

Rick Scott
GOVERNOR



Jesse Panuccio
EXECUTIVE DIRECTOR

June 30, 2014

RECEIVED
JUL 03 2014

COMMUNITY DEVELOPMENT

Mr. Paul O'Connor, AICP
Director
Lee County Division of Planning
Post Office Box 398
Ft. Myers, Florida 33902-0398

Dear Mr. O'Connor:

Thank you for submitting copies of the Small Scale Development Plan Amendment for LEE CO adopted by Ordinance No(s). 14-14 on June 18, 2014 for our records. The reference number for this amendment package is 14S01.

The Department of Economic Opportunity **will not** conduct a compliance review or issue a Notice of Intent regarding the adopted small scale development plan amendment in accordance with procedures contained in Section 163.3187(1), Florida Statutes.

If you have any questions, please feel free to contact Donna Harris of my staff by phone at 850.717.8491 or by e-mail at donna.harris@deo.myflorida.com.

Sincerely,

D. Ray Eubanks, Administrator
Plan and DRI Processing Unit

DRE/dh



LEE COUNTY
SOUTHWEST FLORIDA
BOARD OF COUNTY COMMISSIONERS

John E. Manning
District One March 14, 2014

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District Three

Brian Hamman
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Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Steve Hartsell
Pavese Law Firm
P.O. Drawer 1507
Fort Myers, FL 33902-1507

RE: Estero Apartments
(CPA2013-00008)

Dear Steve Hartsell:

Staff has reviewed the response letter, dated February 20, 2014, which included supplemental information for the comprehensive plan amendment application CPA2013-00008. The application has been found to be sufficient. Staff's substantive comments, along with the staff report are being prepared.

Please note that applicant will need to submit 22 copies of the complete and sufficient application materials for use at the LPA and BoCC hearings.

Also, legal descriptions are currently under review. Any revisions that may be required to the legal descriptions will not be viewed as a sufficiency item. However, if the BoCC transmits the proposed comprehensive plan amendment, the applicant will be required to submit the finalized legal descriptions prior to the adoption hearing.

Should you have any questions, please feel free to contact me at your convenience.

Respectfully,



Peter Blackwell
Planner, Division of Planning
Department of Community Development

cc:
File: CPA2013-00008

Miller, Janet

From: Kantor, Brigitte
Sent: Friday, February 28, 2014 4:06 PM
To: Miller, Janet; Blackwell, Peter
Subject: RE: CPA2013-00008 Estero Apartments

Mr. Blackwell,

The Lee County Solid Waste Division has submitted a letter of availability to the developer of the Estero Apartments for the collection of municipal solid waste (garbage), recycling, and yard waste collections in accordance to Ordinance 11-27 and disposal of such material at the Lee County Resource Recovery Facility or the Lee/Hendry Landfill.

The Solid Waste Division has no objection to moving this particular request forward to complete the review.

Regards,
Brigitte Kantor

Brigitte Kantor | Solid Waste Operations Manager
Lee County Solid Waste Division
(239) 533-8000, Extension 38005 | fax: (239) 533-8025
BKantor@leegov.com
visit us on the web at www.leegov.com/solidwaste

From: Miller, Janet
Sent: Wednesday, February 26, 2014 1:47 PM
To: Campbell, Gerald; Dave Lindsay, East County Water Control District; Dawn Huff, Lee County School Board; Dickson, Benjamin; ext-Linblad, Ellen (flylcpa.com); Farmer, Robert; Fredyma, John; Gaither, Wayne; Harner, David; Houck, Pamela; Jacob, Michael; Josh Philpott, Lee County Port Authority; Kantor, Brigitte; Karuna-Muni, Anura; Kevin Farrell, Sheriff's Office; Keyes, Pamela; Lamey, Jason; Lee, Samuel; LeSage, Tessa; Lis, Carol; Loveland, David; Maguire, Karen L; Miller, Janet; Moore, James; Myers, Steve; Noe, Susan; Olson, Cathy; Ottolini, Roland; Pavese, Michael; Price, Robert; Roberts, Rickey; Sajgo, Gloria; Sampson, Lindsey; Schwartz, Holly; Stewart, Robert; Sweigert, Rebecca; Wayne Gale, Director Mosquito Control; Wegis, Howard; Werst, Lee; Wolf, Emma; Wu, Lili; Zettel, Mary
Cc: Dunn, Brandon; Blackwell, Peter
Subject: CPA2013-00008 Estero Apartments

Good Afternoon:

If you had previous sufficiency comments, please review the resubmittal materials submitted on 2/20/14 for the Estero Apartments amendment (CPA2013-00008) and advise Lee County Planning staff if the materials provided are sufficient for review or if additional materials are needed for a complete review.

Please provide this review to Peter Blackwell by **Wednesday, March 12, 2014**.

Below is a link to this particular plan amendment web page so that you can view the resubmittal materials.

<http://www.leegov.com/gov/dept/dcd/Planning/Amendments/Pages/amendment.aspx?aid=618>

Janet Miller
Administrative Assistant
DCD Administration
millerjm@leegov.com
(239) 533-8583 PHONE

Old Fax: (239) 485-8319/ New Fax: (239) 485-8344

Join our online public forum at www.leecountytownhall.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Miller, Janet

From: Miller, Janet
Sent: Wednesday, February 26, 2014 1:47 PM
To: Campbell, Gerald; Dave Lindsay, East County Water Control District; Dawn Huff, Lee County School Board; Dickson, Benjamin; Ellen Lindblad, Lee County Port Authority; Farmer, Robert; Fredyma, John; Gaither, Wayne; Harner, David; Houck, Pamela; Jacob, Michael; Josh Philpott, Lee County Port Authority; Kantor, Brigitte; Karuna-Muni, Anura; Kevin Farrell, Sheriff's Office; Keyes, Pamela; Lamey, Jason; Lee, Samuel; LeSage, Tessa; Lis, Carol; Loveland, David; Maguire, Karen L; Miller, Janet; Moore, James; Myers, Steve; Noe, Susan; Olson, Cathy; Ottolini, Roland; Pavese, Michael; Price, Robert; Roberts, Rickey; Sajgo, Gloria; Sampson, Lindsey; Schwartz, Holly; Stewart, Robert; Sweigert, Rebecca; Wayne Gale, Director Mosquito Control; Wegis, Howard; Werst, Lee; Wolf, Emma; Wu, Lili; Zettel, Mary
Cc: Dunn, Brandon; Blackwell, Peter
Subject: CPA2013-00008 Estero Apartments

Good Afternoon:

If you had previous sufficiency comments, please review the resubmittal materials submitted on 2/20/14 for the Estero Apartments amendment (CPA2013-00008) and advise Lee County Planning staff if the materials provided are sufficient for review or if additional materials are needed for a complete review.

Please provide this review to Peter Blackwell by **Wednesday, March 12, 2014**.

Below is a link to this particular plan amendment web page so that you can view the resubmittal materials.

<http://www.leegov.com/gov/dept/dcd/Planning/Amendments/Pages/amendment.aspx?aid=618>

Janet Miller
Administrative Assistant
DCD Administration
millerjm@leegov.com
(239) 533-8583 PHONE
Old Fax: (239) 485-8319/ New Fax: (239) 485-8344

Join our online public forum at www.leecountytownhall.com



February 13, 2014

Johnson Engineering
Post Office Box 1550
Fort Myers, Florida 33902

RE: Trash Service
Estero Planning Community Comprehensive Plan Amendment – 10471 Corkscrew
Commons Drive

Dear Sir:

Please be advised that Waste Pro provides weekly trash and recycling service to 10471
Corkscrew Commons Drive, Estero, Florida. In addition, please be advised that Lee County
Solid Waste Incinerator has sufficient capacity to dispose of solid waste.

Sincerely yours,

A handwritten signature in black ink that reads "Paul Flores". The signature is written in a cursive style with a large, sweeping initial "P".

Paul Flores
Division Manager
Waste Pro USA



LEE COUNTY
SOUTHWEST FLORIDA
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County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

January 31, 2014

STEVEN HARTSELL
PAVESE LAW FIRM
P.O. DRAWER 1507
FORT MYERS, FL 33902-1507

Re: ESTERO APARTMENTS
CPA2013-00008
CPS Application (Small Scale)

Dear STEVEN HARTSELL:

Planning staff finds the above mentioned submittal is insufficient and further information is needed. The following comments pertain to the section of the application indicated.

II A. a TYPE, Text Amendment

The proposed request would result in 8.57 acres of Intensive Development category in the Estero Planning District. Lee Plan Table 1b does not currently allocate any acreage to this category. Therefore please provide an amended application that proposes a text change to Table 1b.

II A. b. 1. TYPE, Future Land Use Map Series Amendment, Map amendments require the submittal of a complete list, map, and two sets of mailing labels, for all property within 500 feet of the perimeter of the subject parcel.

The applicant needs to provide two sets of mailing labels for notification purposes. The applicant supplied only photocopies of mailing labels.

IV A. 6. General Information and Maps, The legal description(s) for the property

The legal description provided by the applicant is insufficient. Please provide:

1. A certified metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line.
2. A sketch to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner.

No wetlands appear to be present but if the subject property contains wetlands or the proposed amendment includes more than one land use category, please provide a metes and bounds legal description, as described above, in addition to the perimeter boundary of the property for each wetland or future land use category.

IV A. 9. General Information and Maps, If applicant is not the owner, a letter authorizing the applicant to represent the owner.

The applicant has provided an affidavit from the applicant. Please provide an authorization from the landowner.

IV B. 2. c. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Surface Water/Drainage Basins

The applicant has not provided sufficient analysis of surface water and drainage basins on the site. The application refers to an exhibit from the CPD application that is historic and recent aerials of the subject property. This is not sufficient for the application. The application also refers to a proposed modification of the water management district permit. Please provide a depiction of this proposed modification.

IV B. 2. d. Public Facilities Impacts, Provide an Existing and Future Conditions Analysis for, Parks, Recreation, and Open Space

The applicant has not provided sufficient analysis of the impact of the proposed number of residents on parks and recreation. Please provide this.

IV B. 3. a. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Fire protection with adequate response times

Please provide a letter from the service provider for fire protection.

IV B. 3. b. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Emergency medical service (EMS) provisions

Please provide a letter from the EMS service provider.

IV B. 3. c. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Law enforcement

Please provide a letter from the service provider for law enforcement.

IV B. 3. d. Public Facilities Impacts, Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including, Solid Waste

Please provide a letter from the service provider for solid waste.

STEVEN HARTSELL
ESTERO APARTMENTS
CPA2013-00008
January 31, 2014
Page: 3

If I can be of any assistance or if you have any questions, please do not hesitate to call me at (239) 533-8312.

Sincerely,
DEPARTMENT OF COMMUNITY DEVELOPMENT
Planning Division

A handwritten signature in cursive script that reads "Peter Blackwell". The signature is written in black ink and is positioned above the typed name.

Peter Blackwell, Planner

Cc: Planning file: CPA2013-00008



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN HUFF
LONG RANGE PLANNER
239-337-8142
DAWNMHU@LEESCHOOLS.NET

THOMAS SCOTT
CHAIRMAN, DISTRICT 5
CATHLEEN O'DANIEL MORGAN
VICE CHAIRMAN, DISTRICT 3

MARY FISCHER
DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

DON H. ARMSTRONG
DISTRICT 4

NANCY J. GRAHAM, Ed.D
SUPERINTENDENT

KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

January 21, 2014

Brandon Dunn
Lee County Division of Planning
1500 Monroe Street
Fort Myers, Florida 33901

RE: Estero Apartments
Case # REZ2013-00016

Dear Mr. Dunn:

This letter is in response to your request dated January 17, 2014 for the Estero Apartments for sufficiency comments in reference to the educational impact. This proposed development is located in the South Choice Zone, Sub Zone S-2.

The Developer has requested to amend the Estero Interstate Commerce Park CPD to allow an option for 136 multi-family dwellings. With regard to the inter-local agreement for school concurrency, the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family the generation rate is .091 with the following break-down, .046 for elementary, .022 for middle and .024 for high. A total of 12 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District there are sufficient seats available to serve this need.

The "Schedule of Uses" does not spell out "Consumption on Premise" (COP) but could be within one of other uses listed. If the Developer is considering COP, there would be concern with this use since this site is within 500' of a future school site and Florida Statute 562.45(2) (a) prohibits on-premise consumption of alcoholic beverages within 500' of a public school, except for restaurants deriving at least 51% of gross revenues from the sales of food and nonalcoholic beverages. The only exception to this is if the County approves the location as promoting the public health, safety and general welfare of the community. Section 34-1264 of the Lee County Land Development Code indicates that the Director of the Department of Community Development may administratively approve such a use or that the applicant may instead apply for such use as a special exception.

If the Developer does not wish to have COP, then the School District would find this request sufficient.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 337-8142.

Sincerely,

Dawn Huff, Long Range Planner
Planning Department



THE SCHOOL DISTRICT OF LEE COUNTY

2855 COLONIAL BLVD. ♦ FORT MYERS, FLORIDA 33966 ♦ WWW.LEESCHOOLS.NET

DAWN HUFF
LONG RANGE PLANNER
239-337-8142
DAWNMHU@LEESCHOOLS.NET

RECEIVED
JAN 16 2014

COMMUNITY DEVELOPMENT

THOMAS SCOTT
CHAIRMAN, DISTRICT 5
CATHLEEN O'DANIEL MORGAN
VICE CHAIRMAN, DISTRICT 3
MARY FISCHER
DISTRICT 1
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DISTRICT 2
DON H. ARMSTRONG
DISTRICT 4
NANCY J. GRAHAM, ED.D
SUPERINTENDENT
KEITH B. MARTIN, ESQ.
BOARD ATTORNEY

January 13, 2014

Peter Blackwell
Lee County Development Services Division
P.O. Box 398
Fort Myers, FL 33902-0398

RE: Estero Apartments
Case # CPA2013-00008

Dear Mr. Blackwell:

This letter is in response to your request dated January 10, 2014 for the Estero Apartments for sufficiency comments in reference to the educational impact. This proposed development is located in the South Choice Zone, Sub Zone S-2.

The Developer has requested to amend the Estero Interstate Commerce Park CPD to allow an option for 136 multi-family dwellings. With regard to the inter-local agreement for school concurrency, the generation rates are created from the type of dwelling unit and further broken down by grade level.

For multi-family the generation rate is .091 with the following break-down, .046 for elementary, .022 for middle and .024 for high. A total of 12 school-aged children would be generated and utilized for the purpose of determining sufficient capacity to serve the development. Currently within the School District there are sufficient seats available to serve this need.

Thank you for your attention to this issue. If I may be of further assistance, please call me at (239) 337-8142.

Sincerely,

Dawn Huff, Long Range Planner
Planning Department

LEE COUNTY SCHOOL DISTRICT'S SCHOOL CONCURRENCY ANALYSIS

REVIEWING AUTHORITY Lee School District
NAME/CASE NUMBER Estero Apartments CPA2013-00008
OWNER/AGENT Appalachian Oil Corp
ITEM DESCRIPTION All impacts in South CSA, sub area S2

LOCATION West of I-75 North of Corkscrew Rd
ACRES 8.57
CURRENT FLU General Interchange (GI)
CURRENT ZONING Commercial Planned Development-CPD

PROPOSED DWELLING UNITS BY TYPE

Single Family	Multi Family	Mobile Home
0	136	0

STUDENT GENERATION

Student Generation Rates			
SF	MF	MH	Projected Students
Elementary School	0.046		6.26
Middle School	0.022		2.99
High School	0.024		3.26

Source: Lee County School District, January 13, 2014 letter

CSA SCHOOL NAME 2017/18

	CSA Capacity (1)	CSA Projected Enrollment (2)	CSA Available Capacity	Projected Impact of Project	Available Capacity W/Impact	LOS is 100% Perm FISH Capacity	Adjacent CSA Available Capacity w/Impact
South CSA, Elementary	12,229	11,185	1,044	6	1038	92%	
South CSA, Middle	5,621	5,156	465	3	462	92%	
South CSA, High	8,021	8,294	-273	3	-276	103%	

(1) Permanent Capacity as defined in the Interlocal Agreement and adopted in the five (5) years of the School District's Five Year Plan
 (2) Projected Enrollment per the five (5) years of the School District's Five Year Plan plus any reserved capacity (development has a valid finding of capacity)

Prepared by:

Dawn Huff, Long Range Planner



LEE COUNTY
SOUTHWEST FLORIDA
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Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

January 13, 2014

Lisa Baughman
Johnson Engineering
2122 Johnson St.
Fort Myers, FL 33902

Re: Letter of Service Availability

Ms. Baughman,

I am in receipt of your letter dated Dec. 20, 2013, requesting a Letter of Service Availability for the development of property at 10471 Corkscrew Commons Drive.

Lee County Emergency Medical Services is the primary EMS transport agency responsible for coverage at the address you have provided. Because we currently serve this area and have a sufficient response data sample, we modeled response times in this vicinity to simulate the anticipated demand and response.

The three primary ambulances to this address are Medic 21, located 0.9 miles south; Medic 25, located 3.1 miles northeast; and Medic 9, located 5.2 miles northwest. All three of these locations are projected to be able to meet existing service standards, as required in County Ordinance 08-16, and no additional impacts are anticipated at this time.

It is our opinion that the service availability for the proposed development of this property is adequate at this time. Should the plans change, specifically the density, a new analysis of this impact would be required.

If you have any questions, please contact me at (239) 533-3961.

Sincerely,

Benjamin Abes
Deputy Chief, Operations
Division of Emergency Medical Services

Miller, Janet

From: Miller, Janet
Sent: Friday, January 10, 2014 10:44 AM
To: Campbell, Gerald; Dave Lindsay, East County Water Control District; Dawn Huff, Lee County School Board; Dickson, Benjamin; Ellen Lindblad, Lee County Port Authority; Farmer, Robert; Fredyma, John; Gaither, Wayne; Harner, David; Houck, Pamela; Jacob, Michael; Josh Philpott, Lee County Port Authority; Karuna-Muni, Anura; Kevin Farrell, Sheriff's Office; Keyes, Pamela; Lamey, Jason; Lee, Samuel; LeSage, Tessa; Lis, Carol; Loveland, David; Maguire, Karen L; Miller, Janet; Moore, James; Myers, Steve; Newman, William; Noe, Susan; Olson, Cathy; Ottolini, Roland; Pavese, Michael; Price, Robert; Roberts, Rickey; Sajgo, Gloria; Sampson, Lindsey; Schwartz, Holly; Stewart, Robert; Sweigert, Rebecca; Wayne Gale, Director Mosquito Control; Wegis, Howard; Werst, Lee; Wolf, Emma; Wu, Lili; Zettel, Mary
Cc: Blackwell, Peter; vanderbrook@esterofire.org
Subject: CPA2013-00008 Estero Apartments

Good Morning:

Lee County Planning staff has recently received a privately sponsored amendment to the Lee Plan. Below is a link so you can access the application.

<http://www.leegov.com/gov/dept/dcd/Planning/Amendments/Pages/amendment.aspx?aid=618>

Please review the application provided and advise Lee County Planning staff if it is sufficient for review, or if additional materials are needed for a complete review.

Please provide this sufficiency review to Peter Blackwell by **Friday, January 24, 2014**.

Janet Miller
Administrative Assistant
DCD Administration
millerjm@leegov.com
(239) 533-8583 PHONE
Old Fax: (239) 485-8319/ New Fax: (239) 485-8344

Join our online public forum at www.leecountytownhall.com

Mike Scott
Office of the Sheriff



State of Florida
County of Lee

Jan. 7, 2014

Lisa Baughman
Johnson Engineering
2122 Johnson St.
Fort Myers, FL 33901

Reference to Project: Estero Interstate Commerce Park CPD

Ms. Baughman,

The proposed amendment to change the land use designation of 8.57 acres within the Estero Planning Community with a street address of 10471 Corkscrew Commons Drive would not affect the ability of the Lee County Sheriff's Office to provide core levels of service at this time.

The change would permit the development of 136 multi-family units on property that was previously approved for retail and restaurant use.

Law enforcement services will be provided from our Delta District office in Bonita Springs. At the time of application for a development order, we request that the applicant provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments.

Please address further correspondence to me at the address listed below. Please contact Kevin Farrell, Community Program Coordinator of the Crime Prevention Unit, at 477-1635 with any questions.

Respectfully,

A handwritten signature in black ink, appearing to read "Kathryn Rairden", is written over a light blue horizontal line.

Major Kathryn Rairden
Lee County Sheriff's Office
14750 Six Mile Cypress Parkway
Fort Myers, FL 33912





Estero Fire Rescue
21500 Three Oaks Parkway
Estero, Florida 33928
(239) 390.8000
(239) 390.8020 (Fax)
www.esterofire.org

December 30, 2013

Lisa Baughman,
Johnson Engineering, Inc.
2122 Johnson Street
P.O. Box 1550
Fort Myers, Florida 33902

Re: Letter of Availability

Ms. Baughman,

This letter will serve as evidence that Estero Fire Rescue is the service provider for fire suppression services for the property located at 10471 Corkscrew Commons Drive.

This letter will also serve as notice that Estero Fire Rescue has adequate facilities in order to provide the services at this location.

Should you have any questions feel free to contact me at 239-390-8000.

Respectfully,

Phillip Green
Division Chief of Prevention



December 20, 2013

Fire Chief Scott Vanderbrook
Estero Fire District
21500 Three Oaks Pkwy
Estero, FL 33928

Re: **Request for Letter of Service Availability**
Estero Planning Community Comprehensive Plan Amendment

Dear Fire Chief Vanderbrook:

We are in the process of preparing an application for a Comprehensive Plan Amendment for property within the Estero Interstate Commerce Park CPD located in Estero, Florida. Focus Development Group, LLC's property comprises of approximately 8.57 acres within the Estero Planning Community with a street address of 10471 Corkscrew Commons Drive. The request is for 136 multi-family units on the subject property that was previously approved for 60,211 square feet of retail and 7,454 square feet of restaurant.

The application requires that we obtain a letter that determines adequacy of facilities from all providers that must be filed with the application package. If you could please provide us with a Letter of Availability for your services at your earliest convenience, we would greatly appreciate it.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, INC.

Lisa Baughman
Administrative Professional

LD/ljm
20139560-000

December 20, 2013

Ben Abes, Deputy Director of Operations
Lee County Emergency Medical Services
14752 Ben C Pratt/6 Mile Cypress Pkwy
Fort Myers, FL 33912

Re: **Request for Letter of Service Availability**
Estero Planning Community Comprehensive Plan Amendment

Dear Deputy Director Abes:

We are in the process of preparing an application for a Comprehensive Plan Amendment for property within the Estero Interstate Commerce Park CPD located in Estero, Florida. Focus Development Group, LLC's property comprises of approximately 8.57 acres within the Estero Planning Community with a street address of 10471 Corkscrew Commons Drive. The request is for 136 multi-family units on the subject property that was previously approved for 60,211 square feet of retail and 7,454 square feet of restaurant.

The application requires that we obtain a letter that determines adequacy of facilities from all providers that must be filed with the application package. If you could please provide us with a Letter of Availability for your services at your earliest convenience, we would greatly appreciate it.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, INC.



Lisa Baughman
Administrative Professional

LD/ljm
20139560-000

December 20, 2013

Sheriff Mike Scott
Lee County Sheriff's Office
14750 Six Mile Cypress Pkwy
Fort Myers, FL 33912-4406

Re: **Request for Letter of Service Availability**
Esteros Planning Community Comprehensive Plan Amendment

Dear Sheriff Scott:

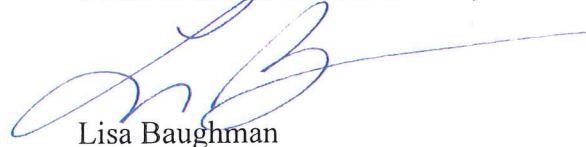
We are in the process of preparing an application for a Comprehensive Plan Amendment for property within the Esteros Interstate Commerce Park CPD located in Esteros, Florida. Focus Development Group, LLC's property comprises of approximately 8.57 acres within the Esteros Planning Community with a street address of 10471 Corkscrew Commons Drive. The request is for 136 multi-family units on the subject property that was previously approved for 60,211 square feet of retail and 7,454 square feet of restaurant.

The application requires that we obtain a letter that determines adequacy of facilities from all providers that must be filed with the application package. If you could please provide us with a Letter of Availability for your services at your earliest convenience, we would greatly appreciate it.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, INC.



Lisa Baughman
Administrative Professional

LD/ljm
20139560-000



December 20, 2013

Waste Pro
PO Box 60717
Fort Myers, FL 33906-0717

Re: **Request for Letter of Service Availability**
Estero Planning Community Comprehensive Plan Amendment

To Whom it may concern:

We are in the process of preparing an application for a Comprehensive Plan Amendment for property within the Estero Interstate Commerce Park CPD located in Estero, Florida. Focus Development Group, LLC's property comprises of approximately 8.57 acres within the Estero Planning Community with a street address of 10471 Corkscrew Commons Drive. The request is for 136 multi-family units on the subject property that was previously approved for 60,211 square feet of retail and 7,454 square feet of restaurant.

The application requires that we obtain a letter that determines adequacy of facilities from all providers that must be filed with the application package. If you could please provide us with a Letter of Availability for your services at your earliest convenience, we would greatly appreciate it.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, INC.

Lisa Baughman
Administrative Professional

LD/ljm
20139560-000



December 20, 2013

Lee County Transit
6035 Landing View Rd
Fort Myers, FL 33907

Re: **Request for Letter of Service Availability**
Estero Planning Community Comprehensive Plan Amendment

To Whom it may concern:

We are in the process of preparing an application for a Comprehensive Plan Amendment for property within the Estero Interstate Commerce Park CPD located in Estero, Florida. Focus Development Group, LLC's property comprises of approximately 8.57 acres within the Estero Planning Community with a street address of 10471 Corkscrew Commons Drive. The request is for 136 multi-family units on the subject property that was previously approved for 60,211 square feet of retail and 7,454 square feet of restaurant.

The application requires that we obtain a letter that determines adequacy of facilities from all providers that must be filed with the application package. If you could please provide us with a Letter of Availability for your services at your earliest convenience, we would greatly appreciate it.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, INC.

A handwritten signature in blue ink, appearing to read "Lisa Baughman", written over a horizontal line.

Lisa Baughman
Administrative Professional

LD/ljm
20139560-000

December 20, 2013

Nancy J. Graham, Ed.D
Superintendent of Schools
Lee County Public Education Center
2855 Colonial Blvd.
Fort Myers, FL 33966

Re: **Request for Letter of Service Availability**
Esterro Planning Community Comprehensive Plan Amendment

Dear Dr. Graham:

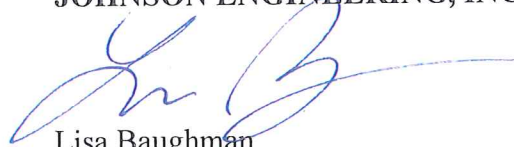
We are in the process of preparing an application for a Comprehensive Plan Amendment for property within the Esterro Interstate Commerce Park CPD located in Esterro, Florida. Focus Development Group, LLC's property comprises of approximately 8.57 acres within the Esterro Planning Community with a street address of 10471 Corkscrew Commons Drive. The request is for 136 multi-family units on the subject property that was previously approved for 60,211 square feet of retail and 7,454 square feet of restaurant.

The application requires that we obtain a letter that determines adequacy of facilities from all providers that must be filed with the application package. If you could please provide us with a Letter of Availability for your services at your earliest convenience, we would greatly appreciate it.

We appreciate your attention to this matter. If you have any questions, or require additional information, please do not hesitate to contact me at (239) 334-0046.

Sincerely,

JOHNSON ENGINEERING, INC.



Lisa Baughman
Administrative Professional

LD/ljm
20139560-000