

MORRIS

DEPEW

ENGINEERS · PLANNERS · SURVEYORS
LANDSCAPE ARCHITECTS

2914 Cleveland Avenue | Fort Myers, Florida 33901

Phone (239) 337-3993 | Toll Free (866) 337-7341
www.morris-depew.com

October 31, 2022

Mr. Gene Rogers
Fire Chief
South Trail Fire Control and Rescue District
5531 Halifax Ave
Fort Myers, FL 33912

grogers@southtrailfire.org

RECEIVED
JAN 24 2023

COMMUNITY DEVELOPMENT

RE: Letter of Availability Request

Mr. Rogers,

We are requesting an updated Letter of Availability for a project consisting of a Comprehensive Plan Amendment to allow for a maximum of 290 dwelling units and 200,000 SF of commercial space to be located at the property associated with the following STRAPs;

- 21-45-25-18-00000.0070
- 21-45-25-18-0000C.00CE
- 21-45-25-18-00000.0050
- 21-45-25-18-0000A.00CE
- 21-45-25-L3-19000.0010
- 21-45-25-L3-19000.0020
- 21-45-25-17-0000B.00CE
- 21-45-25-17-00000.0010
- 21-45-25-18-00000.0060
- 21-45-25-17-00000.0020

The properties are located at 8841/8851/8971/8981/8991 Cody Lee Road and 13501-521/13490-520 Powers CT and the subject area for future development consists of ±29.03 acres. The subject property is zoned Commercial Planned Development and is identified as being within the Outlying Suburban future land use designation.

For the purposes of determining availability, please assume all dwelling units will be multi-family. Should you have any questions regarding this request please do not hesitate to reach out to me.

Thank you,
MORRIS-DEPEW ASSOCIATES, INC

Bailey Schleifer

Bailey Schleifer
Assistant Planner

Subject Property



Parcels Included In Yellow

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October 31, 2022

Mr. Douglass Whitehead
Director
Solid Waste Department
10500 Buckingham Road
Fort Myers, FL 33905

RE: Letter of Availability Request

Mr. Whitehead,

We are requesting an updated Letter of Availability for a project consisting of a Comprehensive Plan Amendment to allow for a maximum of 290 dwelling units and 200,000 SF of commercial space to be located at the property associated with the following STRAPs;

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October 31, 2022

Mr. Stanley Nelson
Director of Planning and Research
Lee County Sheriff's Office
14750 6 Mile Cypress Parkway
Fort Myers, FL 33912

SNelson@sheriffleefl.org

RE: Letter of Availability Request

Mr. Nelson,

We are requesting an updated Letter of Availability for a project consisting of a Comprehensive Plan Amendment to allow for a maximum of 290 dwelling units and 200,000 SF of commercial space to be located at the property associated with the following STRAPs;

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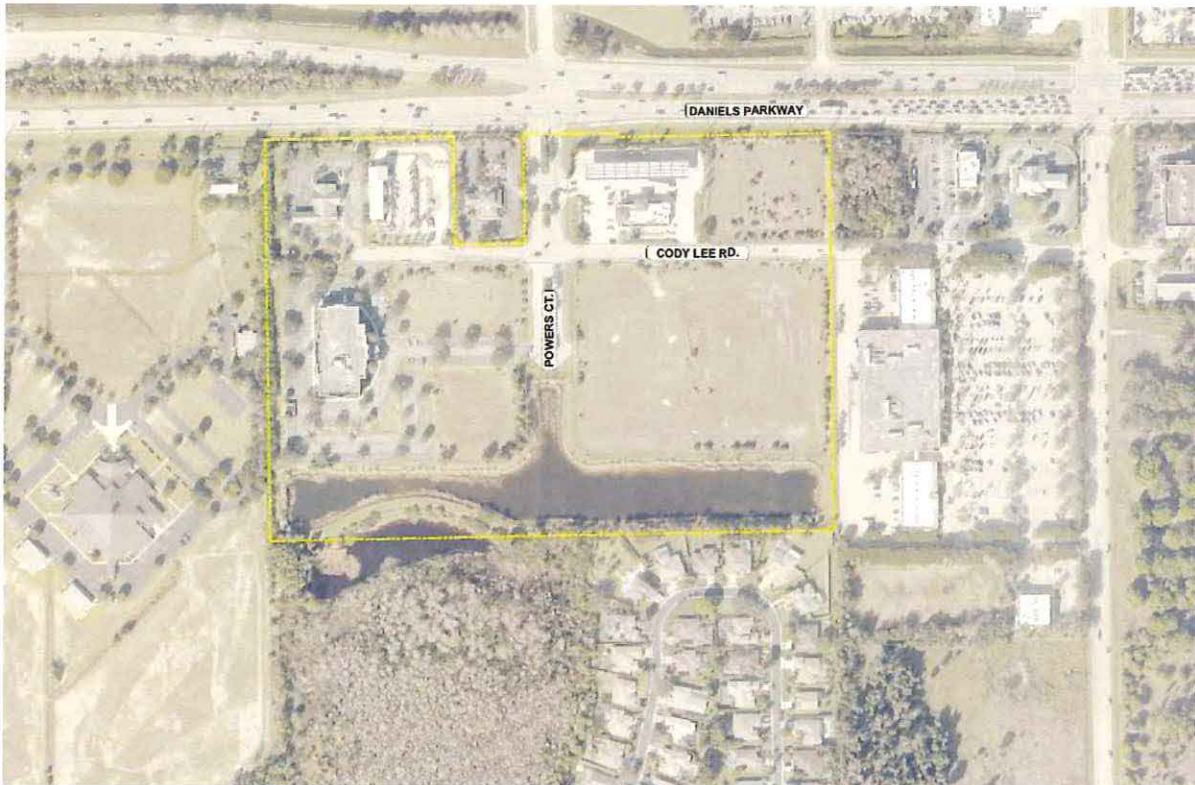
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Bailey Schleifer

Bailey Schleifer
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October 31, 2022

Mr. Jorge Puente
Planner
LeeTran
3401 Metro Pkwy
Fort Myers, FL 33905
JPuente@leegov.com

RE: Letter of Availability Request

Mr. Puente,

We are requesting an updated Letter of Availability for a project consisting of a Comprehensive Plan Amendment to allow for a maximum of 290 dwelling units and 200,000 SF of commercial space to be located at the property associated with the following STRAPs;

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October 31, 2022

Ms. Jacqueline Heredia
Planning Specialist
The School District of Lee County
2855 Colonial Blvd
Fort Myers, FL 33966

JacquelineHe@leeschools.net

RE: Letter of Availability Request

Ms. Heredia,

We are requesting an updated Letter of Availability for a project consisting of a Comprehensive Plan Amendment to allow for a maximum of 290 dwelling units and 200,000 SF of commercial space to be located at the property associated with the following STRAPs;

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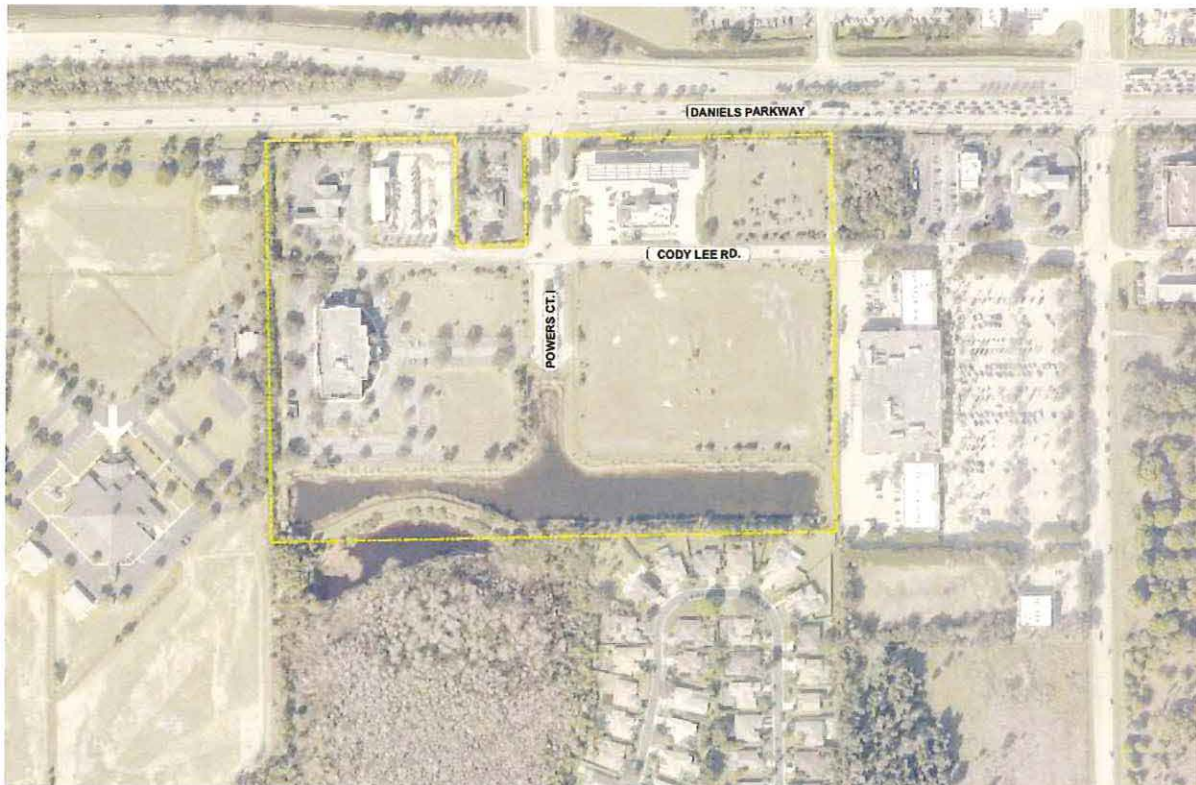
Thank you,

MORRIS-DEPEW ASSOCIATES, INC

Bailey Schleifer

Bailey Schleifer
Assistant Planner

Subject Property



Parcels Included In Yellow



LEE COUNTY UTILITIES
REQUEST FOR LETTERS OF AVAILABILITY

TO: MARY MCCORMIC
Technician Senior

DATE: October 31, 2022
FROM: Bailey Schleifer

FIRM: Morris-Depew Associates

ADDRESS: 2914 CLEVELAND AVE

ADDRESS: FORT MYERS, FL 33901 -

PHONE#: (239) 337-3993 FAX: (239) 337-3994
E-MAIL ADDRESS: BSchleifer@M-DA.com

PROJECT NAME: Daniels Falls Encore MFR

PREVIOUS PROJECT NAME(S): N/A

STRAP NUMBER(S): 21-45-25-18-00000.0070,21-45-25-18-0000C.00CE,21-45-25-L3-19000.0020,21-45-25-17-00000.0010,21-45-25-18-00000.0060,21-45-25-18-00000.0050,21-45-25-18-0000A.00CE,21-45-25-L3-19000.0010,21-45-25-17-0000B.00CE,21-45-25-17-00000.0020

PRIOR STRAP NUMBER(S) (IF ANY): N/A

LOCATION/SITE ADDRESS: 8971/8981/8991 Cody Lee RD, 13501/521 Powers CT

PURPOSE OF LETTER:

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

PLANNED USE:

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

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: TBD TOTAL SQUARE FOOTAGE: 200,000

RESIDENTIAL UNITS: SINGLE-FAMILY: --- MULTI-FAMILY: 290

AVERAGE ESTIMATED DAILY FLOW (GPD): 102,500 (WATER WASTE-WATER) (GPD):88,000 REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL:

Residential Water: 250 GPD x 290 units = 72,500 GPD
Residential Waste-water: 200 GPD x 290 units = 58,000 GPD
Commercial Water: .15 GPD x 200,000 SF = 30,000 GPD
Commercial Waste-water: .15 GPD x 200,000 SF = 30,000 GPD
Residential (72.500) + Commercial (30.000) water = 102.500 GPD
Residential (58.000) + Commercial (30.000) Waste-water = 88,000 GPD

Please e-mail the completed form at mmccormic@leegov.com.
If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.