

MISSING THE FOREST FOR THE TREES

Or Why Not To Amend The Lee County Utilities Future Water Service for the
CPA2022-00019: CARY+DUKE+POVIA

THE TREE

Individual Transaction Seems Small

Why not:

- ❖ Density only 1.4 dwelling units per acre
- ❖ Developer pays for the expansion
- ❖ BMAP Property within 1-mile of river

CONCERNS WITH SANITARY SEWER:

- ❖ Future density increases
 - River Hall has had 4 approved density increases of 7,900 units
- ❖ Increased development throughout the area
- ❖ Destruction of Rural Area



THE FOREST

I. CALOOSAHATCHEE RIVER IS CONTAMINATED*

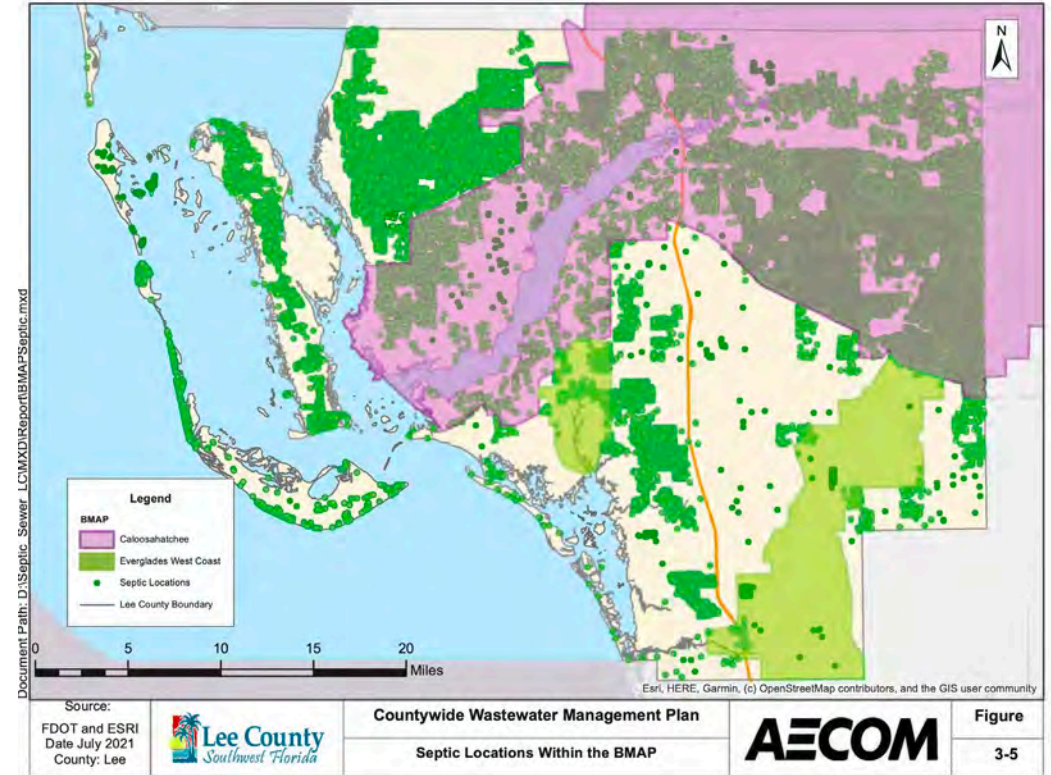
1. 2017 2-year BMAP Study - High Levels of Bacteria, Nitrogen, and Phosphorous
 - a. Human wastewater from septic system is impacting our water ways
2. FDEP has identified Conventional Septic Systems are the Source of Contamination



Lee County to meet Regulatory Requirements Countywide Wastewater Management Plan – Septic Conversion

➤ Required Conventional Septic Tank Conversion

- 71,916 Septic Tanks in Lee County.
 - 14,946 in Lee County Utility and BMAP
- 3,768 Septic tanks (within 1-mile of river)
 1. Must be converted to Municipal Sewer
 2. Cost estimate_ \$57,000 per home paid by owner



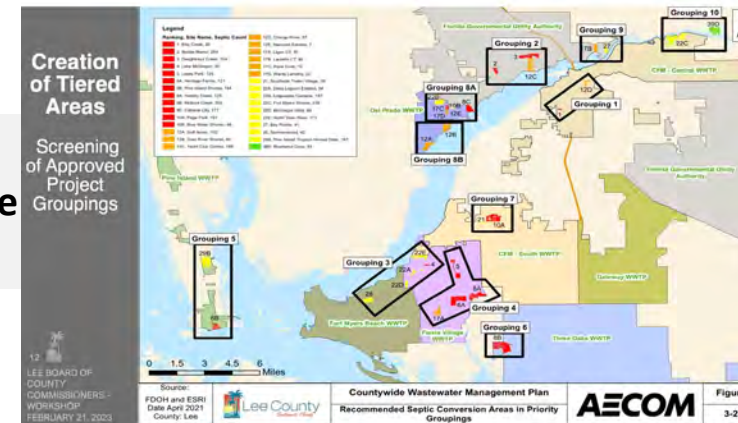
Areas Northeast of I-75

Groups 9 & 10
(East of I-75 along Caloosahatchee River)

Advanced Private Onsite Wastewater Treatment Systems for New Development

Individual Advanced Treatment Septic Systems

➤ Lee County Utilities Recommended Individual Advanced Treatment Septic Systems for rural areas east of I-75 and on the North side of the River.



*2/21/23 Lee County BOCC Workshop-Presented by Lee County Utilities

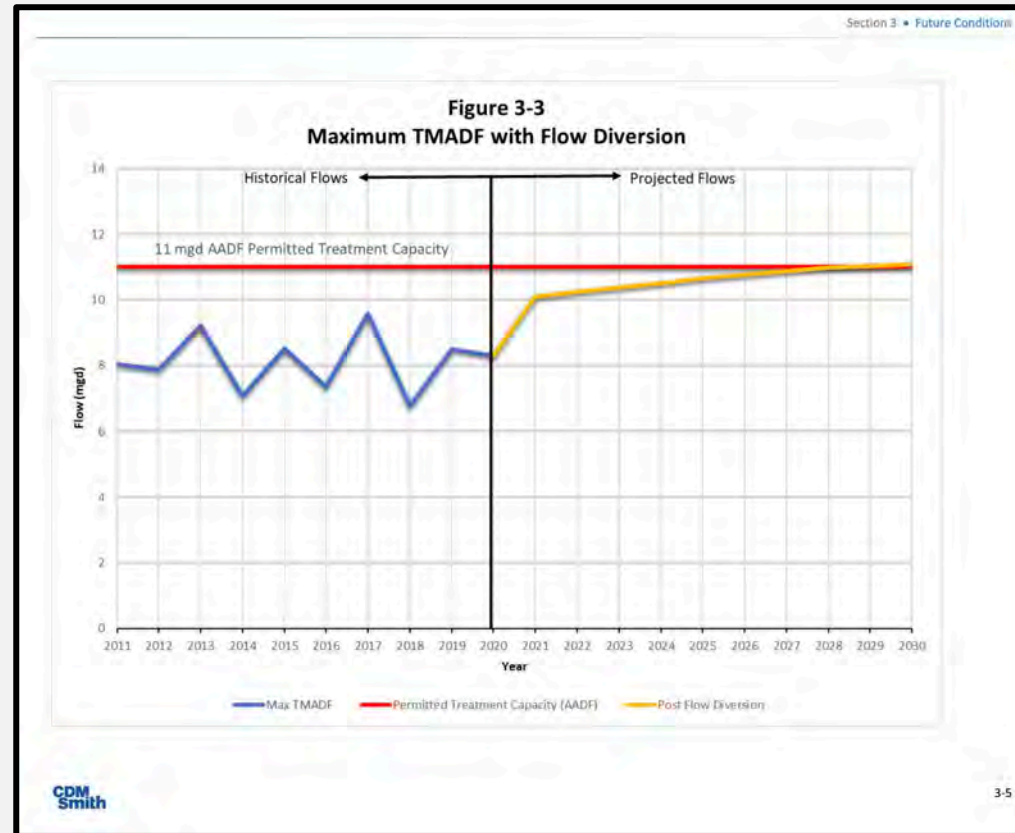
THE FOREST

II. City of Fort Myers Advanced Wastewater Treatment Facility 2021 Capacity Analysis Report by CDM Smith, April 29, 2021

“influent flows are projected to continue to remain below the the permitted capacity of 11.0 mgd through the year 2028 and exceed the permitted capacity in 2029 and 2030.”

That is in 6 years!

Do you know if they have a Plan?



III. OUR PROBLEM IS NOT JUST AFFORDABLE HOUSING

- We need to make sure we have the treatment capacity to convert the old neighborhoods that are the source of contamination.
- We need to CARE about our River



PLEASE CONSIDER THE HEALTH OF THE PEOPLE of FORT MYERS and NOT JUST THE LATEST DEVELOPER'S PLAN