

February 9, 2015

John E. Manning  
District One

Cecil L. Pendergrass  
District Two

Larry Kiker  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

Roger Desjarlais  
County Manager

Richard Wm. Wesch  
County Attorney

Donna Marie Collins  
Hearing Examiner

**Matt Noble**  
ANoblePlan, LLC  
1842 Seafan Circle  
North Fort Myers, FL 33903

**RE: Potable Water and Wastewater Availability**  
**Corkscrew Farm, 17501 Corkscrew Road**  
**Multiple STRAP #s in Section 19, Township 46, Range 27**  
**& in Sections 23 & 24, Township 46, Range 26**

Dear Mr. Noble:

The subject properties are not located within Lee County Utilities Future Service Area as depicted on Maps 6 and 7 of the Lee County Comprehensive Land Use Plan. Potable water and sanitary sewer lines are not in operation adjacent to the property mentioned above. In order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

Your firm has indicated that this project will consist of 1,325 single family units with an estimated flow demand of approximately 331,250 gallons per day. Lee County Utilities presently has sufficient capacity to provide potable water and sanitary sewer service as estimated above.

Availability of potable water and sanitary sewer service is contingent upon final acceptance of the infrastructure to be constructed by the developer.

Upon completion and final acceptance of this project, potable water service will be provided through our Pinewood Treatment Plant. Sanitary sewer service will be provided by our Three Oaks Wastewater Treatment Plant.

The Lee County Utilities' Design Manual requires the project engineer to perform hydraulic computations to determine what impact this project will have on our existing system.


Prior to beginning design work on this project, please schedule a meeting with Thom Osterhout to determine the best point of connection and discuss requirements for construction.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

Further, this letter of availability of Water and Wastewater service to be utilized for a Comp Plan Amendment purposes for this project Only. Individual letters of availability will be required to obtaining regulatory permits and/or building permits.

Sincerely,

LEE COUNTY UTILITIES



Mary McCormic  
Technician Senior  
UTILITIES ENGINEERING

VIA EMAIL

CPA 2015-00001

**RECEIVED**  
FEB 10 2015

COMMUNITY DEVELOPMENT



LEE COUNTY  
SOUTHWEST FLORIDA

LEE COUNTY UTILITIES  
REQUEST FOR LETTERS OF AVAILABILITY

DATE: DECEMBER 17, 2014

TO: Mary McCormic  
Utilities' Senior Engineering Technician

FROM: MATT NOBLE

FIRM: ANOBLEPLAN LLC

ADDRESS: 1842 SEAFAN CIRCLE

ADDRESS: NORTH FORT MYERS, FL 33903 -

PHONE#: (239)898-5182 FAX: ( ) -

E-MAIL ADDRESS: ANOBLEPLAN@GMAIL.COM

PROJECT NAME: CORKSCREW FARM

CPA 2015 -  
00001

PROJECT ID (IF APPLICABLE): \_\_\_\_\_

STRAP #: SEE ATTACHED

LOCATION/SITE ADDRESS: 17501 CORKSCREW ROAD, ESTERO FL 33928

PURPOSE OF LETTER:

- DEVELOPMENT ORDER SUBMITTAL       FINANCING       EFFLUENT REUSE
- PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)
- OTHER: (PLEASE SPECIFY) PLAN AMENDMENT

PLANNED USE:

- COMMERCIAL       INDUSTRIAL       RESIDENTIAL - ( SINGLE-FAMILY  MULTI-FAMILY)
- OTHER: (PLEASE SPECIFY) \_\_\_\_\_

PLANNED # OF UNITS/BUILDINGS: 1325 SF

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL) \_\_\_\_\_

AVERAGE ESTIMATED DAILY FLOW (GPD): 331,250 ( WATER  WASTE-WATER  REUSE)

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES OPERATIONS MANUAL, SECTION 5.2: 1325SF X 250 = 331,250

\_\_\_\_\_  
Total = 331,250gpd  
\_\_\_\_\_

Please e-mail the completed form at [mccormmm@leegov.com](mailto:mccormmm@leegov.com) . If you are unable to e-mail the completed form, please fax to (239) 485-8311. If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.

## **Corkscrew Farms STRAP Numbers**

19-46-27-00-00001.0000  
19-46-27-00-00001.0010  
19-46-27-00-00001.0040  
19-46-27-00-00001.0050  
19-46-27-00-00001.0060  
19-46-27-00-00001.0070  
19-46-27-00-00001.0080

23-46-26-00-00003.0000  
23-46-26-00-00003.0010

24-46-26-00-00001.0000  
24-46-26-00-00001.0010

**Mccormic, Mary**

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**From:** Matthew Noble [anobleplan@gmail.com]  
**Sent:** Wednesday, December 17, 2014 10:50 AM  
**To:** Mccormic, Mary  
**Subject:** Corkscrew Farms Plan Amendment  
**Attachments:** 02 - Request for Letter of Availability - form (2) (3).doc; Corkscrew Farms STRAP Numbers.doc

Good morning,

I am requesting an availability letter for this project, which is starting as a Lee Plan Amendment. Part of the request is to place the property in the service areas for water and sewer. I realize infrastructure would have to be installed to the property. Please let me know if you need something. If I don't get a chance, have a Happy Holidays!