

MORRIS-DEPEW ASSOCIATES, INC.

ENGINEERS • PLANNERS • SURVEYORS

LANDSCAPE ARCHITECTS

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LETTER OF TRANSMITTAL

TO:	Matt Noble P.O. Box 398 Fort Myers, Florida 33902 Hand Delivery		
DATE:	06/18/13	MDA PROJECT NO.:	13036
ATTENTION:	Matt Noble		
RE:	CPA2013-00001		

We are sending you Attached Under separate cover VIA _____ the following items:

Copies	Date	No.	Description
1	06/14/13	1	Revised Public Facilities Analysis

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JUN 18 2013

COMMUNITY DEVELOPMENT

CPA 2013-00001

These are transmitted as checked below:

- | | | |
|--|---|---|
| <input checked="" type="checkbox"/> For approval | <input type="checkbox"/> Approved as submitted | <input type="checkbox"/> Resubmit _____ copies for approval |
| <input type="checkbox"/> For your use | <input type="checkbox"/> Approved as noted | <input type="checkbox"/> Submit _____ copies for distribution |
| <input type="checkbox"/> As requested | <input type="checkbox"/> Returned for corrections | <input type="checkbox"/> Return _____ corrected prints |
| <input type="checkbox"/> For review and comment | | <input type="checkbox"/> _____ |
| <input type="checkbox"/> For bids due _____ | | <input type="checkbox"/> Prints returned after loan to M-DA |

REMARKS: Should you have any questions or concerns please contact me.
Thank you.

COPY TO: _____ **SIGNED:** _____

Nicole Fischer Planning Technician



West Lakes Excavation Small Scale Comprehensive Plan Amendment PUBLIC FACILITIES IMPACTS

The West Lakes Excavation project is an Industrial Planned Development for on-going active mining operation with ancillary uses. The property was most recently approved for an IPD zoning in 2005, which established the current schedule of uses. Activities occur consistent with this approval and associated amendments. One of the ancillary uses currently on-site is a 5,000SF administrative office. This building may be expanded in the future to include another 5,000SF, which will be for accessory uses as permitted in Z-05-088. The office currently obtains water through a on-site potable water well and sewage disposal occurs by septic system.

The applicant desires central potable water to be available to the existing office. The proposed Comprehensive Plan Amendment would extend the Potable Water Service Area for Lee County Utilities to cover ±2.62 acres around the existing office and potential future expansion. The existing septic system would remain.

Potable Water

The subject property is within the service area limits for the Corkscrew Water Treatment Plant provided by Lee County Utilities. According to the 2012 Concurrency Report the Corkscrew WTP has a capacity of 15,000,000 gallons per day. In 2010 8,358,000 gallons per day and in 2011 12,553,097 gallons per day were actually used. 2012 estimated usage was 14,250,000 and 2013 is projected at 14,300,000 gallons per day. Lee County Utilities has confirmed from June 2012 to May 2013, the annual average daily finished water produced by the facility was 9.25 MGD. The anticipated needs of the proposed project are well within the remaining capacity of the Corkscrew Water Treatment Plant. A 30" potable water transmission line exists along the east side of Alico Road abutting the subject property to provide a point of connection. The LOS Standard for Potable Water is 15 gallons/ 100 Square Feet.

Proposed Water Use

10,000SF X .15 gallons = 1,500 gallons

Sanitary Sewer

The proposed office will be serviced by the existing, permitted septic system.

Solid Waste – Lee County Waste to Energy Facility

The proposed amendment will not create any additional solid waste.

Surface Water/Drainage Basins – South Florida Water Management District

The proposed amendment will not alter the existing approved surface water management system.

Parks, Recreation, Open Space

The proposed amendment will not alter the existing approved open space nor will increase need for parks and recreation opportunities.

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Public School

The proposed amendment will not increase need for public schools.