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August 7, 2001

Director
Division of Commission Clerk and Administrative Services
2540 Shumard Oak Blvd.
Tallahassee, FL 32399-0850

011006-SU

Dear Director:

In response to the notice of application for an extension of wastewater service area by North Fort Myers Utilities (your Docket Number 11006), and as a property owner within the affected area, I would like to express my objection. The need for central sewer service in this area is not identified and the current use of septic systems by the developed parcels is adequate for the area.

The Lee County Zoning Department has a pending application for a zoning change on Heritage Creek, a proposed development in the area. In discussions with personnel in both the zoning department and the Lee County Utilities department, it appears that the request for extension of the wastewater service area for North Fort Myers Utility is directly related to this proposed development. If that is the case, then the wastewater service extension should be limited to the Heritage Creek development. It seems that the extension of the service area beyond the limit of the proposed development is merely an attempt to ensure a larger support base to distribute the costs associated with extension of lines. Properties beyond the limits of the proposed development average 3.4 acres per unit and are primarily agriculturally zoned - conditions which are inappropriate for central wastewater service.

The current Lee County ordinances require that developments with a proposed density greater than 2.5 units per acre must provide central wastewater service. While the final determination has not been made for the proposed Heritage Creek development, similar developments in the Lee County area have been limited to 2.0 units per acre. Further, the Lee Comprehensive Plan calls for a maximum density of 2 units per acre in this neighborhood. I am hopeful that this development will be limited to considerably less than that. If successful, this will provide further confirmation that extension of the wastewater service by North Fort Myers Utility is not needed.

Again, I object to the request as the need for the central sewer service is not identified and if it is related to the proposed Heritage Creek development, the proposed density does not require the needed for central service. However, if the zoning approval requires central wastewater service, then the extension of the service area should be limited only to the area of the proposed development.

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