



**EXHIBIT E1-4  
INTERNAL CONSISTENCY WITH THE LEE PLAN**

**THREE OAKS NORTH CPA**  
**Future Land Use Map and Text Amendment**  
STRAP#: 03-46-25-00-00001.1030 and 03-46-25-00-00001.103C  
Three Oaks Ext North, Fort Myers, Florida 33912

**INTRODUCTION**

The property is located in the Gateway/Airport Planning Community on the west side of I-75 south of the SWFIA Drainage Conveyence, north of Alico Road and east of the planned Three Oaks Parkway North Extension. The property occupies 169.2 acres. The property is currently in the Industrial future land use category. The application is requesting a change from Industrial to Industrial Commercial Interchange FLUM with development plans to create a commercial office, retail and recreation center, a dedication to FGCU to anchor a proposed research park and to expand off campus functions, and a light industrial park that is sensitive to and compatible with the abutting areas with a sensitivity to this highly visible corridor location.

**PROJECT ACREAGE**

GROSS ACRES	82.86	(100.0%)
CONSTRAINED (Wetland, Preserve):	10.74	(13.0%)
<b>DEVELOPABLE:</b>	<b>72.12</b>	<b>(87.0%)</b>
PAVEMENT	40.57	(49.0%)
BUILDING	20.29	(24.5%)
<b>TOTAL IMPERVIOUS:</b>	<b>60.86</b>	<b>(73.5%)</b>
DRY DETENTION	6.89	(8.3%)
OPEN SPACE	8.62	10.4%)
<b>OTHER:</b>	<b>15.51</b>	<b>(18.7%)</b>

The projects proximity to I-75, 1,900 linear feet of frontage on Three Oaks North, access to the SWFI Airport via Treeline Avenue and location near FGCU make this a prime place for uses beyond those traditionally permitted in the Industrial FLUC. Allowing a change to Industrial Commercial Interchange retains the industrial potential base while encouraging and providing for additional employment and service opportunities.

One such opportunity is commercial and educational space to be used by FGCU as the landowners cooperate with FGCU to create a research and business park to attract new industry to the area. Without the land use change, the uses required by the University would not be permitted on the property. The particular region has a significant amount of industrial land use. Commercial and office uses would provide a much needed mix of employment opportunities. Another opportunity lies in the land use category permitting many commercial and office uses that are less intense than industrial development. These commercial uses will be along the Interstate and along Three Oaks Parkway to provide a visual buffer for the

traveling public. Any more intense industrial activities will take place near the central portions of the site away from the likely lower density and possible multi-family housing development north of the SWFIA Conveyence.

## **PROPOSAL OVERVIEW**

The subject property is located within the Gateway/Airport Planning Community with a Future Land Use designation of Industrial and is zoned AG-2. The subject property is currently vacant and is being used for cattle grazing. The site is in close proximity to the SWFIA and FGCU between Alico Road and Daniels Parkway. The property will have 1,900 linear feet of frontage on Three Oaks Parkway North Extension and a similar amount of frontage on I-75.

The Gateway/Airport Planning Community has allocated 3,096 acres of land for industrial of which 262 acres are used leaving 2,834 available. Most of this land is to the west of the subject property across the Three Oaks right-of-way north of Alico Road. The great majority of this land is accessed by service roads that connect the industrial land to Alico Road and do not connect to other roads. Appropriately these Industrial designated properties with the potential for heavy industrial development are isolated helping to reduce the potential impacts such as visual, noise, odor, dust, truck traffic, etc from other less intense uses.

In contrast, the subject property dominates a significant amount of Three Oaks Parkway and I-75 road frontage between Daniels Parkway and Alico Road. It is not unreasonable to argue that this corridor will be highly traveled by commuters, shoppers, tourists and other local traffic that is non-commercial and non-industrial based.

The Industrial future land use category limits the amount of office, retail and other non-industrial land uses understandably so the county can retain land for industrial uses that are necessary for balanced growth. We agree this is important and are not proposing to eliminate industrial uses from the land, hence the Industrial Commercial Interchange request. We feel that the highest and best use of the subject property is industrial park development mixed with office, retail and business park and for FGCU off-campus research park development along Three Oaks Parkway. The aforementioned uses are unable to be pursued under the Industrial FLUC since commercial, retail and office uses would need to exceed the Industrial FLUC limitation of 10% of potential development within the planned development and **30,000 square feet maximum retail**.

The proposed land use change would allow:

1. FGCU to expand off-campus activities by increasing the permitted commercial and office building uses necessary for a comprehensive business park and enabling FGCU to anchor a proposed research park onto land the applicant intends to donate;
2. A recapturing of developable Industrial Commercial Interchange land lost to the Alico Road/I-75 Interchange improvements that has resulted in moving nearly 60 acres of Industrial Commercial Interchange land into the I-75 right-of-way. The recent expansion of the I-75 interchange at the northwest corner of Alico Road and the interstate reduced the developable acreage by

approximately 30 acres. The expansion on the northeast corner of Alico Road and I-75 reduced the developable acreage by approximately 15 acres. The requirements of detention ponds along I-75 is causing a decrease developable acreage in the southwest quadrant of Alico Road and I-75 by another 15 acres;

3. An improvement of visual impacts upon Three Oaks Parkway and I-75 by diversifying the development potential with a greater percentage of commercial, retail, and office uses as opposed to domination by an industrial park;
4. An improvement of services to county residents, FGCU students and personnel, and tourists by providing retail, office and other professional employment centers along an easily accessible, and highly visible major arterials; and
5. A diversification of the employment center beyond industrial and warehouse jobs to professional office, research park, retail and business services.

As statistics show less than 10% of the industrial land in the Gateway/Airport Planning Community have been utilized. The planning community has been allocated 824 acres of land for commercial of which 178 acres are used, therefore, 646 acres remain available for use. Neither category are in short supply so we looked at the highest and most appropriate use of the property with the greatest long term benefits to the county given its location and characteristics.

## **SECTION II**

### **THE LEE PLAN**

This request is consistent with the goals, objectives, policies and intent of the Lee Plan in accordance with the following:

## LEE PLAN VISION

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### Planning Community

**Gateway/Airport** - This Community is located South of SR 82, generally east of I-75, and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the City of Fort Myers, the Southwest Florida International Airport and the properties the airport expects to use for its expansion, the lands designated as Tradeport, and the land designated as Industrial Development west of I-75 north of Alico Road. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange. The road network in this community is planned to change dramatically over time creating access to and from this community to the north, south, and east without relying on I-75.

There are three distinct areas within this community . . . The airport expansion and the completion of Florida Gulf Coast University are expected to energize the remaining area in this community, including the commercial and industrial components. This portion of the community is to the south and west of Gateway and the airport and extends west of I-75 along Alico Road. While this segment of the community is not expected to build out during the timeframe of this plan, the area will be much more urbanized with hi-tech/clean industry businesses. (Amended by Ordinance No. 04-16)

The “energizing” of the community in the area north of Alico and west of I-75 will occur to a greater extent if some additional commercial, office, educational and retail activities are permitted. The subject parcels have 1,900 linear feet of the I-75 and Three Oaks North road frontage. It seems like a natural fit to better use such visibility for uses beyond light manufacturing, especially uses that serve to expand the presence of FGCU and create a business and research park that will be at the Gateway to the major Lee County Airport/University Interstate Interchange.

## GOAL 1: FUTURE LAND USE

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**OBJECTIVE 1.1: FUTURE URBAN AREAS.** Designate on the Future Land Use Map (Map 1) categories of varying intensities to provide for a full range of urban activities. These designations are based upon soil conditions, historic and developing growth patterns, and existing or future availability of public facilities and services.

**POLICY 1.1.1:** The **Future Land Use Map** contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County. Map 16 and Table 1(b) are an integral part of the Future Land Use Map series (see Policies 1.7.6 and 2.2.2). They depict the extent of development through the year 2020. No development orders or extensions to development orders will be issued or approved by Lee County which would allow the Planning Community’s acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded (see

*Policy 1.7.6). The cities of Fort Myers, Cape Coral, and Sanibel are depicted on these maps only to indicate the approximate intensities of development permitted under the comprehensive plans of those cities. Residential densities are described in the following policies and summarized in Table 1(a). (Amended by Ordinance No. 94-29, 98-09)*

The intent is to amend the Future Land Use Map to **Industrial Commercial Interchange** to allow the subject property to be developed with a light industrial, research and business park, educational center and commercial uses. The properties are currently in the Industrial FLUM, included in the future urban areas category. The change to Industrial Commercial Interchange will not overwhelmingly change the potential of the property, it simply adds commercial uses as a flexibility option and opens opportunities for FGCU.

**POLICY 1.3.4:** *The Industrial Commercial Interchange areas are designated to permit a mixture of light industrial and/or commercial uses. This category does not permit heavy industrial uses.*

The proposed amendment will provide enhanced workplace and job opportunities beyond light and heavy industrial manufacturing and warehousing. This amendment provides the opportunity to improve visual appearance of the development along I-75. Mixing in retail, commercial and research uses will add visual diversification to a typical industrial subdivision including commercial architectural standards, additional open space requirements, and additional buffer requirements.

## **GOAL 2: GROWTH MANAGEMENT**

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**OBJECTIVE 2.1: DEVELOPMENT LOCATION.** *Contiguous and compact growth patterns will be promoted through the rezoning process to contain urban sprawl, minimize energy costs, conserve land, water, and natural resources, minimize the cost of services, prevent development patterns where large tracts of land are by-passed in favor of development more distant from services and existing communities. (Amended by Ordinance No. 94-30, 00-22)*

The subject parcel is going to be served by adequate roadways and infrastructure such as sewer and water is scheduled to be in place as Three Oaks Parkway North is being constructed.

**OBJECTIVE 2.2: DEVELOPMENT TIMING.** *Direct new growth to those portions of the Future Urban Areas where adequate public facilities exist or are assured and where compact and contiguous development patterns can be created. Development orders and permits (as defined in F.S. 163.3164(7)) will be granted only when consistent with the provisions of Sections 163.3202(2)(g) and 163.3180, Florida Statutes and the county's Concurrency Management Ordinance. (Amended by Ordinance No. 94-30, 00-22)*

Three Oaks Parkway North is on the 2005-2010 LCDOT CIP which will prompt rapid development of the corridor. Additional roadways to be completed like the I-75 Alico interchange and the 6-laning of I-75 will also prompt development whose timing should coincide with the subject property, especially considering the properties are 12-18 months

away from having zoning in place. Action is taking place on nearly all surrounding properties. To the northwest proposals are out for rezoning, to the west is a pending IPD, to the south of that parcel a rezoning will take place soon, to the south is an approved CPD and to the east is an approved MPD under construction.

**OBJECTIVE 2.4: FUTURE LAND USE MAP AMENDMENTS.** Regularly examine the Future Land Use Map in light of new information and changed conditions, and make necessary modifications.

**POLICY 2.4.1:** The County will accept applications from private landowners or non-profit community organizations to modify the boundaries as shown on the Future Land Use Map. Procedures, fees, and timetables for this procedure will be adopted by administrative code. (Amended by Ordinance No. 94-30).

In accordance with this policy the applicant is requesting approval to amend the Land Use Map to put in place a Land Use that is more appropriate for the subject parcel given its location, visibility and proximity to major population and future employment centers.

**POLICY 2.4.4:** Lee Plan amendment applications to expand the Lee Plan's employment centers, which include light industrial, commercial retail and office land uses, will be evaluated by the Board of County Commissioners in light of the locations and cumulative totals already designated for such uses, including the 1994 addition of 1,400 acres to the Tradeport category just south of the Southwest Florida International Airport. (Added by Ordinance No. 97-05, Amended by Ordinance No. 00-22. 04-16)

This application is driven by the need for a mix of industrial, commercial and office uses on the subject parcel beyond what is typically permitted in the Industrial land use category.

## **GOAL 6: COMMERCIAL LAND USES**

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**Policy 6.1.1:** All applications for commercial development will be reviewed and evaluated as to:

- *Traffic and access impacts are minimal given projected trip ends.*  
Access points are predetermined by the Three Oaks Parkway road design.
- *Screening and buffering can be provided to meet County standards.*  
The future development will be an MPD and the county can condition buffers to make the uses visually appealing and compatible with surrounding uses if the standard buffers are deemed inadequate.
- *Sewer and water facilities are available, as well as all other utilities.*  
Lee County Utilities intends to add sewer and water along Three Oaks Parkway as it is constructed.
- *No residential uses adjacent to the project are impacted.*

Residential areas do not exist in close proximity to the parcels. The county can condition buffering and uses in the future mixed-use planned development.

- *Similar uses are located in the area.*  
Industrial uses will be located to the west and southwest, the Interstate to the east followed by mixed commercial and industrial and commercial uses of intense nature to the south.
- *There are no environmental concerns with this property.*  
The site has a moderate amount of wetlands that have been determined by the Three Oaks Parkway engineering and the SFWMD permitting. Any impacts will be mitigated both on and off site as required by the permitting agencies.

***POLICY 6.1.2:*** *All commercial development must be consistent with the location criteria in this policy, except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policies 1.8.1 through 1.8.3.*

The property is located on a future 4 lane arterial with access to Daniels Parkway north, Oriole Road to the west, Alico Road to the south and the I-75 interchange to the east. Commercial retail activities will be limited by the site location standards.

***POLICY 6.1.3:*** *Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:*

- *provide visual harmony and screening;*
- *reduce dependence on the automobile;*
- *promote pedestrian movement within the development;*
- *utilize joint parking, access and loading facilities;*
- *avoid negative impacts on surrounding land uses and traffic circulation;*
- *protect natural resources; and*
- *provide necessary services and facilities where they are inadequate to serve the proposed use. (Amended by Ordinance No. 94-30, 00-22)*

The project intends to provide appropriate screening and buffering along Three Oaks, and to preserve the cypress wetlands on site. Compliance with the Planned Development regulations will insure visual harmony and avoid other negative impacts.

***Policy 6.1.6:*** *The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

The project intends to adhere to all LDC requirements of the Lee Plan.

## **GOAL 7: INDUSTRIAL LAND USES**

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***OBJECTIVE 7.1:*** All development approvals for industrial land uses must be consistent with the following policies, the general standards under Goal 11, and other provisions of this plan. (Amended by Ordinance No. 94-30)

***POLICY 7.1.1:*** In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:

1. The development must comply with local, state, and federal air, water, and noise pollution standards.
2. When located next to residential areas, industry must not generate noise levels incompatible with the residential development.
3. Bulk storage or production of toxic, explosive, or hazardous materials will not be permitted near residential areas.
4. Contamination of ground or surface water will not be permitted.
5. Applications for industrial development will be reviewed and evaluated as to:
  - a. air emissions (rezoning and development orders);
  - b. impact and effect on environmental and natural resources (rezoning and development orders);
  - c. effect on neighbors and surrounding land use (rezoning);
  - d. impacts on water quality and water needs (rezoning and development orders);
  - e. drainage system (development orders);
  - f. employment characteristics (rezoning);
  - g. fire and safety (rezoning and development orders);
  - h. noise and odor (rezoning and development orders);
  - i. buffering and screening (planned development rezoning and development orders);
  - j. impacts on transportation facilities and access points (rezoning and development orders);
  - k. access to rail, major thoroughfares, air, and, if applicable, water (rezoning and development orders);
  - l. Utility needs (rezoning and development orders); and
  - m. Sewage collection and treatment (rezoning and development orders). (Amended by Ordinance No. 00-22)

The property is ideally suited for complying with the above standards. The project is bordered by industrial FLUC lands to the north and north of them is a 200' SWFIA Conveyance canal to the north, I-75 to the east, Three Oaks Parkway Extension North to the west and an intense commercial CPD to the south. The property has certain required wetland preserves and an existing borrow lake on site. The mixed use potential created by the Industrial Commercial Interchange category will lessen the intensity of the project from heavy industrial to light industrial, commercial and office uses. This should create greater compatibility with possible residential uses on the north side of the SWFIA Conveyance, improve the visual impact on I-75 and Three Oaks Parkway and provide development flexibility so that lesser intense uses can be placed accordingly. Infrastructure will be available through Lee County Utilities and will be installed at the time Three Oaks Parkway North Extension is developed.

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

- *promote compatibility and screening;*
- *reduce dependence on the automobile;*
- *promote pedestrian movement within the development;*
- *utilize joint parking, access and loading facilities;*
- *avoid negative impacts on surrounding land uses and traffic circulation;*
- *protect natural resources; and*
- *provide necessary facilities and services where they are inadequate to serve the proposed use. (Amended by Ordinance No. 94-30, 98-09, 00-22)*

The project intends to adhere to all requirements of a mixed use planned development and capture trips by providing a mix of employment and employment services on the site. The site provides central access to employees living in San Carlos Park, the communities in Estero and the Corkscrew Road corridor, the communities along Daniels Parkway extending to the residents of Lehigh. The surrounding transportation network is adequate and in line to be expanded in the 2020 Financially Feasible Plan.

**POLICY 7.1.3:** *Industrial land uses must be located in areas appropriate to their special needs and constraints, including, but not limited to, considerations of topography; choice and flexibility in site selection; access by truck, air, deep water, and rail; commuter access from home-to-work trips; and utilities; greenbelt and other amenities; air and water quality considerations; proximity to supportive and related land uses; and compatibility with neighboring uses. (Amended by Ordinance No. 93-25, 94-30, 00-22)*

The project has excellent road access. Three Oaks North is to be a 4 lane arterial which connects to the 6-laned Daniels Parkway to the north and 6-laned Alico Road to the south. The Alico Road intersection is less than 1 mile south and abuts the redesigned (under construction) I-75 interchange which is also slated to be expanded to 6 lanes. Major residential densities are within a few miles of the property with San Carlos Park to the south on Three Oaks Parkway and to the north along or near Daniels Parkway.

**POLICY 7.1.4:** *The Future Land Use Map must designate a sufficient quantity of land to accommodate industrial development that will employ 3% of the county's population in manufacturing activities by the year 2010. A report will be prepared by county staff every two years to monitor the county's progress towards this employment goal. (Amended by Ordinance No. 93-25, 94-30, 00-22)*

The request maintains industrial development potential while adding a greater diversity of potential uses.

**POLICY 7.1.5:** *The timing and location of industrial development will be permitted only with the availability and adequacy of existing or planned services and facilities. (Amended by Ordinance No. 00-22)*



The region is growing fast and the roadway will be constructed soon. A mixed-use industrial and commercial center at this prime location will serve as an employment center.

***POLICY 7.1.8:*** *Land development regulations will require that industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution. (Amended by Ordinance No. 00-22)*

The property is ideally suited for complying with the above standards. The project is bordered by a 200' SWFIA Conveyance canal to the north, I-75 to the east, Three Oaks Parkway Extension North to the west and an intense commercial CPD to the south. The property has certain required wetland preserves and an existing borrow lake on site. The mixed use potential created by the Industrial Commercial Interchange category will lessen the intensity of the project from heavy industrial to light industrial, commercial and office uses. This should create greater compatibility with possible residential uses on the north side of the SWFIA Conveyance, improve the visual impact on I-75 and Three Oaks Parkway and provide development flexibility so that lesser intense uses can be placed accordingly. Infrastructure will be available through Lee County Utilities and will be installed at the time Three Oaks Parkway North Extension is developed.

***POLICY 7.1.9:*** *Industrial development will not be permitted if it allows industrial traffic to travel through predominantly residential areas. (Amended by Ordinance No. 00-22)*

There are no residential areas currently located on Three Oaks Parkway Extension North nor any planned within an area that traffic from the subject property would have to travel through.

## **GOAL 11: WATER, SEWER, TRAFFIC, AND ENVIRONMENTAL REVIEW STANDARDS**

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*Standard 11.1: Water*  
*Standard 11.2: Sewer*

Utility connections are available through Lee County Utilities and will be available at the time the roadway is completed.

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## **GOAL 39: DEVELOPMENT REGULATIONS.**

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*Maintain clear, concise, and enforceable development regulations that fully address on-site and off-site development impacts and protect and preserve public transportation facilities. (Amended by Ordinance No. 98-09, 99-15)*

**OBJECTIVE 39.1: DEVELOPMENT IMPACTS.** *The county will maintain and enforce development regulations to ensure that impacts of development approvals occur concurrently with adequate roads, and to achieve maximum safety, efficiency, and cost effectiveness. (Amended by Ordinance No. 99-15)*

**POLICY 39.1.1:** *New development must:*

- *Have adequate on-site parking.*
- *Have access to the existing or planned public road system except where other public policy would prevent such access.*
- *Fund all private access and intersection work and mitigate all site-related impacts on the public road system; this mitigation is not eligible for credit against impact fees. (Amended and Relocated by Ordinance No. 99-15)*

The project intends to adhere or exceed all LDC requirements.

**POLICY 39.1.4:** *Main access points from new development will not be established where traffic is required to travel through areas with significantly lower densities or intensities (e.g. multifamily access through single-family areas, or commercial access through residential areas) except where adequate mitigation can be provided. (Amended and Relocated by Ordinance No. 99-15)*

Direct access to the project is to be on Three Oaks Parkway Extension North, an arterial road with direct access to Alico Road, US 41, I-75 and Treeline Avenue, all without traveling through low density areas of development.

**POLICY 39.1.5:** *The Land Development Code will continue to require appropriate landscaping for developments abutting arterial and collector roads. (Amended and Relocated by Ordinance No. 99-15)*

The project plans to meet buffer requirements conditioned through the rezoning process.

**POLICY 39.1.6:** *Through the zoning process, the county will direct high-intensity land uses to parcels which abut designated future transit corridors identified in Map 3C. (Amended by Ordinance No. 98-09, Amended and Relocated by Ordinance No. 99-15)*

While the location is appropriate for the uses requested, Lee Tran does not at this time have plans to provide services to Three Oaks North.

## **GOAL 53: POTABLE WATER INFRASTRUCTURE.**

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*To ensure the public health, welfare, and safety by the provision of high-quality central potable water service throughout the future urban areas of unincorporated Lee County, and to ensure that the costs of providing facilities for the supply of potable water are borne by those who benefit from them.*

**OBJECTIVE 53.1:** *The County will ensure the provision of acceptable levels of potable water service throughout the future urban areas of the unincorporated county, either directly by Lee County Utilities, or indirectly through franchised utility companies. (Amended by Ordinance No. 94-30, 00-22, 03-04)*

**POLICY 53.1.1:** *The Board of County Commissioners hereby establishes service areas for the Lee County Utilities water systems throughout which it will provide standard service as required by demand, and within which it will challenge applications by private water utilities to obtain a Certificate of Operation from the Florida Public Service Commission and reject all applications for a county franchise therein. These service areas are illustrated in Map 6. Within the Fort Myers urban reserve area, the service areas shown on the map are subject to modifications in accordance with existing and future interlocal agreements. (Amended by Ordinance No. 93-25)*

Lee County Utilities plans to provide sewer and water as Three Oaks North is constructed. The development intends to connect.

## **GOAL 53: SANITARY SEWER INFRASTRUCTURE.**

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*To protect the public health and environmental quality by encouraging and ensuring the provision of sanitary sewer service and wastewater treatment and disposal throughout the future urban areas of the unincorporated county and to Fort Myers Beach. (Amended by Ordinance No. 98-09)*

**OBJECTIVE 56.1:** *The county will ensure the provision of acceptable levels of sanitary sewer service throughout the future urban areas of the unincorporated county, either directly by Lee County Utilities or a utility authority, or indirectly through franchised utility companies. (Amended by Ordinance No. 00-22)*

**POLICY 56.1.1:** *The Board of County Commissioners hereby establishes service areas for the Fort Myers Beach Ina sewer system, the South Fort Myers sewer system, the East Lee County sewer system, and the Matlacha sewer system throughout which it will provide standard service as required by demand, and within which it will challenge applications by private sanitary sewer utilities to obtain a Certificate of Operation from the Florida Public Service Commission and reject all applications for a county franchise therein. These service areas are illustrated in Map 7. Within the Fort Myers urban reserve area, the service areas shown on the map are subject to modifications in accordance with existing and future interlocal agreements. (Amended by Ordinance No. 93-25) Although this property is not located in the City of Fort Myers Utility Franchise Area the City has extended potable water*



*and sewer lines to the incinerator west of the property which is adequately sized to serve future development on the subject parcel.*

Lee County Utilities plans to provide sewer and water as Three Oaks North is constructed. The development intends to connect.

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### **SECTION III**

#### **AFFECTS ON ADJACENT LOCAL GOVERNMENT AND ITS COMPREHENSIVE PLAN**

The subject property is located within the unincorporated portion of Lee County.

### **SECTION IV**

#### **STATE POLICY PLAN AND REGIONAL POLICY PLAN GOALS AND POLICIES**

State and Regional Policy Plans are consistent with the Lee County Comprehensive Plan and as such have been addressed.