

ESTERO  
VILLAGE HALL

# Village of Estero Utility Expansion

THE VILLAGE OF ESTERO PUBLIC WORKS

VILLAGE COUNCIL PRESENTATION

JUNE 17, 2020



PREPARED BY

**BANKS**  
ENGINEERING

# Study Areas



# Determining Sub-Areas

What existing  
infrastructure is  
in place?

Property  
Similarities?

Gravity Sewer  
Limitations?

# Preliminary Design

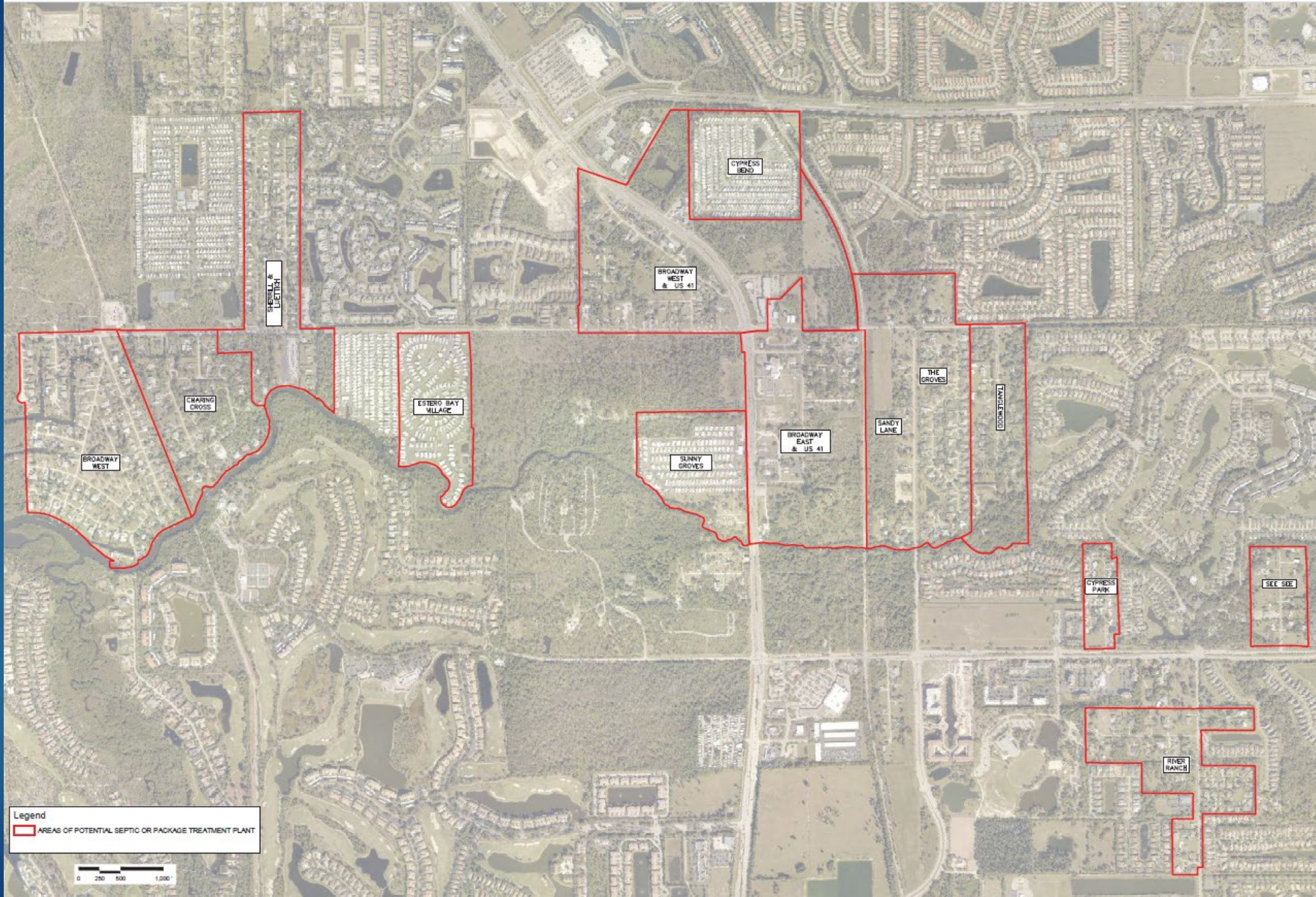
## Basis of Design:

- Lee County Utility Design Requirements
- Connecting All Lots in Area
- Minimizing Pipe Lengths & Depths
  - Minimizing Costs

## Future Refinement of Design:

- Construction Plans for each Area
  - More Detailed Design to Confirm Costs
- Assessed Value will be Different for Commercial Areas Based on Proposed Use.

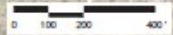
# Study Sub-Areas



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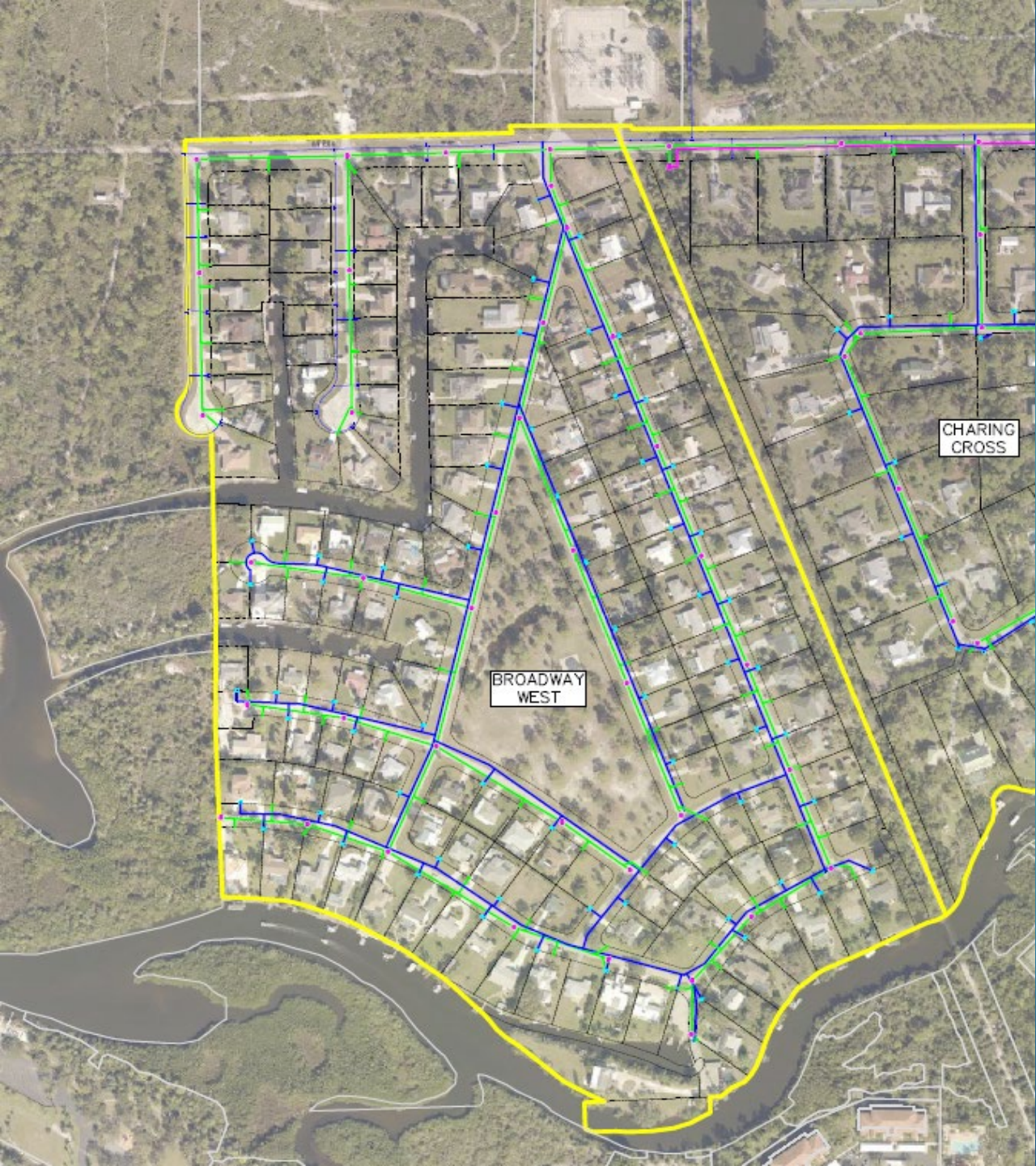


Legend  
[Red Outline] AREAS OF POTENTIAL SEPTIC OR PACKAGE TREATMENT PLANT



# Broadway West

- 90 AC
- 157 Lots
- Single Family
- No Sewer
- Has water along:
  - Broadway West
  - Armada Ct
  - Porthole Ct
- Cost
  - \$6.3M
  - Shared Pump Station with Charing Cross (80%)





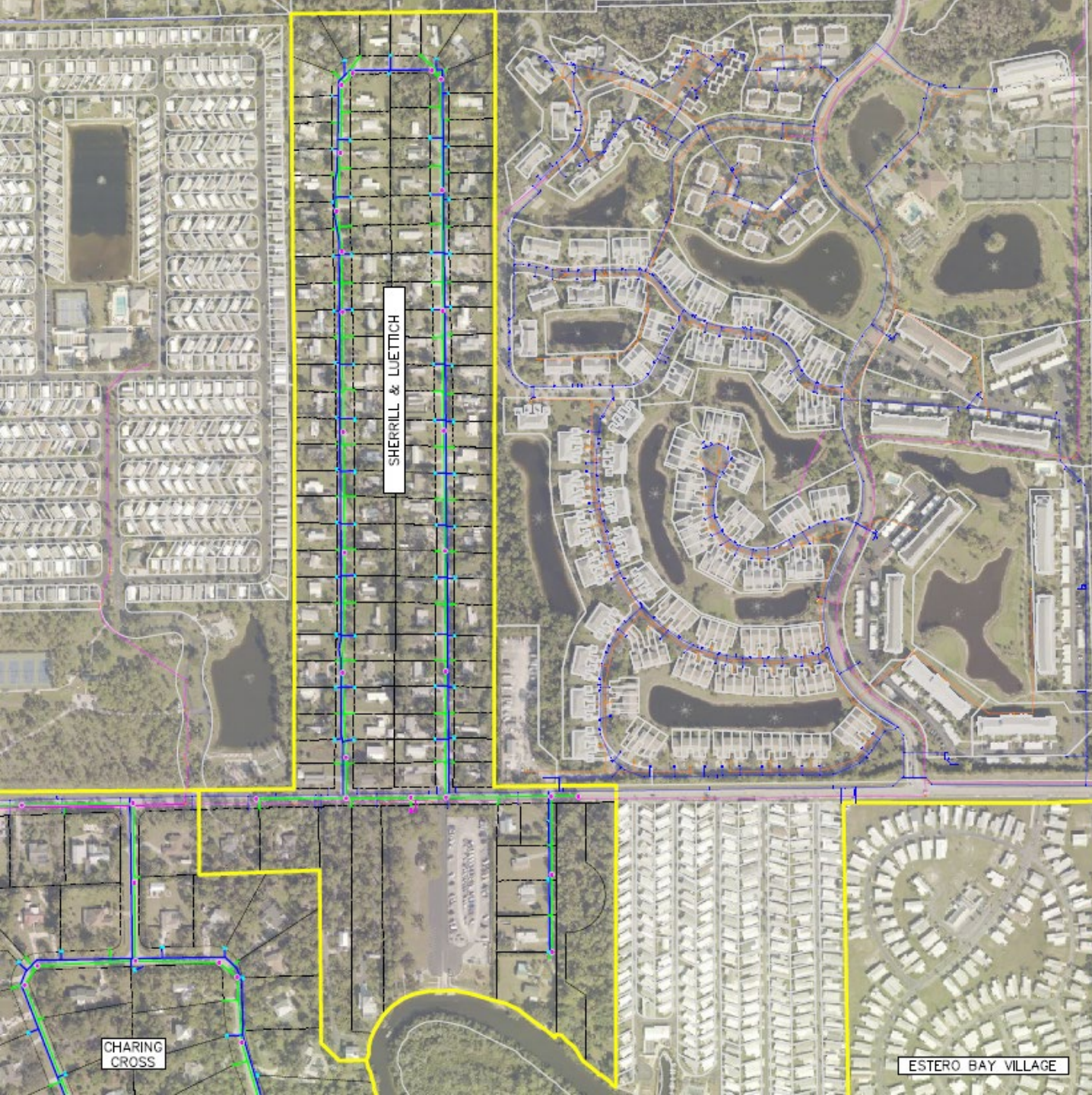
# Charing Cross

- 55 AC
- 40 Lots
- Single Family
- No Sewer
- Has water along:
  - Broadway West
- Cost
  - \$2.4M
  - Shared Pump Station with Broadway West (20%)



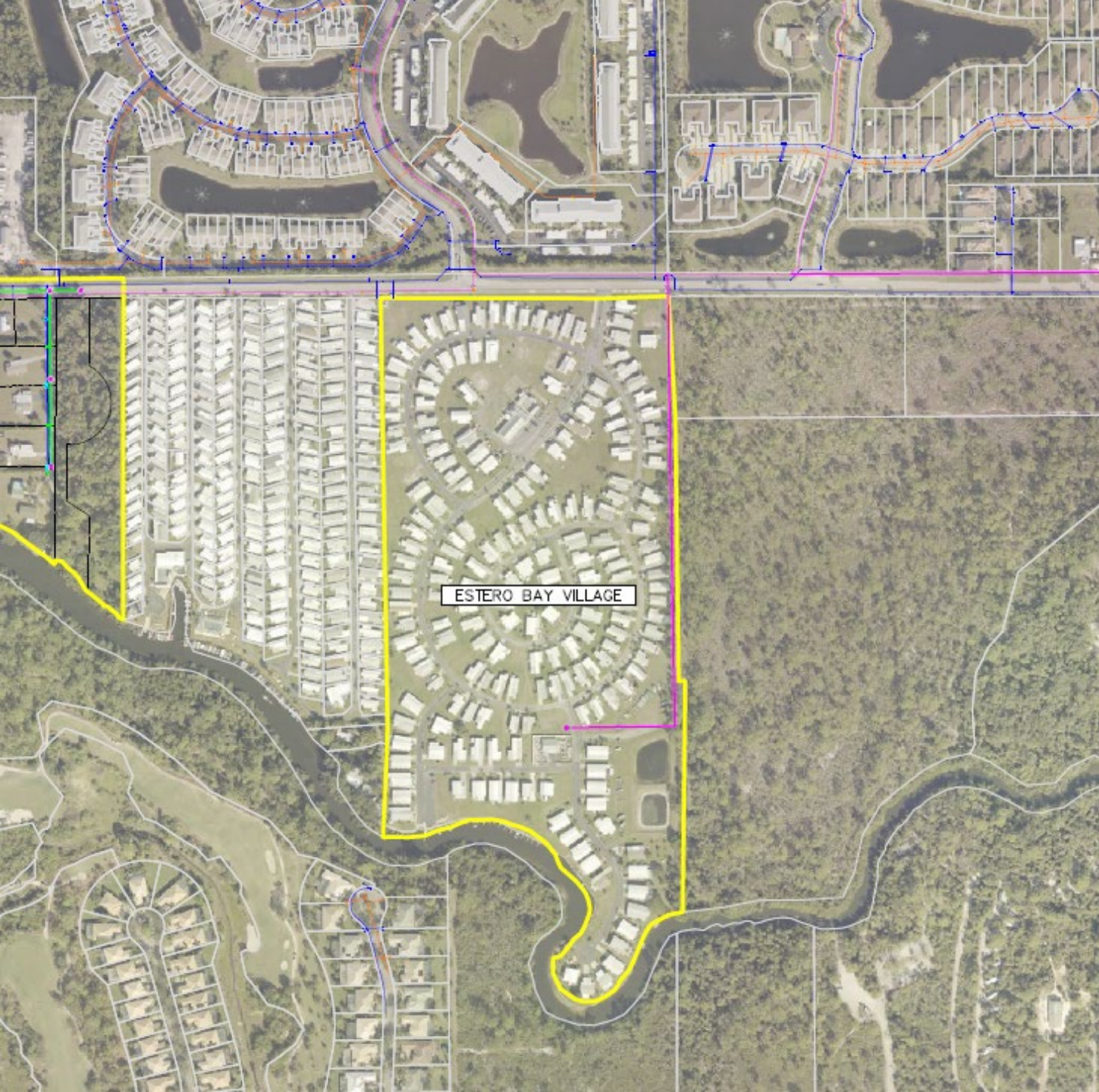
# Sherrill & Luetlich

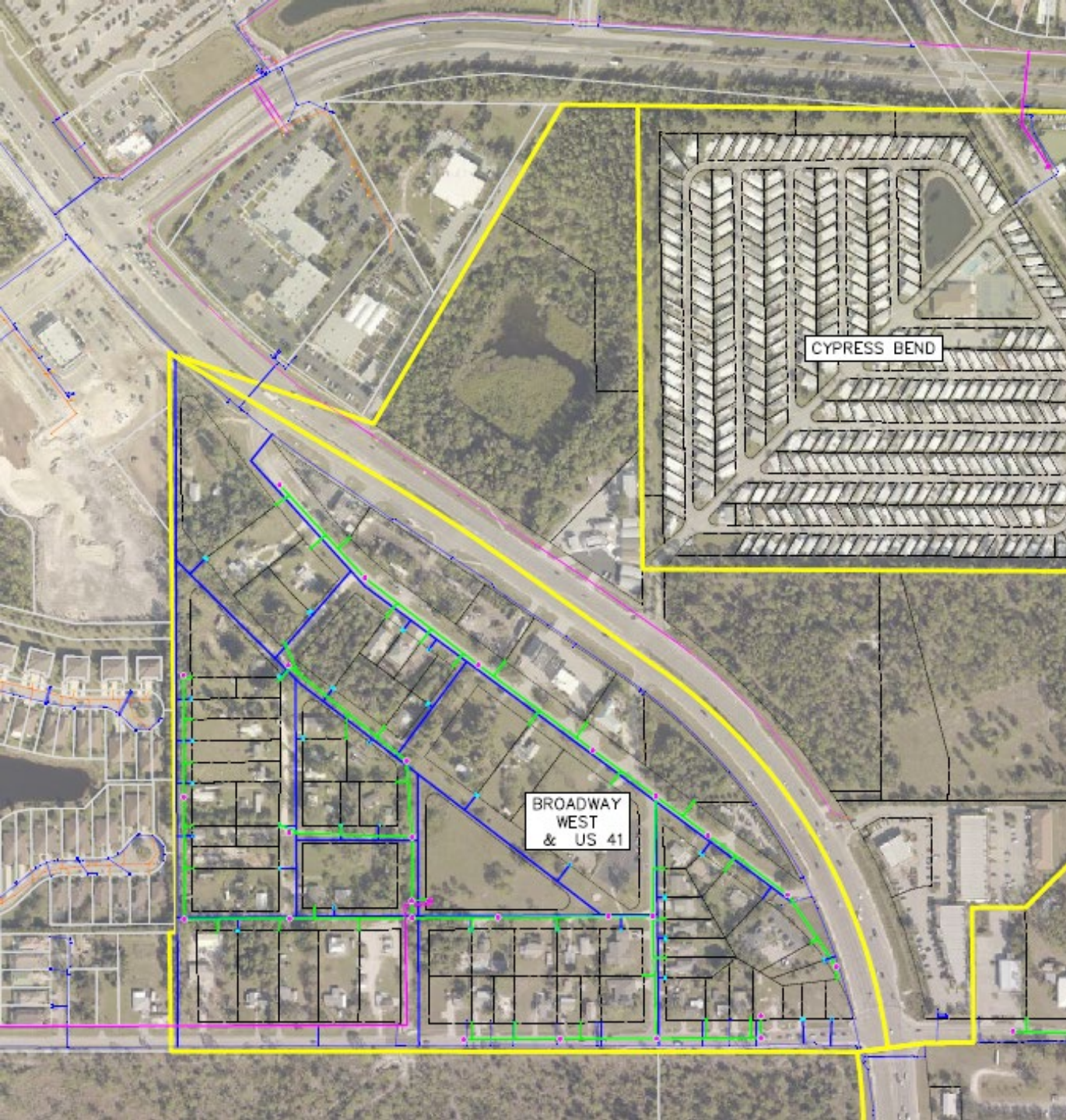
- 40 AC
- 125 Lots
- Single Family
- No Sewer
- Has water along:
  - Broadway West
- Cost
  - \$5.1M
- Special Consideration
  - Private roadway that currently does not meet standards for utility installation.



# Estero Bay Village

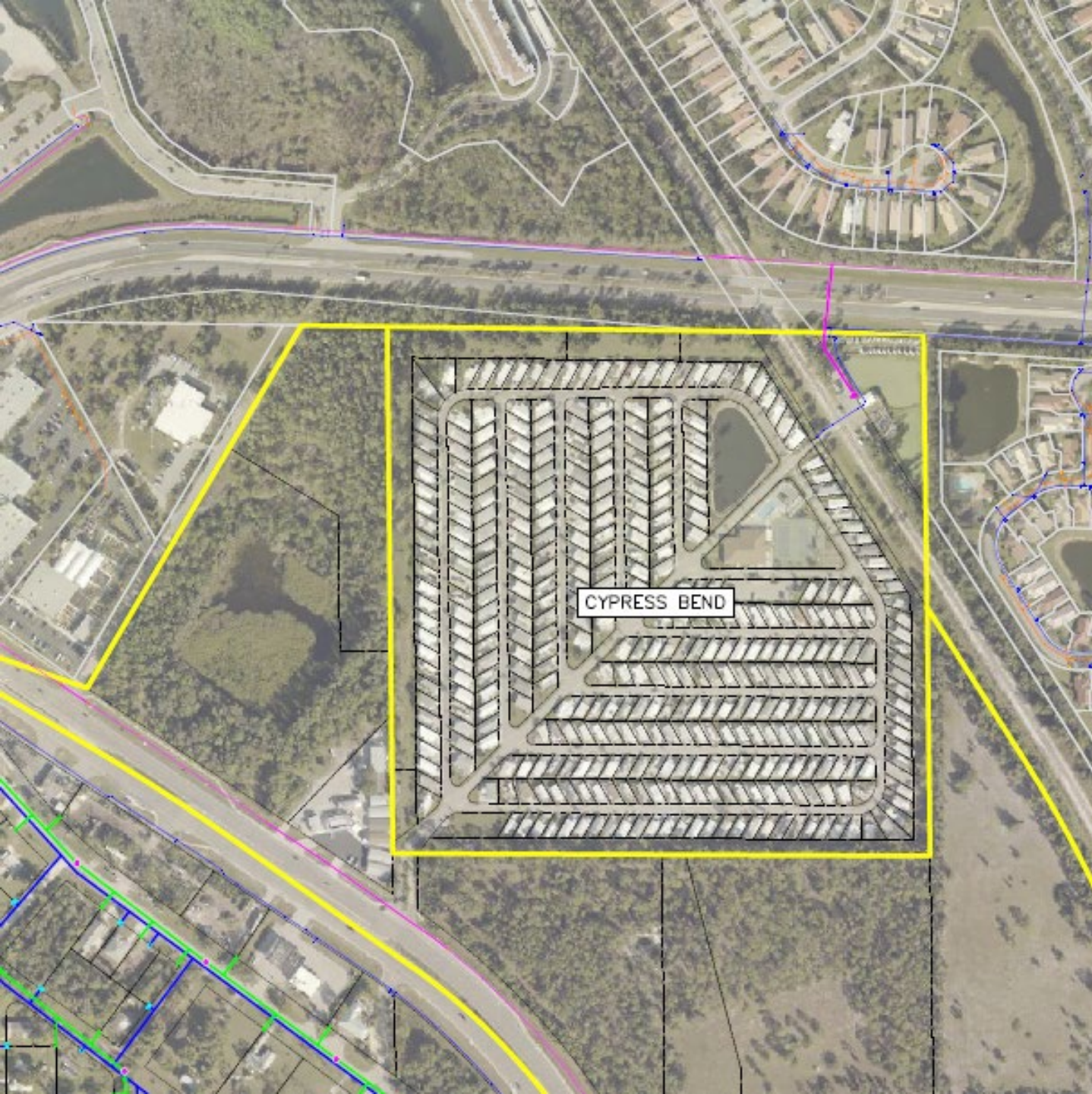
- 35 AC
- 204 Lots
- Single Family
- Package Plant - No Sewer
- Has water
- Cost
  - \$600K





# Broadway West & US 41

- 60 AC
- 77 Lots
- Single Family & Commercial
- No Sewer
- Has water along:
  - Broadway West
  - US 41
- Cost
  - \$5.7M



# Cypress Bend

- 40 AC
- 411 Lots
- Single Family
- Package Plant - No Sewer
- Has water
- Cost
  - \$500K

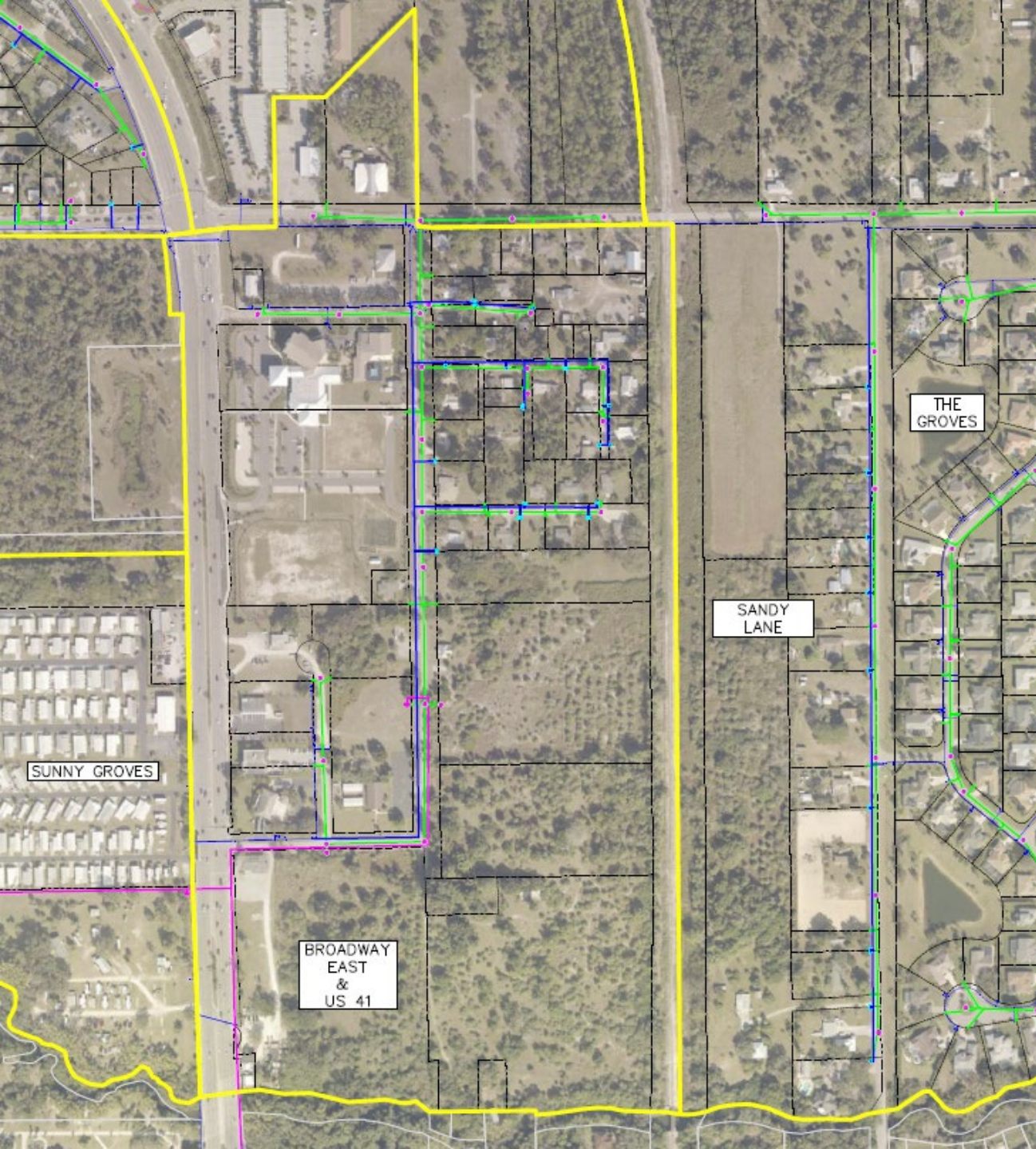
# Sunny Groves

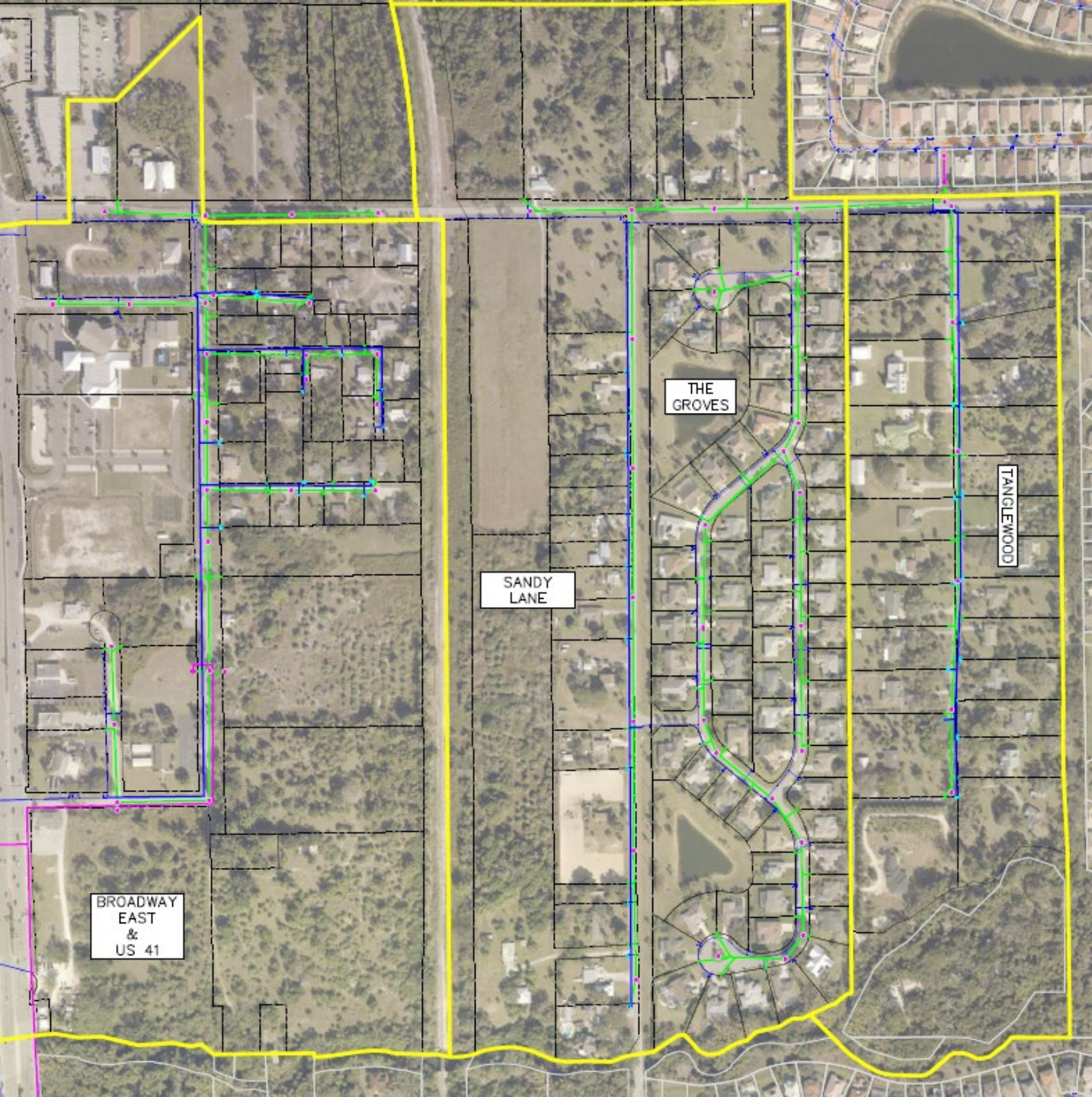
- 40 AC
- 205 Lots
- Single Family
- Package Plant - No Sewer
- Has water along:
  - US 41
- Cost
  - \$700K
  - Shared Pump Station with Broadway East & 41 (79%)



# Broadway East & US 41

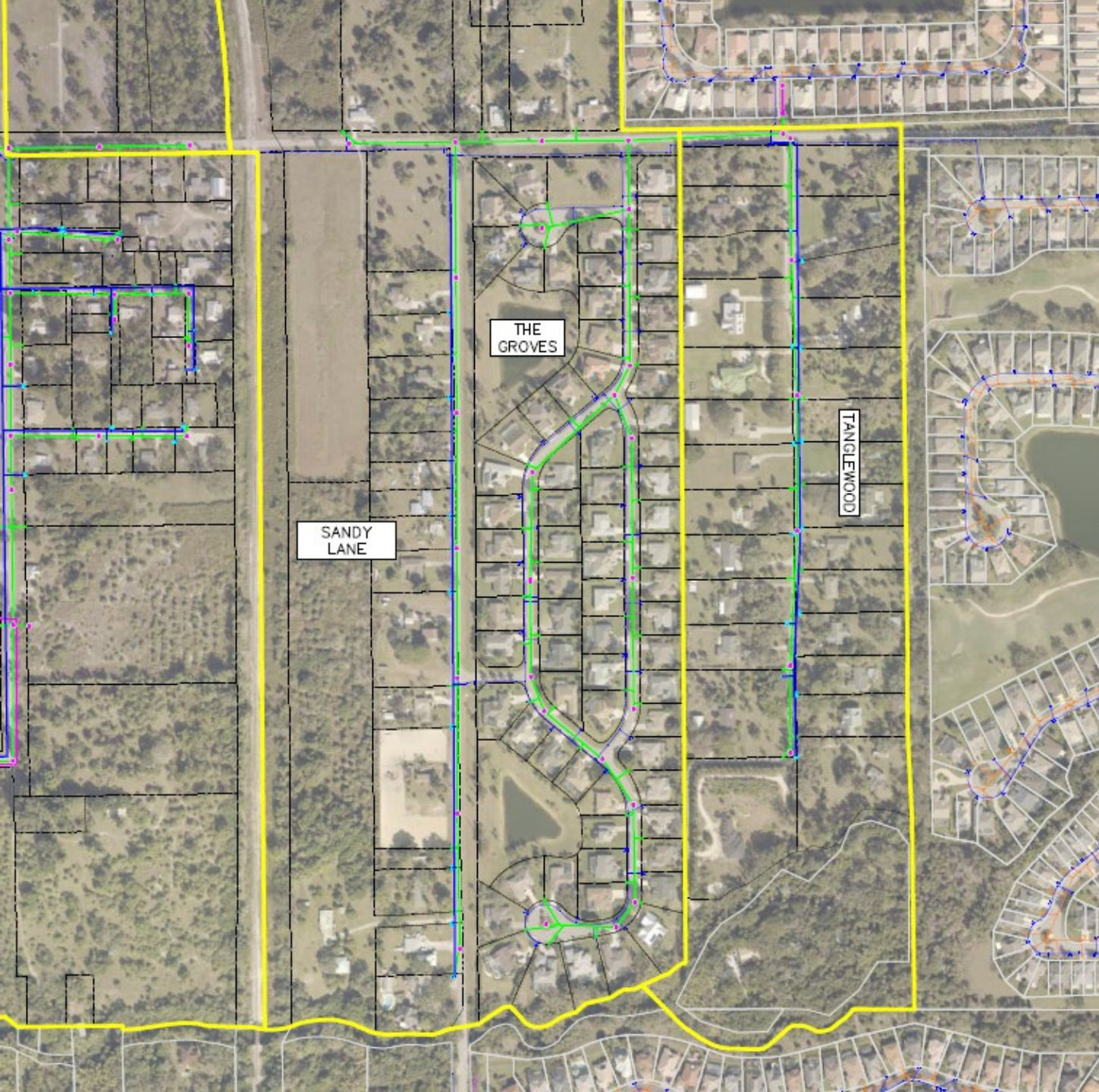
- 90 AC
- 54 Lots
- Single Family & Commercial
- No Sewer
- Has water along:
  - Broadway East
  - Lord's Way
- Cost
  - \$3.5M
  - Shared Pump Station Cost with Sunny Groves (21%)





# Sandy Lane & The Groves

- 95 AC
- 113 Lots
- Single Family
- No Sewer
- Has water in The Groves and along:
  - Broadway East
- Cost
  - \$4.2M
  - Shared Pump Station with Tanglewood (78%)
- Special Consideration
  - The Groves area contains private roadways.



# Tanglewood

- 45 AC
- 27 Lots
- Single Family
- No Sewer
- Has water along:
  - Broadway East
- Cost
  - \$1.2M
  - Shared Pump Station with Sandy Lanes and The Groves (22%)





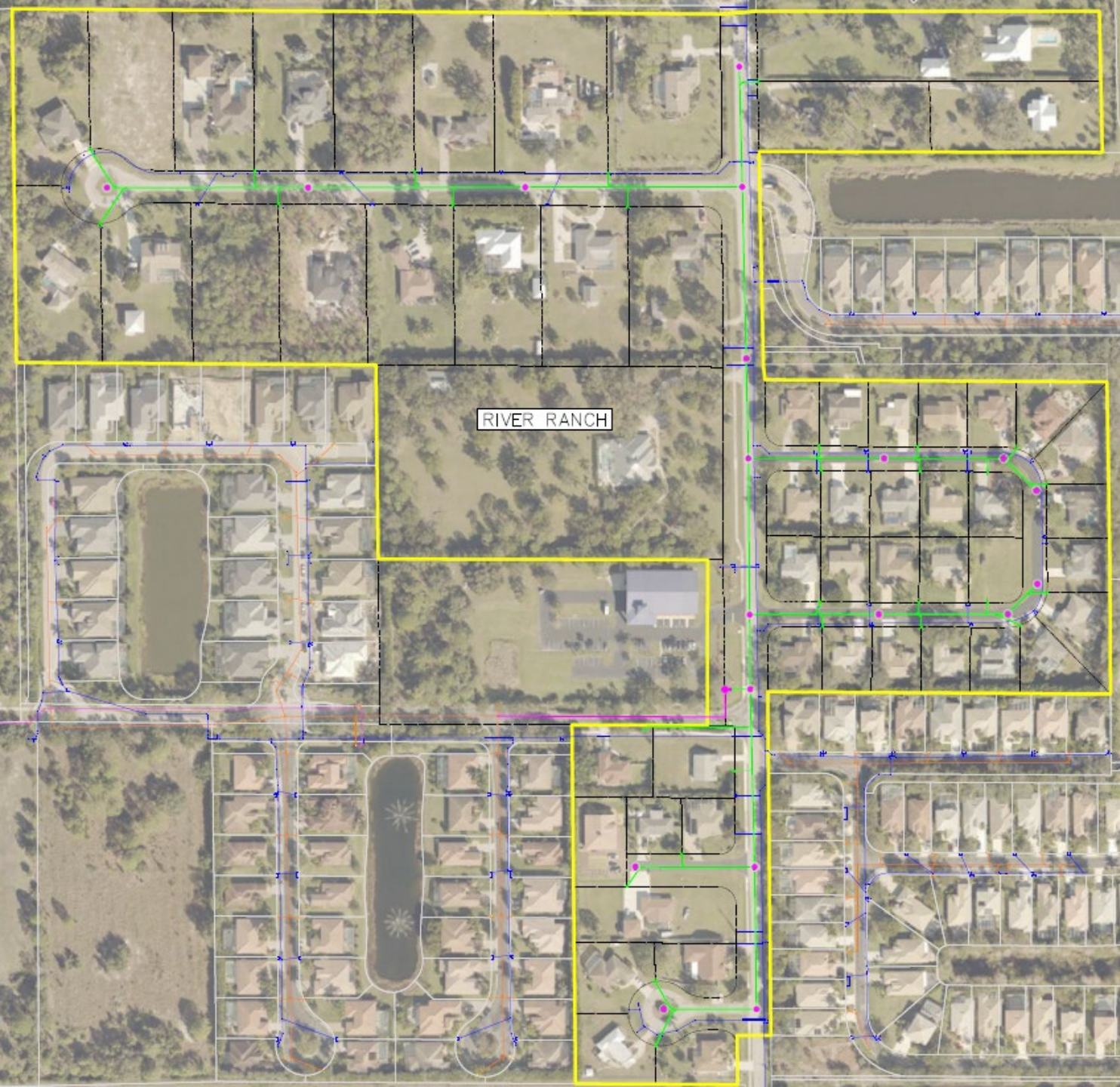
# Cypress Park

- 12 AC
- 34 Lots
- Single Family & a Motel
- No Sewer
- No Water
- Cost
  - \$1.8M
- Special Consideration
  - The Cypress Park area contains private roadways.



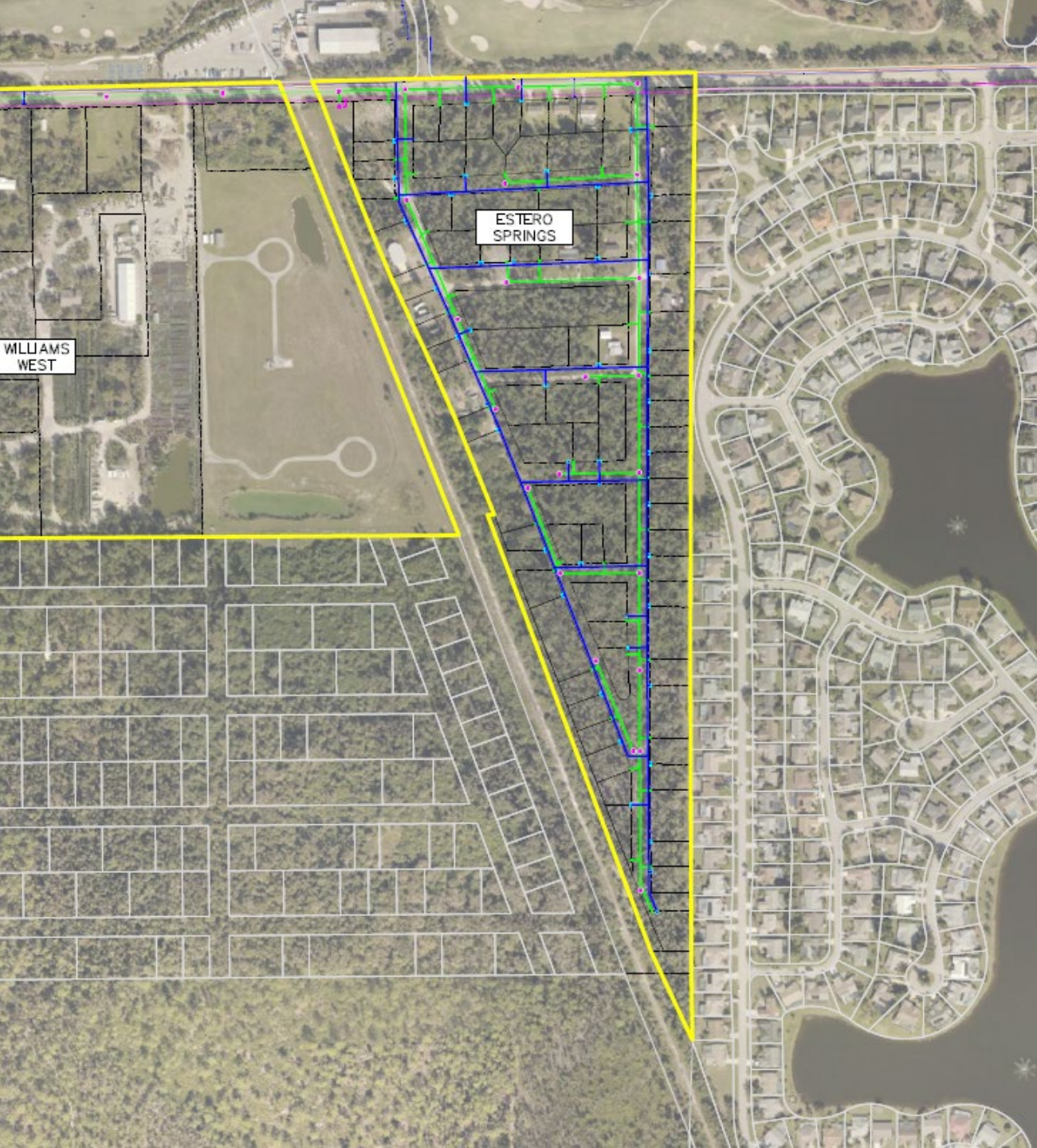
# See See

- 20 AC
- 18 Lots
- Single Family
- No Sewer
- No Water
- Cost
  - \$1.1M



# River Ranch

- 45 AC
- 56 Lots
- Single Family
- No Sewer
- Has Water
- Gravity Sewer Only
- Cost
  - \$2.4M
- Special Consideration
  - The River Ranch area contains private roadways.



# Estero Springs

- 40 AC
- 88 Lots
- Single Family & Undeveloped
- No Sewer
- Located in BSU Franchise Area
- LCU has Existing Water and Sewer in Area
- Has water along:
  - Williams
- Cost
  - \$5.1M
  - Shared Pump Station with Williams West (80%)
- Special Consideration
  - The Estero Springs area will require roadway construction in private right of ways.



# Williams West

- 70 AC
- 22 Lots
- Single Family & Commercial
- No Sewer
- Located in BSU Franchise Area
- LCU has Existing Water and Sewer in Area
- Has water along:
  - Williams
  - Kings
- Cost
  - \$700K
  - Shared Pump Station with Estero Springs (20%)

# Potential Areas to Investigate First

- Estero Bay Village
  - Proximity to the River
  - High Population Density
  - Anticipated Low Unit Cost
- Sunny Groves
  - Proximity to the River
  - High Population Density
  - Anticipated Low Unit Cost
- Cypress Bend
  - Community has Expressed Interest in Converting
  - High Population Density
  - Anticipated Low Unit Cost
- River Ranch Road
  - Current Road Improvements Under Design
    - Reduces Cost to Incorporate in Road Project
    - Eliminates Future Road Demolition