

March 12, 2015

**DELISI FITZGERALD, INC.**  
*Planning - Engineering - Project Management*

Mr. Brandon Dunn  
Principal Planner  
Lee County Community Development  
1500 Monroe Street  
Fort Myers, FL 33901

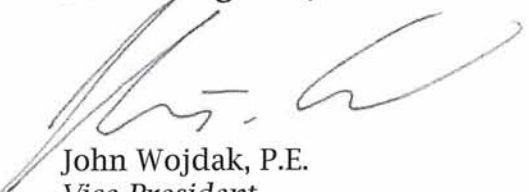
Re: Estero Crossing MPD  
STRAP#: 35-46-25-00-00001-1060  
CPA 2015-00002  
LCU Letter of Availability

Mr. Dunn:

Enclosed please find a copy of the revised Letter of Availability from Lee County Utilities. The letter has been revised to match the intensity of the concurrent zoning application which exceeds the net demand increase associated with this Plan Amendment application.

If you should require any additional information, please contact our office.

Sincerely,  
**DeLisi Fitzgerald, Inc.**



John Wojdak, P.E.  
*Vice President*

JTW/cw

Project No.: 21315

cc: Keith Gelder with attachments  
Neale Montgomery with attachments

**RECEIVED**  
MAR 12 2015

COMMUNITY DEVELOPMENT

CPA 2015-00002

L:\21315 - Estero Crossing\Permits\Comp Plan Amendment\RAI#1\20150312 CPA Supplemental Submittal.doc



Writer's Direct Dial Number: (239) 533-8532

John E. Manning  
District One

March 11, 2015

Cecil L. Pendergrass  
District Two

John Wojdak, P.E.  
DeLisi Fitzgerald, Inc.  
1605 Hendry Street  
Fort Myers, FL 33901

Larry Kiker  
District Three

Brian Hamman  
District Four

Frank Mann  
District Five

**RE: Potable Water and Wastewater Availability  
Estero Crossing MPD, 10500 Corkscrew Road  
STRAP # 35-46-25-E1-U2192.2338**

Roger Desjarlais  
County Manager

Dear Mr. Wojdak:

Richard Wm. Wesch  
County Attorney

The subject properties are 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 in operation adjacent to the property mentioned above. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions may be required.

Donna Marie Collins  
Hearing Examiner

Your firm has indicated that this project will consist of 455 multi-family units & 60,000 sf of commercial space with an estimated flow demand of approximately 100,000 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 Water Treatment Plant.

Sanitary sewer service will be provided by 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.

This is only a letter of availability of service and not a commitment to serve. 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 is for re-zoning for this project only. Individual letters of availability will be required for obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**

A handwritten signature in cursive script that reads "Mary McCormic".

Mary McCormic  
Technician Senior  
UTILITIES ENGINEERING

VIA EMAIL



LEE COUNTY  
SOUTHWEST FLORIDA

LEE COUNTY UTILITIES  
REQUEST FOR LETTERS OF AVAILABILITY

DATE: MARCH 9, 2015

TO: Mary McCormic  
Utilities' Senior Engineering Technician

FROM: JOHN T. WOJDAK, P.E.

FIRM: DELISI FITZGERALD, INC

ADDRESS: 1605 HENDRY STREET

ADDRESS: FORT MYERS, FL 33901 -

PHONE#: (239)418-0691 FAX: (239)418-0691

E-MAIL ADDRESS: JOHN@DELISIFITZGERLAD.COM

PROJECT NAME: ESTERO CROSSING MPD

PROJECT ID (IF APPLICABLE): DCI 2015-00001 (MPD REZONING)

STRAP #: 35-46-25-00-0001.1060

LOCATION/SITE ADDRESS: 10500 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) ZONING AMENDMENT

PLANNED USE:

- COMMERCIAL
- INDUSTRIAL
- RESIDENTIAL - ( SINGLE-FAMILY  MULTI-FAMILY)
- OTHER: (PLEASE SPECIFY) MIXED USE

PLANNED # OF UNITS/BUILDINGS: 455 MF UNITS

TOTAL SQUARE FOOTAGE (COMMERCIAL/INDUSTRIAL) 60000

AVERAGE ESTIMATED DAILY FLOW (GPD): 100,000 ( 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: FLOW CALCULATED AT 15 GPD Per 100 Sf Of Retail/Office & 200 Gpd/Mf Unit.

\_\_\_\_\_  
\_\_\_\_\_

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.

## Mccormic, Mary

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**From:** John Wojdak [John@delisifitzgerald.com]  
**Sent:** Tuesday, March 10, 2015 4:10 PM  
**To:** Mccormic, Mary  
**Subject:** RE: Estero Crossing - Revised Letter of Availability Request

Mary,

Great question. I have two applications into Planning that each look at things a little differently. When evaluating the impacts associated with the Comprehensive Plan Amendment, we only address the net increase. So while the water & sewer demands associated with 576 units is the maximum intensity under the requested category, I subtract the maximum demand associated with the existing land use category to get the net increase. This is the 73,996 GPD number.

All that being said, I need a LOA to support the actual intensity requested in the rezone, which is 455 MF Units and 60,000 SF of commercial. This demand exceeds that explained above.

I've provided this evaluation to Planning Staff, so if you just gave me one LOA for the 455 MF Units & 60,000 SF, that would work for me.

Call me if you need further clarifications Mary.

Thanks,  
John

John T. Wojdak, P.E.

### **DELISI FITZGERALD, INC.**

*Planning – Engineering – Project Management*

1605 Hendry Street

Fort Myers, FL 33901

P: (239) 418-0691

F: (239) 418-0692

C: (239) 565-3077

[john@delisifitzgerald.com](mailto:john@delisifitzgerald.com)

[www.delisifitzgerald.com](http://www.delisifitzgerald.com)

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**From:** Mccormic, Mary [<mailto:MMccormic@leegov.com>]  
**Sent:** Tuesday, March 10, 2015 3:56 PM  
**To:** John Wojdak  
**Subject:** FW: Estero Crossing - Revised Letter of Availability Request

John,

Why do the two request forms have different information listed? Shouldn't their only be one request form?

576 MF units would be 115,200 gpd (or 144,000 gpd depending on how they are metered)

Thank you!  
Mary McCormic  
Technician Senior  
Engineering Development

Lee County Utilities  
1500 Monroe Street  
Fort Myers, Fl. 33901  
[mmccormic@leegov.com](mailto:mmccormic@leegov.com)  
Phone 239-533-8532

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**From:** John Wojdak [<mailto:John@delisifitzgerald.com>]  
**Sent:** Monday, March 09, 2015 8:18 PM  
**To:** Mccormic, Mary  
**Subject:** Estero Crossing - Revised Letter of Availability Request

Good evening Mary,  
Unfortunately, as we were working on our zoning application, the requested intensity and number of units changed, so I need to obtain an updated Letter of Availability in support of the Rezone Application (DCI2015-00001). The Application is for 455 Units (MF) and 60,000 SF of commercial. A revised Letter of Availability Request is attached.

In addition, we are concurrently requesting a Comprehensive Plan Amendment to the Intensive Development Future Land Use Category (CPA2015-00002). To support that application, I need show availability for any net increase in water and sewer demands based on the Land Use Category Change. I have prepared a spreadsheet outlining several scenarios to determine the highest net increase. The results are that the net increase in water and sewer demand, strictly based on the Comp Plan Amendment application, is less than the demands associated with the actual intensity requested in the rezone application. I've attached a separate Letter of Availability Request Form, along with the referenced spreadsheet, which identifies the net increase in demands from the site. Would it be possible to reference this specific (lower) demand amount in the Letter of Availability you issue? It will help clear up some confusion on these concurrent application.

Feel free to call me with any questions Mary. As always, I greatly appreciate your assistance.

Thank you,  
John

John T. Wojdak, P.E.

**DELISI FITZGERALD, INC.**

*Planning – Engineering – Project Management*

1605 Hendry Street  
Fort Myers, FL 33901  
P: (239) 418-0691  
F: (239) 418-0692  
C: (239) 565-3077

[john@delisifitzgerald.com](mailto:john@delisifitzgerald.com)  
[www.delisifitzgerald.com](http://www.delisifitzgerald.com)

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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.

EXISTING FUTURE LAND USE (RESIDENTIAL SCENARIO)		WATER & SEWER DEMANDS	
FLUC	UNITS	W/S USAGE (GPD/UNIT)	W/S DEMAND (GPD)
URBAN COMMUNITY	75.4	250	18,855
GENERAL INTERCHANGE	0.0	250	-
WETLAND	0.2	250	40
<b>TOTAL</b>	<b>75</b>	<b>TOTAL</b>	<b>18,895</b>

EXISTING FUTURE LAND USE (NON-RESIDENTIAL SCENARIO)		WATER & SEWER DEMANDS	
FLUC	INTENSITY (SF)	W/S USAGE (GPD/SF)	W/S DEMAND (GPD)
URBAN COMMUNITY	136,887	0.15	20,533
GENERAL INTERCHANGE	296,099	0.15	44,415
WETLAND	34,957	0.15	5,244
<b>TOTAL (NON-RESIDENTIAL)</b>	<b>467,943</b>	<b>TOTAL</b>	<b>70,191</b>

PROPOSED FUTURE LAND USE (MAXIMUM RESIDENTIAL SCENARIO)		WATER & SEWER DEMANDS	
FLUC	UNITS	W/S USAGE (GPD/UNIT)	W/S DEMAND (GPD)
INTENSIVE-UPLAND	556.6	250	139,160
INTENSIVE-IMPACTED WETLAND	0.1	250	22
INTENSIVE-PRESERVED WETLAND	20.0	250	5,005
<b>TOTAL</b>	<b>576</b>	<b>TOTAL</b>	<b>144,187</b>

PROPOSED FUTURE LAND USE (MIXED USE SCENARIO)		WATER & SEWER DEMANDS	
<b>RESIDENTIAL</b>			
FLUC	UNITS	W/S USAGE (GPD/UNIT)	W/S DEMAND (GPD)
INTENSIVE-UPLAND	450.9	250	112,735
INTENSIVE-IMPACTED WETLAND	0.1	250	21
INTENSIVE-PRESERVED WETLAND	20.0	250	5,005
<b>TOTAL (RESIDENTIAL)</b>	<b>471.0</b>	<b>SUB-TOTAL</b>	<b>117,760</b>
<b>NON-RESIDENTIAL</b>			
FLUC	INTENSITY (SF)	W/S USAGE (GPD/SF)	W/S DEMAND (GPD)
INTENSIVE-UPLAND	82,220	0.15	12,333
INTENSIVE-IMPACTED WETLAND	1,198	0.15	180
INTENSIVE-PRESERVED WETLAND	-	0.15	-
<b>TOTAL (NON-RESIDENTIAL)</b>	<b>83,417</b>	<b>SUB-TOTAL</b>	<b>12,512</b>
		<b>TOTAL</b>	<b>130,272</b>

PROPOSED FUTURE LAND USE (NON-RESIDENTIAL SCENARIO)		WATER & SEWER DEMANDS	
FLUC	INTENSITY (SF)	W/S USAGE (GPD/SF)	W/S DEMAND (GPD)
INTENSIVE-UPLAND	432,986	0.15	64,948
INTENSIVE-IMPACTED WETLAND	19,384	0.15	2,908
INTENSIVE-PRESERVED WETLAND	15,573	0.15	2,336
<b>TOTAL (NON-RESIDENTIAL)</b>	<b>467,943</b>	<b>TOTAL</b>	<b>70,191</b>

<b>NET INCREASE IN WATER AND SEWER DEMAND (GPD) =</b>	<b>73,996</b>
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**Mccormic, Mary**

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**From:** Osterhout, Thom  
**Sent:** Tuesday, March 10, 2015 4:21 PM  
**To:** Mccormic, Mary  
**Subject:** RE: Letter of Availability Request - ESTERO CROSSING MPD - REVISED

Okay

Thom Osterhout  
Senior Manager  
Development  
Lee County Utilities  
1500 Monroe Street  
Fort Myers, Florida 33901  
(239) 533-8165  
[tosterhout@leegov.com](mailto:tosterhout@leegov.com)

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**From:** Mccormic, Mary  
**Sent:** Tuesday, March 10, 2015 4:16 PM  
**To:** Osterhout, Thom  
**Subject:** FW: Letter of Availability Request - ESTERO CROSSING MPD - REVISED

Thom,  
THEY ARE REQUESTING A REVISED LETTER OF AVAILABILITY  
I have a Letter of Availability Request for **WATER AND WASTEWATER**  
Purpose of Letter – **ZONING AMENDMENT**  
Project Name – **ESTERO CROSSING MPD**  
Location – **10500 CORKSCREW ROAD**  
Proposed – **MIXED USE – 455 multi-family units & 60,000 sf commercial**  
Estimated Daily Flows – **100,000 GPD**  
***This request is from DeLisi Fitzgerald, Inc.***  
***Is it okay to write this letter?***

Thank you!  
Mary McCormic  
Technician Senior  
Engineering Development  
Lee County Utilities  
1500 Monroe Street  
Fort Myers, Fl. 33901  
[mmccormic@leegov.com](mailto:mmccormic@leegov.com)  
Phone 239-533-8532

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**From:** Osterhout, Thom  
**Sent:** Thursday, November 13, 2014 1:41 PM

**To:** Mccormic, Mary  
**Subject:** RE: Letter of Availability Request - ESTERO CROSSING MPD

Okay to issue.

Thom Osterhout  
Senior Manager  
Development  
Lee County Utilities  
1500 Monroe Street  
Fort Myers, Florida 33901  
[tosterhout@leegov.com](mailto:tosterhout@leegov.com)  
(239) 533-8165  
Fax (239) 485-8385

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**From:** Mccormic, Mary  
**Sent:** Wednesday, November 12, 2014 11:38 AM  
**To:** Osterhout, Thom  
**Subject:** Letter of Availability Request - ESTERO CROSSING MPD

Thom,  
I have a Letter of Availability Request for **WATER AND WASTEWATER**  
Purpose of Letter – **ZONING AMENDMENT**  
Project Name – **ESTERO CROSSING MPD**  
Location – **10500 CORKSCREW ROAD**  
Proposed – **MIXED USE – 400 multi-family units & 30,000 sf commercial**  
Estimated Daily Flows – **84,500 GPD**  
*This request is from DeLisi Fitzgerald, Inc.*  
*Is it okay to write this letter?*

Thank you!  
Mary McCormic

FYI - For your convenience, below are shortcuts to the Lee County and Lee County Utilities web sites

1. Lee County Website: <http://www.lee-county.com>
2. Lee County Utilities Website: <http://www.leegov.com/utilities/>
3. Lee County Utilities Design Manual (Operation Manual): <http://www.lee-county.com/gov/dept/Utilities/Pages/OperationsManual.aspx>
4. Lee County Utilities Developer Project Forms: <http://www.lee-county.com/gov/dept/Utilities/Pages/Section11Forms.aspx>
5. Lee County Utilities New Construction Applications for new meter sets: <http://www.leegov.com/gov/dept/Utilities/Pages/NewMeterInstallations.aspx>
6. E-Connect - View your project activities online: <http://permits.leegov.com/tm bin/tmw cmd.pl?tmw cmd=StatusQueryForm&tmw query=PublicCase>
7. [Click here for the Lee County Government Map](#)

Mary McCormic



Technician Senior  
Engineering Development  
Lee County Utilities  
1500 Monroe Street  
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