



Writer's Direct Dial Number: (239) 533-8531

January 6, 2016

John E. Manning  
District One

Sharon Jenkins-Owens  
Lee County Community Development  
1500 Monroe Street  
Fort Myers, FL 33901

Cecil L. Pendergrass  
District Two

Larry Kiker  
District Three

**RE: Potable Water and Wastewater Availability  
Appaloosa and Palomino Lane, Case Number CPA2015-00010  
STRAP #s 21-45-25-01-00000.0280, 028A, 029A, 029B, 030E, 030G, 0340  
and 22-45-25-00-00001.0000**

Brian Hamman  
District Four

Frank Mann  
District Five

Dear Ms Jenkins-Owens:

Roger Desjarlais  
County Manager

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, or in the vicinity of, the properties 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 1,264 Dwelling Units and 895,730 SF of Industrial with an estimated flow demand of approximately 450,360 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 Corkscrew Water Treatment Plant. Sanitary sewer service will be provided by the City of Fort Myers 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 comprehensive 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

P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111  
Internet address <http://www.lee-county.com>  
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

→ Howard W.

 **LEE COUNTY**  
SOUTHWEST FLORIDA  
BOARD OF COUNTY COMMISSIONERS  
December 29, 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

Ms. Pam Keyes  
Lee County Utilities  
P.O. Box 398  
Fort Myers, FL 33902

**Re: Potable Water/Sewer Letter of Service Availability**

Dear Ms. Keyes;

I am writing to request letter of water and sewer service availability for a county-initiated comprehensive plan amendment known as Case Number CPA2015-00010. The subject property contains approximately 105 acres and is generally located on the north side of Daniels Parkway between Palomino Lane, Apaloosa Lane and Pinto Road. Please refer to the attached location map.

If approved, the land would be redesignated from Outlying Suburban to Central Urban. Comprehensive Plan amendments are evaluated based on the maximum intensity that would be allowed under the Future Land Use Map (FLUM) category. In this case, the Central Urban Future Land Use Map category would permit the following maximum density/intensity on the subject 105 acres:

Future Land Use	Existing Outlying Suburban FLUM	Proposed Central Urban FLUM
Residential	316	1,053 DU / 1,580 DU with bonus density
Commercial	180,000 SF	180,000 SF
Industrial	0	895,730 SF <sup>1</sup>

<sup>1</sup> Industrial square feet based on a maximum of 8,500 SF an acre

Please let me know if you need additional information to process my request.

Thank you and all the best for a happy new year!

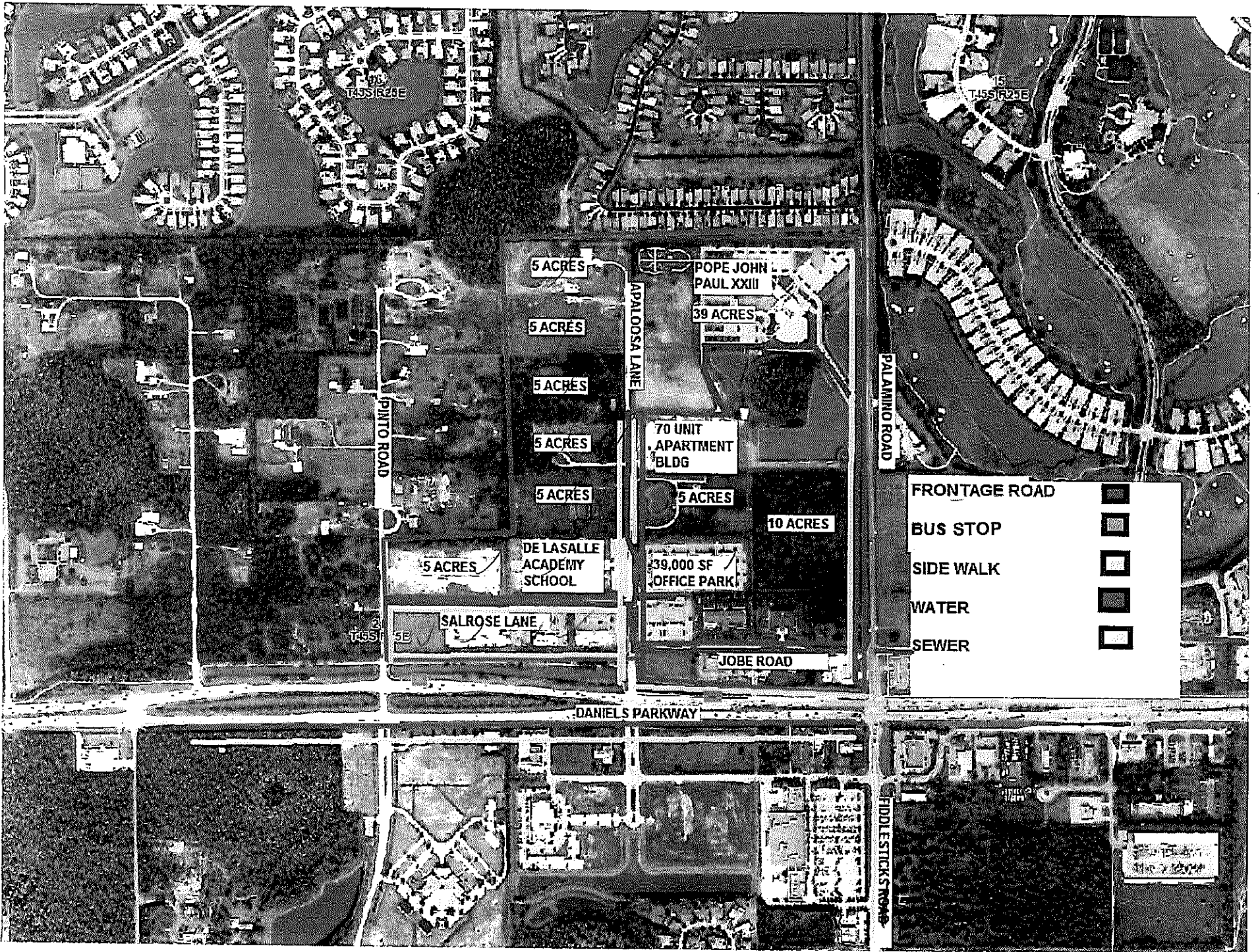
Sincerely,  
**Lee County Department of Community Development, Planning Section**



**Sharon Jenkins-Owen, AICP**  
Principal Planner

SJenkins-Owen@leegov.com  
(239)533-8535

REC'D DEC 30 2015



BLYD