data and long range plans are for the year 2010, we would suggest use of that year as the design year.

If the year 2010 is acceptable to the review agencies, the County's socio-economic forecasts by TAZ for the year 2010 will be utilized along with the 2010 Financially Feasible Plan (Exhibit 5). The socio-economic forecasts will be reviewed to reflect the previously mentioned area developments.

Several adjustments to the 2010 Financially-Feasible Plan will be made for purposes of forecasting traffic volumes. They include the following.

Improvement	Adjustment
Koreshan Boulevard	Four Lanes From Three Oaks Parkway to Treeline Avenue, Two Lanes to Corkscrew Road.
Treeline Avenue	Four Lanes From Alico Road to Daniels Parkway.
Alico Road	Four Lanes From Three Oaks Parkway to Treeline Avenue.

In the event that it is determined that the design year should be 2017, a future year road network and socio-economic data will have to be developed.

B. Roadway Network - 2017

Design year traffic estimates will be derived using the Lee County FSUTMS travel models. The adopted 2010 Financially-Feasible Plan (Amended January 22, 1993) will serve as the base network for the design year (Exhibit 5). Additional network enhancements will be made to reflect committed privately funded roadway improvements not identified in the Financially-Feasible Network.

Critical roadways which warrant special consideration in developing the network are as follows.

Critical Roadways
2010 Financially-Feasible Plan

Improvement	Status
Alico Expressway, From Summerlin Rd. To East of I-75	Included
South Airport Entrance With Alico Expressway	Included
I-75/Airport Interchange	Included
Treeline Avenue, From Alico Road To Colonial Boulevard	Included, Four Lanes
I-75/Alico Expressway Interchange	Included
I-75/Alico Road Interchange	Included
Koreshan Boulevard From Three Oaks Parkway To Treeline Avenue	Included, Four Lanes
Koreshan Boulevard, From Treeline Avenue to Corkscrew Road	Included, Two Lanes
Alico Road, From US 41 To Three Oaks Parkway	Included, Four Lanes
Alico Road, From Three Oaks Parkway to Treeline Avenue	Included, Four Lanes

C. Socio-economic Data - 2017

It is our understanding that the Lee County MPO is in the process of developing 1990, 2010 and 2020 socio-economic data at the TAZ level. The above data, however, will not be available for use in this study in a timely manner.

In light of the limited socio-economic data that is available beyond the year 2010, future 2017 socio-economic data for the purpose of this study will be derived through an extrapolation of the Lee County 1987 and

2010 data sets. The extrapolated 2017 data will then be reviewed for adjustments to reflect the following developments.

Area Developments

The University Campus
The University Endowment Area
The University Village Interchange
The University Village
Corkscrew Road Special Improvement Unit Study
Southwest Florida International Airport

Roadway/Intersection Recommendations

Recommendations regarding the needed number of lanes on Treeline Avenue to accommodate future traffic volumes coincident with the post construction and design years will be provided. Recommended intersection turn lane improvements, along with signalization, will be provided for those intersections under study. Typical intersection turn lane schematics will be prepared for potential future intersections along Treeline Avenue.

EXHIBIT 1
UNIVERSITY CAMPUS
TRIP GENERATION

Component	Units	Vehicle Trips	Person Trips
Student Enrollment	9,734[1]	22,955[2] (100%)	35,716[10] (100%)
Resident Students	1,000[1]	2,700[5] (12%)	4,140[8] (12%)
Commuter Students	8,734[1]	11,315[6] (49%)	20,030[9] (56%)
Faculty/Staff	1,460[3]	8,940[4] (39%)	11,546[7] (32%)

dpa

Footnotes

(1) Per "University Community Plan Amendment Study Traffic Circulation Element" (June 9, 1992).
(2) Per ITE Trip Generation (5th Edition), LUC 550.
(3) Per Lee County MPO memorandum "Modifications To Special Generator For Use In Updating The Lee County MPO's 2010 Financially-Feasible Plan" (April 9, 1992), at approximately 0.15 service worker per student enrollment. Therefore, 9734 students x 0.15 = 1460 service employees.
(4) Per Lee County FSUTMS trip generation calculation of approximately 6.123 daily trip ends per faculty/staff. Therefore, 1460 faculty/staff x 6.123 = 8,940 vehicle trips.
(5) Per Lee County MPO memorandum "Modifications To Special Generator For Use In Updating The Lee County MPO's 2010 Financially-Feasible Plan" (April 9, 1992), at approximately 2.7 vehicle trips per resident per day. Therefore, 1,000 resident students x 2.7 = 2,700 vehicle trips.
(6) Commuter student trips = Total campus - Faculty/Staff - Resident student
= 22,955 - 8,940 - 2,700
= 11,315
(7) Faculty/Staff vehicular trips to person trips conversion.

Trip Purpose	%	Vehicle Trips	Auto Occupancy Rate	Person Trips
HBW	25	2,235	1.10	2,458
HBSH	1	89	1.42	126
HBSR	9	805	1.77	1,425
HBO	11	983	1.77	1,740
NHB	35	3,129	1.31	4,099
TT/IE	19	1,699	1.00	1,698
	100	8,940		11,546

(8) Resident student vehicular trips to person trips conversion.

Trip Purpose	%	Vehicle Trips	Auto Occupancy Rate	Person Trips
HBW	20	540	1.10	594
HBSH	30	810	1.42	1,150
HBO	50	1,350	1.77	2,390
	100	2,700		4,134
				= 4,140

(9) Commuter student vehicular trips to person trips conversion.

Trip Purpose	%	Vehicle Trips	Auto Occupancy Rate	Person Trips
HBO	100	11,315	1.77	20,028
				= 20,030

(10) Total person trips = Resident students + Commuter students + Faculty/Staff
= 4,140 + 20,030 + 11,546
= 35,716

dpa

EXHIBIT 2
UNIVERSITY COMMUNITY
EMPLOYMENT CONVERSION FACTORS

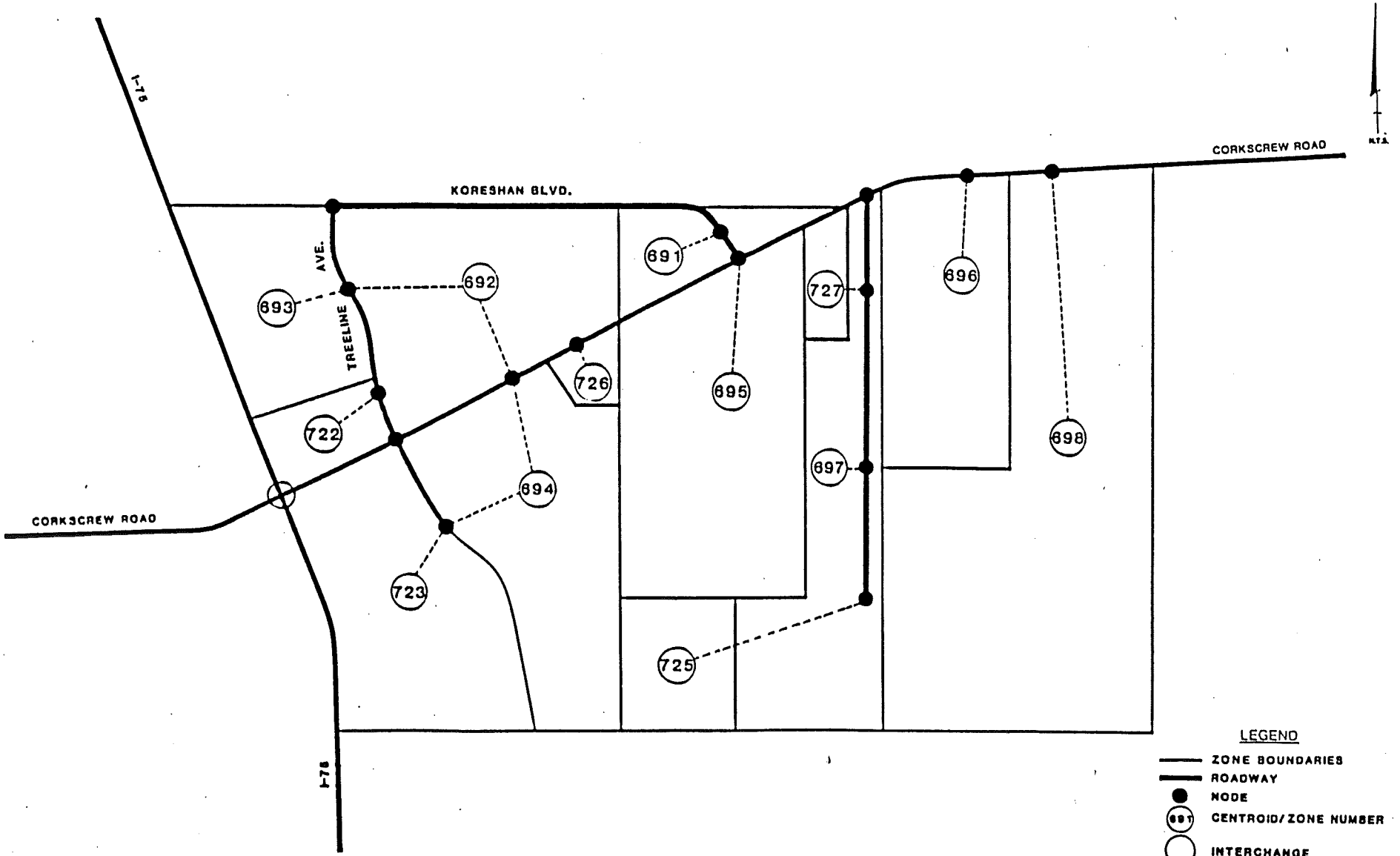
Land Use	Employees/ 1,000 Sq. Ft.[1]	Source[2]
Industrial	2.00	ITE, pg. 125
Retail/Commercial	2.50	DCA
Office/Service	4.00	DCA
Hotel	0.90/room	ITE, pg. 518
Golf Course	1.95/hole	ITE, pg. 655-674
School	.093/student	ITE, pg. 763

Footnotes

(1) Employees per 1,000 square feet Gross Floor Area (GFA).
(2) SOURCE: ITE - Institute of Transportation Engineers. Trip Generation, Fifth Edition.

DCA - Florida Department of Community Affairs. Draft report titled Housing Demand, Supply and Need Methodology (April 24, 1991), Appendix A.

dpa



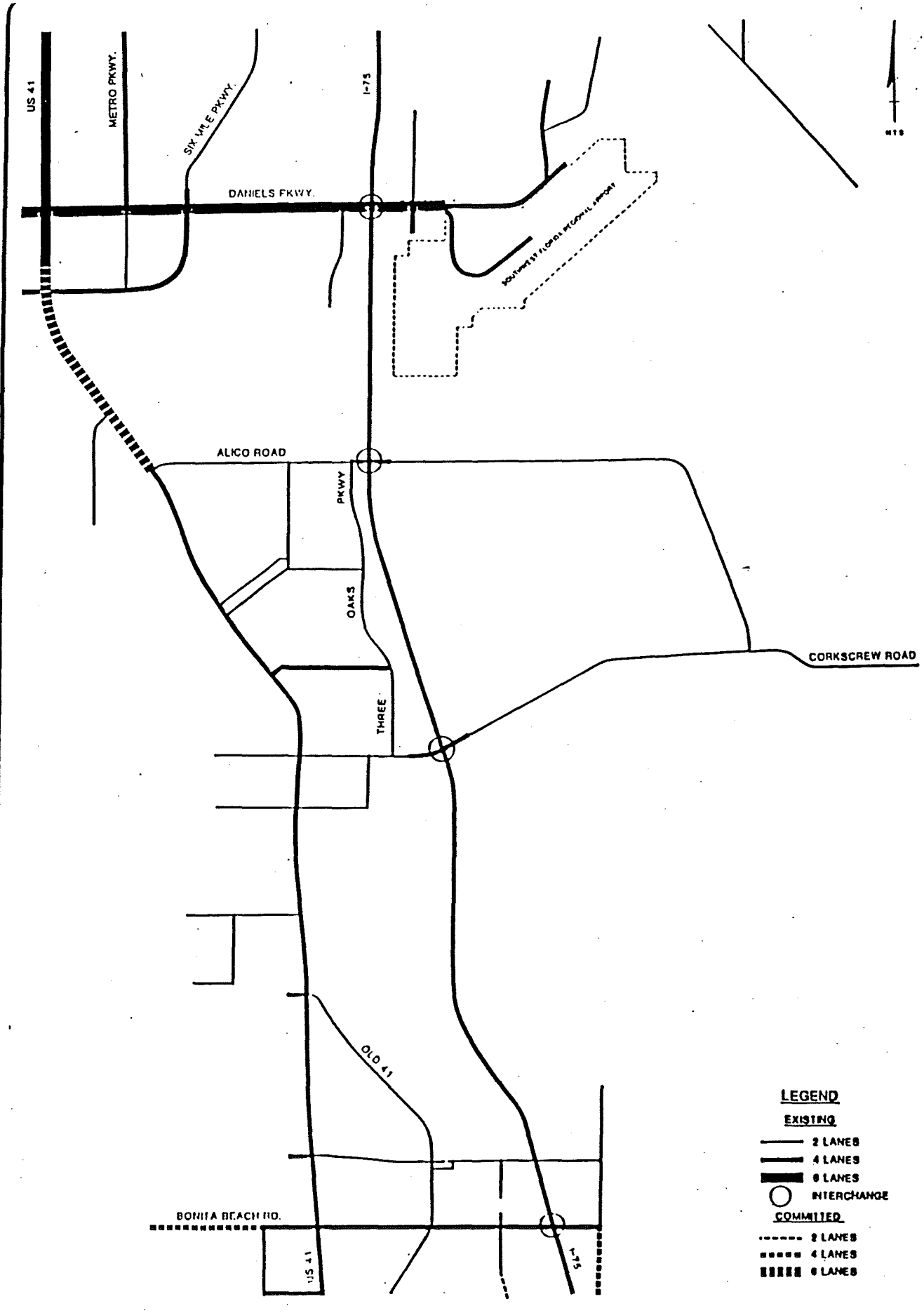
DAVID PLUMMER & ASSOCIATES INC.
CONSULTING ENGINEERS TRANSPORTATION PLANNERS
NAPLES FORT MYERS PALM BEACH

TREELINE AVENUE IMPROVEMENT PROJECT

FUTURE NETWORK CONNECTIONS IN TRAFFIC STUDY AREA

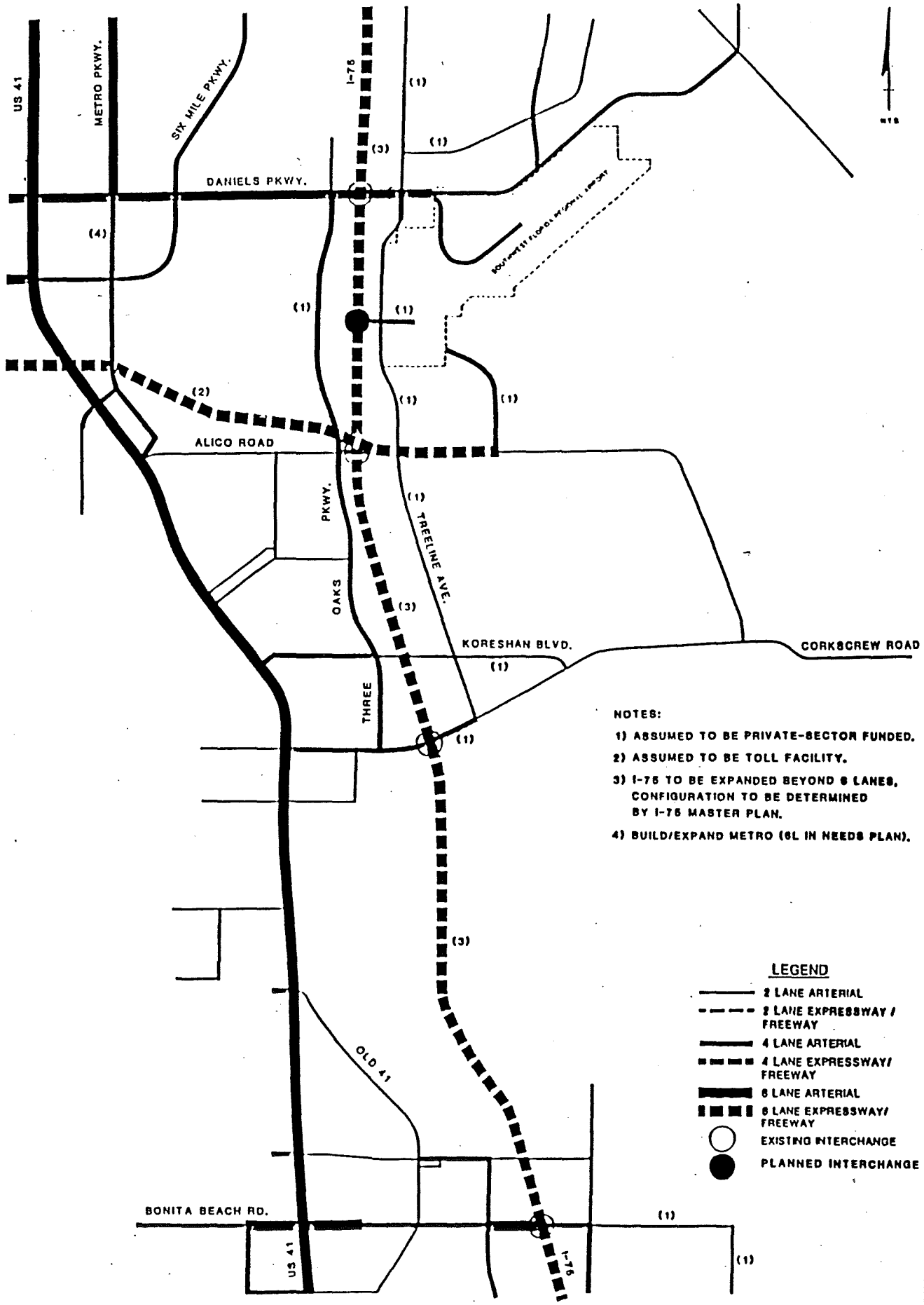
93610 9/14/93

3



SOURCE: LEE COUNTY CIP (1993 - 1997) AND FDOT ADOPTED WORK PROGRAM (1993/94 - 1997/98).

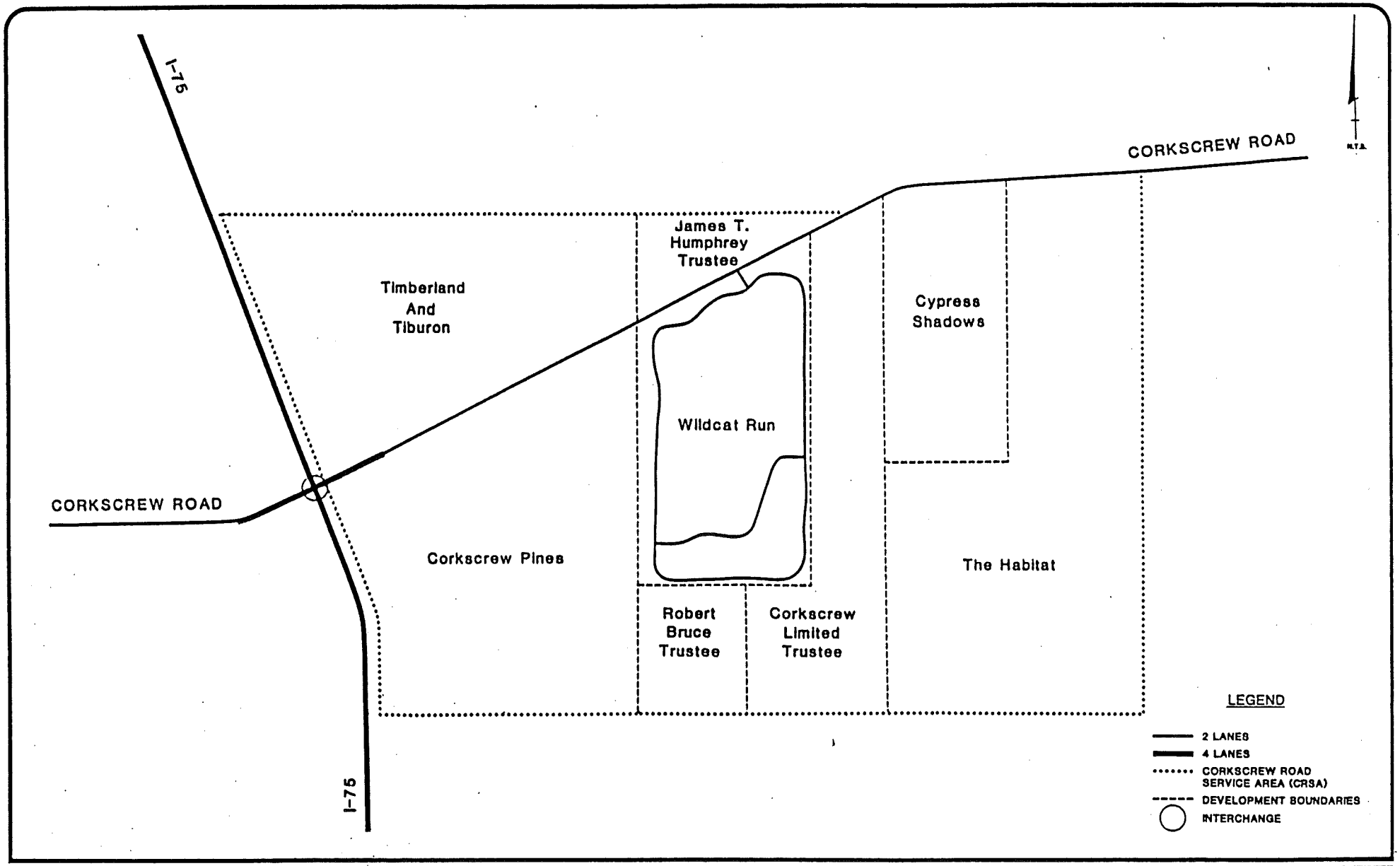
dpa	TREELINE AVENUE IMPROVEMENT PROJECT	EXISTING AND COMMITTED ROAD NETWORK	93510 | 9/14/93 4



SOURCE: LEE COUNTY MPO 2010 FINANCIALLY - FEASIBLE PLAN (AMENDED JAN. 22, 1993).

dpa	TREELINE AVENUE IMPROVEMENT PROJECT	2010 FINANCIALLY-FEASIBLE PLAN	93510 9/14/93 — 5

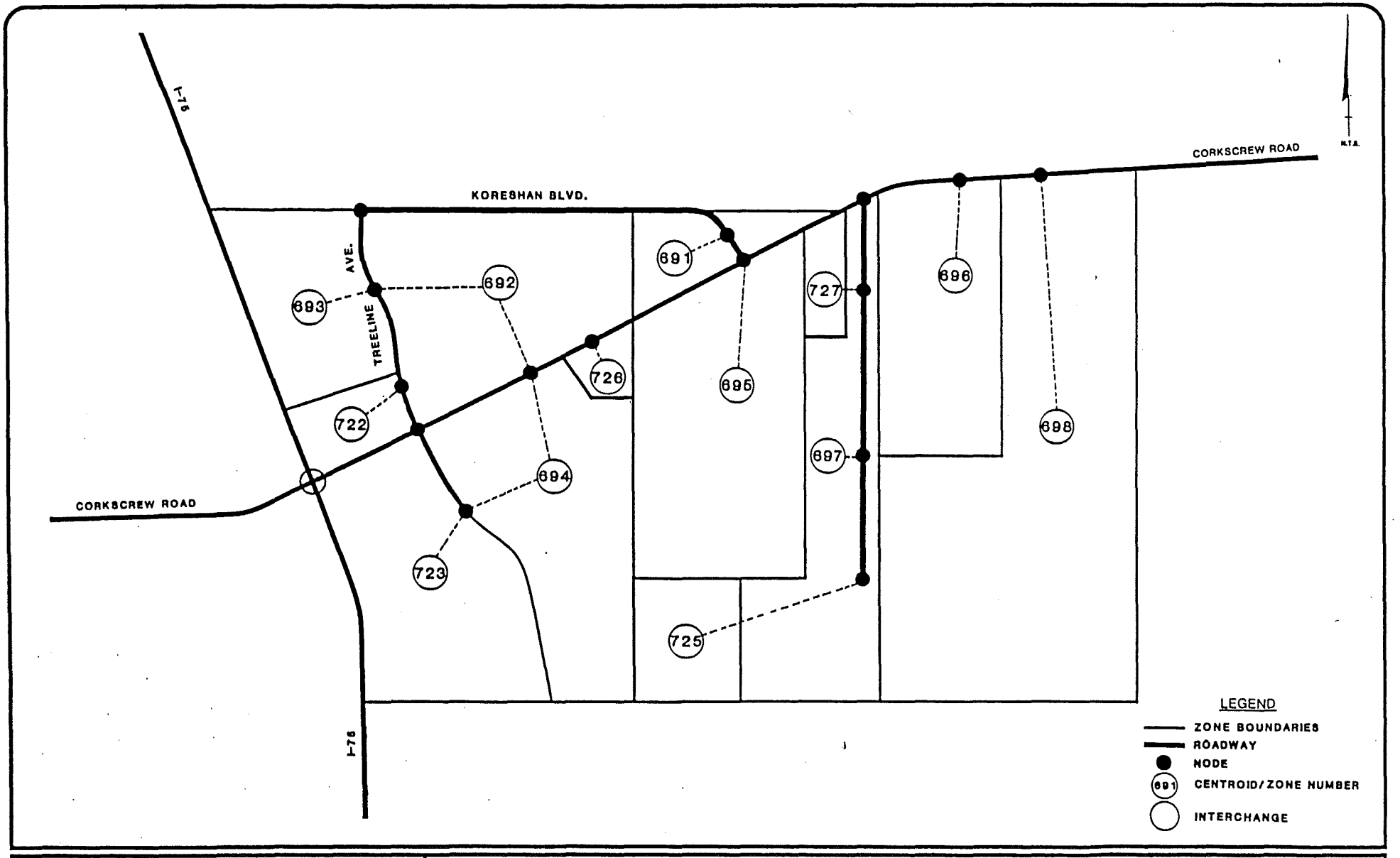
APPENDIX C



DAVID PLUMMER & ASSOCIATES INC.
CONSULTING ENGINEERS TRANSPORTATION PLANNERS
CORAL GABLES FORT MYERS PALM BEACH

CORKSCREW ROAD SPECIAL
IMPROVEMENT UNIT STUDY

CORKSCEW ROAD
SERVICE AREA (CRSA)



DAVID PLUMMER & ASSOCIATES INC.
CONSULTING ENGINEERS TRANSPORTATION PLANNERS
CORAL GABLES FORT MYERS PALM BEACH

TREELINE AVENUE IMPROVEMENT PROJECT

FUTURE NETWORK CONNECTIONS IN TRAFFIC STUDY AREA

CORKSCREW ROAD SERVICE AREA

2010 PROJECT SOCIO-ECONOMIC PARAMETERS

		LAND USE/POPULATION/SCHOOL ENROLLMENT										EMPLOYMENT			
Project	TAZ	Single Family D.U.	Single Family Pop.	Multi Family D.U.	Multi Family Pop.	Hotel Rooms	Hotel Occupancy	Commercial Sq. Ft.	Club House Sq. Ft.	Service Sq. Ft.	School Enrollment	Commercial	Service[1]	Golf[2] Course	Hotel[2]
Corkscrew Pines	694	200	507	2,040	3,413	0	0	0	12,000	0	0	0	30	17	0
	723	250	634	510	853	0	0	200,000	0	100,000	0	500	400	18	0
	Total	450	1,141	2,550	4,266	0	0	200,000	12,000	100,000	0	500	430	35	0
Corkscrew Ltd.	697	0	0	200	335	0	0	0	0	0	0	0	0	0	0
Cypress Shadow	696	350	888	400	669	0	0	0	0	0	0	0	0	0	0
The Habitat	698	1,350	3,425	1,000	1,673	0	0	100,000	50,000	20,000	0	138	125	35	0
Timberland And Tiburon	692	945	2,474	480	803	200	335	0	30,000	0	0	0	75	35	180
	693	0	0	1,440	2,409	0	0	0	0	0	0	0	0	0	0
	722	0	0	0	0	0	0	790,000	0	0	0	1,975	0	0	0
	Total	975	2,474	1,920	3,212	200	335	790,000	30,000	0	0	1,975	75	35	180
Wildcat Run	695	302	766	170	284	0	0	10,000	32,000	0	0	25	80	35	0
James Humphrey	691	250	634	150	251	0	0	0	0	0	0	0	0	0	0
Robert Bruce	725	30	76	0	0	0	0	0	0	0	0	0	0	0	0
Elementary School[3]	726	0	0	0	0	0	0	0	0	0	900	0	110	0	0
Public Park[4]	727	0	0	0	0	0	0	0	0	0	0	0	15	0	0
	TOTAL	3,707	9,404	6,390	10,690	200	335	1,100,000	124,000	120,000	900	2,750	790	140	180

Footnotes:

1) Includes club house and school employment.
2) To be added to total service employment.
3) Situated within Corkscrew Pines.
4) Situated within Corkscrew Limited.

APPENDIX D

UNIVERSITY COMMUNITY PLAN AMENDMENT

CAPITAL IMPROVEMENT PROGRAM

PROJECT NAME:	Corkscrew Road
PROJECT NUMBER:	1
PROJECT DESCRIPTION:	Widen to 4 LD, from I-75 to Three Oaks Parkway

ESTIMATED COST:[1]

. LAND[2]	$ 200,000
. CONSTRUCTION	$ 960,000
. DESIGN, PROJECT MANAGEMENT, CONSTRUCTION ENGINEERING AND INSPECTION	$ 140,000
. MAINTENANCE OF TRAFFIC	$ 50,000
. MOBILIZATION	$ 50,000
. CONTINGENCIES	$ 140,000
. TOTAL	$1,540,000

TIMING: 2000

Footnotes:

1) Estimated cost only, subject to detailed engineering.
2) Based on University Community, Roadway Improvements, February 16, 1993, Exhibit 3.

dpa

UNIVERSITY COMMUNITY PLAN AMENDMENT

CAPITAL IMPROVEMENT PROGRAM

PROJECT NAME:	Alico Road
PROJECT NUMBER:	2
PROJECT DESCRIPTION:	Widen to 4 LD, from US 41 to I-75

ESTIMATED COST:[1]

. LAND	$4,460,000
. CONSTRUCTION	$3,420,000
. DESIGN, PROJECT MANAGEMENT, CONSTRUCTION ENGINEERING AND INSPECTION, MAINTENANCE OF TRAFFIC, MOBILIZATION AND CONTINGENCIES	$1,710,000
. TOTAL	$9,590,000

TIMING: 1998 - 2005

Footnotes:

1) Estimated cost only, subject to detailed engineering.
2) Based on University Community, Roadway Improvements, February 16, 1993, Exhibit 3.

dpa

UNIVERSITY COMMUNITY PLAN AMENDMENT

CAPITAL IMPROVEMENT PROGRAM

PROJECT NAME:	Corkscrew Road/I-75
PROJECT NUMBER:	3
PROJECT DESCRIPTION:	Signal at Ramps

ESTIMATED COST:[1]

.	LAND	NA
.	CONSTRUCTION	$ 110,000
.	DESIGN	$ 16,000
.	CONTINGENCIES	$ 16,000
.	TOTAL	$ 142,000 = $ 140,000

TIMING: 1997

Footnotes:

1) Estimated cost only, subject to detailed engineering.
2) Based on Corkscrew Road Special Improvement Study, 1991 and University Community, Roadway Improvements, February 16, 1993, Exhibit 3.

UNIVERSITY COMMUNITY PLAN AMENDMENT

CAPITAL IMPROVEMENT PROGRAM

PROJECT NAME:	Corkscrew Road/ Treeline Avenue
PROJECT NUMBER:	4
PROJECT DESCRIPTION:	Signal

ESTIMATED COST:[1]

.	LAND	NA
.	CONSTRUCTION	$ 40,000
.	DESIGN	$ 6,000
.	CONTINGENCIES	$ 6,000
.	TOTAL	$ 52,000 = $ 50,000

TIMING: 1997

Footnotes:

1) Estimated cost only, subject to detailed engineering.
2) Based on Corkscrew Road Special Improvement Study, 1991 and University Community, Roadway Improvements, February 16, 1993, Exhibit 3.

UNIVERSITY COMMUNITY PLAN AMENDMENT

CAPITAL IMPROVEMENT PROGRAM

PROJECT NAME:	Treeline Avenue/ Alico Road
PROJECT NUMBER:	5
PROJECT DESCRIPTION:	Signal

ESTIMATED COST:[1]

.	LAND	NA
.	CONSTRUCTION	$ 40,000
.	DESIGN	$ 6,000
.	CONTINGENCIES	$ 6,000
.	TOTAL	$ 52,000 = $ 50,000

TIMING: 1997

Footnotes:

1) Estimated cost only, subject to detailed engineering.
2) Based on Corkscrew Road Special Improvement Study, 1991 and University Community, Roadway Improvements, February 16, 1993, Exhibit 3.

UNIVERSITY COMMUNITY PLAN AMENDMENT

CAPITAL IMPROVEMENT PROGRAM

PROJECT NAME:	Alico Road/I-75 Ramps
PROJECT NUMBER:	6
PROJECT DESCRIPTION:	Signal at Ramps

ESTIMATED COST:[1]

.	LAND	NA
.	CONSTRUCTION	$ 110,000-
.	DESIGN	$ 16,000
.	CONTINGENCIES	$ 16,000
.	TOTAL	$ 142,000 = $ 140,000

TIMING: 1997

Footnotes:

1) Estimated cost only, subject to detailed engineering.
2) Based on University Community, Roadway Improvements, February 16, 1993, Exhibit 3.

APPENDICES

I "Impact of the Tenth University on Lands Surrounding the Alico University Site", prepared by Fishkind & Associates, Inc., April 1992.

II Recommended Lee Plan Amendments

- Revised Lee County Comprehensive Plan Amendments by Pavese, Garner, Haverfield, Dalton, Harrison & Jensen, April 15, 1994.

III Gulf Utilities rates and tariffs

IMPACT OF THE TENTH UNIVERSITY ON

LANDS SURROUNDING THE ALICO UNIVERSITY SITE

Prepared For:

Alico, Inc.
P.O. Box 338
LaBelle, Florida 33939

Prepared By:

Fishkind & Associates, Inc.
12424 Research Parkway, Suite 275
Orlando, Florida 32826

April 1, 1992

IMPACT OF THE TENTH UNIVERSITY ON LANDS SURROUNDING THE ALICO UNIVERSITY SITE

1.0 Introduction

1.1 Problem Statement

The Florida Board of Regents has authorized the formation of Florida's tenth university on the Alico site in Lee County, Florida.

The location of the university will confer significant benefit to surrounding lands. The nature of those benefits and the surrounding land use implications and needs must be studied so as to provide maximum benefit both to the region and the surrounding land.

To make informed decisions as to what land use needs can be expected and how to advise the Board of Regents on surrounding land use designations, Alico Inc. has retained Fishkind & Associates to develop an analysis and quantification of land use needs generated by the tenth university presence.

1.2 Limitations

The state of the art in evaluating the impacts of a university upon the surrounding real estate market are not well researched or even well understood. Most studies of the impacts of a university focus upon the broad economic impacts of the institution in terms of jobs, income and sales created. No study we located examined the impacts of the university upon the surrounding real estate market.

Also, there are uncertainties with respect to the size and timing of development of the university itself. As discussed in greater detail, the history of Florida's other state universities suggests that the announced plans for the institution are typically very conservative both with respect to total size and to rate of growth.

1.3 Organization Of This Report

The remainder of this report is divided into two parts. Section 2 describes the methodological approach we employed in identifying land use needs. The strengths and weaknesses of our analysis are discussed in detail.

Section 3 contains the results of our analysis. These receive a detailed and critical review and include appropriate charts and tables.

2.0 Methodology

2.1 Assessing The Impacts Of the Tenth University on Surrounding Lands

It is believed that the development of a university will have a significant impact upon the adjacent real estate market in terms of pace of development and land use needs. From an analytical perspective this makes sense. A university is a very large institution with a substantial payroll, significant employment, a significant component of high end jobs, and a large transient population with fairly high disposable income.

Furthermore, casual empiricism strongly suggest the substantial impact of a university upon its surrounding real estate market. Almost every university has an adjacent commercial area which serves the campus. Almost every university has a significant volume of rental apartments which were spawned by the university. Almost every university has a substantial, higher end, residential area primarily populated by university faculty and staff. For mature universities these relationships hold almost without exception. For younger institutions the relationships are either fully formed or are in the process of developing. There are few exceptions.

However, it is one thing to document the causal relationship, but it is quite another to explicitly and accurately measure the impacts of the university upon its surrounding real estate market.

While there are many studies on the economic impacts of a university, there are none which we could identify which attempt to quantify the impacts of a university upon its neighboring real estate markets.

Given this paucity of information, we decided to identify a sample of appropriate and analogous situations where a large university was located at the outskirts of a metropolitan area. This is the situation found at the Alico site. With this sample we could examine the impacts of the formation and development of the university upon its neighboring real estate markets.

To assess the impacts that a new university would have on the surrounding real estate markets, at the outskirts of its metropolitan area, we examined the impacts of a number of new universities including: Florida International University (Dade County), University of Central Florida (Orange County), Florida Atlantic University (Palm Beach County), University of South Florida (Hillsborough County), and the University of California at Irvine (Orange County, California).

Each of these satisfied our criteria as outlined above. At the time each was founded the university site was located at the fringe of the metropolitan area. Each institution was a dominant element in its localized market. Each institution grew large fairly quickly.

The causal linkage between the development of each of the sample universities and the surrounding real estate markets is straightforward and fairly obvious. However, as noted above, quantifying this

relationship is difficult since some land surrounding a university site would have developed in any event.

To measure the impacts of university development on the surrounding real estate market, we proceeded as follows. First, we determined when the university was constructed and opened for classes. Next, we obtained data on the university's growth and development. Third, we gathered detailed data on the land uses surrounding the university site within a five mile radius. This became our market area. While one can argue over the appropriateness of a five mile ring, our observations suggest that within a five mile ring university influences are dominant.

Detailed land use data were collected for specific land uses for a 20 year horizon measured from the time the university opened. By comparing the land uses at the inception of the university to those 20 years later we can measure the impacts of the university.

Of course, there are other factors affecting the real estate markets within the five mile radius of the university beside the university itself. In particular, these influences may come from industrial or other employment concentrations. These influences occur and often impact the development of the University itself. As the University responds to these influences it changes and grows, and becomes a more valuable resource to these outside influences. In time, these responses often prove to enhance the success of the unique commercial/industrial employment concentrations. For example, the laser research program at UCF is a product of the influence of laser optics firms which existed locally prior to the formation of the University. This program now teaches needed skills and is a resource to the industry which fostered the program's creation. The synergy created between previously existing uses and the presence of an adjacent University suggest that there will be additional specific land use needs generated by the unique location and the previously existing uses.

For example, the tenth University at the Alico site, which is south of Southwest Florida Regional Airport, likely will generate unique and additional land use needs due to the synergy of what will be the Airport/University complex. While it is too early to tell what that concentration of unique uses may be, it would be appropriate to designate land for a yet to be determined airport/university use expected to become a high value added employment center within 20 years. These uses would be primarily office, light industrial and warehouse distribution land uses. While some of these lands might be zoned light industrial or distribution, the type of clean, light, noiseless and non-polluting industries located here would be under strict zoning and code enforcement regulations. Today's high value added industries require this type of setting to attract highly skilled workers. The success of Central Florida Research Park in Orlando, adjacent to the University of Central Florida, is a good example of these types of industrial land uses. At the Central Florida Research Park, these uses are limited to light assembly, laboratory and research facilities though manufacturing is not allowed. Appendix A includes an excerpt from the Central Research Park informational brochure.

Appendix B is excerpted from an important Florida study sponsored by the Florida Chamber of Commerce, Foundation Inc. called "Enterprise Florida, Growing the Future". This study details the specific ways in which University-Industry relationships have been built in Florida. This study stresses the strategic importance of these relationships for long-term growth and success of high value added, high technology industry. Given the high degree of entrepreneurship in southwest Florida, and the relatively recent beginning in the diversification of the employment base, nurturing and encouraging the development of an emerging high technology, high value added industrial base is crucial to the long-term maturation of the southwest Florida regional economy.

In addition to the long-term uses, it is also possible to identify those remaining land uses which are more obviously university related. The basis for this identification was our observation of land uses around each of our sample universities. For example, our observations indicate that the following land uses are not particularly related to or attracted by a university: retirement housing, race tracks, wholesalers, or greenhouses. By contrast, the following uses are attracted to university markets: single family homes, multifamily units, mobile homes, most commercial land uses (especially those that are population serving), restaurants and clubs, and offices of various types.

We can identify the impacts that a university has upon its real estate markets by examining the development which occurred over a 20 year horizon in each real estate market in our sample. We selected a 20 year horizon for two reasons. First, this time period allows for the full development of the university from its initial stages, and it provides sufficient time for the surrounding real estate market to develop. Second, this lengthy horizon will include a number of business cycles and will not be dominated by any of them.

What we are after is the long run, average, dominant impacts of a university on its market. In this way we can gauge what the impacts of the tenth university might be on surrounding lands during the full developmental period of the university.

While all of our sample universities provided useful data for this research project, the data were not complete in all cases. This prevented us from using the full sample in quantifying the relationships as outlined above. The problems related to obtaining fully detailed data on the real estate markets for each university area from the inception of its university. This required data on detailed land uses for the university sites dating back to the 1960s. Given sufficient time and resources, these data could probably be obtained or constructed. However, given the time frame of this study, if the data were not readily available, we could not utilize that university in quantifying the relationships between the university and its real estate market.

2.2 The Irvine Ranch And The University Of California Campus

The Irvine Ranch is the largest private master planned development on record. The original idea was broached in 1961. At that time, the planning began for the 144 square miles (92,000 acres) of land held at 50 cents per acre by the original family as a Spanish land grant. The Irvine property stretches inland from the Pacific Ocean to the Santa Ana mountains.

The Irvine property constitutes one-sixth of Orange County, California. Orange County, California has been one of the nation's fastest growing areas, doubling in population to over two million people since the 1960s. Three-fourths of the ranch is still largely undeveloped and remains in "agricultural" status. Fourteen thousand acres are still devoted to various crops.

The central city of Irvine now encompasses 42 square miles. The University of California's Irvine campus, initially an anchor feature of the master plan, occupies 1,000 acres donated by the Irvine Company and another 500 acres purchased from the Company. The University will be discussed in greater detail below.

Within the boundaries of the Irvine Company's holdings population is estimated at 80,000 accommodated in more than 30,000 homes according to the Company as of 1985 (the latest available). Total employment on Irvine lands was also estimated at 115,000.

Irvine's development began with an emphasis on upscale housing. In the 1970s Orange County required that between 10 and 20 percent of all new housing had to be affordable to people of moderate incomes. This was derived by a complicated formula. As interpreted by the Company this meant $80,000 to $150,000 homes. The median income in Irvine is $45,000 as of 1990.

The Company established three commercial/industrial enclaves well separated by residential areas. The largest of the areas was divided into four segments, dedicated respectively to clean industry, technology, biosciences, and general business. However, prospective purchasers preferred sites located outside of this idealistic planning model. Today, hundreds of companies are located in the area. The biggest employer is the Flour Corporation, an international engineering concern with a payroll of over 4,000.

The UC Irvine campus was attracted to Irvine by the Company's donation of 1,000 acres and the necessary basic infrastructure. The campus was originally planned to be comparable in size to other University of California campuses (there are 140,000 students on 9 campuses). Opened in 1964 with 1,200 students UC Irvine was projected to grow to 27,000 by 1985. However, curriculum emphasis was changed toward an increasing emphasis on graduate training. By 1986 the enrollment at peaked at about 15,000. This resulted in a downshift in the nearby support facilities.

Nevertheless, during this same mid 1960s period the Company put a valuation of $7 million on a six acre parcel adjacent to the University, land which was worth only a few thousand dollars per acre 30 years prior. The site was the Company's contribution to the national Academies of Sciences and Engineering by industrialist Arnold Beckman.

In mid 1988 a major UC system wide building program was announced. Among the improvements planned at UC Irvine are: (1) improved entrances to the campus and student housing areas; (2) an 8,600 square foot first phase expansion of the Fine Arts Complex; (3) an 81,400 square foot inpatient psychiatric center at the off campus medical center; (4) a 6,700 square foot central housing administration building; (5) a 5,800 square foot satellite food facility; (6) a two building expansion to the computer science and engineering department; (7) a student services building; (8) the graduate school of management building; (9) graduate student housing; and (10) the biological sciences building scheduled to open last year.

Clearly, there is a strong link between the development of the UC Irvine campus and the community. Some development would not have occurred at Irvine but for the University. However, Irvine's growth appears to be due largely to the unprecedented growth of Orange County, California and the creation of over 250,000 jobs in the County. The real issue is how to quantify the impacts of the University alone?

Unfortunately, in the case of the Irvine Ranch development and its university campus, our study was limited because of a lack of readily available data for the Orange County, California real estate market since the inception of both the development and the university campus. To properly quantify the relationship between university development and its impacts on the surrounding real estate markets we need detailed data for specific land uses dating from the inception of the university. These data were not readily available.

However, the linkage here between development of the university and land development at the surrounding Irvine Ranch property is quite obvious. While there is no doubt that the burgeoning Los Angeles metropolitan area would have generated substantial development at Irvine without the university, there are also some obvious connections.

The university developed during the early years of the Irvine Ranch's program, and the development of the university clearly stimulated and accelerated the development program. In particular the commercial development around the campus probably would not have occurred but for the university. Furthermore, without the university its faculty and staff would not have settled in Irvine. In addition, a significant proportion of the jobs which came to the Irvine area were at least marginally related to the University and its faculty. Finally, it is doubtful that the volume of commercial and office development at Irvine would have occurred without the university.

Unfortunately, without the detailed land use data, it is not possible to quantify these relationships. However, the lack of quantification does not dilute the relationship, it just makes it impossible to measure accurately.

2.3 The University Of South Florida In Tampa

A similar situation occurs in the case of the University of South Florida in Tampa. The University was originally at the edge of the urban area. While Tampa is no Los Angeles, Tampa's development would have also caused some development in the northern area where the university is today. Furthermore, the area around the University of South Florida was not a major planned development, like the Irvine Ranch. Even so, the impacts of the University of South Florida on its surrounding real estate market is obvious. This is reflected primarily in the stimulus to multifamily housing and commercial (population serving) development, but there is a strong linkage to single family housing too.

We obtained detailed land use data from the property appraisers office for Hillsborough County and for the market area surrounding campus. Unfortunately, the data for the initial years of the university's development contained serious coding errors. This rendered these data unusable at this time. While the appraiser will work with us to resolve the data problems, we are precluded from using these data for this study.

2.4 Florida Atlantic University In Boca Raton

In the case of Florida Atlantic University in Boca Raton, the development of the university on an old air force base provided a smaller impact on its surrounding real estate market than the other institutions in our sample. The location of the City of Boca Raton's main sewer plant on the front corner of the campus is an additional impediment to the development of the surrounding real estate market in response to the university. The blunt reality is that despite its general location, the disamenities of the old airport site (which is now used for private planes) coupled with the location of the sewer plant has posed substantial obstacles for the surrounding real estate market.

There are a number of factors in addition to these physical problems which have limited the effects of Florida Atlantic University on its real estate market. First, as the University was being developed, Boca Raton became a very attractive retirement market. This had little linkage to the University in this particular instance. Furthermore, the University did not respond to the needs or desires of the local population.

Second, the development pressure was focused on areas removed from the University. Third, much of the land surrounding the University to the east and south was relatively built up prior to the development of the University. Fourth, the City of Boca Raton pursued policies designed to raise the cost and value of housing built within its borders.

Fifth, IBM located in Boca about the same time that the university was being developed. It was IBM and the influx of retirees not the university which came to dominate the real estate market.

However, the location of the university did generate demand for housing by the faculty, staff, and student population. Despite the efforts of the City of Boca Raton some of this demand is satisfied near the campus.

This case indicates that universities are not guarantees for accelerated land development. However, the special circumstances at Florida Atlantic suggest that this is the exception and not the rule.

Given these physical problems at the Florida Atlantic site and the complications due to the posture of the City of Boca Raton, we decided that the data for this institution would not be representative of the environment at the Alico site.

2.5 The University Of Central Florida In Orlando and Florida International University In Miami

This leaves us with just the University of Central Florida (UCF) located on the fringe of the Orlando metropolitan market and with Florida International University (FIU) which was initially on the fringe of the Miami metropolitan market. Fortunately, the data for these two markets was in excellent shape. While the other universities provided useful data, the data sets for the others were either incomplete or imperfect analogs for the impacts of a prospective university at the Alico site.

By contrast, the data for FIU and UCF were complete and were available from the inception of each institution to the present. Of particular importance in this regard are the tax roll data. We based our estimates of the impacts of these universities upon their real estate markets as measured by changes in land uses which were recorded on the tax rolls. In this way we obtained detailed and accurate information concerning land development over a period of more than 20 years for every parcel within a five mile radius of each campus.

The appendix contains summary descriptions of FIU which opened in 1965 and UCF which opened in 1963. It is interesting to note that both FIU and UCF were expected to be small, commuter oriented, upper division institutions. Each grew in 20 years to very large universities. UCF has an enrollment of 21,000 students, a faculty of 963, plus a staff of over 1,200. FIU boasts an enrollment of 23,000, with a faculty of 900 and a staff of over 1,100.

In much the same fashion the tenth university could develop to levels greater than currently projected. During the last 20 years each university has come to dominate the real estate development activities within a five mile radius of the campus.

2.6 Quantifying The Impacts Of UCF and FIU On Their Real Estate Markets

The key research problem for this section of our work is how to quantify the impacts of our two universities on their real estate markets over the first 20 years of development of the universities. The first step is to examine the data itself.

Table 1 displays the data for UCF for the 1989 tax year (the latest data available) for the five mile radius surrounding campus. These data were obtained from the property appraiser's tax roll tapes filed with the State of Florida. These data are the most accurate and the most extensive data available on detailed land uses in Florida. The data show substantial development has occurred in what was previously a largely unpopulated, rural, agricultural area. By 1989 there were over 19,000 single family homes within five miles of UCF with an additional 86 apartment units in large complexes, 413 apartment units in small complexes, and almost 700 condominium units.

There has also been extensive commercial land development within five miles of UCF since the mid 1960s. There are 3 supermarkets, 28 restaurants, and over 100 stores of various types. Two large office developments surround UCF on the south and west.

Industrial uses are far less common but present nonetheless. Of the 919 acres so classified over 400 are occupied.

Table 2 provides some analysis of the data for the UCF market area. Since its inception in 1963, the market has absorbed large amounts of real estate product. For example, the market has absorbed 876 single family units per year on the average covering 425 acres per year. Other products have been similarly impressive in their sales.

Tables 3 and 4 repeat this exercise for FIU. Its development has been even faster than that surrounding UCF. For example, since 1965 the FIU market has absorbed over 1,700 single family units per year on the average. In this case it is not that FIU has created more stimulus than UCF, it is the impact of the larger and faster growing Miami market compared to the Orlando market which accounts for this difference.

To focus on the impacts that these universities have had on their markets and how this might help us to gauge the impacts of the tenth university on property surrounding the Alico university site, we developed the analyses contained in Tables 5 and 6. Table 5, for UCF, first condenses the land uses which are directly effected by the university into concise categories. It is our belief based upon our observations of land uses surrounding our sample of university sites, that the categories of land uses displayed in Table 5 are the ones most effected by a university.

Table 5 lists the land use codes from the property appraiser's tapes which were combined to make the various categories used in the analysis. For example, apartments are not a land use code, but we combined multifamily units with greater than ten apartments with apartment complexes containing under 10 units with condominiums to

obtained the "apartment" category. The value per unit, square feet, and value per square foot are self explanatory. All the figures seem reasonable.

Table 5 also provides data on average sales per year and average acreage per year. These came directly from the property appraiser's tape.

The right hand columns in Table 5 including the "market adjustment factor" merits some comment. It is clear that the larger the surrounding metro market, the larger the volume of real estate that will be absorbed. The comparison of UCF to FIU and their surrounding real estate markets are instructive. As noted above, the strength of the FIU market compared to the UCF market has little to do with the two universities which are of equal size and developed at fairly equal rates. Instead, this phenomenon was the result of the faster growth in the Miami area compared to Orlando.

Since Orlando and Miami are each growing more rapidly than is Ft. Myers, some scaling is necessary to isolate the prospective impacts of the university. To do this we selected population growth as the scale factor. In absolute terms the Miami area is growing twice as fast as Ft. Myers and the Orlando area is growing over 60 percent faster. This gives rise to the market adjustment factor of 1.667 in the case of Table 5. This factor was used to reduce the average units and average acreage absorbed.

Table 6 provides a similar analysis and adjustment for the FIU market. This scaling makes the FIU market more comparable to the Ft. Myers market.

Table 7 presents the combined average of the scaled impacts of development over the twenty year time horizon as measured in Table 5 for UCF and in Table 6 for FIU. Table 8 shows the average annual needs.

For both Tables 7 and 8, the average figures shown are net developable area. That is, they exclude all preservation, water management, utilities, roads, rights-of-way, and public lands, etc. Previous studies conducted in Lee County by Fishkind & Associates, Inc. have indicated that on average, these non-developable areas are 32 percent of gross acres. On any particular site, the non-developable portions range from 20 to 80 percent. These factors must be considered when designating lands for future development.

2.7 The Base Case As Effected By The Tenth University

To review, based upon analyses of how FIU and UCF impacted their real estate markets, a recommended scenario was provided to illustrate the likely impacts of the tenth university on the Alico site. The following steps were followed in this exercise. First, the impacts of each university upon its real estate markets was measured over an area of a five mile radius from campus for the current period (1989 was the most current data available) and for the year before the university opened. The difference represents the total growth which occurred in the market circle. Some of this was university related and other development was not.

Second, particular categories of real estate development are related to university development while others are not. For example, heavy manufacturing has no relationship to the location of a university while apartment construction is clearly related.

Third, for those categories of land development which are university related we measured the average rate of development over the life of each institution. Fourth, since the Lee County market is smaller than the market in either metro Dade or metro Orlando, we adjusted the average real estate development rates (in step three) for relative market size. The adjustment factor was the ratio of population growth in each market to the Lee County market.

Finally, we then averaged the two university analogs together to produce a composite. In total, we can expect a demand of over 8,700 acres in various land use needs over 20 years as a direct result of the tenth university. This is an average annual demand of 437 acres per year as shown in Table 8.

3.0 Impacts of the Tenth University on the Alico Site

3.1 According to the announced plans of the Board of Regents, the tenth university will open in 1997. The first phase will be focused on undergraduate education, and the initial enrollment is projected at 3,000. The draft mission statement for the tenth university projects a full time total enrollment of 10,000 with approximately 15 percent of the students pursuing graduate degree programs. The tenth university is also expected to offer an extensive program of week end and night time courses to allow those who are working or retired to take courses.

3.2 While the projections for the ultimate size of the tenth university are on the small size, the initial enrollment and ultimate plans for the diversity of programs is quite expansive. In fact, except for the proposed ultimate enrollment of 10,000, the plans for the tenth university are significantly more ambitious than those for UCF or FIU. This is quite significant because both UCF and FIU now have enrollments in excess of 20,000. In addition, both UCF and FIU have budgets which exceed $100 million per year.

3.3 We expect that the tenth university will grow in a fashion at least similar to that which occurred during the last 20 years at either UCF or FIU. Each institution grew at a very rapid rate. In addition, each university has come to dominate the real estate markets within a five mile radius of their campuses.

This rapid rate of growth is a function of the demand for education facilities rather than demand based solely on local population growth. We would otherwise be less inclined to assume similar rates of growth since economic growth over the next 20 years is expected to be generally slower than in the previous 20 years.

3.4 Based upon the experiences of UCF and FIU the location of the tenth University on the Alico property would result in very significant and positive local impacts. Unlike the development around either UCF or FIU, the Alico university site has both an adjacent interstate highway and regional airport. This should allow the Alico site to significantly enhance the regional economy when spurred by the location of the university.

3.5 Average annual absorption of real estate products would be substantially enhanced and average prices would be higher with the location of the university. Over a 20 year period, we would expect a wide diversity of land use needs.

Table 7 provides the dominant land use needs. Approximately 8,740 net developable acres are needed to accommodate a range of diverse land use needs directly attributable to the proposed university over a 20 year period.

3.6 Using these estimates will provide a solid foundation for planning land use needs over the long-term. The benefits derived will positively impact the University, Alico, Inc. and the entire southwest Florida regional economy.

TABLE 1. UNIVERSITY OF CENTRAL FLORIDA
REAL ESTATE DEVELOPMENT

RESIDENTIAL LAND USES	# OF UNITS	ASSESSED VALUE IN MILLIONS	ACRES	SQUARE FEET IN MILLIONS
Vacant	7,846	$173.2	19,923.0	0.0
Single Family	19,268	$1,329.4	9,352.0	33.5
Mobile Homes	479	$47.9	1,072.0	0.4
Multifamily >10	86	$52.1	247.0	1.1
Condominiums	698	$33.2	68.9	0.2
Cooperatives	0	$0.0	0.0	0.0
Retirement Homes	1	$1.7	14.7	0.1
Boarding Houses	0	$0.0	0.0	0.0
Multifamily <10	413	$37.3	139.0	0.9
Other	0	$0.0	0.0	0.0
TOTAL RESIDENTIAL USES	28,791	$1,674.8	30,816.6	36.2
COMMERCIAL LAND USES				
Vacant	435	$76.9	1,077.8	0.0
Stores, One Story	79	$17.7	56.7	0.3
Mixed Use	21	$3.1	15.1	0.1
Department Stores	0	$0.0	0.0	0.0
Supermarket	3	$11.3	65.0	0.3
Regional Shopping Center	0	$0.0	0.0	0.0
Community Shopping	24	$55.8	95.4	0.6
One-Store Non Prof.	47	$100.0	496.4	1.4
Multi-Story Non Prof.	11	$48.4	77.2	0.5
Professional Offices	42	$4.2	9.3	0.1
Airports, Marinas, etc.	7	$3.7	755.3	0.1
Restaurants	11	$3.9	15.3	0.1
Drive-In Restaurants	17	$6.1	12.9	0.1
Financial Institutions	15	$8.0	23.4	0.1
Insurance Companies	0	$0.0	0.0	0.0
Repair Serives	1	$0.1	0.1	0.1
Service Stations	11	$3.1	11.5	0.1
Automotive Repair, etc.	19	$2.3	15.3	0.1
Parking Lots	3	$4.3	199.2	0.1

Fishkind & Associates, Inc.

TABLE 1. UNIVERSITY OF CENTRAL FLORIDA
REAL ESTATE DEVELOPMENT

	# OF UNITS	ASSESSED VALUE IN MILLIONS	ACRES	SQUARE FEET IN MILLIONS
Wholesale, Manufacturing	4	$0.5	3.5	0.1
Florists, Greenhouses	3	$0.2	13.5	0.1
Drive–In Theaters	3	$1.1	14.3	0.1
Enclosed Theaters	2	$1.2	1.3	0.3
Nightclubs, Bars, etc.	7	$2.1	3.9	0.1
Bowling Alleys, Skating	8	$2.0	48.1	0.1
Tourist Attractions	0	$0.0	0.0	0.0
Camps	0	$0.0	0.0	0.0
Race, Horse, Auto, etc	1	$0.6	25.4	0.1
Golf Courses	2	$3.1	158.1	0.0
Hotels, Motels	5	$13.8	15.2	0.2
TOTAL COMMERCIAL	781	$373.5	3,209.2	5.2
INDUSTRIAL LAND USES				
Vacant	49	$12.6	416.7	0.1
Light Manufacturing	20	$7.2	304.2	0.2
Heavy Manufacturing	1	$0.1	2.1	0.1
Lumber Yards, Mills	1	$0.1	1.3	0.1
Fruit, Vegetable, etc.	0	$0.0	0.0	0.0
Canneries, Distilleries	0	$0.0	0.0	0.0
Other Food Processing	0	$0.0	0.0	0.0
Mineral Processing	1	$0.2	7.9	0.0
Warehouses, Distribution	41	$11.4	117.5	0.3
Industrial Storage	10	$1.0	69.2	0.1
TOTAL INDUSTRIAL	123	$32.6	918.9	0.9

TABLE 2. UNIVERSITY OF CENTRAL FLORIDA
REAL ESTATE DEVELOPMENT

RESIDENTIAL LAND USES	VALUE PER UNIT	SQ.FT. PER UNIT	VALUE PER SQ.FT.	AVERAGE UNITS/YEAR	AVERAGE ACRES/YEAR
Vacant	$22,075	NA	NA	NA	NA
Single Family	$68,995	1,739	$40	876	425
Mobile Homes	$100,000	835	$120	22	49
Multifamily >10	$605,814	12,791	$47	4	11
Condominiums	$47,564	287	$166	32	3
Cooperatives	NA	NA	NA	NA	NA
Retirement Homes	$1,700,000	100,000	$17	0	1
Boarding Houses	NA	NA	NA	NA	NA
Multifamily <10	$90,315	2,179	$41	19	6
Other	NA	NA	NA	NA	NA
TOTAL RESIDENTIAL USES	$58,171	1,257	$46	NA	NA
COMMERCIAL LAND USES					
Vacant	$176,782	NA	NA	NA	NA
Stores, One Story	$224,051	3,797	$59	4	3
Mixed Use	$147,619	4,762	$31	1	1
Department Stores	NA	NA	NA	NA	NA
Supermarket	$3,766,667	100,000	$38	0	3
Regional Shopping Center	NA	NA	NA	NA	NA
Community Shopping	$2,325,000	25,000	$93	1	4
One-Store Non Prof.	$2,127,660	29,787	$71	2	23
Multi-Story Non Prof.	$4,400,000	45,455	$97	1	4
Professional Offices	$100,000	2,381	$42	2	0
Airports, Marinas, etc.	$528,571	14,286	$37	0	34
Restaurants	$354,545	9,091	$39	1	1
Drive-In Restaurants	$358,824	5,882	$61	1	1
Financial Institutions	$533,333	6,667	$80	1	1
Insurance Companies					
Repair Serives	$100,000	100,000	$1	0	0
Service Stations	$281,818	9,091	$31	1	1
Automotive Repair, etc.	$121,053	5,263	$23	1	1
Parking Lots	$1,433,333	33,333	$43	0	9

TABLE 2. UNIVERSITY OF CENTRAL FLORIDA
REAL ESTATE DEVELOPMENT

	VALUE PER UNIT	SQ.FT. PER UNIT	VALUE PER SQ.FT.	AVERAGE UNITS/YEAR	AVERAGE ACRES/YEAR
Wholesale, Manufacturing	$125,000	25,000	$5	0	0
Florists, Greenhouses	$66,667	33,333	$2	0	1
Drive–In Theaters	$366,667	33,333	$11	0	1
Enclosed Theaters	$600,000	150,000	$4	0	0
Nightclubs, Bars, etc.	$300,000	14,286	$21	0	0
Bowling Alleys, Skating	$250,000	12,500	$20	0	2
Tourist Attractions	NA	NA	NA	NA	NA
Camps	NA	NA	NA	NA	NA
Race, Horse, Auto, etc	$600,000	100,000	$6	0	1
Golf Courses	$1,550,000	NA	NA	NA	NA
Hotels, Motels	$2,760,000	40,000	$69	0	1
TOTAL COMMERCIAL	$478,233	6,658	$72	36	146
INDUSTRIAL LAND USES					
Vacant	$257,143	2,041	NA	NA	NA
Light Manufacturing	$360,000	10,000	$36	1	14
Heavy Manufacturing	$100,000	100,000	$1	0	0
Lumber Yards, Mills	$100,000	100,000	$1	0	0
Fruit, Vegetable, etc.	NA	NA	NA	NA	NA
Canneries, Distilleries	NA	NA	NA	NA	NA
Other Food Processing	NA	NA	NA	NA	NA
Mineral Processing	$200,000	NA	NA	NA	NA
Warehouses, Distribution	$278,049	7,317	$38	2	5
Industrial Storage	$100,000	10,000	$10	0	3
TOTAL INDUSTRIAL	$265,041	7,317	$36	6	42

TABLE 3. FLORIDA INTERNATIONAL UNIVERSITY
REAL ESTATE DEVELOPMENT

RESIDENTIAL LAND USES	# OF UNITS	ASSESSED VALUE IN MILLIONS	ACRES	SQUARE FEET IN MILLIONS
Vacant	5875	$271.3	3,647.1	0.0
Single Family	54817	$4,584.0	13,562.1	95.9
Mobile Homes	10	$22.0	329.9	0.0
Multifamily >10	178	$381.9	484.8	10.8
Condominiums	48169	$2,509.8	3,539.2	54.9
Cooperatives	8	$0.4	3.2	0.0
Retirement Homes	0	$0.0	0.0	0.0
Boarding Houses	3	$0.2	0.9	0.0
Multifamily <10	2545	$246.7	615.2	5.9
Other	0	$0.0	0.0	0.0
TOTAL RESIDENTIAL USES	111605	$8,016.3	22,182.4	167.5
COMMERCIAL LAND USES				
Vacant	381	$181.9	673.6	0.0
Stores, One Story	390	$177.4	366.9	3.5
Mixed Use	218	$95.9	236.8	1.7
Department Stores	11	$35.2	57.0	0.5
Supermarket	7	$5.7	7.7	0.1
Regional Shopping Center	21	$179.1	526.0	2.9
Community Shopping	89	$289.4	404.3	5.0
One-Store Non Prof.	91	$62.0	90.9	0.9
Multi-Story Non Prof.	325	$249.4	220.1	3.9
Professional Offices	296	$197.1	213.0	3.2
Airports, Marinas, etc.	0	$0.0	0.0	0.0
Restaurants	85	$49.1	58.8	0.5
Drive-In Restaurants	14	$6.3	8.3	41.7
Financial Institutions	45	$115.6	91.8	1.5
Insurance Companies	5	$2.7	2.9	0.0
Repair Serives	8	$1.9	2.7	0.0
Service Stations	128	$41.9	62.6	0.4
Automotive Repair, etc.	65	$33.6	58.3	0.5
Parking Lots	105	$36.1	149.1	0.0

TABLE 3. FLORIDA INTERNATIONAL UNIVERSITY
REAL ESTATE DEVELOPMENT

	# OF UNITS	ASSESSED VALUE IN MILLIONS	ACRES	SQUARE FEET IN MILLIONS
Wholesale, Manufacturing	11	$9.8	13.0	0.3
Florists, Greenhouses	2	$0.2	0.9	0.0
Drive-In Theaters	1	$2.8	11.5	0.0
Enclosed Theaters	2	$2.9	3.6	0.1
Nightclubs, Bars, etc.	15	$8.0	10.6	0.1
Bowling Alleys, Skating	6	$9.7	17.3	0.2
Tourist Attractions	8	$5.7	14.7	0.1
Camps	0	$0.0	0.0	0.0
Race, Horse, Auto, etc	1	$2.5	6.8	0.0
Golf Courses	5	$5.9	333.3	0.1
Hotels, Motels	18	$25.8	17.1	0.4
TOTAL COMMERCIAL	2353	$1,833.6	3,659.6	67.6
INDUSTRIAL LAND USES				
Vacant	534	$272.5	2,307.7	0.1
Light Manufacturing	443	$138.9	510.2	3.9
Heavy Manufacturing	20	$26.2	44.6	0.8
Lumber Yards, Mills	2	$2.0	1.4	0.1
Fruit, Vegetable, etc.	0	$0.0	0.0	0.0
Canneries, Distilleries	1	$0.4	1.0	0.0
Other Food Processing	3	$7.4	12.3	0.3
Mineral Processing	16	$8.3	76.2	0.1
Warehouses, Distribution	334	$349.1	910.2	10.3
Industrial Storage	10	$8.1	14.9	0.3
TOTAL INDUSTRIAL	1363	$812.9	3,878.5	15.8

TABLE 4. FLORIDA INTERNATIONAL UNIVERSITY
REAL ESTATE DEVELOPMENT

RESIDENTIAL LAND USES	VALUE PER UNIT	SQ.FT. PER UNIT	VALUE PER SQ.FT.	AVERAGE UNITS/YEAR	AVERAGE ACRES/YEAR
Vacant	$46,179				
Single Family	$83,624	1,749	$48	2,108	522
Mobile Homes	$2,200,000	1,000	$2,200	0	13
Multifamily >10	$2,145,506	60,674	$35	7	19
Condominiums	$52,104	1,140	$46	1,853	136
Cooperatives	$50,000	875	$57	NA	NA
Retirement Homes	NA	NA	NA	NA	NA
Boarding Houses	$66,667	1,333	$50	NA	NA
Multifamily <10	$96,935	2,318	$42	98	24
Other	NA	NA	NA	NA	NA
TOTAL RESIDENTIAL USES	$71,827	1,501	$48	4,293	853
COMMERCIAL LAND USES					
Vacant	$477,428	79	$6,063	15	26
Stores, One Story	$454,872	8,974	$51	15	14
Mixed Use	$439,908	7,798	$56	8	9
Department Stores	$3,200,000	45,455	$70	0	2
Supermarket	$814,286	14,286	$57	0	0
Regional Shopping Center	$8,528,571	138,095	$62	1	20
Community Shopping	$3,251,685	56,180	$58	3	16
One-Store Non Prof.	$681,319	9,890	$69	4	3
Multi-Story Non Prof.	$767,385	12,000	$64	13	8
Professional Offices	$665,878	10,811	$62	11	8
Airports, Marinas, etc.	NA	NA	NA	NA	NA
Restaurants	$577,647	5,882	$98	3	2
Drive-In Restaurants	$450,000	2,978,571	$0	1	0
Financial Institutions	$2,568,889	33,333	$77	2	4
Insurance Companies	$540,000	8,000	$68	0	0
Repair Serives	$237,500	5,000	$48	0	0
Service Stations	$327,344	3,125	$105	5	2
Automotive Repair, etc.	$516,923	7,692	$67	3	2
Parking Lots	$343,810	10	$36,100	4	6

TABLE 4. FLORIDA INTERNATIONAL UNIVERSITY
REAL ESTATE DEVELOPMENT

	VALUE PER UNIT	SQ.FT. PER UNIT	VALUE PER SQ.FT.	AVERAGE UNITS/YEAR	AVERAGE ACRES/YEAR
Wholesale, Manufacturing	$890,909	27,273	$33	0	1
Florists, Greenhouses	$100,000	500	$200	0	0
Drive-In Theaters	$2,800,000	1,000	$2,800	0	0
Enclosed Theaters	$1,450,000	35,000	$41	0	0
Nightclubs, Bars, etc.	$533,333	6,667	$80	1	0
Bowling Alleys, Skating	$1,616,667	33,333	$48	0	1
Tourist Attractions	$712,500	8,750	$81	0	1
Camps	NA	NA	NA	NA	NA
Race, Horse, Auto, etc	$2,500,000	9,000	$278	0	0
Golf Courses	$1,180,000	10,000	$118	0	13
Hotels, Motels	$1,433,333	22,222	$65	1	1
TOTAL COMMERCIAL	$779,261	28,734	$27	91	141
INDUSTRIAL LAND USES					
Vacant	$510,300	112	$4,542	21	89
Light Manufacturing	$313,544	8,804	$36	17	20
Heavy Manufacturing	$1,310,000	40,000	$33	1	2
Lumber Yards, Mills	$1,000,000	25,000	$40	0	0
Fruit, Vegetable, etc.	NA	NA	NA	NA	0
Canneries, Distilleries	$400,000	8,000	$50	0	0
Other Food Processing	$2,466,667	100,000	$25	0	0
Mineral Processing	$518,750	6,250	$83	1	3
Warehouses, Distribution	$1,045,210	30,838	$34	13	35
Industrial Storage	$810,000	30,000	$27	0	1
TOTAL INDUSTRIAL	$596,405	11,605	$51	52	149

ABLE 5.
NIVERSITY OF CENTRAL FLORIDA
EVELOPMENT IMPACTS

ESIDENTIAL LAND USES	LAND USE CODES	VALUE PER UNIT	SQ.FT. PER UNIT	VALUE PER SQ.FT.	AVERAGE UNITS/YEAR	AVERAGE ACRES/YEAR	MARKET ADJUST FACTOR	ADJUSTED AVERAGE UNITS/YEAR	ADJUSTED AVERAGE ACRES/YEAR
Single Family	1	$68,995	1,739	$40	875.8	425.1	1.667	525.4	255.0
Apartments	3,4,5,8	$102,423	1,838	$115	54.4	20.7	1.667	32.6	12.4
Mobile Homes	2	$100,000	835	$120	21.8	48.7	1.667	13.1	29.2
COMMERCIAL LAND USES									
Stores	11,12	$208,000	4,000	$53	4.5	3.3	1.667	2.7	2.0
Department Store	13						1.667		
Supermarket	14	$3,766,667	100,000	$38	0.1	3.0	1.667	0.1	1.8
Regional Shopping Center	15						1.667		
Community Shopping	16	$2,325,000	25,000	$93	1.1	4.3	1.667	0.7	2.6
Non Professional Offices	17,18	$2,558,621	32,759	$76	2.6	26.1	1.667	1.6	15.6
Professional Offices	19	$100,000	2,381	$42	1.9	0.4	1.667	1.1	0.3
Restaurants	21	$357,143	7,143	$52	1.3	1.3	1.667	0.8	0.8
Finance/Insurance Office	23,24	$533,333	6,667	$80	0.7	1.1	1.667	0.4	0.6
Repair Services	25	$100,000	100,000	$1	0.0	0.0	1.667	0.0	0.0
Auto Related	26,27	$180,000	6,667	$26	1.4	1.2	1.667	0.8	0.7
Night Clubs, Bars, etc.	32,33,34	$311,765	29,412	$19	0.8	2.4	1.667	0.5	1.5
Hotels/Motels	39	$2,760,000	40,000	$69	0.2	0.7	1.667	0.1	0.4
INDUSTRIAL LAND USES									
Light Manufacturing	41	360,000	10,000	$36	0.9	13.8	1.667	0.5	8.3
Warehouses, Distribution	48	278,049	7,317	$38	1.9	5.3	1.667	1.1	3.2

TABLE 6.
FLORIDA INTERNATIONAL UNIVERSITY
DEVELOPMENT IMPACTS

RESIDENTIAL LAND USES	LAND USE CODES	VALUE PER UNIT	SQ.FT. PER UNIT	VALUE PER SQ.FT.	AVERAGE UNITS/YEAR	AVERAGE ACRES/YEAR	MARKET ADJUST FACTOR	ADJUSTED AVERAGE UNITS/YEAR	ADJUSTED AVERAGE ACRES/YEAR
Single Family	1	$83,624	1,749	$48	2,108.3	521.6	2	1,054.2	260.8
Apartments	3,4,5,8	$61,666	1,407	$45	1,957.4	178.4	2	978.7	89.2
Mobile Homes	2	$2,200,000	1,000	$2,200	0.4	12.7	2	0.2	6.3
COMMERCIAL LAND USES									
Stores	11,12	$449,507	8,553	$53	23.4	23.2	2	11.7	11.6
Department Store	13	$3,200,000	45,455	$70	0.4	2.2	2	0.2	1.1
Supermarket	14	$814,286	14,286	$57	0.3	0.3	2	0.1	0.1
Regional Shopping Center	15	$8,528,571	138,095	$62	0.8	20.2	2	0.4	10.1
Community Shopping	16	$3,251,685	56,180	$58	3.4	15.6	2	1.7	7.8
Non Professional Offices	17,18	$748,558	11,538	$65	16.0	12.0	2	8.0	6.0
Professional Offices	19	$665,878	10,811	$62	11.4	8.2	2	5.7	4.1
Restaurants	21	$559,596	426,263	$84	3.8	2.6	2	1.9	1.3
Finance/Insurance Office	23,24	$2,366,000	30,800	$76	1.9	3.6	2	1.0	1.8
Repair Services	25	$237,500	5,000	$48	0.3	0.1	2	0.2	0.1
Auto Related	26,27	$391,192	4,663	$92	7.4	4.7	2	3.7	2.3
Night Clubs, Bars, etc.	32,33,34	$895,652	16,087	$68	0.9	1.2	2	0.4	0.6
Hotels/Motels	39	$1,433,333	22,222	$65	0.7	0.7	2	0.3	0.3
INDUSTRIAL LAND USES									
Light Manufacturing	41	313,544	8,804	36	17.0	19.6	2	8.5	9.8
Warehouses, Distribution	48	1,045,210	30,838	34	12.8	35.0	2	6.4	17.5

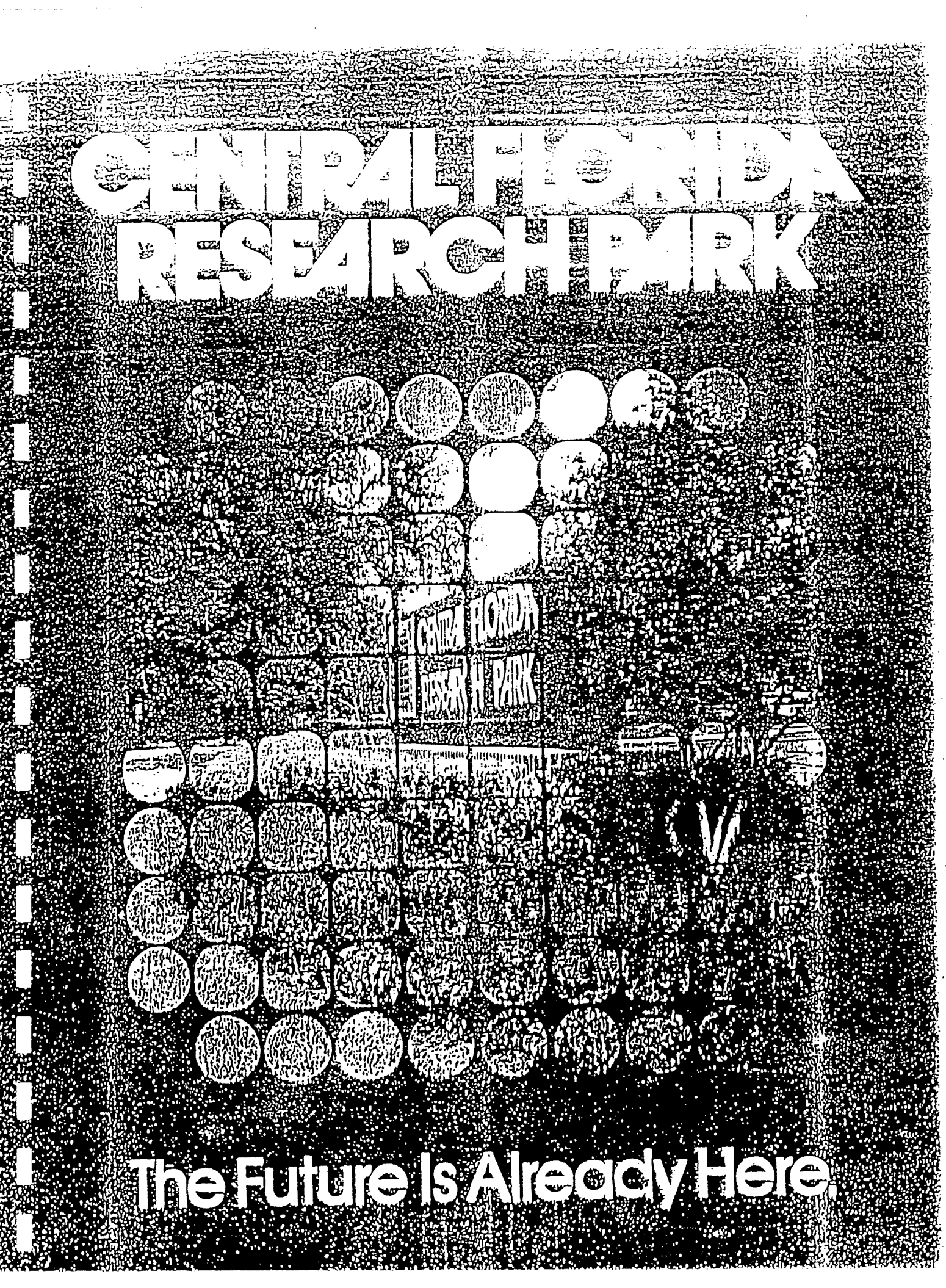
TABLE 7. UNIVERSITY DEVELOPMENT IMPACT SCENARIO
NET DEVELOPABLE LAND USE NEEDS – TWENTY YEAR BUILDOUT

RESIDENTIAL LAND USES	LAND USE CODES	AVERAGE VALUE PER UNIT	ADJUSTED VALUES	AVERAGE ACREAGE	AVERAGE UNITS
Single Family	1	$78,758	$78,758	5,177.6	15,795.6
Apartments	3,4,5,8	$62,981	$62,981	1,734.7	10,113.3
Mobile Homes	2	$130,471	$130,471	578.0	132.5
COMMERCIAL LAND USES					
Stores	11,12	$403,836	$403,836	195.7	144.2
Department Store	13	$3,200,000	$3,200,000	21.9	2.1
Supermarket	14	$1,930,233	$1,930,233	15.2	2.2
Regional Shopping Center	15	$8,528,571	$8,528,571	202.3	4.0
Community Shopping	16	$2,995,367	$2,995,367	126.9	23.7
Non Professional Offices	17,18	$1,047,323	$1,047,323	151.5	95.8
Professional Offices	19	$571,099	$571,099	69.1	68.4
Restaurants	21	$501,647	$501,647	22.8	26.7
Finance/Insurance Office	23,24	$1,819,082	$1,819,082	29.4	13.7
Repair Services	25	$216,799	$216,799	0.9	1.8
Auto Related	26,27	$353,051	$353,051	40.7	45.3
Night Clubs, Bars, etc.	32,33,34	$596,864	$596,864	20.8	9.1
Hotels/Motels	39	$1,808,207	$1,808,207	7.1	4.8
INDUSTRIAL LAND USES					
Light Manufacturing	41	$316,339	$316,339	104.8	90.6
Warehouses, Distribution	48	$931,478	$931,478	241.0	75.4
TWENTY YEAR NET LAND USE NEED				8,740.3	

TABLE 8. UNIVERSITY DEVELOPMENT IMPACT SCENARIO
AVERAGE ANNUAL NET LAND USE NEEDS

RESIDENTIAL LAND USES	LAND USE CODES	AVERAGE VALUE PER UNIT	ADJUSTED VALUES	AVERAGE ACREAGE	AVERAGE UNITS
Single Family	1	$78,758	$78,758	258.9	789.8
Apartments	3,4,5,8	$62,981	$62,981	86.7	505.7
Mobile Homes	2	$130,471	$130,471	28.9	6.6
COMMERCIAL LAND USES					
Stores	11,12	$403,836	$403,836	9.8	7.2
Department Store	13	$3,200,000	$3,200,000	1.1	0.1
Supermarket	14	$1,930,233	$1,930,233	0.8	0.1
Regional Shopping Center	15	$8,528,571	$8,528,571	10.1	0.2
Community Shopping	16	$2,995,367	$2,995,367	6.3	1.2
Non Professional Offices	17,18	$1,047,323	$1,047,323	7.6	4.8
Professional Offices	19	$571,099	$571,099	3.5	3.4
Restaurants	21	$501,647	$501,647	1.1	1.3
Finance/Insurance Office	23,24	$1,819,082	$1,819,082	1.5	0.7
Repair Services	25	$216,799	$216,799	0.0	0.1
Auto Related	26,27	$353,051	$353,051	2.0	2.3
Night Clubs, Bars, etc.	32,33,34	$596,864	$596,864	1.0	0.5
Hotels/Motels	39	$1,808,207	$1,808,207	0.4	0.2
INDUSTRIAL LAND USES					
Light Manufacturing	41	$316,339	$316,339	5.2	4.5
Warehouses, Distribution	48	$931,478	$931,478	12.1	3.8
ANNUAL NET LAND USE NEEDS				437.0	

APPENDIX A


CENTRAL FLORIDA
RESEARCH PARK
The Future Is Already Here.

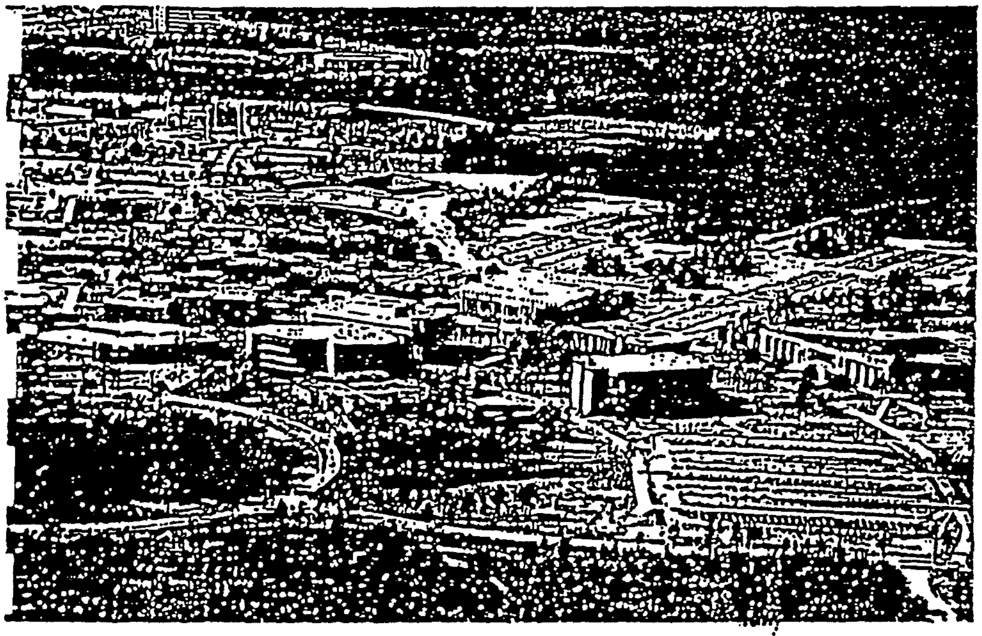
The University of Central Florida...
reaching for the stars.

[illegible] of Florida's fastest growing state universities, UCF's motto speaks eloquently of the mission of this 17,000-student campus which is made up of five colleges and eight institutes offering a broad spectrum of undergraduate and graduate programs.

There are fully funded eminent scholar chairs in Computer Science, Business Administration and Community [illegible].

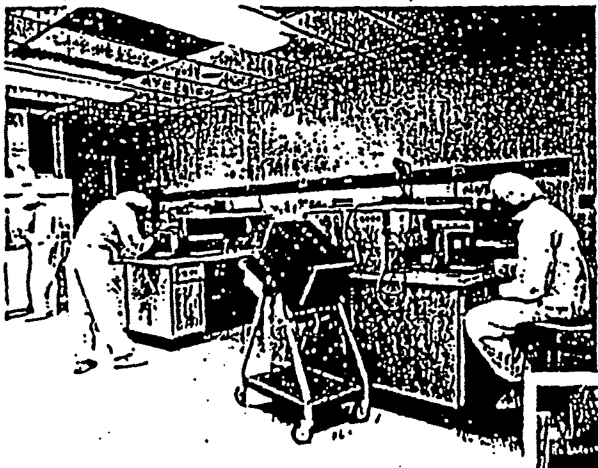
UCF offers 78 baccalaureate, 48 masters and [illegible] doctoral degree programs.

[illegible] Central Florida Research Park enjoy a special relationship with the University and have full access to the [illegible] recreational facilities. They are accorded unique opportunities to share facilities, develop classroom, laboratory and workplace research programs, and call upon faculty, undergraduate and graduate students to meet the needs of business. UCF truly provides a workforce in training for Park tenants.



Central Florida has the third largest concentration of laser activity in America, and the Central Florida Research Park is home to the Center for Research in Electro-Optics and Lasers... a state-funded institute.

- **With an accredited MBA program, its College of Business Administration has been ranked at the top of the state's university system, and Florida's Board of Regents have approved implementation of a doctoral program in business.**
- **The College of Engineering offers doctoral programs in civil, electrical, industrial, mechanical, environmental, and computer engineering.**
- **UCF's Computer Science School includes a doctoral degree program and has produced world-class teams of programming students two years in a row.**
- **An uncommonly high three-quarters of UCF's graduates remain and make their living in the Central Florida area following graduation from programs in the colleges of Engineering, Business Administration, Arts and Science, Education and Health.**
- **The multi-discipline Institute for Simulation and Training (IST) and the Center for Research in Electro-Optics and Lasers (CREOL) are among eight institutes heavily involved in sponsored research.**

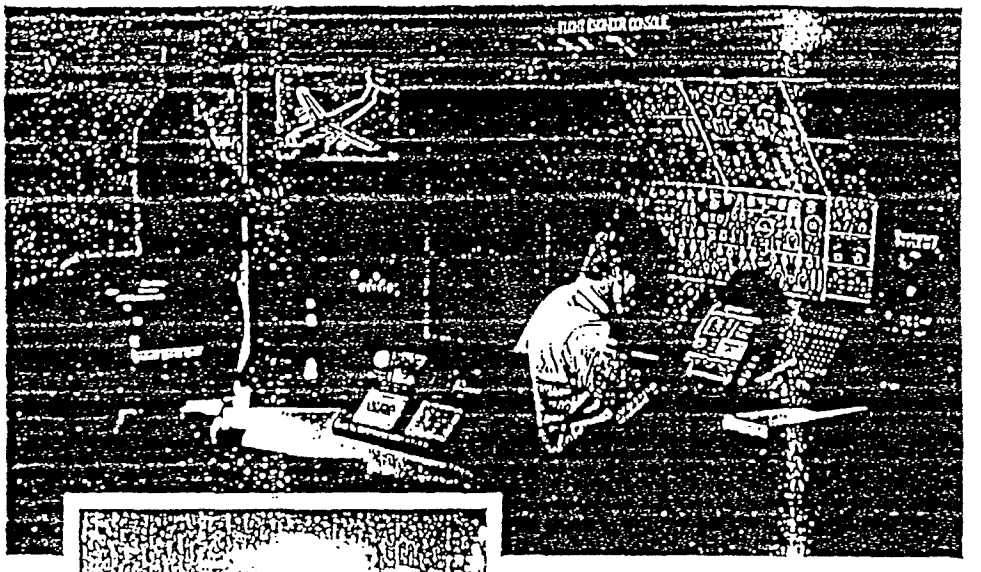


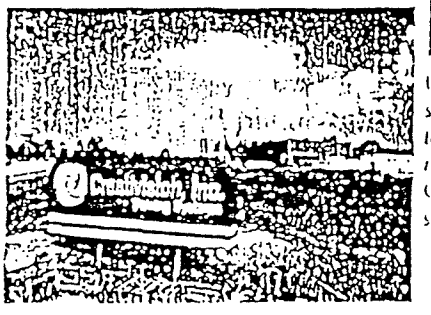
UCF Sponsored Research programs currently total over $12 million dollars

Central Florida Research Park...
...is only the beginning.

The Central Florida Research Park brings together industry and education in a collaborative atmosphere with all of the resources necessary to pursue the future with technology and business success at the adjacent university, a desirable location and prime business facilities have attracted dozens of companies to the Research Park. The U.S. Naval Training Systems Center – the local point of the nation's simulation and training industries – has its headquarters here. Nearly a billion dollars in federal contracts is granted by NTSC each year.

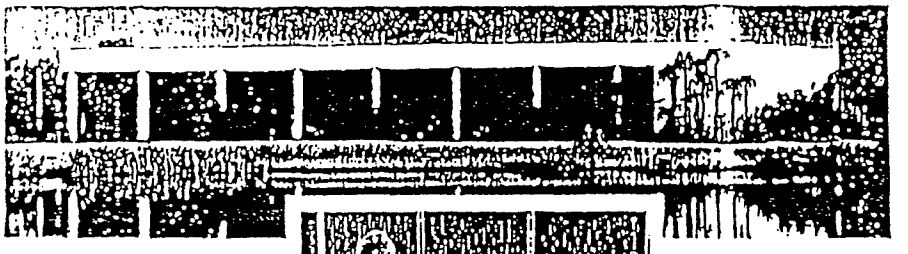
Success stories abound here, where industry and university teams are regularly working together on projects including software solutions, training systems, defense systems, and commercial projects. Examples of companies and activities in the Central Florida Research Park include:

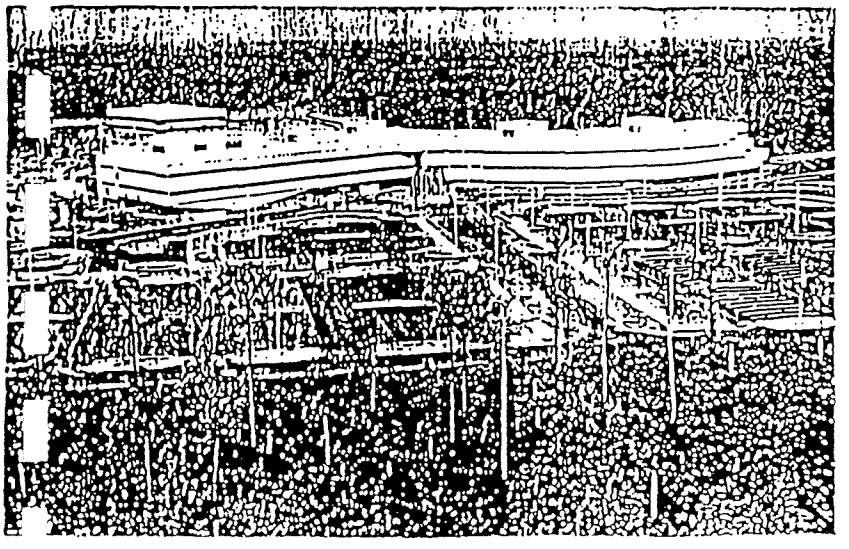




Utilizing the latest concepts in training and simulation, Creativision is involved in developing both government and commercial applications that range from aviation to the automotive industry. Creativision's success in simulation and training systems has already led to expansion here.

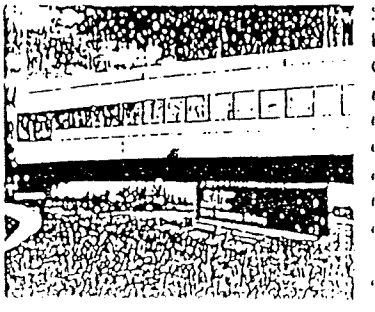
Digital Design Services pursues state of the art Computer Aided Design technologies.





The U.S. Naval Training Systems Center, Army PM Trade and the Device Training and Performance Data Center will comprise the most complete training [illegible]

Infrared Industries – a unit of Raspatch Corporation has ongoing research programs with both UCF faculty and students as it pioneers in electro optical components.

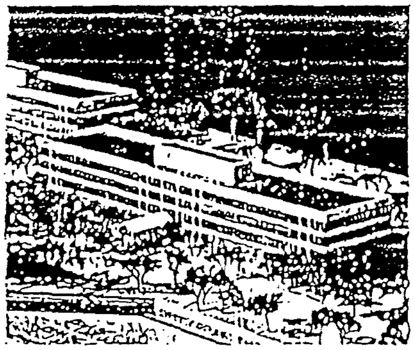


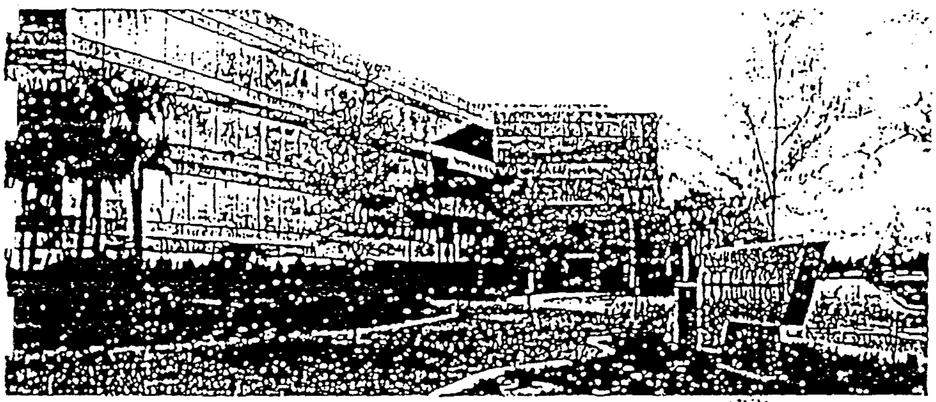
Science Applications International Corporation is involved in many areas of computer technology applications. SAIC efforts in hydrodynamic design and testing helped the 12 meter yacht Stars and Stripes win back

... Research Park...
... future potential.

... vironment for business and industry right ... xt door to the University of Central Florida, the ... Research Park is ... 1,000 acres ...

The Central Florida Research Park ... ovides flexible real estate alternatives with fully permitted and developed sites available for purchase or lease. First class ... fice space, office lab, light manufacturing ... nd build to suit/lease back facilities are available for lease from nationally known developers.

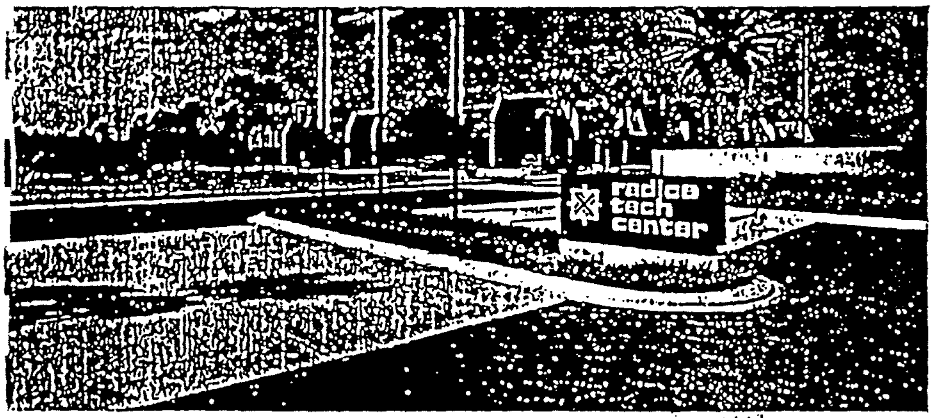




The success of Carnegie Properties' Research Pavilion—near fully-leased status after just a year to such tenants as the Center for Research in Electro Optics and Lasers, Hay Systems, and Syscon—led to plans for Carnegie Research Commons, a pair of 135,000 square-foot, four-story buildings.

Carnegie's three buildings will surround the Naval Training Systems Center and provide immediate access for government subcontractors. Carnegie's premium offices offer first class amenities such as health and fitness facilities, conference space, and a deli/cafeteria.

A wholly-owned subsidiary of Pittsburgh's Mellon-Stuart Holding Corporation, Carnegie Properties has a total of 32 acres available for development in the Research Park, and offers build-to-suit capability from concept and design through construction and building management.



First-class office space and build-to-suit opportunities from Radice Corporation are set in a campus-like atmosphere ideal for administrative, marketing and research activity.

Radice TechCenter has already attracted tenants such as McDonnell Douglas, Boeing, Allied Bendix Aerospace, Perceptronics and Rediffusion Simulation. The TechCenter's 21.7 acre site includes 64,440 square feet of premium office facilities... and can accommodate additional buildings of 80,000 and 40,000 square feet adjacent to the first phase.

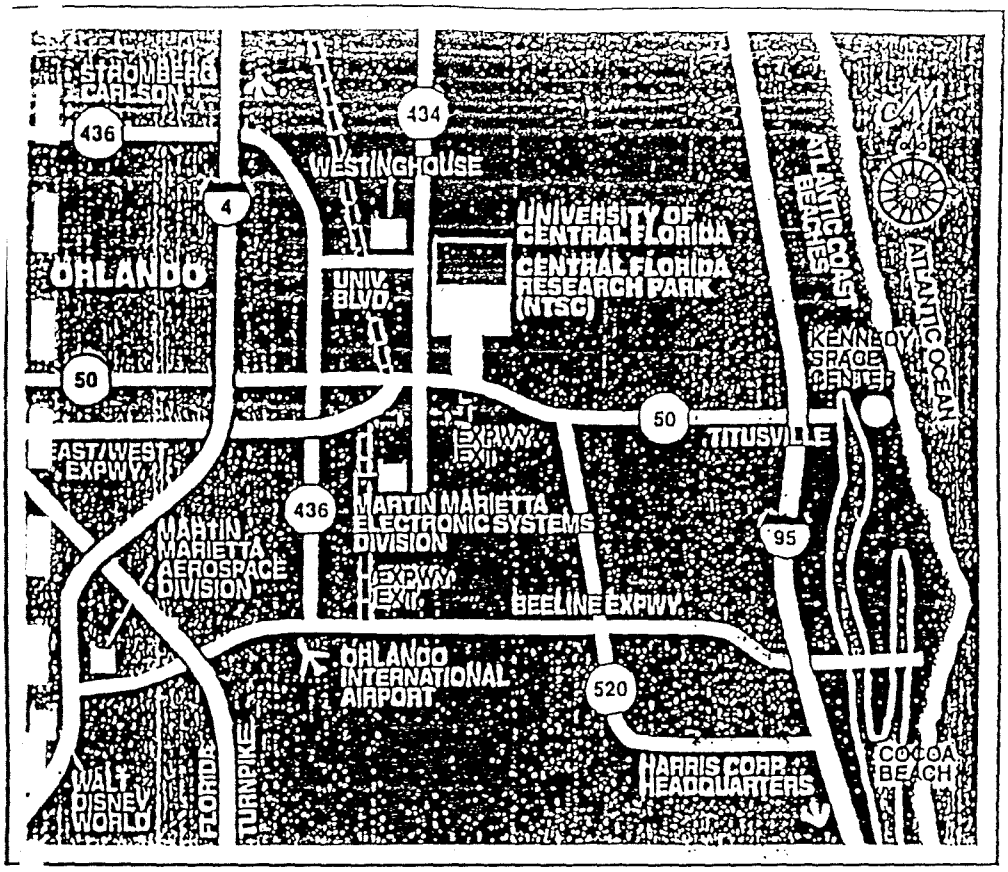
Flexibility is at the heart of Radice TechCenter, with individual entries, exterior signage and no interior corridors for 100 percent usable space. Parking is at your door, and 16 foot clear span ceiling heights can accommodate virtually any activity. Individual electric meters provide minimum utility costs.

Radice TechCenter offers a full array of comforts, conveniences and design amenities. Radice offices have been designed to meet strict Department of Defense security requirements.

A full-service banking center is indicative of the planning for commercial support..

Construction continues to expand the infrastructure and make additional sites of all sizes available for development.

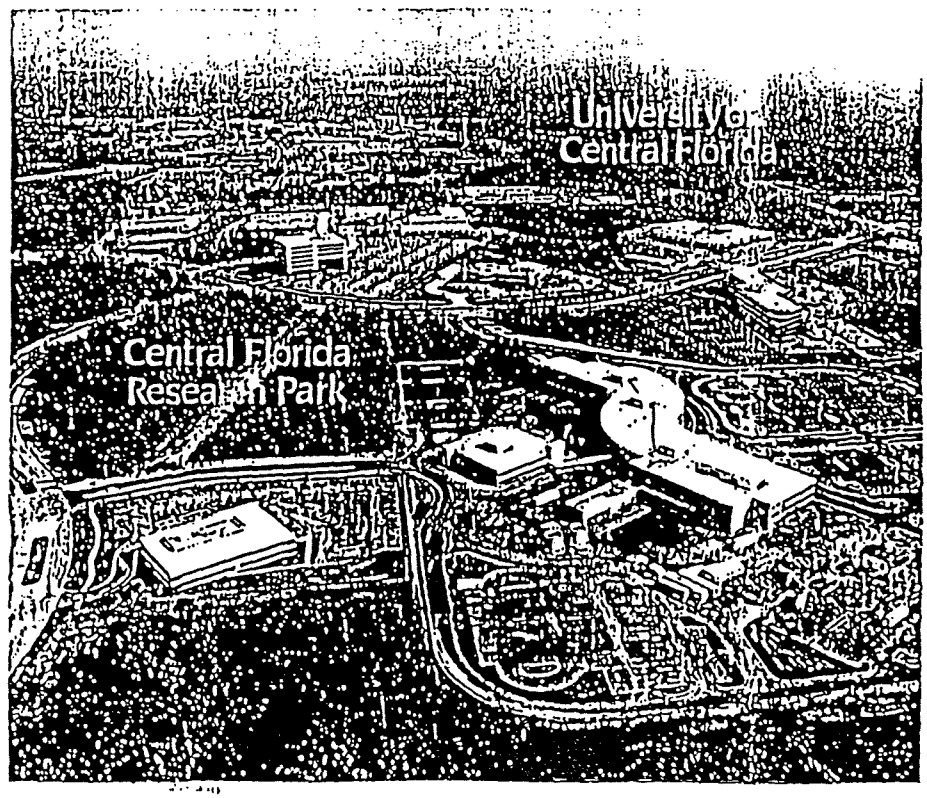
CENTRAL FLORIDA RESEARCH PARK
12424 Research Parkway, Suite 100, Orlando, Florida 32826/305-282-3944



Proximity...

Central Florida is at the crossroads of all the state's exciting business development. East Orange County has emerged from Central Florida's growth as a technology community all its own, and the Central Florida Research Park has become a focal point for simulation and training, lasers and electro-optics, and other businesses which can benefit from a university relationship.

The Central Florida Research Park has an ideal location. An aggressive road development program makes the Central Florida Research Park the most accessible point in the entire region... 15 minutes from the financial centers of Downtown Orlando... 25 minutes from Orlando International Airport...50 minutes from Kennedy Space Center...45 minutes from the area's internationally-known attractions.



The Central Florida Research Park consists of 1260 acres located adjacent to the University of Central Florida

APPENDIX B

ENTERPRISE FLORIDA

Growing the Future

September 1989

Prepared by:

Eric R. Hansen
Douglas C. Henton
John G. Melville
Steven A. Waldhorn, Director
Center for Economic Competitiveness

SRI International
Menlo Park, California

Sponsored by:

Florida Chamber of Commerce Foundation, Inc.

Copyright 1989; The Florida Chamber of Commerce Foundation, Inc.

reluctant to give up the mild winters and their Florida life styles, and many believed that South Florida has the opportunity to become one of the major states in biomedical development. So a number of former executives and employers used profits from exercising Key Pharmaceuticals stock options to start up their own firms. The acquisition of Key Pharmaceuticals was a classic case of Schumpeter's "creative destruction" in which talent and resources were released from a large company to form new enterprises—offspring companies that may be able to adapt better to the changing economic environment than the parent company.

Whereas start-ups have been spawned by the industry base of the health technology cluster, few, if any, spinouts have been generated from the university. Similarly, few new start-up companies have been grown from the inventor/entrepreneur. For one thing, the starting costs are very high. It is very difficult for university personnel to make a living and start a company. Moreover, the University of Miami, FIU, and other universities lack an explicit policy about faculty engaging in entrepreneurial businesses.

The Laser/Electro-Optics Industry Cluster

The laser/electro-optics (LEO) cluster in the Space Coast is one of the more developed value added clusters in the state and has generated many homegrown Florida companies. It is a cluster that began in Central Florida in 1957 when Martin Marietta Corporation (MMC) initiated the field of electro-optics. Today more than 30 LEO companies form the cluster, many of which have branched out from MMC. The cluster is an example of an intermediate-stage cluster (Stage 2 from the cluster life cycle typology developed in Chapter III) that is developing a substantial base of related companies, a specialized labor force, and a network of support services and institutions specific to the LEO field.

The evolution of the LEO cluster provides a good example of how new enterprises develop in a value-added cluster. Shortly after Martin Marietta's Tactical Missiles Division invented the laser in 1960, the company recognized the potential application of lasers to missile guidance and started an R&D effort to develop laser rangefinders, target designators, and seekers. Over the past two decades, MMC's laser and electro-optics activity continued to expand in response to major military programs that use laser guidance technology.

As MMC's laser operations expanded, top researchers and technology managers were brought to Orlando. Three waves of development resulted in the expansion of the LEO cluster in the Orlando area from 1 company in the early 1960s to 30 LEO companies today. The first wave

occurred during the late 1960s, when three laser/electro-optical companies spun off from MMC. These new companies were Orlando Research (now Control Laser), International Laser Systems (now Litton Laser Systems), and Wood Ivey Systems. All three companies have prospered and are in operation today, although two were acquired and are not operating under their original management. Then, during the 1970s, another 10 LEO companies were formed or moved into the area. During the 1980s, 16 more companies emerged, bringing the total to 30 companies in the Orlando area. The genealogy of LEO company spinoffs is illustrated in Figure II-3. Although not every company is shown in Figure II-3, there have been 7 LEO spinoffs from Martin Marietta over the years. International Laser Systems and Control Laser had 5 spinoffs each, accounting for 10 of the 30 companies in existence. Altogether, two-thirds of the 30 Orlando-based LEO companies are spinoffs from other LEO companies. It is interesting that only two LEO companies founded in Orlando have moved out of the area, KEI to Dallas and American Laser to Salt Lake City.

Many of the start-up companies are small companies innovating new lasers, laser equipment, and other applications for industrial, military, and medical uses. Many are developing the products under contracts to original equipment manufacturers (OEMs), who will then market the equipment. The small companies are better able to serve as the source of new technology, and many have the production capability. Many of the larger OEMs are not well organized to do the technology development in-house and some do not want the technology developed in-house. Increasingly, OEMs are finding their niche as systems integrators, using small technology companies to develop the components of the system. The small-company, large-OEM company partnerships characterize the basis for many of the LEO start-ups. Lee Lasers and Advanced Laser Systems Technology are examples of recent start-ups that have established relationships with OEMs, which have, in effect, guaranteed markets for the products of the new companies. In addition to securing a market, the relationship with an OEM can also be a source of seed or start-up capital. Lee Lasers, for instance, obtained R&D seed capital from an OEM to develop its product.

Looking beyond the Orlando area, the laser/electro-optics cluster extends to include more of the Space Coast, especially over to Melbourne and Palm Bay. There are an additional 10 LEO companies in this area, the largest of which is Harris Corp. Seven of these 10 companies are homegrown spinoffs from other companies in the Space Coast. Several of these companies have grown very rapidly (e.g., DBA Systems and Opto Mechanik). Opto Mechanik is today the largest optical instrument manufacturer in the Southeastern United States.

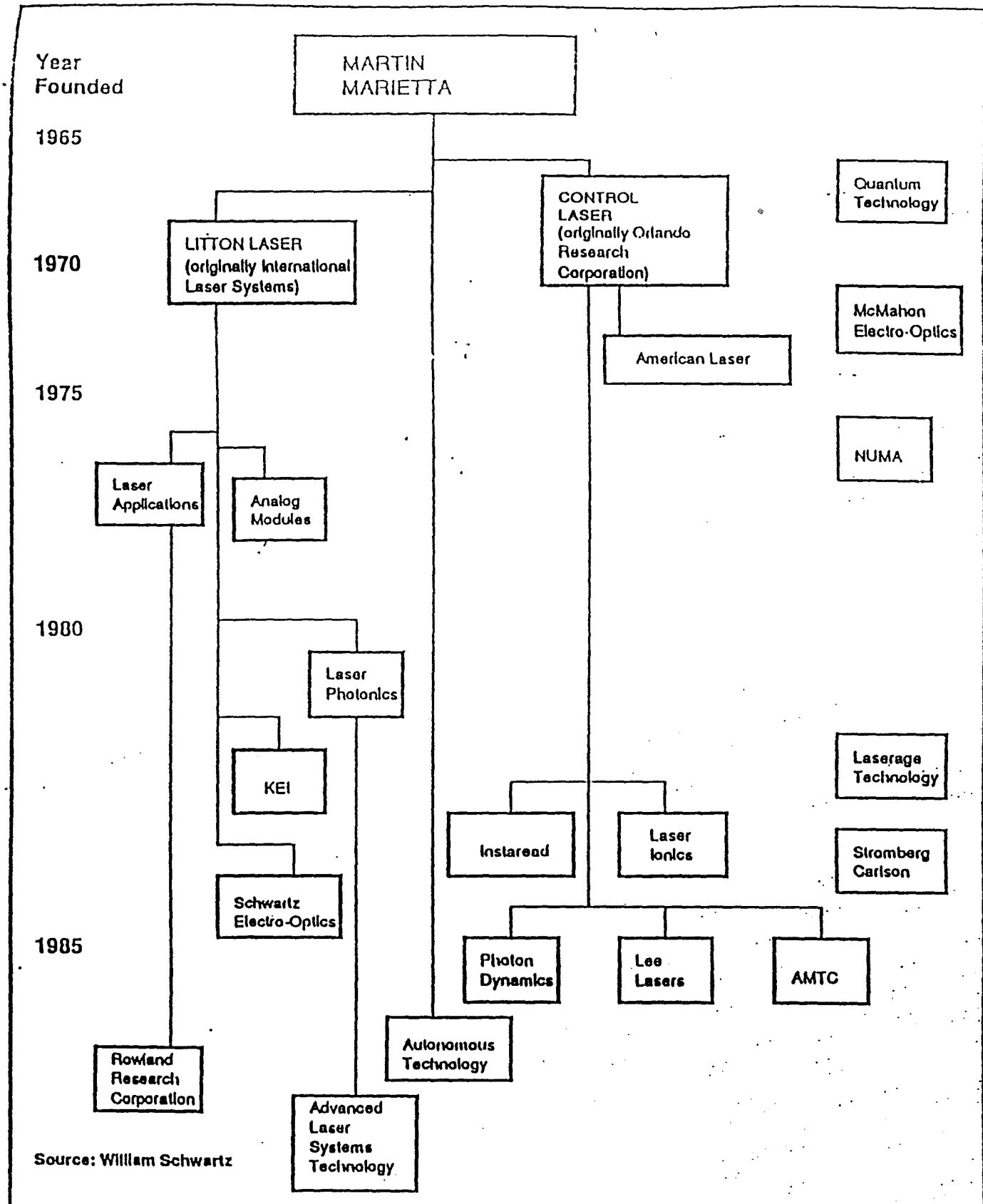


FIGURE II-3 ORLANDO LASER INDUSTRY FAMILY TREE

Thus, the 40 LEO companies in the Space Coast represent a sizable industry cluster. A 1987 study prepared for the Florida High Technology and Industry Council indicated that LEO industrial activity in the Space Coast employed 10,400 workers, including 2,700 scientists and engineers, and generated a total sales base of $1.2 billion. This is the profile of a value-added industry cluster in the making. The growth of the sector to date has created a base of high-quality, high-paid jobs.

The main force leading the evolution of the LEO cluster has been the development of the industrial base. Firms have formed and grown, and top people have been attracted to the cluster because of the increasing activity and opportunity occurring in the industry. Only recently have universities become an important contributory factor in the growth of the cluster. University spinoff companies have not played a role in the development of the cluster to date, and few of the entrepreneurs and leading technical people and engineers are graduates from local universities. It was not until 1987 that the University of Central Florida established a center of excellence, the Center for Research in Electro-Optics and Lasers (CREOL).

Despite the late start, it is clear that for the LEO cluster to approach the "lift-off" stage of development, the universities must play a key role in providing a critical role as a source of scientific and technical research, a source of highly trained engineers and managers, and ultimately a source of new technologies, product innovations, and new companies. CREOL has experienced substantial growth since its inception and now has 13 faculty and 10 senior research staff members performing research in a wide range of LEO activity. CREOL operates with $2.4 million of support from the Florida University system and about $5 million of private contracts and grants annually and is continuing to grow rapidly. Similarly, in the eastern part of the Space Coast in Melbourne, the Florida Institute of Technology (FIT) is growing a strong electro-optics program. Photonic research facilities at FIT encompass seven laboratories covering laser meteorology, solid state devices, optical pattern recognition, optical research, fiber optic sensors, optical computing, and signal processing.

Although the laser/electro-optics cluster in the Space Coast is considered to be the third-largest LEO cluster nationally, only smaller than the Silicon Valley area and Route 128 around Boston, it has not achieved the critical mass necessary for "lift-off." However, if the university component of the cluster is sufficiently built up and other aspects of the supporting economic infrastructure for enterprise development are improved, the LEO cluster may achieve the critical mass needed for lift-off.

Information Industries Cluster

The largest concentration of information industries is along the Computer Coast. Over 50% of Florida's total employment in computers and communications is in this region. The information industries cluster is characterized by several major computer and communications equipment companies and a growing number of smaller technology, supplier, and support services companies. The computer equipment industry is dominated by IBM and Harris, which together account for more than 40% of all employees. Similarly, the communications equipment industry is dominated by a few large companies: Harris, Motorola, and Racal-Milgo dominate the industry with more than one-third of all employees.

The early development of the information cluster occurred in the 1960s with the evolution of the real-time computing industry (superminicomputers). In the early 1960s, several engineers spun out from Radiation Inc., a Melbourne-based engineering company contracting with NASA and other government agencies and now part of Harris. They formed Systems Engineering Laboratories, which specialized in simulation software and was later bought by Gould. Subsequently, two other companies spun out of Systems Engineering Laboratories: Modular Computer Systems, which today employs more than 1,200, and Computer Data, which became Harris's computer division. Other companies that can be traced back to Radiation Inc. include Computer Products and Telematics International.

The most successful entrepreneurial companies in the Computer Coast have spun off from the major computer companies. Telematics and Equinox Systems are key success stories that follow this pattern. Telematics is a spinoff of people from Gould and Modular Computer Systems that started in 1982 and is today a $60 million company.

Another source of spinoff activity in the information industry cluster has been IBM. After IBM consolidated operations in Florida with the winding down of the personal computer project, many managers and engineers elected to leave the company (many with "golden parachutes" and early retirement packages) and stay in Florida. Many people found jobs with other companies while others actually retired. However, a number of former employees started off on their own and developed new start-up companies. In software, IBM has had several spinoff, including Gulf Stream Microsystems and Core International.

New enterprise development in the communications equipment industry has been constrained in part because many of Florida's major manufacturers of communication equipment are currently

producing for defense. Over 50% of shipments in the communications industry are purchased by the U.S. government as military equipment. This has also constrained the fusion of the computer and telecommunications industries. To achieve the real potential for synergy between the computer and communications industries in Florida, manufacturers will need to move into commercial markets as defense spending slows down over the next decade.

Overall, the high concentration of employment in a few large firms creates barriers to further development of the information industries cluster in the form of strong linkages between local buyers and suppliers. To date, the cluster has prospered primarily as a "branch plant" location for large national firms involved in the development or production of computers, electronics, and communications. The lack of homegrown firms that are suppliers to major producers causes problems for creating a truly strong industrial cluster. The information industries cluster has not yet reached true "critical mass" to achieve the full benefits of a cluster. What is required is to broaden the cluster by stimulating stronger linkages with local suppliers, more spinoff firms, and more homegrown industries. This involves promoting new enterprise development, import substitution that encourages major producers to purchase supplies and components from local firms, and expansion of the cluster to encompass more research on one end of the product cycle and more service on the other end.

Within the past decade, increasing competitive pressures worldwide have forced major companies to become leaner and more reliant on outside suppliers. For example, IBM has changed its approach in dealing with outside companies. The firm used to be very inward looking and refused to work with third parties. In 1979, IBM began to offer its first discounts to companies that were developing products and equipment that was compatible with IBM equipment. By the early 1980s, IBM launched a value added remarketer (VAR) program that would enter into arms-length agreements with smaller companies who develop peripheral equipment and products and software that complement IBM equipment. Now, IBM is doing joint marketing with VAR partners. Computer Applications Systems (CAS) is a company that started as a group that spun out of IBM to make security access control systems for IBM computers and developed a partnership with IBM. CAS has grown very rapidly and was the 50th-fastest growth company in *Inc.*'s 500 in 1988.

Perhaps the most important impediment to the development of the information industries cluster is the lack of a strong university in the Computer Coast. Today most major firms rely primarily on out-of-state sources for research and technology development. Linkages between information companies and Florida's universities in applied research have only recently been developed in the

fields of computer software and computer science (at the University of Florida in software, Florida State University in supercomputer computation, University of Central Florida in computer science) and microelectronics (at the University of Florida's integrated electronics center and University of South Florida's Center for Microelectronics Research). Florida Atlantic University (FAU) is a small, young, growing university that is viewed by industry as not having met the needs of the regional market. The university has been building and expanding its programs with good faculty, branch campus courses, and remote teaching. However, despite an active effort to respond to industry's desire for more prestigious engineering training, FAU is not able to meet the demand of neighboring companies for world-class education and research. Still, FAU is trying to respond as effectively as it can. It is completing construction of a new engineering building. It is trying to establish an R&D park on university land and is expanding the urban teaching and corporate training programs to meet industry and community needs. However, there is a fundamental mismatch between the needs of local industry for research excellence and high-quality graduates and FAU's capacity. The university should be expanded to meet the requirements of the region and bring the geographic concentration of higher education resources in line with the geographic demand that exists.

To date, no new enterprises have spun off from Florida Atlantic University. FAU is trying to develop a research park on 60 acres of university land. FAU had established an innovation center, housed in a trailer at the research park, but that has since been closed down for lack of ongoing funding. Despite the loss of the innovation center, the development of the research park is moving ahead.

Although farther to the south of the main concentration of the information industries cluster, Florida International University (FIU) is aggressively moving to become a university hub for the information industries cluster. FIU has been expanding its work in information sciences through the construction of a new $10 million Engineering Sciences facility that will be the location for its computer laboratories, which will be used by students and faculty in the School of Computer Sciences, the second of its type in Florida.

The information industries cluster can only be considered an intermediate cluster because of the high concentration of the cluster in a handful of large firms primarily based outside Florida, the lack of buyer-supplier linkages among firms, and the weakness of the regional universities and university-industry relationships.

The Space Industries Cluster

Florida's space industries cluster has experienced great volatility over the past 25 years. In the 1960s, billions of federal dollars were spent in Florida to develop programs to place a man on the moon. Besides developing a space launch infrastructure at Cape Canaveral, the Florida space cluster expanded with the development of related aerospace, communications, and space-support service activities. Following the successful Apollo program, the 1970s were years of spending cuts and indecision in the nation's space program. In the 1980s, the space program was revived with the launch of the space shuttle. During 5 years of operation, space shuttles delivered at least 24 satellites into orbit. During this decade, Florida's missiles, communications equipment, and space vehicles industries experienced rapid growth. However, following the 1986 Challenger tragedy, a period of reexamination of the U.S. space program ensued during which industry-wide layoffs resulted. In 1988, this period of reexamination ended, resulting in a major shift in U.S. policy toward space that has major implications for Florida by creating opportunities for rapid growth of the space industry. The Presidential Directive on National Space Policy reaffirmed the nation's commitment to NASA's civil space activities and established policies designed to encourage the growth of commercial space activities. In particular, the new policy directed government agencies to encourage the development and use of U.S. private-sector access to federally owned facilities, hardware, and services. It is estimated that the commercial space industry will become one of the nation's fastest-growing industries over the next decade. The issue for Florida is how to get its share of this growing space industry.

Florida's space industry cluster should be well positioned to take advantage of the opportunities in space commercialization. Substantial federal funds have provided support to a large number of firms in the state. This funding has helped develop a pool of scientific, technical, and managerial talent that can provide the foundation for an expanded space industry in Florida. In addition, growth of the space industries creates strong demands for a variety of linkage industries, including electronics and communications, and advanced materials. Along with a broad range of additional component suppliers and service support industries, Florida has the potential to develop a strong regional agglomeration around the growth of the space industry.

Currently, the space industries cluster in the Space Coast region contains over 99% of the state's employment in space industries. The cluster consists mainly of a few very large firms that specialize in missiles and space vehicles, communications, and space-support services and a set of medium and small companies that subcontract to the larger firms. These large firms tend to be the prime contractors for space and defense programs, with other firms providing support

services and products. Employment in commercial space in the Space Coast has risen significantly in the past few years from virtually zero in 1987 to about 1,000 today in the four major companies: Martin Marietta, McDonnell Douglas, General Dynamics, and AstroTech.

New enterprise development in the space industries is dominated by start-ups that are subcontractors to the larger companies who are the prime contractors with the military, NASA, and other federal agencies. Many of the new smaller companies provide software, communications, and other specific high-technology inputs to the the prime contractors.

One group of new enterprises emerging along the Space Coast is in the realm of command, communication, control, and intelligence (C^3I), developing products and services related to satellite surveillance, data transmission, and other support for intelligence-gathering ("spook") activities for the Department of Defense, CIA, and related agencies. The prevalent start-up pattern is the story of an individual or group of individuals, usually bright engineers with security clearances, who spun out of Harris Corporation with a new technology application concept and now sell back the product or service to the prime contractors. A number of the more successful, high-growth start-ups in the Melbourne area, such as Software Technology, CSI, and Software Productivity Specialists, follow this pattern. They got started by winning Small Business Innovation Research (SBIR) grants, then raised additional capital through local private placements and self-debt financing by the entrepreneurs themselves, and finally obtained venture capital financing, virtually all from outside Florida.

Although a number of entrepreneurs with good technical grounding and innovative technologies in the space field have tried to get companies off the ground, many have failed because they could not put together a solid management team. The space cluster clearly lacks a deep pool of people with management experience, especially in finance and marketing. Therefore, the success stories tend to emerge from start-ups that are run by experienced managers of the major companies. Many of the successful start-ups in the space cluster, such as CSI, Software Tech, SPS, and Skydata, were started by former managers or employees from Harris Corp., Martin Marietta, and so on. Skydata, an uplink-downlink satellite communication start-up, was formed by experienced managers from Harris, who have succeeded in attracting French and Japanese companies to invest in the company.

There are other space-related companies emerging in the Space Coast that are winning contracts for space and commercial space R&D that is captured locally. With the commercialization of space, it is likely that the number of start-ups related to commercial space development will

expand significantly along the Space Coast. Although firms in this area are limited today, the groundwork is being laid to establish the right kind of environment for the commercial space industry.

The feasibility study for the Florida spaceport identifies growth opportunities for a range of supplier industries as well as complementary facilities, including a commercial experiment-preparation laboratory, a small space business incubator, and a space museum and space theme park including an "analog moon base."

Other elements are being put into place that will contribute to Florida's readiness to take advantage of the opportunities in commercial space. The new Space Research Foundation is engaged in developing space R&D in the state by increasing space agency R&D (e.g., NASA, DoD) and industry R&D at Florida universities. Space curricula are being advanced in Florida universities (e.g., UCF's Center for Space Policy Space Studies Program, Stetson University's Space Law Program). The simulated moon base program will clearly contribute to the base of activity.

Overall, the space industries cluster at present remains a cluster in a formative stage. The cluster is highly concentrated in a few large firms, and the linkages among large producers and small suppliers are still weak. In part, this is the result of the predominance of federal agency contracts in the overall business of the space cluster. Typically, the scale of operations required for participation tends to be large, so that there are barriers to entry for smaller and start-up companies. The complexities of interfacing with the government are costly. For example, a small company that wants to enter the launch vehicle market must be willing to meet the extensive federal documentation requirements in complying with public safety standards, engineering reviews, and other requirements. The high costs of developing the bureaucratic infrastructure and paying for studies is a serious deterrent for would-be entrants to the industry.

In the future, to the extent that commercial space activities become viable, the pattern of business formation will lend itself more to corporate and university spinoffs and new start-ups by entrepreneurs in general. However, this will require a fundamental shift in the thinking of entrepreneurs from "NASA think" to a more commercial orientation. For this reason, it is not likely that the "old timers" from major space companies, who are used to dealing with government operations and not used to the commercial side, will be a source of entrepreneurs in space commercialization. Thus, the first infusion of entrepreneurship in space commercialization may come from other parts of the country. A number of new space ventures have been formed in the United States in recent years that hope to engage in commercial launch services. Florida needs to

target and attract these companies. It also needs to create the supportive environment that encourages the formation of new ventures locally and helps entrepreneurs to pursue new opportunities (e.g., lower-cost launch vehicles, microgravity products, light satellites, etc.) in a multitude of ways, including helping them identify current supplier opportunities and gain access to financing and management expertise.

Emerging Cluster Formation in Technology Bay

Technology Bay is a region with a sizable assortment of advanced technology firms and industries. The region has exhibited tremendous growth in recent years. In 1986, Hillsborough and Pinellas counties were host to 16% of the state's high-tech firms (236) and 18% of the state's total high-tech employment base, with employment growing by 10% between 1984 and 1986. However, despite the growth of high-tech employment, the region's industry base remains highly diverse. While this diversity helps the region to withstand downturns affecting any one industry, the industry base is somewhat amorphous and, so far, lacks the critical mass required to comprise one or more strong industrial clusters.

Technology Bay high-tech employment is spread chiefly among the communications equipment industry, which accounts for 47% of high-tech employment in the region, electronic components (21%), and instruments, medical, and optical equipment (13%). However, in looking at the range of large high-technology companies in the region, the spread of companies appears highly diverse. Major communications equipment companies include GTE, Honeywell, and E-Systems. Computer and information systems companies include Paradyne, Unisys, IBM, Philips Circuit Assemblies, and GTE in data processing. Major medical equipment producers in the region are Concept Inc. and Critikon. The region is also host to a handful of large space/defense contractors such as General Electric (nuclear devices), Honeywell (guidance/navigation equipment), Hercules (defense electronics), and several simulation and training equipment producers, including Reflectone and SSI.

Although these firms, plus other smaller firms, represent a significant agglomeration of advanced technology firms in the region, the region lacks any significant, distinct industry clusters. Within any industry in the region, most firms are loosely related and, overall, the industry lacks critical mass.

However, Technology Bay does have several "pre-clusters" or clusters in the incipient stage of formation. Perhaps most prominent among these is the communications equipment industry. As

UNIVERSITY COMMUNITY

RECOMMENEDED LEE PLAN AMENDMENTS

Prepared By
Pavese, Garner, Haverfield,
Dalton, Harrison & Jensen

APRIL 15, 1994

Section IX

1. INTRODUCTION: ECONOMIC GROWTH AND DIVERSIFICATION

The economy of Lee County will expand and diversify beyond the traditional bases of retirement, construction, land development, and tourism. High-tech industry and light manufacturing will provide higher wages and increased employment for young wage-earners and professionals. The Regional Airport, ~~and~~ most I-75 interchanges, and the Florida Gulf Coast University will serve as a focus for this diversified growth, allowing Lee County to maintain and increase its status as the hub of the southwest Florida regional economy.

COMMENT: This revision is made to recognize the University's probable role in the future economy of Lee County.

2. Policy 1.1.9

The University Community land use category provides for Florida's 10th University and for associated support development. The location and timing of development within this area shall be coordinated with the development of the University and the provision of necessary infrastructure. All development within the University Community shall be designed to enhance and support the University. In addition to all other applicable regulations, development within the University Community shall be subject to cooperative master planning with, and approval by, the Board of Regents of the State University System.

Prior to development in the University Community land use category, there shall be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans shall be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District.

Within the University Community are ~~three~~ two distinct sub-categories: University Campus, ~~University/Endowment Area~~, and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall average density for the University Village shall not exceed 2.5 units per acre. Clustered densities within the area may reach fifteen units per acre to accommodate university housing. The overall average intensity of non-residential development within the University Village shall be limited to 10,000 square feet of building area per non-residential acre allowed pursuant to the Year 2010 Overlay. Specific policies related to the University

Community are included within the Lee Plan under Goal 20. (Added by Ordinance No. 92-47)

COMMENT: The Board of Regents and Alico have agreed to locate the Endowment area in another location. The relocation of the Endowment area has enabled the land area for the Campus to be increased over the initial commitment. Since the Endowment area is no longer located within the University Community it was necessary to remove the references to the Endowment area.

3. STANDARD 13.1: FACTORS APPLICABLE TO COMMERCIAL LAND USE (REZONING AND DEVELOPMENT ORDER STAGES)

8. New development in the Alico Road/I-75 interchange category shall be located within a one-half mile rectangle as measured ~~along Alico Road~~ from the interchange center point ~~and within one quarter mile as measured perpendicularly north or south from the centerpoint of Alico Road~~. Any contiguous property under one ownership may be developed as part of the interstate interchange provided the property under contiguous ownership to be developed as part of the interstate interchange does not extend beyond three-quarters of a mile from the interchange centerpoint. This is intended to promote planned developments under unified ownership and control.

COMMENT: The Lee Plan and the County Zoning Regulations exhibit a strong preference for Planned Developments, which are developed under unified ownership and control. The amendment of this policy to reflect the type of language that exists in the plan for the Daniels Parkway Interchange should help to address some of the concerns that began to arise at that Interchange, and that is the development of separate disjointed uses without unified control. The property in the southeast quadrant of Alico and I-75 is already under unified control in that it is all a part of the Alico Interchange DRI. Considering the Board of Regents concern regarding the development within the window, it is best to encourage larger tracts of land to be developed under unified control with careful consideration to the internal traffic circulation and to other planning issues.

4. Goal 20: University Community
In order to ensure that development within the University Community land use category protects and enhances the ability of Florida's tenth university to provide secondary education as described in the Mission Statement

of that institution and to assure that land uses or development activities do not interfere with, disrupt, or impede the efficient operation of that institution the following objectives and Policies shall apply to all development within the University Community land use category. The Application (Volume 1 of 2) (1992) and the Support Document (Volume 2 of 2) (1992) to the Amendment to the Lee County Comprehensive Plan for the University Community is incorporated by reference herein as a resource and information document. (This Goal and its Objectives and Policies were Added by Ordinance No. 92-47)

COMMENT: The only change required for this policy is to refer to the year of the application to insure clarity now and in the future.

5. Policy 20.1.1:
Lee County shall, through public and private economic and business development initiatives, promote the University Community as a catalyst for economic diversification and the promotion of employment throughout Lee County and the Region. Within the University Community land use category the focus of this endeavor (the emphasis) will be on university related scientific research and high technology development activities.

COMMENT: This policy should remain unchanged at this juncture.

6. Policy 20.1.2:
The University Community shall provide a mix of housing types with densities sufficient to meet the needs of and designed to accommodate the varying lifestyles of students, faculty, administration, other university personnel and employees of the associated support development.

COMMENT: This policy should remain unchanged at this juncture.

7. Policy 20.1.3:
By the end of 1995, Lee County shall adopt appropriate regulations providing for university housing, including student dormitories and boarding houses.

COMMENT: This policy should remain unchanged at this juncture.

8. Policy 20.1.4:
By the end of 1995, Lee County shall adopt regulations further defining how densities for individual parcels within the University Community will be determined. The regulations will address how the total number of units will be tallied to insure that the overall average density of 2.5 units an acre will be maintained. The regulations shall provide a mechanism for clustering densities within the University Community.

COMMENT: This policy should remain unchanged at this juncture.

9. Policy 20.1.5:
In order to create a cohesive community, site design within the University Community shall utilize alternative modes of transportation such as pedestrian networks, mass transit opportunities, sidewalks, bike paths and similar facilities. Site design shall link related land uses through the use of alternative modes of transportation thus reducing automobile traffic within the University Community. The County will work cooperatively with the University on these matters as the University proceeds through the Campus Master Plan Process.

COMMENT: This should be a continuous planning process, however, since the legislature has provided a forum for addressing these issues, that forum should be used.

10. Policy 20.1.6:
Lee County shall facilitate mass transit opportunities connecting the University Community to other parts of the County, in accordance with the goals, objectives, and policies of the Mass Transit Element.

COMMENT: It needs to be clear that all of the requirements of the mass transit element are to be evaluated when considering the University Community.

11. Policy 20.1.7:
A diverse mixture of land uses shall be encouraged within the University Community. Compatibility shall be addressed through project design, including adequate buffering or other performance measures, therefore allowing adjacent appropriate industrial, residential and commercial land uses where such locations represent good planning. In rereviewing zoning requests within the University Community, Lee County shall consider noise, odor, visual, security and traffic impacts in determining

land use compatibility. Because of the required cooperative master planning with and approval by the Board of Regents, the required compatibility review and the requirement that commercial land uses within the University Village be related to the University, development within the University Community shall not be subject to the site location standards set forth in Goal 13 of the Lee Plan.

COMMENT: This policy should remain unchanged at this juncture.

12. Policy 20.1.8:
All currently permitted mining activities within the University Community area shall be allowed to continue until such time as the university opens. Agricultural activity including but not limited to tree farms, nurseries, or agricultural research facilities shall be permitted within the University Community.

COMMENT: This policy should remain unchanged at this juncture.

13. Policy 20.1.9:
Prior to the commencement of development within the University Community land use category, an area-wide Conceptual Water Management Master Plan shall be submitted to and approved by Lee County and South Florida Water management District staff. This water management plan shall be integrated with the Conceptual Master Plan and be prepared through a cooperative effort between the property owner, Lee County, and South Florida Water Management District. This master plan shall insure that the water management design of any development within the University Community shall maintain or improve the currently existing quality and quantity of groundwater recharge. This plan shall be consistent with ~~any/all adopted~~ the drainage basin studies that were prepared by Johnson Engineering, and approved by the SFWMD. Lee County shall amend the county land development to require all new development regulations to be consistent with the appropriate basin study.

COMMENT: The SFWMD representative has indicated on several occasions that a considerable amount of time and money has gone into the preparation of the basin studies. It is the position of the SFWMD that the basin studies, if adopted, would address the concerns regarding water quality and quantity. The SFWMD wanted the landowner to agree to comply with the basin studies during the initial

amendments for the University Community, but at that time the studies were not yet all complete and accepted by the SFWMD, and the landowner and the BOR were reluctant to commit themselves to something when they were not certain of the extent of the commitment. Since the original amendment the basin studies have been completed, but not yet adopted by Lee County. The BOR and Alico agree that development in the basin should be consistent with the basin studies, but the results desired by the District will not be accomplished if these are the only two land owners that agree to be consistent with the studies. Therefore, the policy has been changed to require compliance on the part of Alico and the BOR, but the policy has also been changed to require the adoption of the basin studies by the county to insure that all development within the basins is consistent with the studies.

14. Policy 20.1.10:
Prior to the commencement of development within the University Community land use category, the Board of Regents and Alico, Inc., shall work in concert with the Board of County Commissioners to establish an area-wide Conceptual Master Plan for the University Community land use category. This master plan shall, at a minimum, provide for the coordination of major roadways, utilities, mass transit, housing, and the conceptual water management plan within the context of anticipated generalized land use and anticipated development density/intensity. A determination of the estimated cost of providing the infrastructure shall be included. A methodology to determine the entity(s) responsible for providing this infrastructure, specifically identifying the obligations of the County in accordance with its commitments to the Board of Regents, shall also be established. Infrastructure, for the purpose of this planning study, shall be major roadways, major utilities, mass transit,and the conceptual water management plan. The results of this planning study, as a package, shall be subject to public review with recommendations for changes to the Traffic Circulation Element, Mass Transit Element, Capital Improvements Element, Housing Element, and other affected comprehensive plan elements.

COMMENT: This policy should remain unchanged at this juncture.

15. Policy 20.1.11:
By 199~~5~~6, Lee County and the Metropolitan Planning Organization shall consider amending their respective

transportation planning maps and policies to reflect the roadway segments identified by the Conceptual Master Plan.

COMMENT: The timing of this policy needs to be consistent with the current MPO schedule.

16. Policy 20.1.12:
If not otherwise addressed by the Conceptual Master Plan, the landowner(s) within the University Village shall coordinate infrastructure connections and interconnections, including but not limited to roadways, utilities and water management, with the University Campus through the established Board of Regents' master planning, review and approval process.

COMMENT: This policy should remain unchanged at this juncture.

17. Policy 20.1.13:
To encourage a variety of wildlife habitats and university study sites, special consideration shall be given in the Conceptual Master Plan to the preservation of portions of the most pristine and diverse wildlife habitat areas (such as, pine flatwoods, palmetto prairies, and major cypress slough systems) as an incentive to reduce, on a one-for-one basis, open space requirements in other developments within the University Community. <u>The implementation of this policy shall occur at the time of zoning and development review.</u>

COMMENT: The more significant areas can be generally identified, but the landowner and the county are not in a position to discuss the open space trade offs at this stage in the development process. This discussion can only occur when the development design is under discussion. Furthermore, while these areas can be generally identified at this point, Lee County will require all of the land area to be analyzed in conjunction with the Protected Species Ordinance and the Wetlands Ordinance at the time of zoning and development review. Even if a study were to be done now, if the development on the land doesn't occur within in the near future, another study would have to be done at the time of zoning and/or development review. The final specific analysis will be done at that time, the slough and the major wetland areas are presently identified on the colored Lee Plan map.

18. Policy 20.1.14:
The use of septic tanks shall be prohibited except for temporary septic tanks for model homes, construction trailers, and temporary sales offices. Permanent septic tanks shall be limited to rest room facilities in golf courses, existing agricultural operations, or any agricultural operation of twenty five acres or more.

COMMENT: This policy should remain unchanged at this juncture.

19. Objective 20.2: UNIVERSITY COMMUNITY SUB-CATEGORIES
The University Community meets an educational infrastructure need for the Southwest Florida five county area by providing the necessary and appropriate land uses to carry out the mission of Florida's 10th University as stated by the Board of Regents. Within the University Community land use category there are ~~three~~ two distinct sub-categories: University Campus, ~~University/Endowment~~ and the University Village. The University Window overlay is also a part of the University Community land use category.

COMMENT: Due to the removal of the Endowment area from the University Community the reference in this objective needs to be deleted.

20. Policy 20.2.1:
The University Campus area provides for the land uses of the University and its related functions. Development within the University Campus shall be in accordance with provisions of any development agreement(s) between the Department of Community Affairs and the Board of Regents under the provisions of Chapter 380 F.S. and any other application state law.

COMMENT: This policy should remain unchanged at this juncture.

~~Policy 20.2.2:~~
~~The University Endowment Area is designated to accommodate future land uses of the University, whether they are an expansion of the University Campus or the development of a mix of land uses related to the University. Predominant land uses within this area are expected to be residential, commercial, office, public and quasi-public recreation, and research and development parks. Development within the University Endowment Area shall be in accordance with provisions of any development~~

~~agreement(s) reached between the Department of Community Affairs and the Board of Regents under the provisions of Chapter 380 F.S. and any other applicable state law.~~

COMMENT: Per the discussion above, the Endowment Area needs to be removed from the University Community.

~~Policy 20.2.3~~

~~Any part of the University Endowment Area owned in whole or in part by a private entity shall be considered as part of the University Village and its development regulated accordingly.~~

COMMENT: Per the discussion above, the Endowment Area needs to be removed from the University Community.

21. Policy 20.2.~~4~~.2:

The University Village is an area which provides the associated support development and synergism to create a viable University Community. This sub-category allows a mix of land uses related to and justified by the University and its development. Predominant land uses within this area are expected to be residential, commercial, office, public and quasi-public, recreation, and research and development parks. In addition to complying with the Conceptual Master Plan required by Policy 20.1.10, all property within the University Village shall undergo a development of Regional Impact review.

22. Policy 20.2.~~5~~.3:

The University Window Overlay includes the area within 100 feet on both sides of the right-of-way of the following roadway segments:

Treeline Avenue	From Alico Road to Corkscrew Road
Alico Road	From I-75 to Treeline Avenue
Corkscrew Road	From I-75 to Treeline Avenue
Koreshan Boulevard	From I-75 to Treeline Avenue

With input from affected property owners, by 1995, Lee County and the Board of Regents shall develop mutually agreed upon standards for the University Window addressing landscaping, signage and architectural features visible from the designated roadway segments.

This policy should remain unchanged at this juncture.

23. TRAFFIC CIRCULATION ELEMENT: Maps 3 and 4

Add Treeline from Corkscrew Road to Alico Road.

COMMENT: The original, and current, traffic analysis indicates that Treeline is necessary. The County and Alico are in the design and permit application stage for this roadway.

24. MASS TRANSIT ELEMENT:

Policy 29.2.9:
Study and evaluate the coordination of public transit service for the new University as the University proceeds with the Campus Master Plan, and required Development Agreement.

Objective 29.4 COORDINATION
All mass transit plans shall be coordinated with state, regional, and other local governmental agencies, and special needs groups, such as the administration of Florida Gulf Coast University (on those matters that could impact the University.

25. V. COMMUNITY FACILITIES AND SERVICES: H. Education

Policy 44.1.5.:
Lee County shall coordinate with the State Board of Regents on the development of the Florida Gulf Coast University ~~and/private/initiatives/in/investigating/the feasibility/of//and/possible/locations/for//a/new/four-year//state//university//in//Lee//County////(Amended//by Ordinance/91-19)~~ through the Campus Master Plan process, and the required Development Agreement, and through other means of inter-governmental co-ordination.

Objective 44.2. COOPERATION
The County shall develop programs of collaboration between economic development agencies, the Lee County District Board of Education, the Edison Community College District, the administration of Florida Gulf Coast University, and USF at Fort Myers to ensure participation and achievement of shared economic goals.

26. CAPITAL IMPROVEMENTS ELEMENT:

Objective 70.4: Florida Gulf Coast University
Recognize the unique advantages and obligations which accompany the development and maturation of Florida Gulf Coast University. (Added by Ordinance No. 92-47)

COMMENT: This objective should remain as is.

27. Policy 70.4.1.:
Upon completion of the Conceptual Master Plan required by Policy 20.2.20 the Capital Improvements Element and Capital Improvement Program shall be amended to reflect the unique obligations which will accompany the development and maturation of Florida Gulf Coast University. (Added by Ordinance No. 92-47)

COMMENT: This policy should remain unchanged at this juncture.

28. Policy 70.4.2:
The infrastructure improvements necessitated by Florida Gulf Coast University which will require the expenditure of public funds shall be consolidated, as a package, for public review and comment prior to amending the Capital Improvements Element. (Added by Ordinance No. 92-47)

COMMENT: This policy should remain unchanged at this juncture.

29. CONSERVATION AND COASTAL ZONE ELEMENT:

Policy 71.1.4:
The county shall maintain a mechanism to coordinate the development and maintenance of emergency plans and programs among the relevant local, regional and state governments, districts, <u>the administration of the Florida Gulf Coast University)</u>, or agencies.

30. GLOSSARY:

Future Urban Areas - Those categories on the Future Land Use Map which are designated for urban activities: Intensive Development, Central Urban, Urban Community, <u>University Community</u>, Suburban, Outlying Suburban, Industrial Development, Public Facilities, Airport, Airport Commerce, Industrial Interchange, General Interchange, General Commercial Interchange, Industrial Commercial Interchange, and New Community.

F:\WPDATA\NM\ALICO.IX

WASTEWATER TARIFF

GULF UTILITY COMPANY

NAME OF COMPANY

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

THIRD REVISED SHEET NO. 1.0
CANCELS SECOND REVISED SHEET NO. 1.0

WASTEWATER TARIFF

GULF UTILITY COMPANY
NAME OF COMPANY

P.O. Box 350

Estero,

Florida 33928-0350
(ADDRESS OF COMPANY)

(813) 267-1000 (813) 267-1000
(Business & Emergency Telephone Numbers)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

THIRD REVISED SHEET NO. 2.0
CANCELS SECOND REVISED SHEET NO. 2.0

WASTEWATER TARIFF

Table of Contents

James W. Moore
ISSUING OFFICER

President
TITLE

FIFTH REVISED SHEET NO. 3.0
CANCELS FOURTH REVISED SHEET NO. 3.0

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

TERRITORY SERVED

CERTIFICATE NUMBER - 64 - S

COUNTY - Lee

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

Order Number	Date Issued	Docket Number	Filing Type
5366	03/24/72	C-71635-S	
5650	02/08/73	72232-S	
10131	07/09/81	810005-WS	
12652	11/03/83	830467-WS	
14536	07/03/85	840387-WS	
14536	07/03/85	850072-WS	
14660	08/02/85	850072-WS	
24046	01/29/91	900939-WS	
PSC-92-0688-FOF-WS	07/21/92	920334-WS	

James W. Moore
ISSUING OFFICER

SECOND REVISED SHEET NO. 3.1
CANCELS FIRST REVISED SHEET NO. 3.1

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

DESCRIPTION OF TERRITORY SERVED

TOWNSHIP 46 SOUTH, RANGE 24 EAST

SECTION 12

The South one-half (½) of said Section and that part of the East one-half (½) of the Northeast one-quarter (¼) of said Section situated East of the Easterly R.O.W. of Island Park Road and the Southwest one-quarter (¼) of the Northeast one-quarter (¼) of said Section situated West of Island Park Road.

SECTION 13

That part of the East one-half (½) of said Section situated North of the North bank of Mullock Creek.

TOWNSHIP 46 SOUTH, RANGE 25 EAST

SECTION 4

The South one-half (½) of said Section.

SECTION 5

The South one-half (½) of said Section.

SECTION 6

The South one-half (½) of said Section.

SECTION 7

The North one-half (½) of said Section 7 and that part of the Southeast one-quarter (¼) of said Section 7 situated East of the centerline of State Road 45 (U.S. 41) and the South one-half (½) of said Section lying West of a line lying 1,000 feet Westerly of the Westerly right of way of State Road 45 (U.S. 41) and a portion of the South half of the Southeast one-quarter (¼) more particularly described as follows: Commencing at the Southeast corner of the Southeast one-quarter (¼) of said Section 7; thence N 01° 05' 06" W for 656.23 feet, along the East line thereof, to the Northeast corner of the South half of the South half of the Southeast one-quarter (¼) of said Section 7; thence N 87° W for 460.73 feet, along the North line of the South half of the South half of the Southeast one-quarter (¼) of said Section 7, to the

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

Westerly right of way line of State Road 45 (U.S. 41), and the Point of Beginning; thence N 87° 56' 36" W for 400.00 feet; thence S 01° 07' E for 479.08 feet, perpendicular to the South line of said Section 7, to a point which is 225.00 feet North of said South line; thence S 88° 52' 11" W for 499.67 feet, parallel to the South line of the Southeast Quarter of said Section 7; thence N 20° 35' 30" E for 1,368.57 feet, along a line lying 1,000 feet Westerly of the Westerly right of way of State Road 45 (U.S. 41); thence S 84° 45' 19" E for 1,111.06 feet, along the North line of the South half of the Southeast one-quarter (¼) of said Section 7, to the Westerly right of way line of State Road 45 (U.S. 41); thence S 20° 35' 30" E for 753.20 feet, along said right of way line to the Point of Beginning.

SECTION 8

All of said Section.

SECTION 9

All of said Section.

SECTION 10

All of said Section.

SECTION 11

The West one-half of said Section.

SECTION 13

All of said Section.

SECTION 14

All of said Section.

SECTION 15

All of said Section.

SECTION 16

All of said Section.

SECTION 17

All of said Section.

SECTION 18

All of said Section.

SECTION 19

All of said Section.

SECTION 20

All of said Section.

James W. Moore
ISSUING OFFICER

THIRD REVISED SHEET NO. 3.3
CANCELS SECOND REVISED SHEET NO. 3.3

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

SECTION 21

All of said Section.

SECTION 22

All of said Section.

SECTION 23

All of said Section.

SECTION 24

All of said Section.

SECTION 25

All of said Section.

SECTION 26

All of said Section.

SECTION 27

All of said Section.

SECTION 28

All of said Section.

SECTION 29

All of said Section.

SECTION 30

All of said Section.

SECTION 31

All of said Section.

SECTION 32

All of said Section.

SECTION 33

All of said Section.

SECTION 34

All of said Section.

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

SECTION 35

All of said Section.

SECTION 36

All of said Section.

TOWNSHIP 46 SOUTH, RANGE 26 EAST

SECTION 20

That part of the South one-half (½) of the Southeast one-quarter (¼) of said Section 20 situated South of Corkscrew Road as it now runs.

SECTION 29

The East one-half (½) of said Section.

SECTION 30

The West one-half (½) and the West one-half (½) of the East one-half (½) of said Section situated South of Corkscrew Road as it now runs.

SECTION 31

The Northwest one-quarter (¼) and the West one-half (½) of the Northeast one-quarter (¼) of said Section.

SECTION 32

All of said Section.

James W. Moore
ISSUING OFFICER

President
TITLE

FIRST REVISED SHEET NO. 4.0
CANCELS ORIGINAL SHEET NO. 4.0

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

HELD FOR FUTURE USE

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

1.0 "BFC" - "BFC" is the abbreviation for "Base Facility Charge" which is the minimum charge to the Company's customers and is separate from the amount billed for wastewater consumption on the utility's bills to its customers.

2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide service in a specific territory.

3.0 "COMMISSION" - "Commission" refers to the Florida Public Service Commission.

4.0 "COMMUNITIES SERVED" - The term "Communities Served", as mentioned in this tariff, shall be construed as the group of consumers or customers who receive wastewater service from the Company and who's service location is within a specific area or locality that is uniquely separate from another.

5.0 "COMPANY" - Gulf Utility Company

6.0 "CONSUMER" - Any person, firm, association, corporation, governmental agency or similar organization supplied with wastewater service by the Company.

7.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive wastewater service from the Company and who is liable for the payment of such wastewater service.

8.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature which are located on the customer's side of the "Point of Collection" and used in connection with or forming a part of the installation necessary for disposing of sewage collected from the customer's premises regardless of whether such installation is owned by the customer or used by the consumer under lease or other agreement.

9.0 "MAIN" - A pipe, conduit, or facility used for conveying wastewater service through individual services or through other mains.

(Continued to Sheet No. 5.1)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No. 5.0)

10.0 "POINT OF COLLECTION" - For wastewater systems, "Point of Collection" shall mean the point at which the Company's piping, fittings, and valves connect with the customer's piping, fittings, and valves.

11.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.

12.0 "SERVICE" - Service, as mentioned in this tariff and in agreement with customers, shall be construed to include, in addition to all wastewater service required by the customer the readiness and ability on the part of the Company to furnish wastewater service to the customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

13.0 "SERVICE LINES" - The pipe between the Company's mains and the point of collection which includes all of the pipe, fittings and valves necessary to make the connection to the customer's premises.

14.0 "TERRITORY" - The geographical area described by metes and bounds with township, range and section in a certificate, which may be within or without the boundaries of an incorporated municipality and, may include areas in more than one county.

James W. Moore
ISSUING OFFICER

President
TITLE

FIRST REVISED SHEET NO. 6.0
CANCELS ORIGINAL SHEET NO. 6.0

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

INDEX OF RULES AND REGULATIONS

(Continued to Sheet No. 7.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No.6.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

RULES AND REGULATIONS

1.0 POLICY DISPUTE - Any dispute between the Company and the customer or prospective customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.

2.0 GENERAL INFORMATION - The Company's Rules and Regulations, insofar as they are inconsistent with any Statute, Law, Rule or Commission Order shall be null and void. These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every customer to whom the Company renders wastewater service.

In the event that a portion of these Rules and Regulations are declared unconstitutional or void for any reason by any court of competent jurisdiction, such decision shall in no way affect the validity of the remaining portions of the Rules and Regulations for wastewater service unless such court order or decision shall so direct.

The Company shall provide to all customers requiring such service within the territory described in its certificate upon such terms as are set forth in this tariff pursuant to Chapter 25-9 and 25-30, Florida Administrative Code, and Chapter 367, Florida Statutes.

3.0 SIGNED APPLICATION REQUIRED - Wastewater service is furnished only after a signed application or agreement and payment of the initial connection fee is accepted by the Company. The conditions of such application or agreement are binding upon the customer as well as upon the Company. A copy of the application or agreement for wastewater service accepted by the Company will be furnished to the applicant on request.

The applicant shall furnish to the Company the correct name and street address or lot and block number at which wastewater service is to be rendered.

4.0 APPLICATIONS BY AGENTS - Applications for wastewater service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties. When wastewater service is

(Continued to Sheet No. 9.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No. 8.0)

rendered under agreement or agreements entered into between the Company and an agent of the principal, the use of such wastewater service by the principal shall constitute full and complete ratification by the principal of the agreement or agreements entered into between the agent and the Company and under which such wastewater service is rendered.

5.0 WITHHOLDING SERVICE - The Company may withhold or discontinue wastewater service rendered under application made by any member or agent of a household, organization, or business unless all prior indebtedness to the Company of such household, organization, or business for wastewater service has been settled in full in accordance with Rule 25-30.320, Florida Administrative Code.

Service may also be discontinued for any violation made by the Customer or Consumer of any rule or regulation set forth in this tariff.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 LIMITATION OF USE - Wastewater service purchased from the Company shall be used by the customer only for the purposes specified in the application for wastewater service. Wastewater service shall be rendered to the customer for the customer's own use and shall be collected directly into the Company's main wastewater lines.

In no case shall a customer, except with the written consent of the Company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish wastewater service to the adjacent property even though such adjacent property may be owned by him. In case of such unauthorized extension, remetering, sale, or disposition of service, the customer's wastewater service will be subject to discontinuance until such unauthorized extension, remetering, sale, or disposition of service is discontinued and full payment is made to the Company for wastewater service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections.

(Continued to Sheet No. 10.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No. 9.0)

8.0 CONTINUITY OF SERVICE - The company will at all times use reasonable diligence to provide continuous wastewater service and, having used reasonable diligence, shall not be liable to the customer for failure or interruption of continuous wastewater service. The Company shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accidents, litigations, breakdowns, shutdowns for emergency repairs or adjustments, acts of sabotage, enemies of the United States, Wars, United States, State, Municipal or other governmental interference, acts of God or other causes beyond its control.

If at any time the Company shall interrupt or discontinue its service, all customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

9.0 TYPE AND MAINTENANCE - The customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all Laws and Governmental Regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the customer's pipes and facilities. The customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected, or which may adversely affect the wastewater service; the Company reserves the right to discontinue or withhold wastewater service to such apparatus or device.

10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The customer shall be liable for any change resulting from a violation of this Rule.

11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All customer's wastewater service installations or changes shall be inspected upon completion by a competent authority to ensure that the customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local Laws and Governmental Regulations. Where Municipal or other Governmental inspection is required by local Rules and

(Continued to Sheet No. 11.0)

James W. Moore
ISSUING OFFICER

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No. 10.0)

Ordinances, the Company cannot render wastewater service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Not withstanding the above, the Company reserves the right to inspect the customer's installation prior to rendering wastewater service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

12.0 PROTECTION OF COMPANY'S PROPERTY - The customer shall exercise reasonable diligence to protect the Company's property on the customer's premises and shall knowingly permit no one, but the Company's agents or persons authorized by law, to have access to the Company's pipes and apparatus.

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the customer, the cost of making good such loss or repairing such damage shall be paid by the customer.

13.0 ACCESS TO PREMISES - The duly authorized agents of the Company shall have access at all reasonable hours to the premises of the customer for the purpose of installing, maintaining, inspecting, or removing the Company's property or for performance under or termination of the Company's agreement with the customer and under such performance shall not be liable for trespass.

14.0 RIGHT OF WAY OR EASEMENTS - The customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of wastewater service.

15.0 BILLING PERIODS - Bills for wastewater service will be rendered - Monthly, ~~Bimonthly, or Quarterly~~ - as stated in the rate schedule and shall become due when rendered and be considered as received by the customer when delivered or mailed to the service address or some other place mutually agreed upon. Non-receipt of bills by the customer shall not release or diminish the obligation of the customer with respect to payment thereof.

(Continued to Sheet No. 12.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No. 11.0)

16.0 DELINQUENT BILLS - Bills are due when rendered. However, the Company shall not consider the customer delinquent in paying any bill until the twenty-first (21) day after the Company has mailed or presented the bill to the customer for payment. Wastewater service may then be discontinued only after the Company has mailed or presented within five (5) working days a written notice to the customer in accordance with Rule 25-30.320, Florida Administrative Code. Wastewater service shall be restored only after the Company has received payment for all past-due bills and reconnect charges from the customer.

There shall be no liability of any kind against the Company for the discontinuance of wastewater service to a customer for that customer's failure to pay the bills on time.

Partial payment of a bill for wastewater service rendered will not be accepted by the Company, except by the Company's agreement thereof or by direct order from the Commission.

17.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - When both water and wastewater service are provided by the Company, payment of any wastewater service bill rendered by the Company to a customer shall not be accepted by the Company without the simultaneous or concurrent payment of any water service bill rendered by the Company. The Company may discontinue both water service and wastewater service to the customer's premises for non-payment of the wastewater service bill or water service bill or if payment is not made concurrently. The Company shall not reestablish or reconnect wastewater service and/or water service until such time as all wastewater and water service bills and all charges are paid.

18.0 TAX CLAUSE - A municipal or county franchise tax levied upon a wastewater or water public utility shall not be incorporated into the rate for wastewater or water service but shall be shown as a separate item on the utility's bills to its customers in such Municipality or County.

19.0 CHANGE OF OCCUPANCY - When a change of occupancy takes place on any premises supplied by the Company with wastewater service, written notice thereof shall be given at the office of the Company not less than three (3) days prior to the date of change by the outgoing customer. The

(Continued to Sheet No. 13.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No. 12.0)

outgoing customer shall be held responsible for all wastewater service rendered on such premises until such written notice is so received by the Company and the Company has had reasonable time to discontinue the wastewater service. However, if such written notice has not been received, the application of a succeeding occupant for wastewater service will automatically terminate the prior account. The customer's deposit may be transferred from one service location to another, if both locations are supplied wastewater service by the Company; the customer's deposit may not be transferred from one name to another.

Notwithstanding the above, the Company will accept telephone orders, for the convenience of its customers, to discontinue or transfer wastewater service from one service address to another and will use all reasonable diligence in the execution thereof. However, oral orders or advice shall not be deemed binding or be considered formal notification to the Company.

20.0 UNAUTHORIZED CONNECTIONS - WASTEWATER - Connections to the Company's wastewater system for any purpose whatsoever are to be made only by employees of the Company. Any unauthorized connections to the customer's wastewater service shall be subject to immediate discontinuance without notice. Wastewater service shall not be restored until such unauthorized connections have been removed and until settlement is made in full to the Company for all wastewater service estimated by the Company to have been used by reason of such unauthorized connection.

21.0 ADJUSTMENT OF BILLS - When a customer has been overcharged or undercharged as a result of incorrect application of the rate schedule, incorrect reading of a water meter, or other similar reasons, the amount may be credited or billed to the customer in accordance with Rule 25-30.350 and 25-30.340, Florida Administrative Code.

(Continued to Sheet No. 14.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No. 13.0)

22.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission prior to its effective date.

23.0 EVIDENCE OF CONSUMPTION - The initiation or continuation or resumption of water service to the customer's premises shall constitute the initiation or continuation or resumption of wastewater service to the customer's premises regardless of occupancy.

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

THIRD REVISED SHEET NO. 15.0
CANCELS SECOND REVISED SHEET NO. 15.0

INDEX OF RATES AND CHARGES SCHEDULES

James W. Moore
ISSUING OFFICER

President

SEVENTH REVISED SHEET NO. 16.0
CANCELS SIXTH REVISED SHEET NO. 16.0

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILIBILITY - Available throughout the area served by the Company.

APPLICABILITY- For wastewater service to all customers for which no other schedule applies.

LIMITATIONS - Subject to all the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD-Monthly

RATE -	5/8 " x 3/4" Meter	$ 14.48
	1" Meter	36.20
	1 1/2" Meter	72.39
	2" Meter	115.85
	3" Meter	231.68
	4" Meter	362.01
	6" Meter	724.01
	Consumption Charge per M (No Maximum)	3.68

BASE FACILITY CHARGE - See above

TERMS OF PAYMENT- Bills are due and payable when rendered and become deliquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - December 10, 1991

TYPE OF FILING - Price Index

"For services rendered on or after December 10, 1991"

James W. Moore

ISSUING OFFICER

President

TITLE

SEVENTH REVISED SHEET NO. 17.0
CANCELS SIXTH REVISED SHEET NO. 17.0

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY- For wastewater service for all purposes in private residences and individually metered apartment units.

LIMITATIONS - Subject to all the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD-Monthly

RATE -	All Meter Sizes	$14.48
	Consumption Charge per M Maximum 10,000 gallons	$ 3.07

BASE FACILITY CHARGE - See above

TERMS OF PAYMENT- Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - December 10, 1991

TYPE OF FILING - Price Index

"For services rendered on or after December 10, 1991"

James W. Moore
ISSUING OFFICER

President
TITLE

MASTER METERED INFLUENT CHARGES

RATE SCHEDULE

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY- To any master metered sewer customer with a wastewater flow master meter contributing influent.

LIMITATIONS - Subject to all the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD-Monthly

RATE -	5/8" x 3/4" Meter	$ 14.48
	1" Meter	36.20
	1 1/2" Meter	72.39
	2" Meter	115.85
	3" Meter	231.68
	4" Meter	362.01
	6" Meter	724.01
	Influent Charge per M (No Maximum)	3.84

BASE FACILITY CHARGE - See above

TERMS OF PAYMENT- Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - December 10, 1991

TYPE OF FILING - Price Index

"For services rendered on or after December 10, 1991"

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

SCHEDULE OF CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering wastewater service, the Company may require an applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the customer from complying with the Company's Rules for prompt payment. Credit will be deemed so established, in accordance with Rule 25-30.311, Florida Administrative Code, if:

(A) The applicant for service furnishes a satisfactory guarantor to secure payment of bills for the service requested.

(B) The applicant pays a cash deposit.

(C) The applicant for service furnishes an irrevocable letter of credit from a bank or a surety bond.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	Residential	General Service
5/8" x 3/4"	$45.00	$45.00
1"		$112.50
1 1/2"		$225.00
Over 2"		$360.00

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided. The company shall provide the customer with reasonable written notice of not less than 30 days where such request or notice is separate and apart from any bill for service. The total amount of the required deposit shall not exceed an amount equal to the average actual charge for wastewater service for two monthly billing periods for the 12-month period immediately prior to the date of notice. In the event the customer has had service less than 12 months, the Company shall base its new or additional deposit upon the average actual monthly billing available.

(Continued to Sheet No. 18.1-A)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No. 18.1)

INTEREST ON DEPOSIT - The Company shall pay interest on customer deposits pursuant to Rule 25-30.311(4) and (4a). The rate of interest is 8% per annum. The payment of interest shall be made once each year as a credit on regular bills or when service is discontinued as a credit on final bills . No customer depositor will receive interest on his or her deposit until a customer relationship and the deposit have been in existence for at least six (6) months. At such time, the customer depositor shall be entitled to receive interest from the day of the commencement of the customer relationship and placement of the deposit. The Company will pay or credit accrued interest to the customers account during the month of August each year.

REFUND OF DEPOSIT - After a residential customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the customer's deposit provided the customer has not, in the preceeding 12 months:

(a) made more than one late payment of the bill (after the expiration of 20 days from the date of mailing or delivery by the Company),

(b) paid with a check refused by a bank,

(c) been disconnected for non-payment, or

(d) at any time tampered with the meter or used service in a fraudulent or unauthorized manner.

Notwithstanding the above, the Company may hold the deposit of a non-residential customer after a continuous service period of 23 months and shall pay interest on the non-residential customer's deposit at the rate of 9% per annum upon retainment of such deposit.

Nothing in this rule shall prohibit the Company from refunding a customer's deposit in less than 23 months.

EFFECTIVE DATE - 11/17/83 - Deposit
10/04/90 - Interest on Deposit

TYPE OF FILING -

WS-83-230 - Deposit
WS-90-0326 - Interest on Deposit

James W. Moore
ISSUING OFFICER

President

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

MISCELLANEOUS SERVICE CHARGE

The Company may charge the following miscellaneous service charges in accordance with the terms state herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company requires multiple actions.

INITIAL CONNECTION - This charge would be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge would be levied for transfer of service to a new customer account at a previously served location, or reconnection of service subsequent to a customer requested disconnection.

VIOLATION RECONNECTION - This charge would be levied prior to reconnection of an existing customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge would be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrrangements to pay the bill.

Schedule of Miscellaneous Service Charges

Initial Connection Fee	$ 15.00 - regular working hours 15.00 - after reg. working ho
Normal Reconnection Fee	$ 15.00 - regular working hours 15.00 - after reg. working ho
Violation Reconnection Fee	$ Actual Cost [1]
Premises Visit (in lieu of disconnection)	$ 10.00

[1] Actual Cost is equal to the total cost incurred for services.

EFFECTIVE DATE - 04/20/90

TYPE OF FILING - WS-90-0117

James W. Moore
ISSUING OFFICER

President

(Continued to Sheet No. 18.2-A)

(Continued from Sheet No. 18.2)

Returned Check Charge - $15.00 or 5% of the amount of the check, whichever is greater

A service charge of $15.00 or 5% of the amount of the check, whichever is greater, shall be added to the customer's bill for sewer service for each check dishonored by the bank upon which it is drawn. Termination of service shall not be made for failure to pay the returned check charge.

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

SERVICE AVAILABILITY SCHEDULE OF FEES AND CHARGES

DESCRIPTION	AMOUNT	REFER TO SERVICE AVAIL. POLICY SHEET NO./RULE NO.
Customer Connection (Tap-in) Charge		
5/8" x 3/4" metered service	$	
1" metered service	$	
1 1/2" metered service	$	
2" metered service	$	
Over 2" metered service	Actual Cost [1]	
Guaranteed Revenue Charge		
With Prepayment of Service Availability Charges:		30.2/10.0
Residential-per ERC/month (___)GPD.....	$	
All others-per gallon/month.....	$	
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (___)GPD.....	$	
All others-per gallon/month.....	$	
Inspection Fee	Actual Cost [1]	30.2/8 & 9
Main Extension Charge		
Residential-per ERC (___GPD).....	$	30/3 & 4, 6.1
All others-per gallon	$	
or		
Residential-per lot (___foot frontage).....	$	
All others-per front foot	$	
Plan Review Charge	Actual Cost [1]	
Plant Capacity Charge		
Residential-per ERC (250 GPD).....	$550.00	30.1/6.0
All others-per gallon	$ 2.20	
System Capacity Charge		
Residential-per ERC (___GPD).....	$	
All others-per gallon	$	

[1] Actual Cost is equal to the total cost incurred for services rendered by a customer.

EFFECTIVE DATE - May 15, 1990

TYPE OF FILING - WS-90-0143

James W. Moore
ISSUING OFFICER

President
TITLE

ILF UTILITY COMPANY
EWER TARIFF

ALLOWANCE FOR FUNDS PRUDENTLY INVESTED (AFPI)

SEWER

AILABILITY - Available throughout the area served by the Company.

APPLICABILITY - To all classifications of sewer customers. The AFPI charges shall be collected concurrent with the utility's receipt of service availability charges, whether that related payment was prepaid by the developer or received upon actual customer connection. These fees shall be applicable until 904 equivalent residential connections are either reserved or actually used, whichever occurs first.

LIMITATIONS - Subject to all the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

ILF UTILITY COMPANY - SEWER
ALLOWANCE FOR FUNDS PRUDENTLY INVESTED

Schedule of Charges - Per ERC

	1992	1993	1994	1995	1996
nuary	18.43	241.00	480.97	740.12	1,020.43
February	36.86	260.87	502.42	763.32	1,045.56
March	55.28	280.73	523.87	786.52	1,070.68
ril	73.71	300.60	545.32	809.72	1,095.81
y	92.14	320.46	566.77	832.92	1,120.93
June	110.57	340.33	588.22	856.12	1,146.06
ly	129.00	360.19	609.67	879.31	1,171.18
gust	147.42	380.06	631.12	902.51	1,196.31
September	165.85	399.93	652.58	925.71	1,221.43
October	184.28	419.79	674.03	948.91	1,246.56
vember	202.71	439.66	695.48	972.11	1,271.68
December	221.14	459.52	716.93	995.30	1,296.81

January 1, 1997 and thereafter, the charge will be $1,296.81 per ERC.

Effective Date: May 21, 1992

James W. Moore
President

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

INDEX OF STANDARD FORMS

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

ROUTE _____
STOP _____

GULF UTILITY COMPANY
10513 Barlow Boulevard
Fort Myers, FL 33912
Phone (813) 267-1000

NEW ACCOUNT # _____
ACCOUNT # _____
WORK ORDER # _____

UTILITY SERVICE AGREEMENT

This agreement, between Gulf Utility Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, hereinafter called the Service Company, and _____ a consumer, hereinafter called the Consumer.

WHEREAS, the Consumer desires to purchase water and/or sewer service from the Service Company and therefore enters into this Utility Service Agreement as required by the extension policy of the Service Company.

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, it is hereby understood and agreed;

The Service Company shall furnish, subject to the limitations hereinafter provided for, such quantity of water and sewer service for domestic and farmstead purposes in connection with this occupancy and the property listed herein.

The Consumer's service lines shall connect with the distribution and collection systems of the Service Company at locations predetermined in advance by the Service Company that is of sufficient capacity to permit delivery of water and collection of sewerage at these points.

The Consumer shall pay for such Utility service at such rates, time and place as shall be determined by the Service Company.

The Service Company shall determine the allocation of water to Consumers in the event of a water shortage, may discontinue utility service to a Consumer who allows an unauthorized connection or extension to be made to his service line or the turning on of meters illegally.

The failure of a Consumer to pay charges for utility service duly imposed shall result in the automatic imposition of the following penalties:

A. Non-payment within twenty-five days of the billing date on the bill will result in the utility service being shut off from the Consumer's property.

B. In the event it becomes necessary for the Service Company to discontinue utility service to a Consumer's property for non-payment of water services, a fee of $15.00 will be charged.

C. There will be a fee of $15.00, or 5% of the check amount, whichever is greater, for every bad check received.

IN WITNESS WHEREOF, we have hereunto executed this Agreement, this _____ day of _____ 19____.

WATER AFPI: _____	$_____
WATER CONNECTION	_____
METER INSTALLATION	_____
MAIN TAP	_____
JACK & BORE	_____
PRO-RATA	_____
DOT PERMIT	_____
TURN-ON/TRANSFER FEE	_____
WATER DEPOSIT	_____
SEWER CONNECTION	_____
SEWER DEPOSIT	_____
SEWER AFPI: _____	_____
CIAC TAX IMPACT	_____
TOTAL:	$_____

SERVICE ADDRESS: _____
House # Street

_____
City State Zip

BILLING ADDRESS: _____

_____

LEGAL ADDRESS: BLOCK _____ LOT(S) _____ L B
BLDG _____ UNIT _____

CONSUMER'S PHONE: _____

Meter # _____

Service Commencement Date _____

GULF UTILITY COMPANY

BY: _____

CONSUMER

BY: _____

PRIOR TO TERMINATION OR TRANSFER OF SERVICE THE COMPANY WILL BE NOTIFIED IN WRITING AND A FINAL INSPECTION OF THE WATER METER AND METER BOX WILL BE MADE.

WHITE - OFFICE COPY YELLOW - CUSTOMER COPY 7052

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

APPLICATION FOR WASTEWATER SERVICE

ROUTE _____
STOP _____

GULF UTILITY COMPANY
10513 Bartow Boulevard
Fort Myers, FL 33912
Phone (813) 267-1000

NEW ACCOUNT # _____
ACCOUNT # _____
WORK ORDER # _____

UTILITY SERVICE AGREEMENT

This agreement, between Gulf Utility Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, hereinafter called the Service Company, and _____ a consumer, hereinafter called the Consumer.

WHEREAS, the Consumer desires to purchase water and/or sewer service from the Service Company and therefore enters into this Utility Service Agreement as required by the extension policy of the Service Company.

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, it is hereby understood and agreed;

The Service Company shall furnish, subject to the limitations hereinafter provided for, such quantity of water and sewer service for domestic and farmstead purposes in connection with this occupancy and the property listed herein.

The Consumer's service lines shall connect with the distribution and collection systems of the Service Company at locations predetermined in advance by the Service Company that is of sufficient capacity to permit delivery of water and collection of sewerage at those points.

The Consumer shall pay for such Utility service at such rates, time and place as shall be determined by the Service Company.

The Service Company shall determine the allocation of water to Consumers in the event of a water shortage; may discontinue utility service to a Consumer who allows an unauthorized connection or extension to be made to his service line or the turning on of meters illegally.

The failure of a Consumer to pay charges for utility service duly imposed shall result in the automatic imposition of the following penalties:

A. Non-payment within twenty-five days of the billing date on the bill will result in the utility service being shut off from the Consumer's property.

B. In the event it becomes necessary for the Service Company to discontinue utility service to a Consumer's property for non-payment of water services, a fee of $15.00 will be charged.

C. There will be a fee of $15.00, or 5% of the check amount, whichever is greater, for every bad check received.

IN WITNESS WHEREOF, we have hereunto executed this Agreement, this _____ day of _____ 19____.

WATER AFPI: _____	$_____
WATER CONNECTION	_____
METER INSTALLATION	_____
MAIN TAP	_____
JACK & BORE	_____
PRO-RATA	_____
DOT PERMIT	_____
TURN-ON/TRANSFER FEE	_____
WATER DEPOSIT	_____
SEWER CONNECTION	_____
SEWER DEPOSIT	_____
SEWER AFPI: _____	_____
CIAC TAX IMPACT	_____
TOTAL:	$_____

SERVICE ADDRESS: _____
House # Street
_____
City State Zip

BILLING ADDRESS: _____
_____

LEGAL ADDRESS: BLOCK _____ LOT(S) _____ L B
BLDG _____ UNIT _____

CONSUMER'S PHONE: _____

Meter # _____

Service Commencement Date _____

GULF UTILITY COMPANY

BY: _____

CONSUMER

BY: _____

PRIOR TO TERMINATION OR TRANSFER OF SERVICE THE COMPANY WILL BE NOTIFIED IN WRITING AND A FINAL INSPECTION OF THE WATER METER AND METER BOX WILL BE MADE.

WHITE - OFFICE COPY YELLOW - CUSTOMER COPY 7052

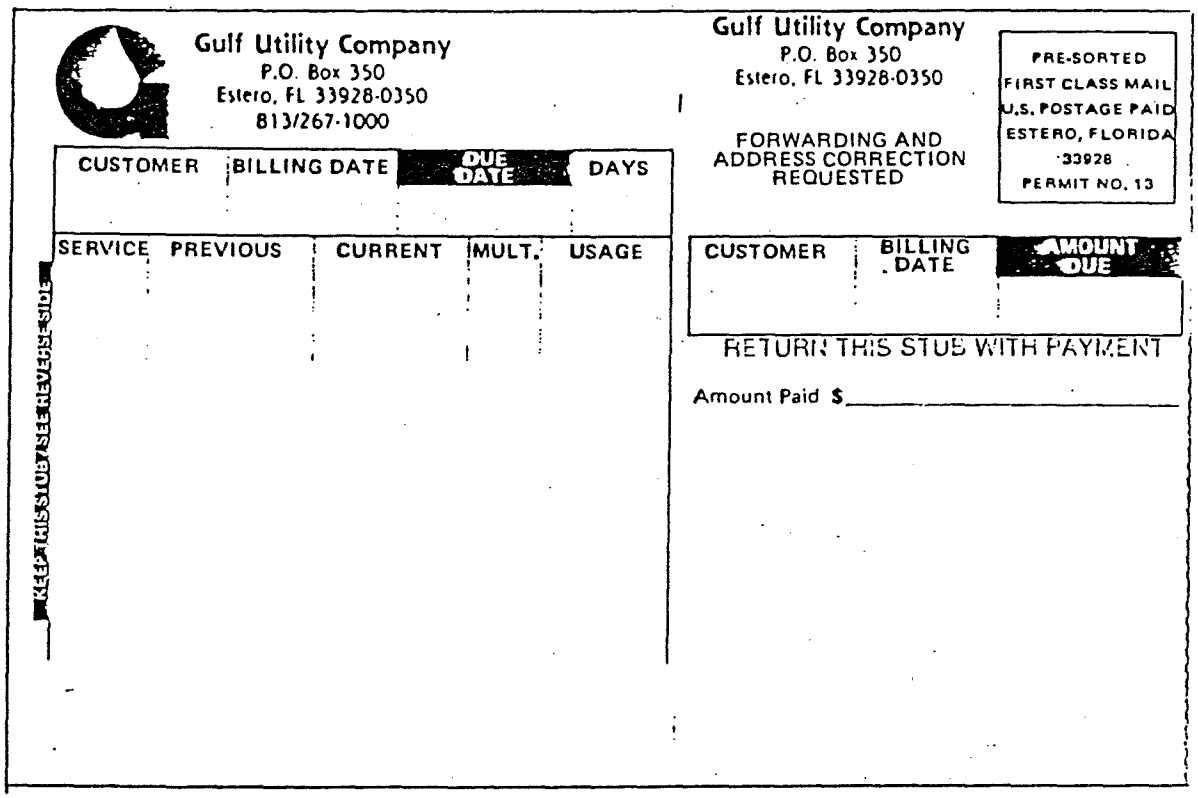
James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

COPY OF CUSTOMER'S BILL



Gulf Utility Company
P.O. Box 350
Estero, FL 33928-0350
813/267-1000

CUSTOMER	BILLING DATE	DUE DATE	DAYS

SERVICE	PREVIOUS	CURRENT	MULT.	USAGE

KEEP THIS STUB FOR YOUR RECORDS

Gulf Utility Company
P.O. Box 350
Estero, FL 33928-0350

FORWARDING AND ADDRESS CORRECTION REQUESTED

PRE-SORTED
FIRST CLASS MAIL
U.S. POSTAGE PAID
ESTERO, FLORIDA
33928
PERMIT NO. 13

CUSTOMER	BILLING DATE	AMOUNT DUE

RETURN THIS STUB WITH PAYMENT

Amount Paid $_____

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

ASTEWATER TARIFF

INDEX OF SERVICE AVAILABILITY

James W. Moore
ISSUING OFFICER

President
TITLE

SECOND REVISED SHEET NO. 23.2
CANCELS FIRST REVISED SHEET NO. 23.2
CANCELS FIFTH REVISED SHEET NO. 23.3

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

SERVICE AVAILABILITY POLICY

1.0 GENERAL

The Utility adopts and incorporates herein by reference, Part IX, Chapter 25-10, Florida Administrative Code (F.A.C.), promulgated under Florida Public Service Commission Order No. 6395.

2.0 AVAILABILITY

The provisions of this policy are available throughout the territory subject to matters of economic feasibility as defined by Rule 25-30.515(7), F.A.C.

3.0 ON-SITE FACILITIES

On-site transmission, distribution, and other water and sewer facilities will be provided by the Contributor pursuant to the requirements and specifications of the Utility. Service to facilities outside the point of delivery as defined by Rule 25-10.15(8), F.A.C., shall be conveyed to the Utility by a bill of sale together with perpetual rights-of-way and easements for appropriate access to facilities as well as complete as-built plans for all such lines and facilities together with accurate cost records establishing the construction costs of all Utility facilities as a condition precedent to their acceptance by the Utility and the initiation of service.

4.0 OFF-SITE FACILITIES

Off-site transmissions and distribution systems shall be provided by the Contributor in accordance with the Utility's specifications and conveyed to the Utility by bill of sale with necessary maintenance and replacement easements and rights-of-way together with as-built drawings of the facilities and accurate cost records establishing the construction cost of the facilities, to include material, labor, engineering, administration, and other related costs, as a condition precedent to their acceptance by the Utility and the initiation of service.

5.0 REFUNDABLE DEPOSITS

If the off-site or on-site facilities can serve other areas than those of the Contributor, the service company may require that they be oversized to enable service to be provided to additional territory and that the Contributor advance the cost of such oversize facilities. So much of the cost as exceeds the hydraulic share of the Contributor will be refunded by the Utility as refundable advances over a period not to exceed seven years, from extension fees paid by other Contributors connecting to the main or the mains in accordance with their hydraulic share.

(Continued to Sheet No. 23.3)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

(Continued from Sheet No. 23.2)

6.0 CONNECTION FEES

In addition to the foregoing fees, developer shall pay connection fees as follows:

WATER PLANT capacity charges	SEWER PLANT capacity charges
Residential = $800.00 per ERC	Residential = $550.00 per ERC
General Service = $2.02 per gallon of anticipated daily demand.	General Service = $2.20 per gallon of anticipated daily flow.
ERC = 396 gallons per day	ERC = 250 gallons per day

6.1 CONDITION REGARDING RECEIPT OF CONTRIBUTIONS IN AID OF CONSTRUCTION

The service availability fees are granted on the express condition that the Utility agree as a condition precedent to implementation of the service availability rules and policy, that any contributions-in-aid-of-construction, including contribution of lines by developers, homeowners, or from any source whatsoever, or any assets that are received by the Utility other than those from Utility funds invested therein or capital investment by the company stockholders, from and after the effective date hereof, will be received by the Utility and will be held and operated solely for the use and benefit of its customers.

7.0 WATER METER INSTALLATION CHARGES

The Utility will require prior to the commencement of water service, that the following schedule of connection charges be paid to the Utility as a prerequisite for service per meter required. The Utility will charge only those customer connection charges necessary to connect a particular customer to the system.

Meter Size	Meter Installation Charge*
5/8" x 3/4"	$115.00
1"	164.00
1½"	378.00
2"	545.00
Greater than 2"	Actual Cost

*Includes the cost of a back-flow prevention device.

Customer Connection Charges

Jack and Bore for single service	$240.00
Jack and Bore for double service	120.00
Main tap	95.00
Lee County DOT Permit	30.00

Water meters larger than 2" will be installed pursuant to agreement between the Contributor and the Utility, at the Utility's cost.

(Continued to Sheet No. 23.4)

James W. Moore
ISSUING OFFICER

President
TITLE

(Continued from Sheet No. 23.3)

8.0 INSPECTION FEES

Engineering plans or designs for, or construction of facilities by a Contributor which are to become a part of Utility's system will be subject to review and inspection by the Utility. For this service, Utility may charge an inspection and plan review fee based upon the actual or average cost of the Utility for review of plans and inspection of facilities constructed by Contributor for independent contractors for connection with the facilities of the Utility. Such inspection fees shall be paid by a Contributor in addition to all other charges above stated, as a condition precedent to service.

9.0 INSPECTION OF PLUMBER'S HOOK-UP

It shall be the responsibility of the Contributor or its plumbing contractor to connect Contributor's plumbing installation with the sewage collection system. The Utility reserves the right to inspect all such connections to be assured that the same are properly made in accordance with the Utility's rules governing such connections and that the connection as made, is free from infiltration.

The Contributor shall notify the Utility of any proposed interconnection with the facilities of the Utility and connection may be made without the presence of the Utility inspector. However, such connection shall remain open until inspection by the Utility and until notice of the approval of such connection is furnished to the developer in accordance with the practices and procedures of the Utility. Any connection covered without the benefit of inspection will result in the Contributor being required to reopen the connection for subsequent inspection. If the Utility fails to inspect the connection within 48 hours after notice that the same is ready for inspection, the connection shall be deemed approved by the Utility.

10.0 GUARANTEED REVENUES

Pursuant to Order No. 20272, Docket No. 880308-SU, issued November 7, 1988, and an Agreement dated November 21, 1985, between George Drake and Howard Ayers, as Trustees, doing business as Wildcat Run, and Utility, and an Agreement dated October 9, 1987, between Wildcat Run Development Corporation and Utility, Utility shall collect from Wildcat Run Corporation guaranteed revenues. The amount to be paid by Wildcat Run Corporation to Utility shall be the carrying costs associated with the non-used and useful plant as determined by the Utility in accordance with the generally accepted principles and rules of the Florida Public Service Commission. The amount to be paid by developer to Utility shall be said carrying costs divided by the total ERC capacity of the Wildcat Run sewer plant multiplied by the unused ERC's as of the first day of each month during the period. Payment shall commence on the first day of the first month following Utility's acquisition of the Wildcat Run sewer plant, and on the first day of each month thereafter until all ERC's are in use. The charge to be paid to the Utility is to include only the recovery of the non-used and useful materials and labor incurred in the operation of the Wildcat Run wastewater treatment plant.

11.0 RESERVE CAPACITY CHARGE

If authorized by the Florida Public Service Commission pursuant to Order and under such terms and conditions as prescribed therein, the Utility may enter into an agreement with a Contributor requiring Contributor to pay a minimum guaranteed connection charge, based upon the demand to be placed upon the Utility's system. Such agreement will be

(Continued to Sheet No. 23.5)

applicable in those instances where the Utility is required to proceed with the construction of an expansion of its water or sewer treatment facilities in order to assure the contributor that there will be available sufficient plant capacity.

12.0 SERVICE OUTSIDE TERRITORY

Providing service outside the Utility's territory involves formal notice and formal proceedings before the Florida Public Service Commission and therefore entails engineering, administrative and legal expenses in addition to costs incurred by the Utility providing service within its territory. The Utility will therefore not be obligated to provide service outside the territory unless the Contributor agrees in advance to defray those initial expenses and to pay the estimated costs thereof. The advancement will be adjusted to conform with actual expenses after the proceedings have been completed. The Utility will further make such extensions outside the territory only if the extensions and treatment plant reservation or expansion to serve such extensions are economically feasible as defined by Rule 25-10.121(9), F.A.C.

13.0 ADJUSTMENT PROVISIONS

Governmental Authority: The charges set forth in this policy and contracts drawn pursuant thereto are subject to adjustment by appropriate action of the governmental agency having jurisdiction of this policy, whether upon the initiative of the governmental agency or by request of the Utility. (Rule 25-10.141, F.A.C.)

NAME OF COMPANY GULF UTILITY COMPANY

WASTEWATER TARIFF

TABLE OF DAILY FLOWS

Types of Building Usages	Estimated Daily Flows [3]
Apartments	250 gpd [1]
Bars and Cocktail Lounges	5 gpcd [2]
Boarding Schools (Students and Staff)	75 gpcd
Bowling Alleys (toilet wastes only, per lane)	100 gpd
Country Clubs, per member	25 gpcd
Day Schools (Students and Staff)	10 gpcd
Drive-in Theaters (per car space)	5 gpd
Factories, with showers	30 gpcd
Factories, no showers	10 gpd/100 sq. ft.
Hospitals, with laundry	250 gpd/bed
Hospitals, no laundry	200 gpd/bed
Hotels and Motels	200 gpd/room and unit
Laundromat	225 gpd/washing machine
Mobile Home Parks	300 gpd/trailer
Movie Theaters, Auditoriums, Churches (per seat)	3 gpd
Nursing Homes	150 gpd/100 sq. ft.
Office Buildings	10 gpd/100 sq. ft.
Public Institutions (other than those listed herein)	75 gpcd
Restaurants (per seat)	50 gpcd
Single Family Residential	250 gpd
Townhouse Residence	250 gpd
Stadiums, Frontons, Ball Parks, etc. (per seat)	3 gpd
Stores, without kitchen wastes	5 gpd/100 sq. ft.
Speculative Buildings	10 gpd/100 sq. ft.
Warehouses	30 gpd plus gpd/1000 sq. ft.

[1] gpd - gallons per day

[2] gpcd - gallons per capita per day

[3] If historical data is unavailable, a rough estimate for the daily flow of residential wastewater can be calculated by taking 80% of the corresponding water usage. However, it is recommended that historical data of actual wastewater flow be used. A similiar estimate for the daily flow of commercial wastewater can be calculated by taking 100% of the corresponding commercial water usage.

James W. Moore
ISSUING OFFICER

President
TITLE

GULF UTILITY COMPANY
Sewer Division

TAX IMPACT OF CIAC

Prior to the Congressional Tax Reform Act of 1986, Section 118(b) of the Internal Revenue Code provided for the exclusion of certain types of Contributions In Aid Of Construction (CIAC) from the taxable income of a corporate utility. Such amounts were, therefore, tax exempt.

However, pursuant to the Congressional Tax Reform Act of 1986, Section 118(b) was amended to reclassify CIAC (both cash and property) as a taxable source of revenue, effective January 1, 1987. The net result of this action is that a utility which is a corporation must now pay income tax on the CIAC it collects.

Since the amount of this additional tax liability is directly attributable to the contributors (developers, builders, etc.) of the CIAC, the utility is authorized to collect this amount from those contributors.

Therefore, in accordance with Order No. 16971 issued on December 18, 1986 in Docket No. 860184-PU, this Commission adopted and approved specific guidelines for a utility to administer in the calculation, collection, and reporting of CIAC tax liabilities as follows:

1) On and after January 1, 1987, utilities may collect from developers and others who convey cash and/or property to a utility as CIAC, an amount equal to the tax impact of the CIAC.

2) The tax impact amount to be collected shall be determined using the following formula:

$$\text{TAX IMPACT} = \frac{R}{1.0 - R} \times (F + P)$$

a) R = Applicable marginal rate of Federal and State Corporate Income Tax, if one is payable, on the value of contributions which must be included in taxable income of the utility. R shall be determined as follows:

R = ST + FT (1-ST).

ST = Applicable marginal rate of State Corporate Income Tax.

FT = Applicable marginal rate of Federal Corporate Income Tax.

EFFECTIVE DATE: JANUARY 1, 1987

b) F = Dollar amount of charges paid to a utility as contributions in aid of construction which must be included in taxable income of the utility.

c) P = Dollar amount of property conveyed to utility which must be included in taxable income of the utility.

3) The CIAC tax impact amounts, as determined in Paragraph (2), shall be deposited as received into a fully funded interest bearing escrow account, hereinafter referred to as the "CIAC Tax Impact Account". Monies in the CIAC Tax Impact Account may be withdrawn periodically for the purpose of paying that portion of the estimated Federal and State income tax expense which is directly attributable to the CIAC conveyed to the utility. Annually, following the preparation and filing of the utility's annual Federal and State income tax returns, a determination shall be made by the Commission as to the actual Federal and State income tax expense that is directly attributable to the receipt of CIAC. CIAC tax impact monies received during the tax year that are in excess of the actual amount of CIAC tax expense, including interest earned on such excess monies, shall be refunded on a pro rata basis to the contributors of the CIAC. The utility shall maintain adequate records to account for the receipt, deposit, and withdrawal of monies in the CIAC Tax Impact escrow account. A detailed statement of the CIAC Tax Impact Account, including the annual determination of actual tax expense attributable to the receipt of CIAC, shall be submitted as a part of the utility's annual report. The utility shall submit all information in accordance with the requirements established by the Commission.

4) The amount of CIAC tax impact monies collected by a utility shall not be treated as CIAC for ratemaking purposes.

All developer agreements in which CIAC tax monies are required shall indicate the amount of such monies separately from any other CIAC amounts required, as well as the Tax Impact formula utilizing the appropriate values. The agreement should also contain an explanation of the charge for the benefit of the contributor.

WATER TARIFF

GULF UTILITY COMPANY

NAME OF COMPANY

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

THIRD REVISED SHEET NO. 1.0
CANCELS SECOND REVISED SHEET NO. 1.0

WATER TARIFF

GULF UTILITY COMPANY
NAME OF COMPANY

P.O. Box 350

Estero,

Florida 33928-0350
(ADDRESS OF COMPANY)

(813) 267-1000 (813) 267-1000
(Business & Emergency Telephone Numbers)

FILED WITH

FLORIDA PUBLIC SERVICE COMMISSION

James W. Moore
ISSUING OFFICER

President
TITLE

THIRD REVISED SHEET NO. 2.0
CANCELS SECOND REVISED SHEET NO. 2.0

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

Table of Contents

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

TERRITORY SERVED

CERTIFICATE NUMBER - 72 - W

COUNTY - Lee

COMMISSION ORDER(s) APPROVING TERRITORY SERVED -

Order Number	Date Issued	Docket Number	Filing Type
5366	03/24/72	71643-W	
5650	02/08/73	72231-W	
10131	07/09/81	810005-WS	
12652	11/03/83	830467-WS	
14536	07/03/85	840387-WS	
14536	07/03/85	850072-WS	
14660	08/02/85	850072-WS	
24046	01/29/91	900939-WS	
PSC-92-0688-FOF-WS	07/21/92	920334-WS	

James W. Moore
ISSUING OFFICER

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

DESCRIPTION OF TERRITORY SERVED

TOWNSHIP 46 SOUTH, RANGE 24 EAST

SECTION 12

The South one-half (½) of said Section and that part of the East one-half (½) of the Northeast one-quarter (¼) of said Section situated East of the Easterly R.O.W. of Island Park Road and the Southwest one-quarter (¼) of the Northeast one-quarter (¼) of said Section situated West of Island Park Road.

SECTION 13

That part of the East one-half (½) of said Section situated North of the North bank of Mullock Creek.

TOWNSHIP 46 SOUTH, RANGE 25 EAST

SECTION 7

That part of the Southeast one-quarter (¼) of said Section 7 situated East of the centerline of State Road 45 (U.S. 41) and the South one-half (½) of said section lying West of a line lying 1,000 feet Westerly of the Westerly right of way of State Road 45 (U.S. 41) and a portion of the South half of the Southeast one-quarter (¼) more particularly described as follows: Commencing at the Southeast corner of the Southeast one-quarter (¼) of said Section 7; thence N 01° 05' 06" W for 656.23 feet, along the East line thereof, to the Northeast corner of the South half of the South half of the Southeast one-quarter (¼) of said Section 7; thence N 87° W for 460.73 feet, along the North line of the South half of the South half of the Southeast one-quarter (¼) of said Section 7, to the Westerly right of way line of State Road 45 (U.S. 41), and the Point of Beginning; thence N 87° 56' 36" W for 400.00 feet; thence S 01° 07' E for 479.08 feet, perpendicular to the South line of said Section 7, to a point which is 225.00 feet North of said South line; thence S 88° 52' 11" W for 499.67 feet, parallel to the South line of the Southeast Quarter of said Section 7; thence N 20° 35' 30" E for 1,368.57 feet, along a line lying 1,000 feet Westerly of the Westerly right of way of State Road 45 (U.S. 41); thence S 84° 45' 19" E for 1,111.06 feet, along the North line of the South half of the Southeast one-quarter (¼) of said Section 7, to the Westerly right of way line of State Road 45 (U.S. 41); thence S 20° 35' 30" E for 753.20 feet, along said right of way line to the Point of Beginning.

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

SECTION 8

The South one-half (½) of said Section and the South one-half (½) of the Northeast one-quarter (¼) of said Section.

SECTION 9

All of said Section.

SECTION 10

The South one-half (½) and the South one-half (½) of the North one-half (½) of said Section.

SECTION 11

The South one-half (½) of the Northwest one-quarter (¼) and the Southwest one-quarter (¼) of said Section.

SECTION 13

All of said Section.

SECTION 14

All of said Section.

SECTION 15

All of said Section.

SECTION 16

All of said Section.

SECTION 17

All of said Section.

SECTION 18

All of said Section less the following described portion:

Commencing at the Northeast corner of Section 18; thence run S 88° 52' 30" W a distance of 218.15 feet to the Point of Beginning of tract herein described; thence run S 20° 35' 30" E along the Westerly right-of-way line of U.S. 41, a distance of 1,151.70 feet; thence run S 79° 41' 20" W a distance of 1,537.96 feet; thence run N 01° 00' 20" W a distance of 1,331.39 feet to a point on the North line of Section 18; thence run N 88° 52' 30" E along said North line a distance of 1,131.65 feet to the Point of Beginning.

SECTION 19

All of said Section.

James W. Moore
ISSUING OFFICER

President

THIRD REVISED SHEET NO. 3.3
CANCELS SECOND REVISED SHEET NO. 3.3

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

SECTION 20

All of said Section.

SECTION 21

All of said Section.

SECTION 22

All of said Section.

SECTION 23

All of said Section.

SECTION 24

All of said Section.

SECTION 25

All of said Section.

SECTION 26

All of said Section.

SECTION 27

All of said Section.

SECTION 28

All of said Section.

SECTION 29

All of said Section.

SECTION 30

All of said Section.

SECTION 31

All of said Section.

SECTION 32

All of said Section.

SECTION 33

All of said Section.

SECTION 34

All of said Section.

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

SECTION 35

All of said Section.

SECTION 36

All of said Section.

TOWNSHIP 46 SOUTH, RANGE 26 EAST

SECTION 20

That part of the South one-half (½) of the Southeast one-quarter (¼) of said Section 20 situated South of Corkscrew Road as it now runs.

SECTION 29

The East one-half (½) of said Section.

SECTION 30

The West one-half (½) and the West one-half (½) of the East one-half (½) of said Section situated South of Corkscrew Road as it now runs.

SECTION 31

The Northwest one-quarter (¼) and the West one-half (½) of the Northeast one-quarter (¼) of said Section.

SECTION 32

All of said Section.

James W. Moore
ISSUING OFFICER

President

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

HELD FOR FUTURE USE

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

TECHNICAL TERMS AND ABBREVIATIONS

1.0 "BFC" - "BFC" is the abbreviation for "Base Facility Charge" which is the minimum charge to the Company's customers and is separate from the amount billed for water consumption on the utility's bills to its customers.

2.0 "CERTIFICATE" - A document issued by the Commission authorizing the Company to provide service in a specific territory.

3.0 "COMMISSION" - "Commission" refers to the Florida Public Service Commission.

4.0 "COMMUNITIES SERVED" - The term "Communities Served", as mentioned in this tariff, shall be construed as the group of consumers or customers who receive water service from the Company and who's service location is within a specific area or locality that is uniquely separate from another.

5.0 "COMPANY" - Gulf Utility Company

6.0 "CONSUMER" - Any person, firm, association, corporation, governmental agency or similar organization supplied with water service by the Company.

7.0 "CUSTOMER" - Any person, firm or corporation who has entered into an agreement to receive water service from the Company and who is liable for the payment of that water service.

8.0 "CUSTOMER'S INSTALLATION" - All pipes, shut-offs, valves, fixtures and appliances or apparatus of every kind and nature which are located on the customer's side of the "Point of Delivery" and used in connection with or forming a part of the installation necessary for rendering water service to the customer's premises regardless of whether such installation is owned by the customer or used by the consumer under lease or other agreement.

9.0 "MAIN" - A pipe, conduit, or facility used for conveying water service through individual services or through other mains.

(Continued to Sheet No. 5.1)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

(Continued from Sheet No. 5.0)

10.0 "POINT OF DELIVERY" - For water systems, "point of delivery" shall mean the outlet connection of the meter for metered service or the point at which the company's piping, fittings and valves connect with the customer's piping, fittings and valves for non-metered service.

11.0 "RATE SCHEDULE" - The rate(s) or charge(s) for a particular classification of service plus the several provisions necessary for billing, including all special terms and conditions under which service shall be furnished at such rate or charge.

12.0 "SERVICE" - Service, as mentioned in this tariff and in agreement with customers, shall be construed to include, in addition to all water service required by the customer the readiness and ability on the part of the Company to furnish water service to the customer. Service shall conform to the standards set forth in Section 367.111 of the Florida Statutes.

13.0 "SERVICE LINES" - The pipe between the Company's mains and the point of delivery and shall include all of the pipe, fittings and valves necessary to make the connection to the customer's premises excluding the meter.

14.0 "TERRITORY" - The geographical area described by metes and bounds with township, range and section in a certificate, which may be within or without the boundaries of an incorporated municipality and, may include areas in more than one county.

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

INDEX OF RULES AND REGULATIONS

(Continued to Sheet No. 7.0)

James W. Moore
ISSUING OFFICER

President

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

(Continued from Sheet No. 6.0)

	Sheet Number:	Rule Number:
Meter Accuracy Requirements	14.0	25.0
Payment of Water and Wastewater Service Bills Concurrently	12.0	17.0
Policy Dispute	8.0	1.0
Protection of Company's Property	11.0	12.0
Right of Way or Easements	11.0	14.0
Signed Application Required	8.0	3.0
Tax Clause	12.0	18.0
Type and Maintenance	10.0	9.0
Unauthorized Connections - Water	13.0	20.0
Withholding Service	9.0	5.0
Temporary Discontinuance of Service	15.0	27.0

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

RULES AND REGULATIONS

1.0 POLICY DISPUTE - Any dispute between the Company and the customer or prospective customer regarding the meaning or application of any provision of this tariff shall upon written request by either party be resolved by the Florida Public Service Commission.

2.0 GENERAL INFORMATION - The Company's Rules and Regulations, insofar as they are inconsistent with any Statute, Law, Rule or Commission Order shall be null and void. These Rules and Regulations are a part of the rate schedules and applications and contracts of the Company and, in the absence of specific written agreement to the contrary, apply without modifications or change to each and every customer to whom the Company renders water service.

In the event that a portion of these Rules and Regulations are declared unconstitutional or void for any reason by any court of competent jurisdiction, such decision shall in no way affect the validity of the remaining portions of the Rules and Regulations for water service unless such court order or decision shall so direct.

The Company shall provide to all customers requiring such service within the territory described in its certificate upon such terms as are set forth in this tariff pursuant to Chapter 25-9 and 25-30, Florida Administrative Code, and Chapter 367, Florida Statutes.

3.0 SIGNED APPLICATION REQUIRED - Water service is furnished only after a signed application or agreement and payment of the initial connection fee is accepted by the Company. The conditions of such application or agreement is binding upon the customer as well as upon the Company. A copy of the application or agreement for water service accepted by the Company will be furnished to the applicant on request.

The applicant shall furnish to the Company the correct name and street address or lot and block number at which water service is to be rendered.

4.0 APPLICATIONS BY AGENTS - Applications for water service requested by firms, partnerships, associations, corporations, and others shall be rendered only by duly authorized parties. When water service is

(Continued to Sheet No. 9.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

(Continued from Sheet No. 8.0)

rendered under agreement or agreements entered into between the Company and an agent of the principal, the use of such water service by the principal shall constitute full and complete ratification by the principal of the agreement or agreements entered into between the agent and the Company and under which such water service is rendered.

5.0 WITHHOLDING SERVICE - The Company may withhold or discontinue water service rendered under application made by any member or agent of a household, organization, or business unless all prior indebtedness to the Company of such household, organization, or business for water service has been settled in full in accordance with Rule 25-30.320, Florida Administrative Code.

Service may also be discontinued for any violation made by the Customer or Consumer of any rule or regulation set forth in this tariff.

6.0 EXTENSIONS - Extensions will be made to the Company's facilities in compliance with Commission Rules and Orders and the Company's tariff.

7.0 LIMITATION OF USE - Water service purchased from the Company shall be used by the customer only for the purposes specified in the application for water service and the customer shall not sell or otherwise dispose of such water service supplied by the company.

Water service furnished to the customer shall be rendered directly to the customer through the Company's individual meter and may not be remetered by the customer for the purpose of selling or otherwise disposing of water service to lessees, tenants, or others and under no circumstances shall the customer or customer's agent or any other individual, association or corporation install meters for the purpose of so remetering said water service.

In no case shall a customer, except with the written consent of the company, extend his lines across a street, alley, lane, court, property line, avenue, or other way in order to furnish water service to the adjacent property through one meter even though such adjacent property may be owned by him. In case of such unauthorized extension, remetering, sale, or disposition of service, the customer's water service will be subject to discontinuance until such unauthorized extension,

(Continued to Sheet No. 10.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

(Continued from Sheet No. 9.0)

remetering, sale or disposition of service is discontinued and full payment is made to the Company for water service rendered by the Company (calculated on proper classification and rate schedules) and until reimbursement in full is made in full to the Company for all extra expenses incurred for clerical work, testing, and inspections.

8.0 CONTINUITY OF SERVICE - The company will at all times use reasonable diligence to provide continuous water service and, having used reasonable diligence, shall not be liable to the customer for failure or interruption of continuous water service. The Company shall not be liable for any act or omission caused directly or indirectly by strikes, labor troubles, accidents, litigations, breakdowns, shutdowns for emergency repairs, or adjustments, acts of sabotage, enemies of the United States, Wars, United States, State, Municipal or other governmental interference, acts of God or other causes beyond its control.

If at any time the Company shall interrupt or discontinue its service, all customers affected by said interruption or discontinuance shall be given not less than 24 hours written notice.

9.0 TYPE AND MAINTENANCE - The customer's pipes, apparatus and equipment shall be selected, installed, used and maintained in accordance with standard practice and shall conform with the Rules and Regulations of the Company and shall comply with all Laws and Governmental Regulations applicable to same. The Company shall not be responsible for the maintenance and operation of the customer's pipes and facilities. The customer expressly agrees not to utilize any appliance or device which is not properly constructed, controlled and protected or which may adversely affect the water service; the Company reserves the right to discontinue or withhold water service to such apparatus or device.

10.0 CHANGE OF CUSTOMER'S INSTALLATION - No changes or increases in the customer's installation, which will materially affect the proper operation of the pipes, mains, or stations of the Company, shall be made without written consent of the Company. The customer shall be liable for any change resulting from a violation of this Rule.

11.0 INSPECTION OF CUSTOMER'S INSTALLATION - All customer's water service

(Continued to Sheet No. 11.0)

James W. Moore
ISSUING OFFICER

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

(Continued from Sheet No. 10.0)

installations or changes shall be inspected upon completion by a competent authority to ensure that the customer's piping, equipment, and devices have been installed in accordance with accepted standard practice and local Laws and Governmental Regulations. Where Municipal or other Governmental inspection is required by local Rules and Ordinances, the Company cannot render water service until such inspection has been made and a formal notice of approval from the inspecting authority has been received by the Company.

Not withstanding the above, the Company reserves the right to inspect the customer's installation prior to rendering water service, and from time to time thereafter, but assumes no responsibility whatsoever for any portion thereof.

12.0 PROTECTION OF COMPANY'S PROPERTY - The customer shall exercise reasonable diligence to protect the Company's property on the customer's premises and shall knowingly permit no one, but the Company's agents or persons authorized by law, to have access to the Company's pipes and apparatus.

In the event of any loss or damage to property of the Company caused by or arising out of carelessness, neglect, or misuse by the customer, the cost of making good such loss or repairing such damage shall be paid by the customer.

13.0 ACCESS TO PREMISES - The duly authorized agents of the Company shall have access at all reasonable hours to the premises of the customer for the purpose of installing, maintaining, inspecting, or removing the Company's property; reading the meter; or for performance under or termination of the Company's agreement with the customer and under such performance shall not be liable for trespass.

14.0 RIGHT OF WAY OR EASEMENTS - The customer shall grant or cause to be granted to the Company, and without cost to the Company, all rights, easements, permits, and privileges which are necessary for the rendering of water service.

15.0 BILLING PERIODS - Bills for water service will be rendered - Monthly, ~~Bimonthly, or Quarterly~~ - as stated in the rate schedule and shall

(Continued to Sheet No. 12.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

(Continued from Sheet No. 11.0)

become due when rendered and be considered as received by the customer when delivered or mailed to the water service address or some other place mutually agreed upon.Non-receipt of bills by the customer shall not release or diminish the obligation of the customer with respect to payment thereof.

16.0 DELINQUENT BILLS - Bills are due when rendered. However, the Company shall not consider the customer delinquent in paying any bill until the twenty-first (21) day after the Company has mailed or presented the bill to the customer for payment. Water service may then be discontinued only after the Company has mailed or presented within five (5) working days a written notice to the customer in accordance with Rule 25-30.320, Florida Administrative Code. Water service shall be restored only after the Company has received payment for all past-due bills and reconnect charges from the customer.

There shall be no liability of any kind against the Company for the discontinuance of water service to a customer for that customer's failure to pay the bills on time.

Partial payment of a bill for water service rendered will not be accepted by the Company, except by the Company's agreement thereof or by direct order from the Commission.

17.0 PAYMENT OF WATER AND WASTEWATER SERVICE BILLS CONCURRENTLY - When both water and wastewater service are provided by the Company, payment of any water service bill rendered by the Company to a customer shall not be accepted by the Company without the simultaneous or concurrent payment of any wastewater service bill rendered by the Company. The Company may discontinue both water service and wastewater service to the customer's premises for non-payment of the water service bill or wastewater service bill or if payment is not made concurrently. The Company shall not reestablish or reconnect water service and/or wastewater service until such time as all water and wastewater service bills and all charges are paid.

18.0 TAX CLAUSE - A municipal or county franchise tax levied upon a water or wastewater public utility shall not be incorporated into the rate for water or wastewater service but shall be shown as a separate item on the utility's bills to its customers in such Municipality or County.

(Continued to Sheet No. 13.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

(Continued from Sheet No. 12.0)

19.0 CHANGE OF OCCUPANCY - When a change of occupancy takes place on any premises supplied by the Company with water service, written notice thereof shall be given at the office of the Company not less than three (3) days prior to the date of change by the outgoing customer. The outgoing customer shall be held responsible for all water service used on such premises until such written notice is so received by the Company and the Company has had reasonable time to discontinue the water service. However, if such written notice has not been received, the application of a succeeding occupant for water service will automatically terminate the prior account. The customer's deposit may be transferred from one service location to another, if both locations are supplied water service by the Company; the customer's deposit may not be transferred from one name to another.

Notwithstanding the above, the Company will accept telephone orders, for the convenience of its customer's, to discontinue or transfer water service from one service address to another and will use all reasonable diligence in the execution thereof. However, oral orders or advice shall not be deemed binding or be considered formal notification to the Company.

20.0 UNAUTHORIZED CONNECTIONS - WATER - Connections to the Company's water system for any purpose whatsoever are to be made only by employees of the Company. Any unauthorized connections to the customer's water service shall be subject to immediate discontinuance without notice. Water service shall not be restored until such unauthorized connections have been removed and until settlement is made in full to the Company for all water service estimated by the Company to have been used by reason of such unauthorized connection.

21.0 METERS - All water meters shall be furnished by and remain the property of the Company and shall be accessible and subject to its control. The customer shall provide meter space to the Company at a suitable and readily accessible location within the premises to be served and also provide adequate and proper space for the installation of the meter and other similar devices.

22.0 ALL WATER THROUGH METER - That portion of the customer's installation for water service shall be so arranged to ensure that all water service

(Continued to Sheet No. 14.0)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

(Continued from Sheet No. 13.0)

shall pass through the meter. No temporary pipes, nipples or spaces are permitted and under no circumstances are connections allowed which may permit water to by-pass the meter or metering equipment.

23.0 ADJUSTMENT OF BILLS - When a customer has been overcharged or undercharged as a result of incorrect application of the rate schedule, incorrect reading of the meter, incorrect connection of the meter, or other similar reasons, the amount may be credited or billed to the customer as the case may be pursuant to Rule 25-30.350, Florida Administrative Code.

24.0 ADJUSTMENT OF BILLS FOR METER ERROR - When meter tests are made by the Commission or by the Company, the accuracy of registration of the meter and its performance shall conform with Rule 25-30.262, Florida Administrative Code and any adjustment of a bill due to a meter found to be in error as a result of any meter test performed whether for unauthorized use or for a meter found to be fast, slow, non-registering, or partially registering, shall conform with Rule 25-30.340, Florida Administrative Code.

25.0 METER ACCURACY REQUIREMENTS - All meters used for measuring quantity of water delivered to a customer shall be in good mechanical condition and shall be adequate in size and design for the type of service which they measure. Before being installed for the rendering of water service to a customer, every water meter, whether new, repaired, or removed from service for any cause, shall be adjusted to register within prescribed accuracy limits as set forth in Rule 25-30.262, Florida Administrative Code.

26.0 FILING OF CONTRACTS - Whenever a Developer Agreement or Contract, Guaranteed Revenue Contract, or Special Contract or Agreement is entered into by the Company for the sale of its product or services in a manner not specifically covered by its Rules and Regulations or approved Rate Schedules, a copy of such contracts or agreements shall be filed with the Commission prior to its execution in accordance with Rule 25-9.034 and Rule 25-30.550, Florida Administrative Code. If such contracts or agreements are approved by the Commission, a conformed copy shall be placed on file with the Commission prior to its effective date.

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

27.0 TEMPORARY DISCONTINUANCE OF SERVICE - At any time a customer may request a temporary discontinuance of service in order to insure that that customer is not billed for any water usage during the period of time in which that premises is not occupied or otherwise utilized. The customer will, however, be liable for payment of the base facility charge during the entire period of time the temporary disconnect remains in effect, in order for the Company to be able to recover its fixed cost of having water service available to those premises upon request by the customer.

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

INDEX OF RATES AND CHARGES SCHEDULES

James W. Moore
ISSUING OFFICER

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

GENERAL SERVICE

RATE SCHEDULE GS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service to all customers for which no other schedule applies.

LIMITATIONS - Subject to all of the Rules and Regulations of this tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly.

RATE - Base Facility Charge

METER SIZE	
5/8" x 3/4"	$8.52
1"	$21.30
1½"	$42.60
2"	$68.16
3"	$136.32
4"	$213.00
6"	$426.00

Consumption Charge per M $2.17

BASE FACILITY CHARGE - See above.

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - August 24, 1991

TYPE OF FILING - 900718-WU

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

RESIDENTIAL SERVICE

RATE SCHEDULE RS

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - For water service for all purposes in private residences and individually metered apartment units.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD - Monthly.

RATE - Base Facility Charge

METER SIZE

5/8" x 3/4"	$8.52
1"	$21.30
1½"	$42.60
2"	$68.16
Consumption Charge per M	$2.17

BASE FACILITY - See above.

TERMS OF PAYMENT - Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days' written notice is mailed to the customer separate and apart from any other bill, service may then be discontinued.

EFFECTIVE DATE - August 24, 1991

TYPE OF FILING - 900718-WU

James W. Moore
ISSUING OFFICER

President
TITLE

FOURTH REVISED SHEET NO. 20.0
CANCELS THIRD REVISED SHEET NO. 20.0

NAME OF COMPANY: GULF UTILITY COMPANY

WATER TARIFF: FIRE PROTECTION SERVICE
WATER

AVAILABILITY - Available throughout the area serviced by the Company.

APPLICABILITY - To fire hydrants furnishing fire protection installed on public or private property connected to the water mains of the Company.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

BILLING PERIOD- Quarterly.

RATE- Public Fire Protection-$55.00 per hydrant
For each public fire hydrant connected to the system, the charge shall be $55.00 per year per hydrant, payable quarterly on January 1, April 1, July 1, and October 1 of each year.

ADDITIONAL CLAUSES- The Company will maintain the fire hydrant and will use diligence to see that pressure is maintained at each hydrant; however, the Company will not be responsible for any damage or liability caused by or attributed to low pressure in the lines or at the hydrant. This charge shall not apply where there is a maintenance contract satisfactory to the Company making the fire district responsible for the maintenance of fire hydrants.

BASE FACILITY CHARGE

PRIVATE FIRE PROTECTION

METER SIZE	
1"	$ 7.10
1½"	$ 14.20
2"	$ 22.72
3"	$ 45.44
4"	$ 71.00
6"	$142.00
8"	$227.20
12"	$610.60

TERMS OF PAYMENT Bills are due and payable when rendered and become delinquent if not paid within twenty (20) days. After five (5) working days written notice is mailed to the customer, separate and apart from any other bill, service may be discontinued.

EFFECTIVE DATE- JULY 14, 1992

TYPE OF FILING- 900718-WU - CORRECTION

JAMES W. MOORE
ISSUING OFFICER

President
Title

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

SCHEDULE OF CUSTOMER DEPOSITS

ESTABLISHMENT OF CREDIT - Before rendering water service, the Company may require an applicant for service to satisfactorily establish credit, but such establishment of credit shall not relieve the customer from complying with the Company's rules for prompt payment. Credit will be deemed so established, in accordance with Rule 25-30.311, Florida Administrative Code, if:

(A) The applicant for service furnishes a satisfactory guarantor to secure payment of bills for the service requested.

(B) The applicant pays a cash deposit.

(C) The applicant for service furnishes an irrevocable letter of credit from a bank or a surety bond.

AMOUNT OF DEPOSIT - The amount of initial deposit shall be the following according to meter size:

	Residential	General Service
5/8" x 3/4"	$35.00	$ 35.00
1"		87.50
1 1/2"		175.00
Over 2"		280.00

ADDITIONAL DEPOSIT - Under Rule 25-30.311(7), Florida Administrative Code, the Company may require a new deposit, where previously waived or returned, or an additional deposit in order to secure payment of current bills provided. The company shall provide the customer with reasonable written notice of not less than 30 days where such request or notice is separate and apart from any bill for service. The total amount of the required deposit shall not exceed an amount equal to the average actual charge for water service for two monthly billing periods for the 12-month period immediately prior to the date of notice. In the event the customer has had service less than 12 months, the Company shall base its new or additional deposit upon the average actual monthly billing available.

(Continued to Sheet No. 21.1)

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

(Continued from Sheet No. 21.0)

INTEREST ON DEPOSIT - The Company shall pay interest on customer deposits pursuant to Rule 25-30.311(4) and (4a). The rate of interest is 8% per annum. The payment of interest shall be made once each year as a credit on regular bills or when service is discontinued as a credit on final bills . No customer depositor will receive interest on his or her deposit until a customer relationship and the deposit have been in existence for at least six (6) months. At such time, the customer depositor shall be entitled to receive interest from the day of the commencement of the customer relationship and placement of the deposit. The Company will pay or credit accrued interest to the customers account during the month of August each year.

REFUND OF DEPOSIT - After a residential customer has established a satisfactory payment record and has had continuous service for a period of 23 months, the Company shall refund the customer's deposit provided the customer has not, in the preceeding 12 months:

(a) made more than one late payment of the bill (after the expiration of 20 days from the date of mailing or delivery by the Company),

(b) paid with a check refused by a bank,

(c) been disconnected for non-payment, or

(d) at any time tampered with the meter or used service in a fraudulent or unauthorized manner.

Notwithstanding the above, the Company may hold the deposit of a non-residential customer after a continuous service period of 23 months and shall pay interest on the non-residential customer's deposit at the rate of 9% per annun upon the retainment of such deposit.

Nothing in this rule shall prohibit the Company from refunding a customer's deposit in less than 23 months.

EFFECTIVE DATE - 11/17/83 - Deposits
10/04/90 - Interest on Deposits

TYPE OF FILING - WS 83-230 - Deposits
WS 90-0326 - Interest on Deposits

James W. Moore
ISSUING OFFICER

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

SCHEDULE OF METER TEST DEPOSITS

METER BENCH TEST REQUEST - If any customer requests a bench test of his or her water meter, the Company will require a deposit to defray the cost of testing; such deposit shall not exceed the following schedule of fees and shall be in accordance with Rule 25-30.266, Florida Administrative Code:

METER SIZE	FEE
5/8" x 3/4"	$20.00
1" and 1 1/2"	$25.00
2"and over	Actual Cost

REFUND OF METER BENCH TEST DEPOSIT - If the meter is found to register in excess of prescribed accuracy limits pursuant to Rule 25-30.262, Florida Administrative Code. the deposit shall be refunded. If the meter is found to register accurately or below such prescribed accuracy limits, the deposit shall be retained by the Company as a service charge for conducting the meter test.

METER FIELD TEST REQUEST - Upon written request of any customer, the Company shall, without charge, make a field test of the accuracy of the water meter in use at the customer's premises provided that the meter has not been tested within one-half the maximum interval allowed under Rule 25.30.265, Florida Administrative Code.

EFFECTIVE DATE - 10/04/90

TYPE OF FILING - WS-90-0326

James W. Moore
ISSUING OFFICER

President

THIRD REVISED SHEET NO. 23.0
CANCELS FIRST REVISED SHEET NO. 15.1
CANCELS SECOND REVISED SHEET NO. 23.0

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

MISCELLANEOUS SERVICE CHARGES

The Company may charge the following miscellaneous service charges in accordance with the terms state herein. If both water and wastewater services are provided, only a single charge is appropriate unless circumstances beyond the control of the Company requires multiple actions.

INITIAL CONNECTION - This charge would be levied for service initiation at a location where service did not exist previously.

NORMAL RECONNECTION - This charge would be levied for transfer of service to a new customer account at a previously served location or reconnection of service subsequent to a customer requested disconnection.

VIOLATION RECONNECTION - This charge would be levied prior to reconnection of an existing customer after disconnection of service for cause according to Rule 25-30.320(2), Florida Administrative Code, including a delinquency in bill payment.

PREMISES VISIT CHARGE (IN LIEU OF DISCONNECTION) - This charge would be levied when a service representative visits a premises for the purpose of discontinuing service for nonpayment of a due and collectible bill and does not discontinue service because the customer pays the service representative or otherwise makes satisfactory arrangements to pay the bill.

Whenever both water and sewer service are provided, only a single charge is appropriate unless circumstances beyond the control of the Company require multiple actions.

Schedule of Miscellaneous Service Charges

Initial Connection Fee	$ 15.00 (during regular working hou 15.00 (after regular working hour
Normal Reconnection Fee	$ 15.00 (during regular working hou 15.00 (after regular working hour.
Violation Reconnection Fee	$ 15.00 (during regular working hou 15.00 (after regular working hour.
Premises Visit Fee (in lieu of disconnection)	$ 10.00
Returned Check Charge*	$15.00 or 5% of the amount of the check whichever is greater.

EFFECTIVE DATE -

TYPE OF FILING -

*A service charge of $15.00 or 5% of the amount of the check, whichever is greater, shall be added to the customer's bill for water service for each check dishonored by the bank upon which it is drawn. Termination of service shall not be made for failure to pay the returned check charge.

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY
WATER TARIFF

SERVICE AVAILABILITY SCHEDULE OF FEES AND CHARGES

DESCRIPTION	AMOUNT	REFER TO SERVICE AVAIL. POLICY SHEET NO./RULE NO.
Jack and Bore Charge		
Single service	$240.00	33.0/7.0
Double service	$120.00	33.0/7.0
Lee County D.O.T. Permit	$ 30.00	33.0/7.0
Customer Connection (Tap-in) Charge		
5/8" x 3/4" metered service	$ 95.00	33.0/7.0
1" metered service	$ 95.00	33.0/7.0
1½" metered service	$ 95.00	33.0/7.0
2" metered service	$ 95.00	33.0/7.0
Over 2" metered service	Actual Cost [1]	33.0/7.0
Guaranteed Revenue Charge		
With Prepayment of Service Availability Charges:		
Residential-per ERC/month (___ GPD)	$	33.0/8.0
All others-per gallon/month	$	32.0/3.0
Without Prepayment of Service Availability Charges:		
Residential-per ERC/month (___ GPD)	$	33.0/6.1
All others-per gallon/month	$	32.0/3.0
Inspection Fee	Actual Cost [1]	33.0/8.0
Main Extension Charge		
Residential-per ERC (___ GPD)	Actual Cost [1]	32.0/3.0
All others-per gallon	Actual Cost [1]	33.0/6.1
or		
Residential-per lot (_____ foot frontage)	Actual Cost [1]	32.0/3.0
All others-per front foot	Actual Cost [1]	33.0/6.1
Meter Installation Fee*		
5/8" x 3/4"	$115.00	33.0/7.0
1"	$164.00	33.0/7.0
1½"	$378.00	33.0/7.0
2"	$545.00	33.0/7.0
Over 2"	Actual Cost [1]	33.0/7.0
Plan Review Charge	Actual Cost [1]	33.0/7.0
Plant Capacity Charge		
Residential-per ERC (396 GPD)	$800.00	33.0/6.0
All others-per gallon	$ 2.02	33.0/6.0
System Capacity Charge		
Residential-per ERC (___ GPD)	$	
All others-per gallon	$	

*Includes the cost of back-flow prevention device.

[1] Actual Cost is equal to the total cost incurred for services rendered by a customer.

EFFECTIVE DATE - 04/12/85

TYPE OF FILING - 840336-WS

James W. Moore
ISSUING OFFICER
President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

SCHEDULE OF FEES AND CHARGES (CONTINUED)

ALLOWANCE FOR FUNDS PRUDENTLY INVESTED (AFPI)

AVAILABILITY - Available throughout the area served by the Company.

APPLICABILITY - To all classifications of water customers who have not already prepaid CIAC and guaranteed revenues. The fee is charged based on the date the customer makes a prepayment of CIAC or on the date the customer connects to the system, whichever comes first. These fees shall be applicable until the utility provides service to 3,500 equivalent residential connections. Once the utility is providing service to 3,500 ERCs, which is the design capacity of the plant at 396 gallons per day per ERC, the charges would no longer be applicable.

LIMITATIONS - Subject to all of the Rules and Regulations of this Tariff and General Rules and Regulations of the Commission.

Company reached 3,500 ERCs and no longer charges AFPI.

THIRD REVISED SHEET NO. 26.0
CANCELS FIRST REVISED SHEET NO. 22.0
CANCELS SECOND REVISED SHEET NO. 26.0

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

INDEX OF STANDARD FORMS

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

CUSTOMER'S GUARANTEE DEPOSIT RECEIPT

ROUTE _____
STOP _____

GULF UTILITY COMPANY
10513 Bartow Boulevard
Fort Myers, FL 33912
Phone (813) 267-1000

NEW ACCOUNT # _____
ACCOUNT # _____
WORK ORDER # _____

UTILITY SERVICE AGREEMENT

This agreement, between Gulf Utility Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, hereinafter called the Service Company, and _____ a consumer, hereinafter called the Consumer.

WHEREAS, the Consumer desires to purchase water and/or sewer service from the Service Company and therefore enters into this Utility Service Agreement as required by the extension policy of the Service Company.

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, it is hereby understood and agreed,

The Service Company shall furnish, subject to the limitations hereinafter provided for, such quantity of water and sewer service for domestic and farmstead purposes in connection with this occupancy and the property listed herein.

The Consumer's service lines shall connect with the distribution and collection systems of the Service Company at locations predetermined in advance by the Service Company that is of sufficient capacity to permit delivery of water and collection of sewerage at those points.

The Consumer shall pay for such Utility service at such rates, time and place as shall be determined by the Service Company.

The Service Company shall determine the allocation of water to Consumers in the event of a water shortage; may discontinue utility service to a Consumer who allows an unauthorized connection or extension to be made to his service line or the turning on of meters illegally.

The failure of a Consumer to pay charges for utility service duly imposed shall result in the automatic imposition of the following penalties:

A. Non-payment within twenty-five days of the billing date on the bill will result in the utility service being shut off from the Consumer's property.

B. In the event it becomes necessary for the Service Company to discontinue utility service to a Consumer's property for non-payment of water services, a fee of $15.00 will be charged.

C. There will be a fee of $15.00, or 5% of the check amount, whichever is greater, for every bad check received.

IN WITNESS WHEREOF, we have hereunto executed this Agreement, this _____ day of _____ 19____.

WATER AFPI: _____	$_____	
WATER CONNECTION	_____	
METER INSTALLATION	_____	
MAIN TAP	_____	
JACK & BORE	_____	
PRO-RATA	_____	
DOT PERMIT	_____	
TURN-ON/TRANSFER FEE	_____	
WATER DEPOSIT	_____	
SEWER CONNECTION	_____	
SEWER DEPOSIT	_____	
SEWER AFPI: _____	_____	
CIAC TAX IMPACT	_____	
TOTAL:	$_____	

SERVICE ADDRESS: _____
House # Street
_____
City State Zip

BILLING ADDRESS: _____
_____

LEGAL ADDRESS: BLOCK _____ LOT(S) _____ L.S.
BLDG _____ UNIT _____

CONSUMER'S PHONE: _____

Meter # _____

Service Commencement Date _____

GULF UTILITY COMPANY

BY: _____

CONSUMER

BY: _____

PRIOR TO TERMINATION OR TRANSFER OF SERVICE THE COMPANY WILL BE NOTIFIED IN WRITING AND A FINAL INSPECTION OF THE WATER METER AND METER BOX WILL BE MADE.

WHITE - OFFICE COPY YELLOW - CUSTOMER COPY 7036

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

APPLICATION FOR WATER SERVICE

ROUTE _____
STOP _____

GULF UTILITY COMPANY
10513 Bartow Boulevard
Fort Myers, FL 33912
Phone (813) 267-1000

REF ACCOUNT # _____
ACCOUNT # _____
WORK ORDER # _____

UTILITY SERVICE AGREEMENT

This agreement, between Gulf Utility Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, hereinafter called the Service Company, and _____ a consumer, hereinafter called the Consumer.

WHEREAS, the Consumer desires to purchase water and/or sewer service from the Service Company and therefore enters into this Utility Service Agreement as required by the extension policy of the Service Company.

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, it is hereby understood and agreed,

The Service Company shall furnish, subject to the limitations hereinafter provided for, such quantity of water and sewer service for domestic and farmstead purposes in connection with this occupancy and the property listed herein.

The Consumer's service lines shall connect with the distribution and collection systems of the Service Company at locations predetermined in advance by the Service Company that is of sufficient capacity to permit delivery of water and collection of sewerage at those points.

The Consumer shall pay for such Utility service at such rates, time and place as shall be determined by the Service Company.

The Service Company shall determine the allocation of water to Consumers in the event of a water shortage; may discontinue utility service to a Consumer who allows an unauthorized connection or extension to be made to his service line or the turning on of meters illegally.

The failure of a Consumer to pay charges for utility service duly imposed shall result in the automatic imposition of the following penalties:

A. Non-payment within twenty-five days of the billing date on the bill will result in the utility service being shut off from the Consumer's property.

B. In the event it becomes necessary for the Service Company to discontinue utility service to a Consumer's property for non-payment of water services, a fee of $15.00 will be charged.

C. There will be a fee of $15.00, or 5% of the check amount, whichever is greater, for every bad check received.

IN WITNESS WHEREOF, we have hereunto executed this Agreement, this _____ day of _____ 19____.

WATER AFFI: _____	$ _____
WATER CONNECTION	_____
METER INSTALLATION	_____
MAIN TAP	_____
JACK & BORE	_____
PRO-RATA	_____
DOT PERMIT	_____
TURN-ON/TRANSFER FEE	_____
WATER DEPOSIT	_____
SEWER CONNECTION	_____
SEWER DEPOSIT	_____
SEWER AFFI: _____	_____
CIAC TAX IMPACT	_____
TOTAL:	$ _____

SERVICE ADDRESS: _____
House # Street

_____
City State Zip

BILLING ADDRESS: _____

_____

LEGAL ADDRESS: BLOCK _____ LOT(S) _____ & B
BLDG _____ UNIT _____

CONSUMER'S PHONE: _____

Meter # _____

Service Commencement Date _____

GULF UTILITY COMPANY

BY: _____

CONSUMER

BY: _____

PRIOR TO TERMINATION OR TRANSFER OF SERVICE THE COMPANY WILL BE NOTIFIED IN WRITING AND A FINAL INSPECTION OF THE WATER METER AND METER BOX WILL BE MADE.

WHITE - OFFICE COPY YELLOW - CUSTOMER COPY 7036

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

APPLICATION FOR METER INSTALLATION

ROUTE _____
STOP _____

GULF UTILITY COMPANY
10513 Bartow Boulevard
Fort Myers, FL 33912
Phone (813) 267-1000

NEW ACCOUNT # _____
ACCOUNT # _____
WORK ORDER # _____

UTILITY SERVICE AGREEMENT

This agreement, between Gulf Utility Company, a corporation organized and existing under and by virtue of the laws of the State of Florida, hereinafter called the Service Company, and _____ a consumer, hereinafter called the Consumer.

WHEREAS, the Consumer desires to purchase water and/or sewer service from the Service Company and therefore enters into this Utility Service Agreement as required by the extension policy of the Service Company.

NOW THEREFORE, in consideration of the mutual covenants, promises and agreements herein contained, it is hereby understood and agreed;

The Service Company shall furnish, subject to the limitations hereinafter provided for, such quantity of water and sewer service for domestic and farmstead purposes in connection with this occupancy and the property listed herein.

The Consumer's service lines shall connect with the distribution and collection systems of the Service Company at locations predetermined in advance by the Service Company that is of sufficient capacity to permit delivery of water and collection of sewerage at those points.

The Consumer shall pay for such Utility service at such rates, time and place as shall be determined by the Service Company.

The Service Company shall determine the allocation of water to Consumers in the event of a water shortage; may discontinue utility service to a Consumer who allows an unauthorized connection or extension to be made to his service line or the turning on of meters illegally.

The failure of a Consumer to pay charges for utility service duly imposed shall result in the automatic imposition of the following penalties:

A. Non-payment within twenty-five days of the billing date on the billwill result in the utility service being shut off from the Consumer's property.

B. In the event it becomes necessary for the Service Company to discontinue utility service to a Consumer's property for non-payment of water services, a fee of $15.00 will be charged.

C. There will be a fee of $15.00, or 5% of the check amount, whichever is greater, for every bad check received.

IN WITNESS WHEREOF, we have hereunto executed this Agreement, this _____ day of _____ 19____.

WATER AFPI: _____	$_____
WATER CONNECTION	_____
METER INSTALLATION	_____
MAIN TAP	_____
JACK & BORE	_____
PRO-RATA	_____
DOT PERMIT	_____
TURN-ON/TRANSFER FEE	_____
WATER DEPOSIT	_____
SEWER CONNECTION	_____
SEWER DEPOSIT	_____
SEWER AFPI: _____	_____
CIAC TAX IMPACT	_____
TOTAL:	$_____

SERVICE ADDRESS: _____
House # Street
_____
City State Zip

BILLING ADDRESS: _____
_____

LEGAL ADDRESS: BLOCK _____ LOT(S) _____ L B
BLDG _____ UNIT _____

CONSUMER'S PHONE: _____

Meter # _____

Service Commencement Date _____

GULF UTILITY COMPANY

BY: _____

CONSUMER

BY: _____

PRIOR TO TERMINATION OR TRANSFER OF SERVICE THE COMPANY WILL BE NOTIFIED IN WRITING AND A FINAL INSPECTION OF THE WATER METER AND METER BOX WILL BE MADE.

WHITE - OFFICE COPY YELLOW - CUSTOMER COPY 7036

James W. Moore
ISSUING OFFICER

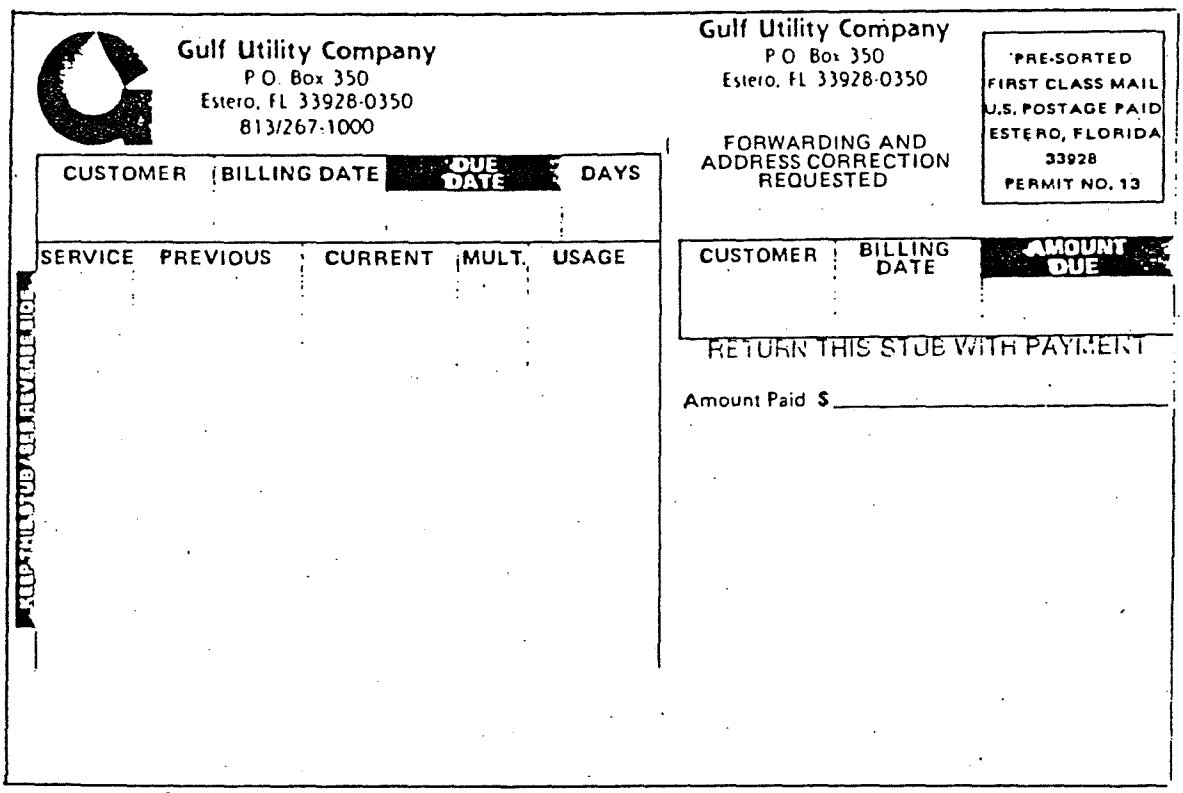
President
TITLE

FIRST REVISED SHEET NO. 30.0
CANCELS SECOND REVISED SHEET NO. 26.0
CANCELS ORIGINAL SHEET NO. 30.0

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

COPY OF CUSTOMER'S BILL



Gulf Utility Company
P O. Box 350
Estero, FL 33928-0350
813/267-1000

CUSTOMER | BILLING DATE | DUE DATE | DAYS

SERVICE | PREVIOUS | CURRENT | MULT. | USAGE

DETACH AND RETURN THIS STUB WITH PAYMENT

Gulf Utility Company
P O Box 350
Estero, FL 33928-0350

FORWARDING AND ADDRESS CORRECTION REQUESTED

PRE-SORTED FIRST CLASS MAIL U.S. POSTAGE PAID ESTERO, FLORIDA 33928 PERMIT NO. 13

CUSTOMER | BILLING DATE | AMOUNT DUE

RETURN THIS STUB WITH PAYMENT

Amount Paid $ _____

James W. Moore
ISSUING OFFICER

President
TITLE

FIRST REVISED SHEET NO. 31.0
CANCELS FIRST REVISED SHEET NO. 27.0
CANCELS ORIGINAL SHEET NO. 31.0

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

INDEX OF SERVICE AVAILABILITY

James W. Moore
ISSUING OFFICER

President

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

SERVICE AVAILABILITY POLICY

1.0 GENERAL

The Utility adopts and incorporates herein by reference, Part IX, Chapter 25-10, Florida Administrative Code (F.A.C.), promulgated under Florida Public Service Commission Order No. 6395.

2.0 AVAILABILITY

The provisions of this policy are available throughout the territory subject to matters of economic feasibility as defined by Rule 25-30.515(7), F.A.C.

3.0 ON-SITE FACILITIES

On-site transmission, distribution, and other water and sewer facilities will be provided by the Contributor pursuant to the requirements and specifications of the Utility. Service to facilities outside the point of delivery as defined by Rule 25-10.15(8), F.A.C., shall be conveyed to the Utility by a bill of sale together with perpetual rights-of-way and easements for appropriate access to facilities as well as complete as-built plans for all such lines and facilities together with accurate cost records establishing the construction costs of all Utility facilities as a condition precedent to their acceptance by the Utility and the initiation of service.

4.0 OFF-SITE FACILITIES

Off-site transmissions and distribution systems shall be provided by the Contributor in accordance with the Utility's specifications and conveyed to the Utility by bill of sale with necessary maintenance and replacement easements and rights-of-way together with as-built drawings of the facilities and accurate cost records establishing the construction cost of the facilities, to include material, labor, engineering, administrative, and other related costs, as a condition precedent to their acceptance by the Utility and the initiation of service.

5.0 REFUNDABLE DEPOSITS

If the off-site or on-site facilities can serve other areas than those of the contributor, the service company may require that they be oversized to enable service to be provided to additional territory and that the contributor advance the cost of such oversize facilities. So much of the cost as exceeds the hydraulic share of the Contributor will be refunded by the Utility as refundable advances over a period not to exceed seven years, from extension fees paid by other Contributor's connecting to the main or mains in accordance with their hydraulic share.

James W. Moore
ISSUING OFFICER

President
TITLE

6.0 CONNECTION FEES

In addition to the foregoing fees, Developers shall pay connection fees as follows:

WATER PLANT capacity charges	SEWER PLANT capacity charges
Residential = $800.00 per ERC	Residential = $550.00 per ERC
General Service = $2.02 per gallon of anticipated daily demand.	General Service = $2.20 per gallon of anticipated daily demand.
ERC = 396 gallons per day	ERC = 250 gallons per day

6.1 CONDITION REGARDING RECEIPT OF CONTRIBUTIONS IN AID OF CONSTRUCTION

The service availability fees are granted on the express condition that the Utility agree as a condition precedent to implementation of the service availability rules and policy, that any contributions-in-aid-of-construction, including contributions of lines by developers, homeowners, or from any source whatsoever, or any assets that are received by the Utility other than those from Utility funds invested therein or capital investment by the company stockholders, from and after the effective date hereof, will be received by the Utility and will be held and operated solely for the use and benefit of its customers.

7.0 WATER METER INSTALLATION CHARGES

The Utility will require prior to the commencement of water service, that the following schedule of connection charges be paid to the Utility as a prerequisite for service per meter required. The Utility will charge only those customer connection charges necessary to connect a particular customer to the system.

Meter Size	Meter Installation Charge*
5/8" x 3/4"	$ 115.00
1"	164.00
1½"	378.00
2"	545.00
Greater than 2"	Actual Cost

*Includes the cost of a back-flow prevention device.

Customer Connection Charges

Jack and Bore for single service	$ 240.00
Jack and Bore for double service	120.00
Main tap	95.00
Lee County DOT Permit	30.00

Water meters larger than 2" will be installed pursuant to agreement between Contributor and the Utility, at the Utility's cost.

8.0 INSPECTION FEES

Engineering plans or designs for, or construction of facilities by a Contributor which are to become a part of Utility's system will be subject to review and inspection

by the Utility. For this service, Utility may charge an inspection and plan review fee based upon the actual or average cost of the Utility for review of plans and inspection of facilities constructed by Contributor for independent contractors for connection with the facilities of the Utility. Such inspection fees shall be paid by a Contributor in addition to all other charges above stated, as a condition precedent to service.

9.0 INSPECTION OF PLUMBER'S HOOK-UP

It shall be the responsibility of the Contributor or its plumbing contractor to connect Contributor's plumbing installation with the sewage collection system. The Utility reserves the right to inspect all such connections to be assured that the same are properly made in accordance with the Utility's rules governing such connections and that the connection as made, is free from infiltration.

The Contributor shall notify the Utility of any proposed interconnection with the facilities of the Utility and connection may be made without the presence of the Utility inspector. However, such connection shall remain open until inspection by the Utility and until notice of the approval of such connection is furnished to the developer in accordance with the practices and procedures of the Utility. Any connection covered without the benefit of inspection will result in the Contributor being required to reopen the connection for subsequent inspection. If the Utility fails to inspect the connection within 48 hours after notice that the same is ready for inspection, the connection shall be deemed approved by the Utility.

10.0 GUARANTEED REVENUES - Replaced by AFPI, Sheet No. 25.0

That not less than ten days before the day upon which a Contributor's on-site water and sewer system is accepted by the Utility and on each anniversary thereafter until all plant capacity reserved for the Contractor is serving a customer, or consumer, Contributor shall pay to the Utility the sum of money which is equal to the minimum rate for water service and the applicable rate for sewer service for each residential equivalent connection to be served for a period of one calendar year in advance. As customers, as defined by Technical Term 11.0 of the Rules and Regulations are added to the system, appropriate guaranteed revenue charges will be deducted from the amount paid by the Contractor and refunded by the Utility to the Contractor at the end of one year from the date of payment of the guaranteed revenue deposit.

Finally, if the Contributor shall refuse or fail to pay the money required by this paragraph, the agreement for reservation by the Utility for the Contributor shall be void and no capacity shall be reserved for such Contributor.

11.0 RESERVE CAPACITY CHARGE

If authorized by the Florida Public Service Commission pursuant to Order and under such terms and conditions as prescribed therein, the Utility may enter into an agreement with a Contributor requiring Contributor to pay a minimum guaranteed connection charge, based upon the demand to be placed upon the Utility's system. Such agreement will be applicable in those instances where the Utility is required to proceed with the construction of an expansion of its water or sewage treatment facilities in order to assure the Contributor that there will be available sufficient plant capacity.

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

12.0 SERVICE OUTSIDE TERRITORY

Providing service outside the Utility's territory involves formal notice and formal proceedings before the Florid Public Service Commission and therefore entails engineering, administrative and legal expenses in addition to costs incurred by the Utility providing service within its territory. The Utility will therefore not be obligated to provide service outside the territory unless the Contributor agrees, in advance, to defray those initial expenses and to pay the estimated costs thereof. The advancement will be adjusted to conform with actual expenses after the proceedings have been completed. The Utility will further make such extensions outside the territory only if the extensions and treatment plant reservation or expansion to serve such extensions are economically feasible as defined by Rule 25-10.121(9), F.A.C.

13.0 ADJUSTMENT PROVISIONS

Governmental Authority: The charges set forth in this policy and contracts drawn pursuant thereto are subject to adjustment by appropriate action of the governmental agency having jurisdiction of this policy, whether upon the initiative of the governmental agency or by request of the Utility.

James W. Moore
ISSUING OFFICER

President
TITLE

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

TAX IMPACT OF CIAC

Prior to the Congressional Tax Reform Act of 1986, Section 118(b) of the Internal Revenue Code provided for the exclusion of certain types of Contributions in Aid of Construction (CIAC) from the taxable income of a corporate utility. Such amounts were, therefore, tax exempt.

However, pursuant to the Congressional Tax Reform Act of 1986, Section 118(b) was amended to reclassify CIAC (both cash and property) as a taxable source of revenue, effective January 1, 1987. The net result of this action is that a utility which is a corporation must now pay income tax on the CIAC it collects.

Since the amount of this additional tax liability is directly attributable to the contributors (developers, builders, etc.) of the CIAC, the utility is authorized to collect this amount from those contributors.

Therefore, in accordance with Order No. 16971 issued on December 18, 1986, in Docket No. 860184-PU, this Commission adopted and approved specific guidelines for a utility to administer in the calculation, collection, and reporting of CIAC tax liabilities as follows:

1) On and after January 1, 1987, utilities may collect from developers and others who wish to convey cash and/or property to a utility as CIAC, an amount equal to the tax impact of the CIAC.

2) The tax impact amount to be collected shall be determined using the following formula:

$$\text{TAX IMPACT} = \frac{R}{1.0 - R} \times (F + P)$$

a) R = Applicable marginal rate of Federal and State Corporate Income Tax, if one is payable, on the value of contributions which must be included in taxable income of the utility. R shall be determined as follows:

R = ST + FT (1-ST)

ST = Applicable marginal rate of State Corporate Income Tax

FT = Applicable marginal rate of Federal Corporate Income Tax

b) F = Dollar amount of charges paid to a utility as contributions in aid of construction which must be included in taxable income of the utility.

c) P = Dollar amount of property conveyed to utility whcih must be included in taxable income of the utility.

3) The CIAC tax impact amounts, as determined in Paragraph (2), shall be deposited as received into a fully funded interest bearing escrow account, hereinafter referred to as the "CIAC Tax Impact Account". Monies in the CIAC Tax Impact Account may be withdrawn periodically for the purpose of paying that portion of the estimated Federal and State income tax expense which is directly attributable to the CIAC conveyed to the utility. Annually, following the preparation and filing of the utility's annual Federal and State income tax returns, a determination shall be made by the Commission as to the actual Federal and State income tax expense that is directly attributable to the receipt of

James W. Moore
ISSUING OFFICER

President

CIAC. CIAC tax impact monies received during the tax year that are in excess of the actual amount of CIAC tax expense, including interest earned on such excess monies, shall be refunded on a pro rata basis to the contributors of the CIAC. The utility shall maintain adequate records to account for the receipt, deposit, and withdrawal of monies in the CIAC Tax Impact escrow account. A detailed statement of the CIAC Tax Impact Account, including the annual determination of actual tax expense attributable to the receipt of CIAC, shall be submitted as a part of the utility's annual report. The utility shall submit all information in accordance with the requirements established by the Commission.

4) The amount of CIAC tax impact monies collected by a utility shall not be treated as CIAC for ratemaking purposes.

All developer agreements in which CIAC tax monies are required shall indicate the amount of such monies separately from any other CIAC amounts required, as well as the Tax Impact formula utilizing the appropriate values. The agreement should also contain an explanation of the charge for the benefit of the contributor.

NAME OF COMPANY GULF UTILITY COMPANY

WATER TARIFF

TABLE OF DAILY FLOWS

Types of Building Usages	Estimated Daily Flows of Water
Apartments	250 gpd [1]
Bars and Cocktail Lounges	5 gpcd [2]
Boarding Schools (Students and Staff)	75 gpcd
Bowling Alleys (toilet wastes only, per lane)	100 gpd
Country Clubs, per member	25 gpcd
Day Schools (Students and Staff)	10 gpcd
Drive-in Theaters (per car space)	5 gpd
Factories, with showers	30 gpcd
Factories, no showers	10 gpd/100 sq. ft.
Hospitals, with laundry	250 gpd/bed
Hospitals, no laundry	200 gpd/bed
Hotels and Motels	200 gpd/room and unit
Laundromat	225 gpd/washing machine
Mobile Home Parks	300 gpd/trailer
Movie Theaters, Auditoriums, Churches (per seat)	3 gpd
Nursing Homes	150 gpd/100 sq. ft.
Office Buildings	10 gpd/100 sq. ft.
Public Institutions (other than those listed herein)	75 gpcd
Restaurants (per seat)	50 gpcd
Single Family Residential	396 gpd
Townhouse Residence	250 gpd
Stadiums, Frontons, Ball Parks, etc. (per seat)	3 gpd
Stores, without kitchen wastes	5 gpd/100 sq. ft.
Speculative Buildings	10 gpd/100 sq. ft.
Warehouses	30 gpd plus 10 gpd/1000 sq. ft.

[1] gpd - gallons per day
[2] gpcd - gallons per capita per day

James W. Moore
ISSUING OFFICER

President
TITLE