



1520 Royal Palm Square Blvd, Suite 100

Fort Myers, FL 33919

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Certificate of Authorization # 29086



Horizon Tamiami Comprehensive Plan Amendment

Level of Service Analyses for Potable Water, Sanitary Sewer, Surface Water Drainage, Parks, Recreation and Open Space, and Public Schools Revised 1/3/2025

Exhibit - M17

Potable Water and Sanitary Sewer

As a proposed development abutting an established mixed-use district, both potable water and sanitary sewer service the development. Per F.A.C. 64E-6.008 Table 1, the expected demand for the allowable ninety-three (93) single family residential dwelling units (assume three bedrooms and less than 2,250 square feet average) is 300 GPD per dwelling unit while the expected demand for the allowable 135,700 square feet of commercial uses is 0.1 GPD per square foot. Therefore, the allowable development can expect an average potable water and sanitary sewer demand of $(93 \times 300) + (135,700 \times 0.1) = 27,900 \text{ GPD} + 13,570 \text{ GPD} = 41,470 \text{ GPD}$.

Per F.A.C. 64E-6.008 Table 1, the expected demand for the proposed 202,300 square feet of commercial uses is 0.1 GPD per square foot. Therefore, the proposed development can expect an average potable water and sanitary sewer demand of $(202,300 \times 0.1) = 20,230 \text{ GPD}$.

Daily Peak Demand = Average Demand $\times 1.3 = 20,230 \text{ GPD} \times 1.3 = 26,299 \text{ GPD}$

Hourly Peak Demand = Average Demand $\times 4 = 20,230 \text{ GPD} \times 4 = 80,920 \text{ GPD} = 3,372 \text{ GPH} = 56.2 \text{ GPM}$

The proposed development is within the Lee County Utilities (LCU) potable water franchise area. LCU owns and maintains existing potable water lines along the parcel's frontages with North Tamiami Trail and with Brooks Road. LCU's North Lee County Water Treatment Plant will provide potable water service to the proposed development.

The proposed development is within the Florida Governmental Utility Authority (FGUA) franchise area. FGUA owns and maintains existing wastewater lines passing through the property and then along the parcel's frontage with Brooks Road. FGUA's Del Prado Wastewater Treatment Plant will provide wastewater service to the proposed development.

According to the 2023 Lee County Concurrency Report, LCU's interconnected water distribution system is permitted with a capacity of 54.3 million gallon per day (MGPD) and is projected to operate at 40.0 MGPD in 2027. Therefore, there is sufficient capacity within the existing water distribution system to serve the 20,230 GPD increase in demand to LCU's system from the project at build-out.

According to FGUA, their wastewater distribution system has a current capacity of 7.01 million gallon per day (MGPD) and is projected to operate at 8.25 MGPD in the future with an anticipated demand of 6.575 MGP by 2027. Please see the attached email from Sam Cain, P.E., Utility Engineer for FGUA. In addition, FGUA provided a Letter of Availability confirming that wastewater disposal service is available to the subject property and that there is sufficient capacity to serve the estimated demand. Additional design and analysis will be required at time of development order permitting.

Surface Water Drainage

Water quantity, water quality, and attenuation will be provided by underground storage vaults prior to discharge to the preserved wetland and eventually Powell Creek. Stormwater runoff from the impervious areas will be directed to the underground storage vaults via catch basins and culverts. The parcel will require a SFWMD Environmental Resource Permit by virtue of its size (greater than ten acres) and the area of proposed impervious surfaces (greater than two acres).

The property in its existing state has no defined drainage pattern and appears to sheetflow to the existing wetland without benefit of any water quality treatment or attenuation. The property is almost entirely pervious, with most rainfall likely infiltrating the soil prior to discharge to the existing wetland and eventually Powell Creek.

Post-development stormwater discharge from the property will be to the existing wetland and eventually Powell Creek to mimic pre-development drainage patterns. There is no noticeable drainage flow from adjacent properties entering the property other than the FDOT drainage ditch conveying storm water runoff from North Tamiami Trail to the existing wetland. This FDOT drainage ditch will not be impacted by the proposed development except for two (2) culverted crossings.

The proposed underground storage vaults, culverts, catch basins, and control structures will be owned and maintained by the property owners in perpetuity.

The property is in an AE Flood Zone. Finished floor elevations of the proposed buildings on the property will be elevated to at least 1' above the flood elevation.

Parks, Recreation, and Open Space

Per the 2023 Public Facilities Level of Service and Concurrency Report, the Required Capacity for Parks and Recreation is 5,682 acres of regional parks and 314 acres of community parks. The Available Capacity is currently at 7,066 acres of regional parks and 762 acres of community parks. The subject property is located near North Shore Park, located on U.S. 41 south of the property, and near North Fort Myers Community Park, located on North Tamiami Trail northwest of the property. The allowable residences would have diminished available regional park capacity by 1.4 acres (per the formula in the cited Report) and community parks by 0.2 acres (per the formula in the cited Report). The proposed commercial development doesn't diminish the available capacity of Parks.

Public Schools

The proposed commercial development is in the West Zone per the School Benefit District Map according to the 2023 Lee County Concurrency Report. A total of fifteen (15) school-aged

children would be expected to utilize the public school system from the allowable development. The addition of this proposed commercial development to the Mixed Use Overlay will have no impacts to the overall capacity of Lee County Schools.

Veronica Martin

From: Sam Cain <Sam.Cain@fgua.com>
Sent: Friday, December 20, 2024 2:26 PM
To: Michael Currier; Veronica Martin
Cc: Paul Arnett; William Fontaine
Subject: RE: sanitary sewer LOS in North Fort Myers
Attachments: 2023Concurrency.pdf

Junopi

Warning: Sender Sam.Cain@fgua.com has never sent any emails to your organization. Please be careful before replying or clicking/downloading the attachment and URLs.

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Afternoon, Veronica!

Summarized below are the current and future treatment capacities for the Lehigh Acres and Del Prado WWTPs along with the projected demands for each facility through 2027 based on the most recent capacity analysis report:

System	Capacity (MGD)		Projected Demand (MGD)	
	Current	*Future	2025	2027
Lehigh Acres WWTP	2.76	4.00	2.831	2.975
Del Prado WWTP	4.25	4.25	3.5	3.6
Total:	7.01	8.25	6.331	6.575

*Anticipated by 2026

As shown above, the current treatment capacity of the Del Prado WWTP is adequate for providing service to both the projected future demand in 2027 and the estimated demand from the proposed development.

The Concurrency Report only lists capacity and demand values for the FGUA based on the sum of both the Del Prado and Lehigh Acres systems, therefore the values included in the report can't be used when evaluating the individual capacity of each system. The flow projections listed in the Concurrency Report also appear to be highly conservative compared to those in the most recent capacity analysis report for each system.

If any additional information is needed, please let us know.

Thanks!



Sam Cain, P.E.
Utility Engineer,
Florida Governmental Utility Authority

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From: Veronica Martin <vmartin@tdmconsulting.com>
Sent: Tuesday, December 17, 2024 3:23 PM
To: Douglas Black <douglas.black@anseradvisory.com>; Paul Arnett <paul.arnett@anseradvisory.com>;
Michael Currier <michael.currier@anseradvisory.com>
Subject: FW: sanitary sewer LOS in North Fort Myers

Hello,

Lee County has asked me to find out from FGUA if there are any plans to expand sanitary sewer/treatment plants in the North Fort Myers area. I received the attached letter of availability, but Lee County staff is saying that the addition of this parcel exceeds the GPD currently provided by FGUA. Please see me email below for more information.

Thank you so much for your time and assistance.

Veronica Martín

Senior Planner

vmartin@tdmconsulting.com

*Saving just one dog won't change the world...but, surely the world will change for that one dog...**Adopt, don't shop...***

PLEASE NOTE OUR ADDRESS HAS CHANGED.



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From: Veronica Martin
Sent: Wednesday, December 11, 2024 3:50 PM
To: Douglas Black <dblack@govmserv.com>
Subject: sanitary sewer LOS in North Fort Myers

Hello Mr. Black,

I hope you can help me. I'm working on Lee County staffs requests for additional information regarding a comprehensive plan amendment for property at 1450, 1456, 1460 and 1470 N. Tamiami Trail, North Fort Myers. You provided a Letter of Availability for sanitary sewer service. Lee County's Concurrency Report states that FGUA currently operates at 7.0 MGD with a projected demand of 7.4 MGD by 2026. Staff wants me to provide any future measures that will expand the capacity of wastewater service provided by FGUA. Does FGUA have plan to expand service or enter into agreements with other providers to meet future demand? Are you able to help me address LC staff questions? If not, please let me know who I can contact. I really appreciate any assistance you can provide.

Thank you.

Veronica Martín

Senior Planner

vmartin@tdmconsulting.com

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