



**LEE COUNTY UTILITIES  
REQUEST FOR LETTERS OF AVAILABILITY**

DATE: AUGUST 10, 2020

TO: **MARY MCCORMIC**  
Technician Senior

FROM: **DANA L. HUME, P.E.**

FIRM: **JOHNSON ENGINEERING INC.**

ADDRESS: **2122 JOHNSON STREET**

ADDRESS: **FORT MYERS, FL 33901 -**

PHONE#: **(239)461-2471** FAX: ( ) -

E-MAIL ADDRESS: **DLH@JOHNSONENG.COM**

PROJECT NAME: **NN MIDDLE SCHOOL AND K ELEMENTARY SCHOOL**

PREVIOUS PROJECT NAME(S): **THREE OAKS SCHOOL SITE**

STRAP NUMBER(S): **26-46-25-E4-U2186.2435**

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

**UNDEVELOPED SITE ALONG THREE OAKS PARKWAY – ADDRESS TO BE**

LOCATION/SITE ADDRESS: **DETERMINED**

**PURPOSE OF LETTER:**

- DEVELOPMENT ORDER SUBMITTAL     FINANCING     EFFLUENT REUSE  
 PERMITTING OF SURFACE WATER MANAGEMENT (SOUTH FLORIDA WATER MANAGEMENT DISTRICT)  
 OTHER: (PLEASE SPECIFY) **COMP PLAN MAP AMENDMENT (VILLAGE OF ESTERO)**

**PLANNED USE:**

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

PLANNED # OF COMMERCIAL/INDUSTRIAL BUILDINGS: **N/A**

RESIDENTIAL UNITS: SINGLE-FAMILY: **N/A** MULTI-FAMILY: **N/A**

PROPOSED PROJECT CONSISTS OF **200,000 S.F. SCHOOL WITH 2,350 STUDENTS AND 175 EMPLOYEES**

AVERAGE ESTIMATED DAILY FLOW (GPD): **36,225** ( WATER  WASTE-WATER) (GPD):  REUSE

PLEASE SHOW CALCULATION USED TO DETERMINE AVERAGE ESTIMATED DAILY FLOW (GPD) PER CRITERIA SET FORTH IN LEE COUNTY UTILITIES DESIGN MANUAL: **PER LCU DESIGN MANUAL: (2350 STUDENTS X 10 GPD = 23,500 GPD) + (175 EMPLOYEES X 15 GPD = 2,625 GPD) + (2525 CAFETERIA MEALS X 4 GPD = 10,100 GPD) = 36,225 GPD TOTAL**

Please e-mail the completed form at [mmccormic@leegov.com](mailto:mmccormic@leegov.com).

If you should have any questions or require assistance, please feel free to call our office at (239) 533-8532.





**BOARD OF COUNTY COMMISSIONERS**

John E. Manning  
*District One*

Cecil L Pendergrass  
*District Two*

Raymond Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

Roger Desjarlais  
*County Manager*

Richard Wm Wesch  
*County Attorney*

Donna Marie Collins  
*County Chief  
Hearing Examiner*

August 11, 2020

Via E-Mail

Dana Hume, P.E.  
Johnson Engineering Inc.  
2122 Johnson Street  
Fort Myers, FL 33901

**RE: Potable Water and Wastewater Availability  
NN Middle School & K Elementary School  
STRAP # 26-46-25-E4-U2186.2435**

Dear Mr. Hume:

The subject property is 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 will be required.

Your firm has indicated that this project will consist of a middle school and an elementary school with an estimated total flow demand of approximately 36,255 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 Water Reclamation Facility. 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 meet with LCU Staff 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.



P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111

lee-county.com

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

August 11, 2020

Page 2

Further, this letter of availability of potable water and sanitary sewer service is to be utilized for Comprehensive Plan Amendment only. Individual letters of availability will be required for the purpose of obtaining building permits.

Sincerely,

**LEE COUNTY UTILITIES**

A handwritten signature in blue ink that reads "Mary McCormic". The signature is written in a cursive, flowing style.

Mary McCormic  
Technician Senior  
239-533-8532  
UTILITIES ENGINEERING

**Letters of Adequacy of Fire, EMS,  
Law Enforcement, Solid Waste, Mass Transit services  
Exhibit B.3**





**Estero Fire Rescue**

21500 Three Oaks Parkway  
Estero, Florida 33928  
(239) 390.8000  
(239) 390.8020 (Fax)  
[www.esterofire.org](http://www.esterofire.org)

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*"DEDICATED AND DRIVEN FOR THOSE WE SERVE"*

**DATE:** 8/11/2020

**TO:** Marina Guirguis

**FAX NUMBER:** 239-334-3661

**FROM:** Phillip Green, Fire Marshal

**NUMBER OF PAGES INCLUDING COVER SHEET:** 2

**COMMENTS:**

Letter of Service Availability for Parcel #26-46-25-E4-U2186.2435

**Estero Fire Rescue**

21500 Three Oaks Parkway  
Estero, Florida 33928  
(239) 390.8000  
(239) 390.8020 (Fax)  
[www.esterofire.org](http://www.esterofire.org)

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August 11, 2020

Johnson Engineering  
2122 Johnson Street  
P.O. Box 1550  
Fort Myers, Florida 33902  
C/O Marina Guirguis, Planner I

Re: Parcel 26-46-25-E4-U2186,2435

Ms. Guirguis,

This correspondence will serve as a Letter of Service Availability for the above listed parcel. The above listed parcel is located within the Estero Fire Rescue District.

The Estero Fire Rescue District will provide fire suppression and Advanced Life Support Non-Transport medical services for this parcel. Primary responding fire station for the above listed parcel is Estero Fire Rescue Station 43 located at 21500 Three Oaks Parkway, Estero Florida. Service availability is not dependent on the use of the property.

Should you require any further information, please feel free to contact me at 239-390-8000.

Respectfully,



Phillip Green  
Fire Marshal

## Marina A. Guirguis

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**From:** Abes, Benjamin <Benjamin.Abes@leegov.com>  
**Sent:** Tuesday, August 4, 2020 9:26 AM  
**To:** Marina A. Guirguis  
**Subject:** RE: Village of Estero Comprehensive Plan Amendment - Request for Letter of Service Availability for Parcel 26-46-25-E4-U2186.2435

Good morning Ms. Guirguis,

Thank you for the information. The County has not been authorized to review and provide comments on municipal development permits, including in the Village of Estero.

Our review or assistance on such matters is typically provided by interlocal agreements, Resolutions, Ordinances, and in limited circumstances through the 163 F.S., Comprehensive Plan Amendment process. If no such agreement exists, the County is without that authority.

Ben

Benjamin Abes  
Director, Lee County Public Safety  
Chief, Emergency Medical Services  
239-533-3911

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**From:** Marina A. Guirguis <mag@johnsoneng.com>  
**Sent:** Tuesday, August 4, 2020 8:56 AM  
**To:** Abes, Benjamin <Benjamin.Abes@leegov.com>  
**Subject:** [EXTERNAL] Village of Estero Comprehensive Plan Amendment - Request for Letter of Service Availability for Parcel 26-46-25-E4-U2186.2435

Good morning, Mr. Abes,

Kindly find attached a request for a letter of service availability for a new project in the Village of Estero. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it. Please do not hesitate to contact me with any questions or if you require any additional information.

Thanks,

Marina A. Guirguis  
Planner I  
JOHNSON ENGINEERING, INC.  
2122 Johnson Street  
Fort Myers, FL 33901  
239.292.6076 Cell  
[mguirguis@johnsoneng.com](mailto:mguirguis@johnsoneng.com)

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.



***Carminé Marceno***  
Sheriff



**State of Florida**  
**County of Lee**

*"Proud to Serve"*

August 12, 2020

Marina Guirguis  
Johnson Engineering  
2122 Johnson Street  
Fort Myers, Florida 33901

Ms. Guirguis,

The requested Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435 does not affect the ability of the Lee County Sheriff's Office to provide core services at this time. Therefore, we have no objection to the construction of an elementary and middle school on the +- 68 acre parcel located north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero.

This agency will provide law enforcement services from our South District substation in Bonita Springs. At the time of application for new development orders or building permits, the applicant shall provide a Crime Prevention Through Environmental Design (CPTED) report done by the applicant and given to the Lee County Sheriff's Office for review and comments. Please contact Community Relations Supervisor Beth Schell at (239) 258-3287 with any questions regarding the CPTED study.

Respectfully,

  
Rich Snyder  
Major, Patrol Bureau



*"The Lee County Sheriff's Office is an Equal Opportunity Employer"*  
14750 Six Mile Cypress Parkway • Fort Myers, Florida 33912-4406 • (239) 477-1000



# LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

John E. Manning  
*District One*

August 11, 2020

Cecil L Pendergrass  
*District Two*

Ms. Marina Guirguis  
Johnson Engineering, Inc.  
2122 Johnson Street  
Fort Myers, FL 33901

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

**SUBJECT: Request for Solid Waste Letter of Availability  
Village of Estero Comprehensive Plan Amendment for Parcel No.  
26-46-25-E4-U2186.2435**

Roger Desjarlais  
*County Manager*

Richard Wm. Wesch  
*County Attorney*

Dear Ms. Guirguis,

Donna Marie Collins  
*Hearing Examiner*

Lee County Solid Waste is capable of providing solid waste collection service for the proposed project in the Village of Estero through our franchised hauling contractors. Disposal of the solid waste generated from the proposed schools will be accomplished at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill. Plans have been made, allowing for growth, to maintain long-term disposal capacity at these facilities.

Solid Waste Ordinance (11-27) defines solid waste requirements for businesses and institutions. It further establishes that the property owner will be responsible for all future applicable solid waste assessments and fees.

Please provide for my review the construction plans of the dumpster and/or compactor locations prior to the start of the construction.

If you have any questions, please call me at (239) 533-8000.

Sincerely,

*Brigitte Kantor*

Brigitte Kantor  
Public Utilities Manager  
Solid Waste Division

John E. Manning  
*District One*

August 5, 2020

Cecil L. Pendergrass  
*District Two*

Marina Guirguis  
Johnson Engineering  
2122 Johnson Street  
Fort Myers, FL 33902

Ray Sandelli  
*District Three*

Brian Hamman  
*District Four*

Frank Mann  
*District Five*

RE: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Roger Desjarlais  
*County Manager*

Dear Ms. Guirguis,

Richard Wesch  
*County Attorney*

LeeTran has reviewed your request for service availability in regards to a Comprehensive Plan Amendment intended to amend the existing allowable development of residential units and of commercial uses to an elementary and middle school on the referenced subject area located approximately by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Road in the Village of Estero. After review, we have concluded that the proposed development has no impact on transit facilities.

Donna Marie Collins  
*County Hearing Examiner*

Sincerely,  
*Jorge J Puente*

Jorge J Puente, Transit Service Planner  
Lee County Transit



August 4, 2020

Mr. Scott Vanderbrook, Fire Chief  
Estero Fire Rescue  
21500 Three Oaks Parkway  
Estero, FL 33928

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Dear Chief Vanderbrook:

We are in the process of preparing an application for a Comprehensive Plan Amendment for the referenced ±68 acre parcel located by the USPS north of the intersection of Three Oaks Parkway and Corkscrew Rd in the Village of Estero. The requested amendment would change the existing allowable development of 381 residential units and 30,000 square feet of commercial uses to an elementary and middle school with a 200,000 square foot building footprint. The Lee County School District plans for an enrollment of 1,800 student stations with an expected full build of 2,400 student stations and 175 total faculty and staff. This site was permitted as a high school in 2005.

The application requires we obtain a Letter of Service Availability from all providers. If you could please provide us with a letter of availability for services to the referenced parcel at your earliest convenience, we would greatly appreciate it.

If you have any questions, or require additional information, please do not hesitate to contact me at (239) 292-6076 or mag@johnsoneng.com.

Sincerely,

JOHNSON ENGINEERING, INC.

Marina Guirguis  
Planner I



August 4, 2020

Mr. Benjamin Abes, EMS Chief  
Lee County Department of Public Safety  
P.O. Box 398  
Fort Myers, FL 33902

via email Benjamin.Abes@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Dear Mr. Abes:

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Sincerely,

JOHNSON ENGINEERING, INC.

Marina Guirguis  
Planner I



August 4, 2020

Sheriff Carmine Marceno  
Lee County Sheriff's Office  
14750 Six Mile Cypress Parkway  
Fort Myers, Florida 33912

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Dear Sheriff Carmine Marceno:

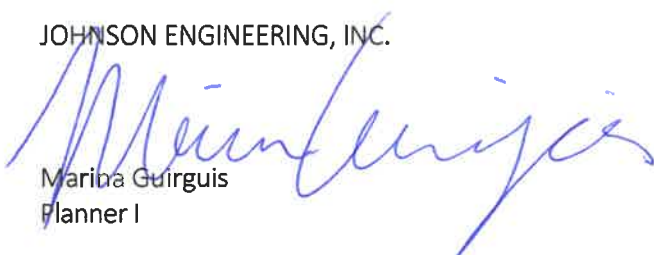
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Sincerely,

JOHNSON ENGINEERING, INC.

  
Marina Guirguis  
Planner I





August 4, 2020

Brigette Kantor  
Lee County Public Utilities Solid Waste Division  
P.O. Box 398  
Fort Myers, FL 33902

via email BKantor@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

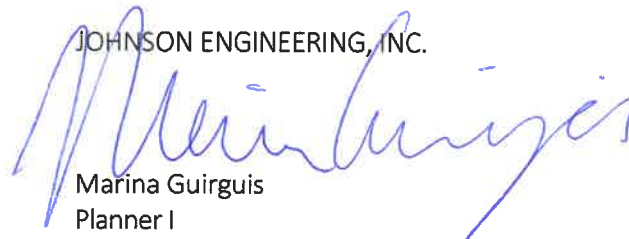
Dear Ms. Kantor:

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Sincerely,

JOHNSON ENGINEERING, INC.  
  
Marina Guirguis  
Planner I



August 4, 2020

Lee County Transit  
Mr. Levi McCollum  
3401 Metro Parkway  
Fort Myers, FL 33901

via email JMcCollum@leegov.com

Re: Village of Estero Comprehensive Plan Amendment for Parcel 26-46-25-E4-U2186.2435  
Request for Letter of Service Availability

Dear Mr. McCollum:

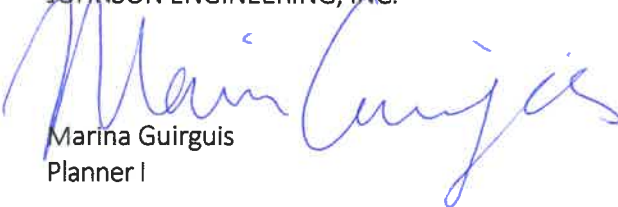
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Sincerely,

JOHNSON ENGINEERING, INC.



Marina Guirguis  
Planner I