



BERCOW RADELL & FERNANDEZ

ZONING, LAND USE AND ENVIRONMENTAL LAW

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VIA FAX

January 8, 2008

Mr. Roger Greer
Director
PLUS (Port LaBelle Utility System)
P.O. BOX 2340
LaBelle, FL 33975

RE: American Prime II, LLC, Standard Land Use Amendment Application - Request for Confirmation of Potable Water Service and Corresponding Water Plant Data for a New Residential Development in Glades County.

Dear Mr. Greer:

The purpose of this letter is to request confirmation of potential potable water service and sewage disposal and the corresponding water and sewer plant(s) data for a proposed residential development by American Prime II, LLC, (the "Owner"), the owner of the following parcel numbers in Glades County, located between State Road 80 and the Caloosahatchee River approximately 6 miles east of the intersection of SR 80 and SR 29:

- A28-42-30-A00-003B-0000
- A29-42-30-A00-0020-0000
- A30-42-30-A00-0010-0000
- A32-42-30-A00-0060-0000
- A33-42-30-A02-001B-0000

The Owner proposes approximately 624 single-family homes within a portion of the property. See enclosed location map. To achieve the project, the Owner is filing a standard land use amendment application this month to redesignate a portion of the property to residential. If successful, the Owner will then file an application to rezone the property to residential.

Both applications require the identification of the public water and sewer provider and a determination of concurrency based on the new development and the existing capacity of the water and sewer plant(s). See the enclosed Potable

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Water Facility Capacity Analysis for the specific information required. As such, please confirm that Port LaBelle Utility System may be able to provide potable water and sewage disposal to the proposed residential development and provide the required concurrency information described in sections V.(A.) & (B.)

We understand that all water plant capacity is reserved for existing uses and previously platted properties within Hendry County. However, based on a similar request for a smaller residential development located adjacent to the above property, we also know that a developer's agreement between PLUS and the owner is an option. See attached capacity information for the other development. The owner is willing to enter into such an agreement at the appropriate time. If the situation is similar for the sewer system, then the owner is equally willing to enter into a sewer service agreement. Please provide further details if the sewer system capacity does not match the potable water capacity.

We appreciate your assistance and your prompt response regarding our request. If you have any questions or comments with regard to the foregoing, please give me a call at (305) 377-6236.

Sincerely,



Matthew Amster, Esq.

Enclosures

cc: Mr. Enrique Ferrer
Michael W. Larkin, Esq.

V. Facility Capacity Analysis- Required for All Map Amendments

Applicant must provide information as to how the site will have access to potable water, sewage disposal, and solid waste disposal; address stormwater control; address capacity of parks (recreation/open space), schools, and roads.

A. Potable Water (Check One)

Private on-site well:			
Private Community System:		If so, Provider:	
Public Water System:		If so, Provider:	

For Private or Public System, information required to determine Concurrency:

Size of Existing water plant: (in Gallons Per Day)	
Existing plant capacity: (in Gallons Per Day)	
Date of certification of existing plant capacity:	
Number of homes added to the water system as a result of this application:	
OR Square feet of commercial or industrial development projected to be added to the water system as a result of this application:	
Next date of plant expansion:	
Number of gallons per day added in plant expansion:	
Source:	

B. Sewage Disposal (Check One)

Private on-site septic:			
Private Community System:		If so, Provider:	
Public Sewer System:		If so, Provider:	

For Private or Public System, information required to determine Concurrency:

Size of Existing sewer plant: (in Gallons Per Day)	
Existing plant capacity: (in Gallons Per Day)	
Date of certification of existing plant capacity:	
Number of homes added to the sewer system as a result of this application:	
OR Square feet of commercial or industrial development projected to be added to the sewer system as a result of this application:	
Next date of plant expansion:	
Number of gallons per day added in plant expansion:	
Source:	