



**LEE COUNTY**  
SOUTHWEST FLORIDA

**BOARD OF COUNTY COMMISSIONERS**

(239) 479-8325

Writer's Direct Dial Number: \_\_\_\_\_

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District One

February 6, 2006

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Examiner

MR. RON MANLEY  
CANIN ASSOCIATES  
500 DELANEY AVENUE, SUITE 404  
ORLANDO, FL 32801

RE: THE FOUNTAINS, DRI2006-00001 - DRI APPLICATION (NEW)

Dear Mr. Manley:

The Zoning Division has reviewed the information provided for the above Development of Regional Impact (DRI) application. The Land Development Code requires additional information for the application to be complete enough to be reviewed for sufficiency. This application received January 18, 2006 is not complete, and cannot be reviewed for sufficiency. Preliminary comments are attached. For your assistance, we have enclosed other documents and additional correspondence from reviewing agencies you may find helpful in putting together a complete application.

Please contact me at #239-479-8325 if you have questions or concerns regarding this matter.

Sincerely,

TONY PALERMO  
Senior Planner  
Department of Community Development

*Draft*

H:\thefountainsincompletionletterfeb06.wpd

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 2

✓ Thom Osterhout, Lee County Utilities

~~Rick Joyce, Environmental Sciences~~

✓ Bill Horner, Port Authority

Dave Berra, Parks & Recreation

✓ Mike Pavese, Public Works

Daniel L. Trescott, Principal Planner  
Southwest Florida Regional Planning Council  
1926 Victoria Ave.  
Fort Myers, FL 33901

City of Fort Myers  
Planning Division  
1825 Hendry Street, #101,  
Fort Myers FL, 33901

Lehigh Acres Community Planning Corporation  
PO Box 1408  
Lehigh Acres, FL 33970

cc: Pamela Houck, Division Director  
Paul O'Connor, Planning  
Kim Trebatoski, Environmental Sciences  
Brad Vance, Natural Resources  
Andy Getch, LCDOT  
Jamie Prancing, DCD Administration  
Donna Marie Collins, Assistant County Attorney  
Don Blackburn, Development Review

~~Mike Pavese~~

~~Bill Horner~~

~~Thom Osterhout~~

DRI Zoning File  
DRI Working File

Russell  
Shroff  
Attorney

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 3

**Lee County Sufficiency Checklist for Planned Developments,  
Amendments, and Existing Developments Requesting Planned  
Development Zoning**

*6g) Surrounding property owners list. A complete list, and two (2) sets of mailing labels, of all property owners, and their mailing addresses, for all property within 500\* feet of the perimeter of the subject parcel or the portion thereof that is the subject of the request. [34-202(a)(6)]*

Pending receipt.

*6n) If blasting is proposed, the application must show location of the blasting and demonstrate what measures will be used to ameliorate any negative impacts. This must include soil borings, drawings showing the location(s) of the blasting, and any other information deemed necessary to allow compatibility analysis. [34-202(b)(6)]*

Typically the Hearing Examiner and County Commission are concerned about dewatering and development blasting. Please verify or provide some background regarding both issues. Is blasting likely to be used as part of the development? Will the development of lakes require dewatering? If so, more detail will be required as a sufficiency and as a substantive matter.

*11a) Sizes of Plans. Copies of the Master Concept Plan must be provided in two (2) sizes, 24 inches by 36 inches and 11 inches by 17 inches in size. [34-373(a)(6)]*

*12) Scale of Plans/Required Information. The Master Concept Plan must be clearly legible and drawn at a scale sufficient to adequately show and identify the following information: [34-373(a)(6)]*

*18) Developments of Regional Impact. Developments of Regional Impact must comply with the information submittal requirements of F.S. ch 380. [34-203(a)]*

Comments below.

*20) Contact. The Zoning Planner may be contacted regarding any questions on the Planned Development Sufficiency Checklist.*

TONY PALERMO, SENIOR PLANNER, #239-479-8325.

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 4

21) *Miscellaneous Items.*

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 5

ZONING DIVISION COMMENTS, FEB. 2006

THE DRI APPLICATION IS INCOMPLETE. STAFF DOES NOT HAVE A COMPLETE APPLICATION TO MAKE APPROPRIATE SUFFICIENCY COMMENTS. AS A CONSEQUENCE, THIS IS NOT A SUFFICIENCY ROUND, BUT PRELIMINARY COMMENTS ON AN INCOMPLETE DRI APPLICATION BY SOME STAFF MEMBERS. OTHER COMMENTS ARE PENDING A COMPLETE APPLICATION.

Please follow the instructions of the Planned Development application, should you file for a Mixed Use Planned Development (MPD) to be heard with this DRI case. Community Development staff strongly recommend a Planned Development application be filed so it can be heard in conjunction with the DRI.

1. Please verify the proposed wording for the request:

Consideration of the Application for Development Approval (ADA) for a Development of Regional Impact (DRI) known as the Fountains on +/- 2,769.49 acres, State DRI #XX-XXXX-XXX;

WORDING FOR A PLANNED DEVELOPMENT MAY BE AS FOLLOW - IF YOU PROVIDE AN APPLICATION FOR REZONING AS RECOMMENDED BY STAFF.

Rezone from Agricultural (AG-2) to Mixed Used Planned Development (MPD) to permit a maximum 1,381 single-family dwelling units; 2,834 multi-family dwelling units; 900,000 square feet of office/retail floor area; 1.5 million square feet of floor area for warehouse/distribution; 350-room hotel with conference; 18 hole golf course; public facilities such as libraries, fire station, post office, sheriff and other civic needs; elementary, middle school; and community park facility on +/- 2,769.49 acres of land. Requested height is X-feet in height, X-stories. No development blasting is requested.

2. Please confirm the development's proposed maximum height in feet and number of stories. You may want to be specific about height for residential, commercial, industrial, hotel, etc.

3. All maps must include a geographical north arrow. Style and size must be readable and understandable to everyone. Map A "Location Map" has a North arrow that is fine. So does Exhibit IIIB Property Owners Map.

However, Exhibit 10-1 has a North arrow that appears to be cut off at the top "N", making it unreadable.

Map B Aerial Map, Map D Existing Land Use Map, Map H Master Development Plan, utilize a circle without a "North" or "N" or an arrow. A "North" or "N" with an arrow would be clearer, and easier for everyone to understand. (most of the maps within utilize the circle without a "North" or "N").

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 6

This is particularly important for this site, where the orientation is kind of awkward. Please adjust your maps accordingly. Thank you.

4. Map H Master Development Plan. This is a color map, however the yellow residential is very similar in color to the light green park/recreation/open space. A better contrast in colors would be helpful.

5. Map H and Illustrative Map 10-1, it is very difficult to tell how one accesses the golf course. There is no obvious road or foot path to it.

6. The Civic on the maps (shaped like a triangle) is in the middle of what appears to be a wetland/woods area right next to the FPL R/W. What is the intent of this space? Would it be cleared for any sort of civic use, such as a utility, park, maintenance facility, etc. It also does not have any clear access to it off of Daniels. What is its potential purpose or use?

7. The illustrative plan Ex. 10-1 shows a building and parking near the hotel (on Road M) - Is this a clubhouse, or some other proposed use?

8. As a substantive matter it would be interesting to provide examples of golf courses used in "New Urbanist" settings. Has it been done before? Is it part of the New Urbanist or Smart Growth movement? Are golf uses compatible with New Urbanism as described in your project narrative? Golf uses a great deal of land (90+ acres in this case?), a great deal of water, and is sometimes (but not always) associated with suburban sprawl. This may be an issue you want to address in more depth.

9. Your phasing plan on page 10-4 and your Project Narrative aren't quite consistent. For example, the narrative says phase I has 300,000 s/f of retail, 100,000 s/f of office. The phasing plan does not break down the number of office v. retail. In your narrative it mentions in phase II "roughly doubling the amount of residential units". This could mean single-family or multi-family or both. Also the use of the word "roughly" is awkward (but accurate). It's clear what you mean from the development program on page 10-4. It is also unclear if phase II will include any retail space or not (in the narrative). Phase I calls for 300,000 s/f of retail (in the narrative), while phase II retail isn't mentioned. In the Page 10-4 table, 500,000 s/f of office-retail is added. Is this retail, with no office, or office only. A way to clarify this is to provide a separate line for retail and office. It is a very important issue to clarify how much is retail and how much is office and when each will come into existence.

10. Page 10-4, why does the warehouse not have a number of parking spaces as does commercial?

11. Is the proposed golf public, private (for residents only) or private (open to the public)?

12. In general, there are no full-sized maps or concept plans to work from.

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 7

Please provide both full and 11X17 exhibits such as location maps, aerials, concept plans, etc.

13. General comment, it will be a challenge to ensure the commercial and retail elements get built in a timely manner so that the vision of a sustainable community (where traffic stays internal, where there is a walkable community), becomes a reality. It seems to be the experience in Gateway (next door) that the residential got built and the commercial came slowly afterwards. There may be creative ways to make sure the commercial elements are built to provide for the needs of the residents.

14. It isn't too clear where the libraries, school, fire and sherrif's office, and post office would be on any of the maps.

15. Your narrative says "three public parks that serve as gateways to the town center". I see two - one near the middle school and one near the elementary. Where is the 3rd one?

16. Just something to think about: "is a European style look and feel" (in the narrative) the best choice. There are other styles "Old Florida", "Cracker" etc. that may be appropriate. This part of the county still has older, rural elements and feel to it, with more suburban-looking developments (such as Gateway) being developped in recent history.

17. I found one "pier" as mentioned in the narrative on the illustrative plan. The narrative says there are 3.

18. The narrative described 1000 units for seniors. Does this mean ALFs, ACLFs, nursing homes, or other types of residential units for the elderly?

19. Does the 250-acres for the sports facilities include the golf facilities? (Narrative) Who are you negotiating with? (Narrative)

20. (Project narrative) - One may take issue with 3 statements 1. "Many of of the uplands have been invaded by exotic species; 2. "Fragmented forests...less suitable for wildlife." 3. "Buffer zones will protect natural areas."

- From my visit to the site, there were many uplands relatively untouched by exotics. There are other parts of the county where the exotics are a much worse problem (around the airport and FGCU for example);
- While it is true that unfragmented forests are more useful to wildlife than fragmented forests, the forests on this site appears suitable for wild birds and wildlife;
- Is the golf use meant to be a buffer from the natural area?

21. What assurance is there that an on-site manager will be hired and retained to do the environmental stewardship discussed? The same question applied to stewardship teams?

22. Your narrative says the DRGR was created "without a scientific basis."

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 8

On what is this statement based on? Is this true of the entire DRGR, or this property?

23. Your narrative says recent studies show this property does not meet the criteria for DRGR. Please provide those studies or citations for this statement. One citation you made was the "Lee County Groundwater Resource and Mining Study." Is this study still in draft form, and where in the study does it say that the Fountains is not appropriate for the DRGR? It appears this study addressed the specific impacts on mining, not development.

24. Your narrative has a section "Fitting into Lee County's future." You said land is becoming depleted in Lee County. However, looking north at Lehigh Acres there appear to be acres of undevelopped platted lands. Please provide some analysis and data to show the amount of urban land is in short supply, because it appears otherwise. (The Dec. 6, 2005 analysis by Fishkind & Associates provides some useful analysis of this issue).

25. The property is within 2 existing planning communitites Gateway Airport and SE Lee. Please work with the Planning Division to come up with the best solution to address this situation - if all of the property should be in Gateway Planning Community or not. Also see the Planning Community Allocation Tables, showing a population growth from 6,531 to 10,585 by 2020 (SE Lee shows growth of 1,032 to 2,077). The allocation tables also detail the amount of residential, commercial and industrial acres each community will need. Please work with Planning to address this important part of the Lee Plan.

26. Highlighted part of the Lee Plan Vision statement and allocation areas and planning communities are attached for your convenience. Please appropriately address issues raised in the Lee Plan specific to these two unique planning communities. You may also want to address potential impacts on the Lehigh Community (to the north).

27. In general, I have lists of agents for the property, but no authorizations forms or any documents showing the owner of the property gives permission for any of them to represent the owner regarding this case.

28. Please consider the following additions to the ADA/DRI distribution list . The site is relatively near the City of Fort Myers, and the Lehigh Planning Community. They should be in the loop regarding this projects. Other organizations within Lehigh and other communities may want to be involved.

The City of Fort Myers, Community Development Department, Planning Division, 1825 Hendry Street, #101, Fort Myers, FL, 33901

Lehigh Acres Community Planning Corporation, PO Box 1408, Lehigh Acres, FL 33970

29. Other parties of interest internal to Lee County include Lee County Public Works, Lee County Utilities, Lee County Parks and Recreation.



MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 9

30. Other parties of interest external to Lee County government include: CONSERVANCY OF SW FLORIDA, RESPONSIBLE GROWTH MANAGEMENT COALITION, and the GATEWAY COMMUNITY (OR HOMEOWNERS ASSOCIATION). I'd appreciate your keeping in touch with these organizations as this process goes along.

31. In general, it would be useful to conduct informal public meetings with nearby civic and homeowner associations including those in Gateway, Lehigh and rural SE Lee County. Please keep me informed if such meetings are ongoing and part of your public outreach efforts. These kinds of meetings in people's communities are generally helpful and less formal (and intimidating) than the public hearing process.

32. It is clear based on the location of this project near the airport, that air traffic, noise and safety are a substantive issue. I'm unclear about the proposed height of buildings, their location relative to air traffic, and the location of residential development (including elderly housing) and educational/park/recreational OR golf development within noise zones. Please address in a substantive matter with the assistance of the Port Authority.

33. As a curiosity, are all of the existing wells shown on the land use maps going to continue, be eliminated, or incorporated into the development?

34. Has any thought been given to continued agricultural uses, ecotourism, or other types of uses you'd find in a mixed use development?

35. A planned development can incorporate features you highlight in your application including narrow streets, rich mix of uses, walkable communities, etc. Planned developments include your own set of property development regulations, lot sizes, deviations from the codes, schedules of uses, and other specifics. The planned development can also have conditions which ensure development takes place in a manner in which you describe (plenty of commercial development, sidewalks, environmental stewardship, etc.) Our staff would be more than willing to assist you in putting together a detailed planned development for consideration.

36. It is remarkable the number of flowways, ditches and other features in the agricultural parts of this property. It would be helpful if you identified them (with maps or other exhibits) and addressed whether or not they can or will be incorporated into your planned development. Natural Resources and Environmental Sciences may have comments on flowways on site.

37. Page 10-1, Narrative "commercial" means commercial retail correct?

38. What are the allocations (acres, s/f) for libraries, fire, post office, sheriff, other civic needs? Are they proposed for the civic triangle on the master plan?

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 10

39. Part of the proposal includes a number of recreation/sports facilities such as pools and volleyball. Are there acreages or square footage figures you can provide for all these types of uses?

40. What facilities are proposed for a trolley/public transit? Is it public? Private? On a separate network of streets, or using the proposed internal road network?

41. What is meant by navigable waterways? I see ponds and retention areas on plans, but nothing that is connected to a river or accessing bodies of water.

42. How is on-street parking accomplished? Perhaps the MCP/Planned Development can address.

43. Housing for work force needs is mentioned. Is it affordable to persons making below AMI, at AMI, or above AMI?

44. I don't have a master plan that shows four major categories (P. 10-2) - preservation, community parks, neighborhood parks, lakes/waterways. Which map is this referring to?

45. I need to see how you reach the conclusion the current maximum density allowed is 2.578 units per acre. Please break it down by Future Land Use category. Since the zoning is AG, the maximum density is a matter of both the FLU category and the Zoning, which is likely to be less than 2.5 units per acre.

46. The development program on Page 10-4 may need to be adjusted to show the number of beds, if you have persons in an ALF, or ACLF use, or other institutional use. This will have an impact on density calculations. (You may want to give yourself the flexibility to have all of these types of uses)

47. Page 10-4 does not have a discussion of the "Wetlands" FLU on a portion of the property. There is a discussion of Central Urban and DRGR, but not Wetland (1 unit per 20 acres).

48. Would it make sense to keep any of the wetlands FLU in wetlands FLU if you are not going to develop in the wetlands. Otherwise, development may someday shift to the wetlands in the future, if conditions or development needs change.

49. Please elaborate on the historic agricultural uses. Has it been under one ownership historically, cattle only, row crops, etc.? Is it still active and producing? (page 10-4)

50. Has the Port Authority generally agreed the proposed DRI is consistent with the Airport Overlay zones? (Page 10-4)

51. Page 10-5. There was no discussion of other centers (Gateway, Gulf

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 11

Coast Mall, Estero/Coconut Point, Miromar Outlets, etc.) per question D-1. There was also no discussion of "the expected cost range per unit or s/f for tenants..." There was also no discussion of "the types of stores" or "vacancy rates" in D-1. There will be a concern if "big box retailers" are a large element of your commercial uses. That would be contrary to the new urbanism you discuss in your narrative. Given this, you have not demonstrated if 600,000 s/f of commercial is needed or not.

52. A portion of the Lehigh Commercial Overlay District is on the subject property. A map illustrating this may be useful. Please also see Page 10-6 where the overlay district is mentioned. It may be helpful to provide some analysis of how much property is in the district (acres), how much is not in the district. The Lee Plan has policies encouraging commercial development in the overlay district.

53. Page 10-6 references the Groundwater Resource and Mining Study. The study appears to be a draft, undergoing peer review. Also, your application does not have a copy of the study or the draft study (The cover is attached). Page 10-7 has a quote that the Fountains, is "not a favorable location for physical withdrawal of water." Please provide the page and number of this quote, or a copy of the quote for our file.

54. Page 10-6 references the Henigar & Ray (1993) study. It may be useful to have a copy of the study, or the portions of the study you are making reference to.

55. Page 10-10 says 3 sides of the Fountains are surrounded by urban development. To the west is emerging urban development (gateway). To the north is Lehigh Acres, which is urban but full of vacant residential lots. To the south is the airport and conservation lands (the airport is urban development, and Treeline Blvd. will be urbanized). To the east is rural residential development.

56. Page 10-11 through 10-14 does not address "adjacent agricultural areas." To the east there are rural agricultural zoning and uses.

57. Your narrative on Page 10-13 does not explain how this development provides a clear separation between rural and urban uses. SE Lee is largely a rural part of the county.

58. I'm confused about Appendix 14-B. Lee County Groundwater Resource and Mining Study. The appendix appears to be a commentary/overview about the mining study, not a copy of the mining study itself. It says the applicant will use the study to show the Fountains is not a favorable location for water withdrawal. "We will show that hydrologic conditions underlying the site..prohibit substantial recharge...are incapable...are such that their use..." Is more data or analysis pending? If so, we will need it.

59. There is a June 24, 2005 letter from Heidt to Thom Osterhout of Utilities regarding capacity. I don't see a response. Did you receive one?

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 12

60. In general, will any of the housing on-site be affordable to families with below, at or above Area Median income. Will there be any need to provide funding to mitigate for a shortfall in affordable housing?

61. A June 10, 2005 letter from Lehigh Acres Fire Control says they will need an additional station will be needed. How will this station be built, manned and paid for?

62. Did the South Trail Fire & Rescue District provide a response to your June 23, 2005 letter?

63. Who would provide EMS to the development? There appears to be a station in South Trail District, but it is far away.

64. Page 26-1 says there is a Master Development Plan with waterways, nature trails, parks and open spaces. This application did not have a plan showing this kind of detail.

65. Map H does, nor does the narrative to Question 26 make it clear what areas are open to the general public. "The applicant is actively engaged in discussions with community based organizations regarding recreationally based programs for children..." This is good, but which organizations are you referring to? How far have these discussions gone?

66. If planned community parks are to belong to the homeowners association or CDD, this means they will not be for public use, correct? (page 26-1) Also, there is no detail or maps which depict the recreational trails and waterway system.

67. Which high school would be impacted by the Fountains? Does it have the capacity to handle the 244 high school students it may generate?

68. Lee County EMS wrote in a June 1, 2005 letter "we will need additional information regarding this project." Did you provide it, and what was the response? Is there a need for an EMS station on site or near the site?

69. Is there any correspondence from Lee County Emergency Management officials regarding shelter space on site? Is any of the development going to be suitable for a hurricane shelter?

70. TRAFFIC COMMENT: In general, how does this project take into account a SR 82 widening project? There is an interest in the Lehigh Acres community that this project be done sooner rather than later (projected 2011 completion.)

71. TRAFFIC COMMENT: The submittal did not include the transportation model files and intersection analyses, according to Lee County DOT. Dan Trescott of the SW Florida Regional Planning Council made a similar comment to me.

MR. RON MANLEY  
CANIN ASSOCIATES  
RE: THE FOUNTAINS  
DRI2006-00001  
February 2, 2006  
Page 13

72. Lee County Utilities comments pending. Contact: Thom Osterhout, Utilities Senior Manager, New Development, Lee County Utilities, Phone (239) 479-8165.

73. I requested 2 sets of mailing labels for a cortesey notice for the surrounding property owners within 500 feet. I have not received them, nor were they included in the application documents.

74. Pending further comments from LCDOT, Natural Resources, Environmental Sciences, Development Services, School Board, and other interested parties.

## I. Lee County - A Vision for 2020

All units of local government in the State of Florida are required to adopt comprehensive plans pursuant to Chapter 163 of the Florida Statutes. These plans essentially serve three broad purposes. First of all, certain day-to-day public and private activities within each jurisdiction must be consistent with the goals, objectives, and policies in the adopted plan. Second, the plan is a source of authority for the local government's land development regulations and for a wide range of official discretionary actions, including, but not limited to, the capital improvement program. Finally, the plan represents the community's vision of what it will or should look like by the end of the planning horizon. This last function was emphasized in the 1993 ELMS III Bill, which encouraged local governments to use their plans to develop and implement a vision for the future.

The Lee Plan is designed to depict Lee County as it will appear in the year 2020. Given the projected increase in population (to 602,000 permanent and 764,171 seasonal residents) and the probable rate of technological change between the present date and 2020, it is impossible to describe the future face of the county with any degree of certainty or precision. However, the following list of themes will be of great importance as Lee County approaches the planning horizon:

- The growth patterns of the county will continue to be dictated by a Future Land Use map that will not change dramatically during the time frame of this plan. With the exception of Cape Coral and Lehigh Acres, the county's urban areas will be essentially built out by 2020 (pending, in some cases, redevelopment). ~~The county will attempt to maintain the clear distinction between urban and rural areas that characterizes this plan.~~ Its success will depend on two things: the continuing ~~viability of agricultural uses~~ and the amount of publicly-owned land in outlying areas.
- The county will protect its natural resource base in order to maintain a high quality of life for its residents and visitors. This will be accomplished through an aggressive public land acquisition program and by maintaining and enforcing cost-effective land use and environmental regulations that supplement, where necessary, federal, state, and regional regulatory programs.
- The county's traditional economic base will be diversified in order to increase the percentage of high-paying jobs, reduce tax burdens on residents, and enhance the stability of the community. Traditional industries, such as agriculture, commercial fishing, tourism, and construction, will continue to play a significant role in the county's economy, but will become less important in relation to new business opportunities afforded by the expanded international airport and the new university.
- Cultural, educational and recreational opportunities will expand dramatically as the result of the county's increased urbanization.
- Increased urbanization will require a commensurate investment in the county's physical and social infrastructure. Public facilities will be maintained at adequate levels of service, partly by the construction of new facilities and partly by the use of new methods to conserve the capacity of existing facilities. Social problems, including, but not limited to, crime and illegal drug use, will be addressed primarily by early intervention and programs designed to eliminate their root causes.
- The Lee Plan's land use accommodation is based on an aggregation of ~~allocations for 22 Planning Communities.~~ These communities have been designed to capture the unique character of each of

these areas of the county. Within each community, smaller neighborhood communities may exist; however, due to their geographic size, a planning community could not be created based on its boundaries. These communities and their anticipated evolutions are as follows.  
(Amended by Ordinance No. 99-15)

1. **Alva** - This Community is located in the northeast corner of the county and is focused around the rural community of Alva. This community roughly includes lands in Township 43 South/Range 27 East, lands north of the Caloosahatchee River in Township 43 South/Range 26 East, and, lands north of the Caloosahatchee River in Sections 1,2, 11-14, and 23-27 of Township 43 South/Range 26 East. The majority of this area is designated as Rural, Open Lands, or Density Reduction/Groundwater Resource. The lands surrounding the Alva "Center", which lie north and south of the Caloosahatchee River at the intersections of the Broadway (the bridge at Alva) and SR 78 and SR 80, are designated as Urban Community. There are some lands designated as Outlying Suburban within the Alva Planning Community, most of which are located south of Bayshore Road west of SR 31. The Bayshore area has characteristics of both the Alva and the North Fort Myers Community. The division between these communities was drawn to reflect census geography. If this geography is altered, this community boundary should also be reviewed. This area currently has a rural character similar to the rest of the Alva Planning Community; however, its location/accessibility to I-75 may, in the future, render it more closely related to the North Fort Myers Community.

While the Alva community does offer some commercial opportunities, residents satisfy most of their commercial needs outside of this community in the more urbanized communities to the west and south. For the most part, these conditions are expected to remain through the life of this plan. The population of Alva is projected to grow from an estimated 4,260 in 1996 to 4,818 in 2020. Commercially, Alva will double its available square footage to nearly 150,000sf. In the year 2020, the Alva community will remain largely rural/agricultural in nature with over half of its total acreage being used for this purpose. The Alva Community will also strive to protect its historic resources.

There are no distinct sub-communities within the Alva Community. (Added by Ordinance No. 99-15)

2. **Boca Grande** – This community includes the portions of Gasparilla Island within Lee County and the surrounding smaller islands. The smaller islands in this community have minimal if any development. The core of this community is the unincorporated town of Boca Grande. This community is unique in that it has no direct road access to the rest of Lee County. All access to Boca Grande is via Charlotte County or by boat. The Boca Community is designated as Urban Community, Outer Islands, and Public Facilities; however, the Urban Community category is restricted to 3 units per acre within this community. The population of Boca Grande is expected to increase from 888 people in 1996 to 1,201 in 2020. The seasonal influx will remain high in this community with an expected seasonal population in 2020 of 2,834. Currently, less than 15% of Boca Grande is vacant. By the year 2020, this community is expected to build out. The community of Boca Grande is dedicated to preserving its historic character and the community will look largely the same in 2020 as it does today.

There are no sub-communities within the Boca Grande Community. (Added by Ordinance No. 99-15)

3. **Bonita** - This Community is located in south Lee County from the Estero River and the northern boundary of the Brooks of Bonita development south to the Collier County line. It is generally west of I-75 except south of Bonita Beach Road where it extends to the east county line. The

Fort Myers and is not included in this community even though it was previously in the Fort Myers Urban Reserve. While the emphasis of new commercial and industrial activity in Lee County has been moving south along US 41, The community of Fort Myers remains an administrative, financial, and cultural center for the rest of Lee County. This situation is not expected to change during the life of this plan. The population of the Fort Myers community will also grow from the current 57,000 permanent residents in 1996 to over 86,000 permanent residents in 2020. The seasonal influx of residents in the Fort Myers community is not as great as in other areas of the county. In 2020 the Fort Myers community will have a functional population of approximately 94,000. (Added by Ordinance No. 99-15)

9. **Fort Myers Beach** - This community includes all land incorporated in the Town of Fort Myers Beach as of this date. The town of Fort Myers beach will continue to have a strong retail base for tourist needs and the daily needs of the residents. However, major consumer needs will remain to be met outside of this community. Fort Myers Beach does a boating and marina industry on the island which fosters the employment base of the community. The development of its own comprehensive plan ensures that the Town of Fort Myers Beach will look much as it does today in the absence of a major hurricane or other natural disaster. The population of this community is very influenced by seasonal factors. This community is nearly built out today and will not have a substantial increase in permanent population by the year 2020. (Added by Ordinance No. 99-15)
10. ~~Gateway/Airport~~ - This Community is located South of SR 82, generally east of I-75, and north of Alico Road including those portions of the Gateway development that either have not been or are not anticipated to be annexed into the City of Fort Myers, the Southwest Florida International Airport and the properties the airport expects to use for its expansion, the lands designated as Tradeport, and the land designated as Industrial Development west of I-75 north of Alico Road. In addition to these two land use designations, properties in this community are designated New Community (the Gateway development), Airport, Density Reduction/Groundwater Resource (primarily the anticipated airport expansion areas), Rural, and General Interchange. The road network in this community is planned to change dramatically over time creating access to and from this community to the north, south, and east without relying on I-75.

~~There are three distinct areas within this community.~~ The ~~Gateway~~ portion of this community is the area where residential uses will occur. Gateway will be a thriving, nearly built-out, mixed-use community in 2020. The population of this community is anticipated to grow from 1,500 permanent residents in 1996 to approximately 8,000 in 2020 and is expected to have fewer than 1,000 units remaining to be built in the year 2020. The Gateway/Airport community will continue to have an average seasonal resident influx for the Lee County area with an expected 2020 functional population of 10,000.

The second area in this community is the Southwest Florida International ~~Airport~~. The airport will be greatly expanded by 2020. The expanded airport will have a second parallel runway and a new terminal building that will more than double the existing capacity of the airport. Development will be guided by the Airport Layout Plan (as established through the airport master plan process) consistent with the Southwest Florida International Airport Proposed Development Schedule (Table 5) and all other Lee Plan provisions.

The airport expansion and the completion of Florida Gulf Coast ~~University~~ are expected to energize the remaining area in this community, including the commercial and industrial components. This portion of the community is to the south and west of Gateway and the airport and extends west of I-75 along Alico Road. While this segment of the community is not expected to build out during the timeframe of this plan, the area will be much more urbanized with hi-tech/clean industry businesses. (Amended by Ordinance No. 04-16)



different from what it is today, an island as state-of-mind as much as a physical entity, its best features preserved and enhanced. Pine Islanders are historically vigilant about protecting their community and will work to ensure that their plans are carried out. (Added by Ordinance No. 99-15, Amended by Ordinance No. 03-03)

17. **Lehigh Acres** - This community is the Lehigh Acres development, which was platted starting in 1954. This community is located south of Township 43 South, generally north of SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County line. This community is designated as Urban Community, Central Urban, Industrial Development and Public Facilities. The Lehigh Community will continue to grow through the year 2020 at a rate faster than the county average growth rate. This community, however, will not be close to build out by 2020. The Lehigh community will grow from a 1996 permanent population of 26,000 to over 71,000 permanent residents in the year 2020. The build out potential for the Lehigh Community is more than double the projected 2020 population. Lehigh will continue to struggle with providing sufficient non-residential uses to accommodate a community of its size. New provisions for providing these uses has been implemented and will aid in this problem, however, residents will continue to commute from this community to the core communities such as Fort Myers, South Fort Myers, and Gateway/Airport for employment, shopping and other services. This community will also struggle with providing an adequate road network to reduce traffic congestion as the population grows. (Added by Ordinance No. 99-15)
18. **Southwest Lee County** - As the name implies, this Community is located in the southeast area of Lee County. South of SR 82, north of Bonita Beach Road, east of I-75 (excluding areas in the San Carlos Park/Island Park/Estero Corkscrew Road and Gateway/Southwest Florida International Airport Communities) and west of the county line. With the exception of a few Public Facilities, the entire community is designated as Density Reduction/Groundwater Resource, Conservation Lands (both upland and wetlands), and Wetlands on the Future Land Use Map. This "community" consists of mining operations, agricultural uses, and very large lot residential home sites. The one exception is the Citrus Park Community. This community will not change in character by the year 2020 and will continue to have a population of approximately 2000 residents. (Added by Ordinance No. 99-15)
19. **North Fort Myers** - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this areas close proximity to downtown Fort Myers and its riverfront location. The US 41 corridor from Pondella Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses. Most of the North Fort Myers community will develop at residential densities less than what is allowed by the Lee Plan Future Land Use Map. Furthermore, much of this community is designated for low density development of less than one unit per acre. This community will not be one of the fastest growing areas, residentially, in Lee County. This area will add fewer than 3,000 new residents by the year 2020. However, with a total permanent population of over 50,000 residents and nearly 65,000 residents in season, the North Fort Myers community will be the fourth largest community, in population, in the year 2020. As stated in the Alva community, the Bayshore area does have characteristics differing from both the Alva and North Fort Myers community. The split in the Bayshore area between Alva and North Fort Myers was done to include properties

**Table 1(b)**  
**Planning Community Year 2020 Allocations**

Future Land Use Category		Lee County Totals	Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	[REDACTED]	Daniels Parkway
<b>Residential By Future Land Use Category</b>	Intensive Development	1,493				89		27		297			
	Central Urban	9,558				208				545			
	Urban Community	13,077	519	437		633							
	Suburban	15,448				1,803				206			
	Outlying Suburban	4,931	15				20	2	435				1,352
	Industrial	96								48		18	
	Public Facilities	2		1					1				
	University Community	860											
	Industrial Interchange												
	General Interchange	53											2
	General Commercial Interchange	7				7							
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community	1,644								360		1,284	
	Tradeport	9										9	
	Airport												
	Rural	8,977	1,419			783	633				184	111	1,255
Rural Community Preserve	3,046												
Outer Island	215	5						172					
Open Lands	2,091	175				588						47	
[REDACTED]	5,544	40											
Wetlands													
<b>Unincorporated County Total Residential</b>		<b>67,051</b>	<b>2,173</b>	<b>438</b>		<b>3,523</b>	<b>1,241</b>	<b>29</b>	<b>608</b>	<b>1,640</b>		<b>1,516</b>	<b>2,656</b>
<b>Commercial</b>		<b>9,460</b>	<b>46</b>	<b>56</b>		<b>257</b>	<b>26</b>	<b>17</b>	<b>112</b>	<b>153</b>		<b>824</b>	<b>398</b>
<b>Industrial</b>		<b>6,311</b>	<b>26</b>	<b>14</b>		<b>391</b>	<b>5</b>	<b>26</b>		<b>733</b>		<b>3,096</b>	<b>10</b>
<b>Non Regulatory Allocations</b>													
<b>Public</b>		<b>58,676</b>	<b>3,587</b>	<b>537</b>		<b>1,724</b>	<b>1,193</b>	<b>6</b>	<b>1,981</b>	<b>750</b>		<b>6,136</b>	<b>1,854</b>
<b>Active AG</b>		<b>34,145</b>	<b>6,098</b>			<b>620</b>				<b>279</b>		<b>569</b>	<b>254</b>
<b>Passive AG</b>		<b>65,522</b>	<b>14,633</b>			<b>4,483</b>	<b>6,987</b>	<b>10</b>		<b>631</b>		<b>3,580</b>	<b>575</b>
<b>Conservation</b>		<b>79,488</b>	<b>2,236</b>	<b>296</b>		<b>1,125</b>	<b>3,672</b>		<b>1,347</b>	<b>1,006</b>		<b>3,482</b>	<b>1,918</b>
<b>Vacant</b>		<b>44,720</b>	<b>1,525</b>	<b>2</b>		<b>33</b>	<b>1,569</b>	<b>25</b>	<b>5</b>	<b>495</b>		<b>792</b>	<b>578</b>
<b>Total</b>		<b>365,373</b>	<b>30,324</b>	<b>1,343</b>		<b>12,156</b>	<b>14,693</b>	<b>113</b>	<b>4,053</b>	<b>5,687</b>		<b>19,995</b>	<b>8,243</b>

**Table 1(b)**  
**Planning Community Year 2020 Allocations**

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	[REDACTED]	North Fort Myers	Buckingham	Estero	Bayshore
<i>Residential By Future Land Use Category</i>	Intensive Development				704	5			371			
	Central Urban	462	15		2,778				2,498			
	Urban Community	697	930		920	526				51	327	
	Suburban	2,471	2,250		1,217	636			5,293		1,572	
	Outlying Suburban	396				466			610	49	837	749
	Industrial	7	13		10							
	Public Facilities											
	University Community		860									
	Industrial Interchange											
	General Interchange							15	9		15	12
	General Commercial Interchange											
	Industrial Commercial Interchange											
	University Village Interchange											
	Mixed Use Interchange											
	New Community											
	Tradeport											
	Airport											
	Rural		160			1,129	10	702	383	57	900	1,251
	Rural Community Preserve									3,046		
	Outer Island	1				37						
Open Lands								45			1,236	
[REDACTED]											1,837	
Wetlands												
<b>Unincorporated County Total Residential</b>		4,034	4,228		5,629	2,799	11,099	[REDACTED]	9,209	3,203	3,651	5,085
<b>Commercial</b>		782	1,613		1,849	165	452	31	1,158	18	1,399	104
<b>Industrial</b>		298	350		723	64	216	55	209	5	87	3
<b>Non Regulatory Allocations</b>												
<b>Public</b>		2,970	1,085		3,394	1,722	13,738	7,700	2,015	2,114	4,708	1,462
<b>Active AG</b>						2,313		21,066	381	411	833	1,321
<b>Passive AG</b>			90			960		21,110	4,113	3,867	90	4,393
<b>Conservation</b>		8,879	3,283		128	13,703	1,455	30,882	1,293	359	3,626	798
<b>Vacant</b>		1,912	11		690	4,577	19,561	321	4,242	1,278	5,794	1,310
<b>Total</b>		18,875	10,660		12,413	26,303	46,521	85,455	22,620	11,255	20,188	14,476

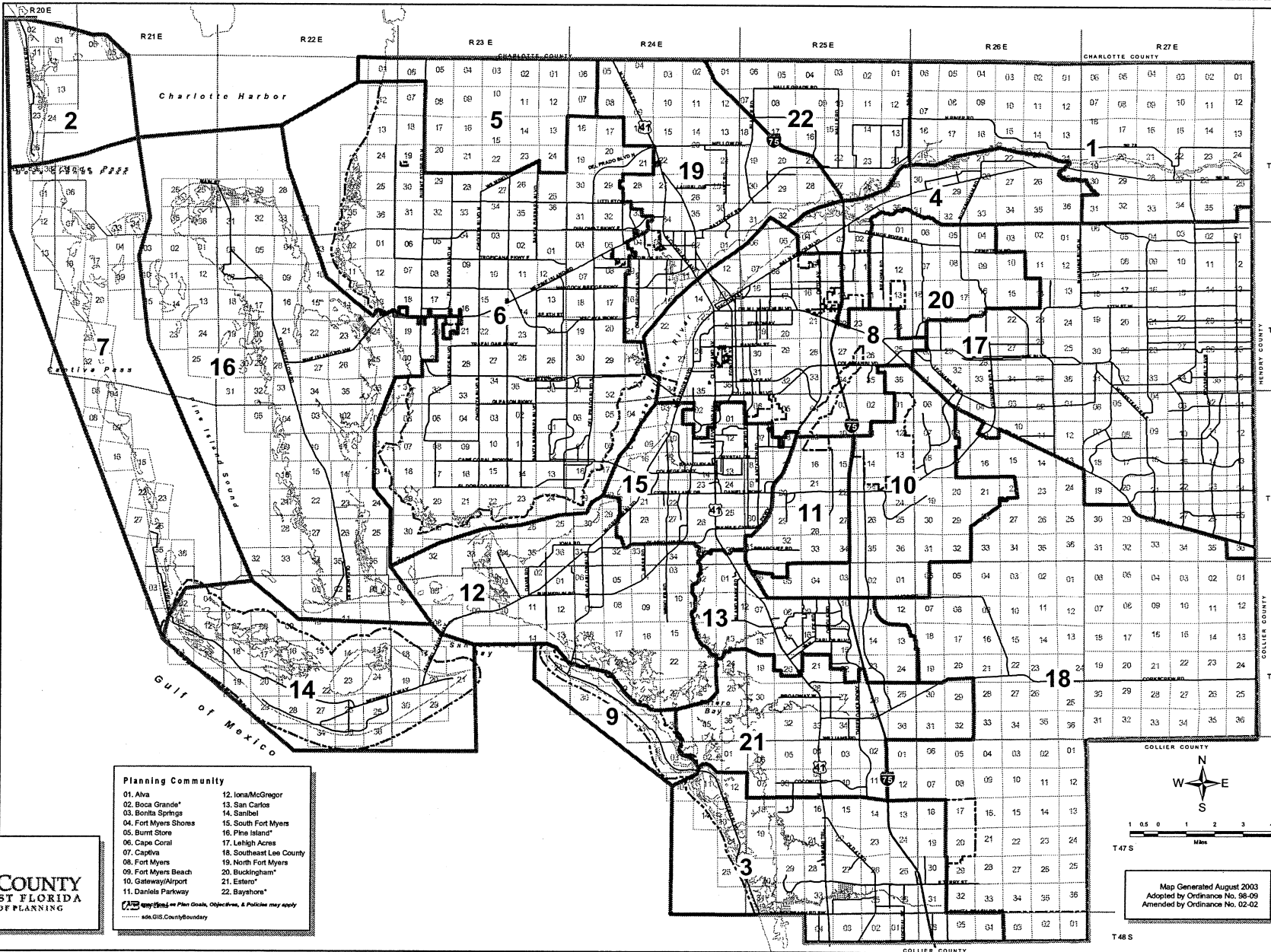
# LEE COUNTY PLANNING COMMUNITIES

(Lee Plan Map 16)



Planning Community	
01. Alva	12. Iona/McGregor
02. Boca Grande*	13. San Carlos
03. Bonita Springs	14. Sanibel
04. Fort Myers Shores	15. South Fort Myers
05. Burnt Store	16. Pine Island*
06. Cape Coral	17. Lehigh Acres
07. Captiva	18. Southeast Lee County
08. Fort Myers	19. North Fort Myers
09. Fort Myers Beach	20. Buckingham*
10. Gateway/Airport	21. Estero*
11. Daniels Parkway	22. Bayshore*

\*See GIS County Boundary



Map Generated August 2003  
 Adopted by Ordinance No. 98-09  
 Amended by Ordinance No. 02-02

Lee County CN-03-16



LEE COUNTY  
GROUNDWATER RESOURCE and  
MINING STUDY



Draft for Peer Review  
June 2005

*DRAFT FOR PEER REVIEW*

**LEE COUNTY GROUNDWATER RESOURCE and  
MINING STUDY**

**Greg F Rawl, P.G.**

**Michael Voorhees, PhD, P.E.**

**June 2005**

✓ 1. Promotes, allows or designates for development substantial areas of the jurisdiction to develop as low-intensity, low-density, or single-use development or uses in excess of demonstrated need.

✓ 2. Promotes, allows or designates significant amounts of urban development to occur in rural areas at substantial distances from existing urban areas while leaping over undeveloped lands which are available and suitable for development.

✓ 3. Promotes, allows or designates urban development in radial, strip, isolated or ribbon patterns generally emanating from existing urban developments.

✓ 4. As a result of premature or poorly planned conversion of rural land to other uses, fails adequately to protect and conserve natural resources, such as wetlands, floodplains, native vegetation, environmentally sensitive areas, natural groundwater aquifer recharge areas, lakes, rivers, shorelines, beaches, bays, estuarine systems, and other significant natural systems.

X 5. Fails adequately to protect adjacent agricultural areas and activities, including silviculture, and including active agricultural and silvicultural activities as well as passive agricultural activities and dormant, unique and prime farmlands and soils.

✓ 6. Fails to maximize use of existing public facilities and services.

✓ 7. Fails to maximize use of future public facilities and services.

✓ 8. Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services, including roads, potable water, sanitary sewer, stormwater management, law enforcement, education, health care, fire and emergency response, and general government.

✓ 9. Fails to provide a clear separation between rural and urban uses.

✓ 10. Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities.

✓ 11. Fails to encourage an attractive and functional mix of uses.

✓ 12. Results in poor accessibility among linked or related land uses.

✓ 13. Results in the loss of significant amounts of functional open space.

(h) Evaluation of land uses. The comprehensive plan must be reviewed in its entirety to make the determinations in (5)(g) above. Plan amendments must be reviewed individually and for their impact on the remainder of the plan. However, in either case, a land use analysis will be the focus of the review and constitute the primary factor for making the determinations. Land use types cumulatively (within the entire jurisdiction and areas less than the entire jurisdiction, and in proximate areas outside the jurisdiction) will be evaluated based on density, intensity, distribution and functional relationship, including an analysis of the distribution of urban and rural land uses. Each land use type will be evaluated based on:







1. Extent.
2. Location.
3. Distribution.
4. Density.
5. Intensity.
6. Compatibility.
7. Suitability.
8. Functional relationship.
9. Land use combinations.
10. Demonstrated need over the planning period.

(i) Local conditions. Each of the land use factors in (5)(h) above will be evaluated within the context of features and characteristics unique to each locality. These include:

1. Size of developable area.

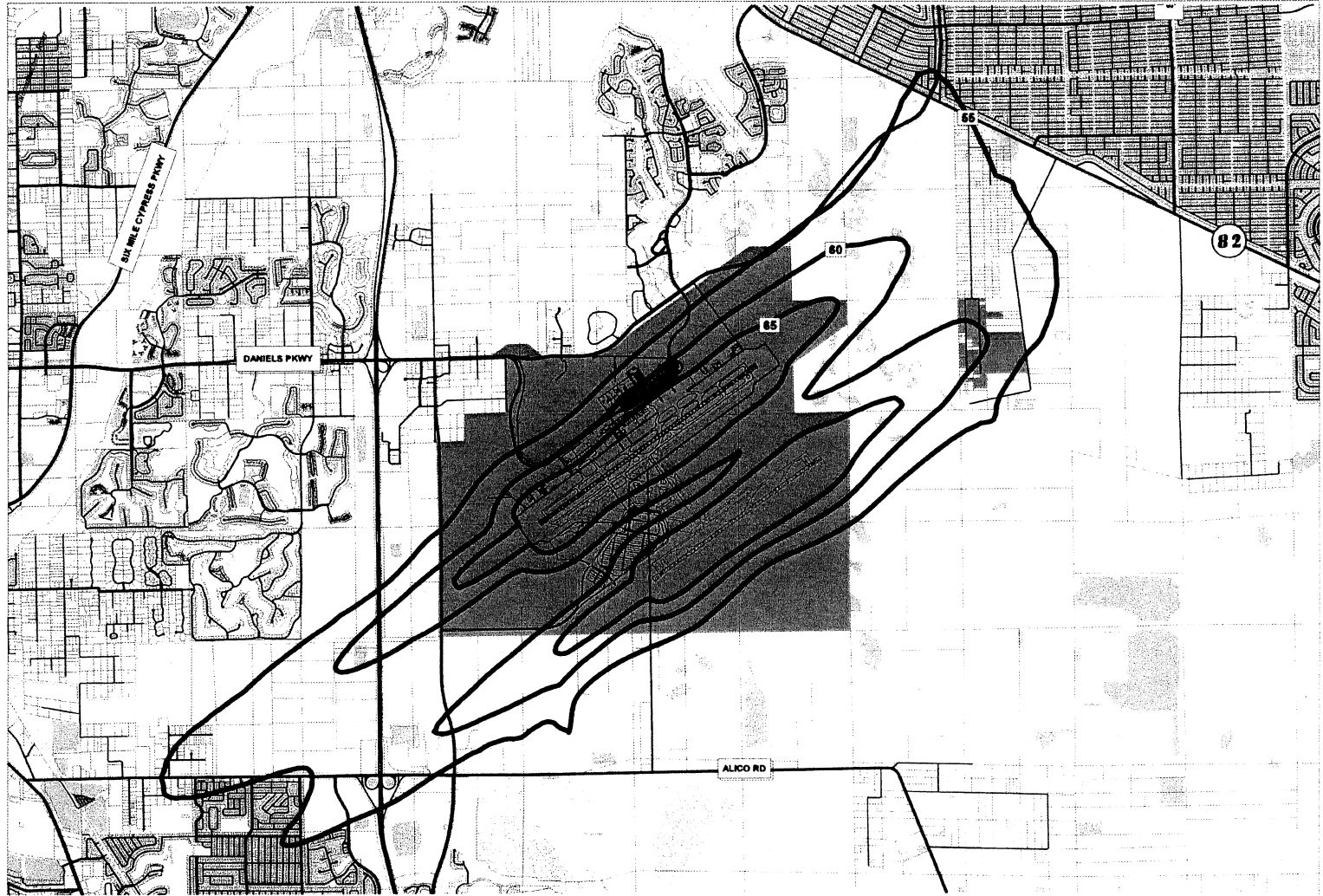
# 2020 Composite DNL Contours

## Legend

-  Airport Property
-  DNL Contours
-  Roads
-  Existing Airport Facilities
-  Planned Airport Facilities
-  Parcels
-  Water



0 5,000





**AGRICULTURAL USES:** Existing bona fide agricultural uses on this site are allowed only in strict compliance with the following:

- (a) Bona fide agricultural uses that are in existence at the time the application for this project was filed, and as shown on Exhibit \_\_\_ attached hereto, may continue until approval of a local development order for the area of the project containing those uses.

***[Note: The referenced exhibit must consist of existing bona fide uses documented in a sworn affidavit from the property owner describing the type and intensity of bona fide agricultural uses in existence on the date of the zoning application, i.e., livestock grazing or crop production. The applicant must include acreage figures for each use as part of the sworn affidavit. The affidavit must include an exhibit depicting the location of the uses on a copy of the boundary sketch. The exhibit should be entitled "Bona fide Agricultural Uses at time of Zoning Application."]***

- (b) Additional clearing of trees or other vegetation in agricultural areas is prohibited. Existing areas of bona fide agricultural use may be maintained, i.e., mowed, but not cleared or expanded. This prohibition is not intended to preclude County approved requests for the removal of invasive exotic vegetation.

- (c) Prior to issuance of a local development order, the property owner must provide written proof, subject to approval by the County Attorney's Office, of the following:

- (1) Termination of all agricultural use on any portion of the property included in the development order application/approval. Proof must include a sworn affidavit from the person or entity holding title to the subject property that specifically provides:

- a) the date the agricultural uses ceased;

- b) the legal description of the property subject to the development order approval;

- c) an affirmative statement that the owner acknowledges and agrees that all agricultural uses are illegal and prohibited on the property and that the owner covenants with the county that they will not allow any such uses on the property unless and until the property is re-zoned to permit such uses; and,

- d) that the affidavit constitutes a covenant between the owner and the county that is binding on the owner and their assignees and successors in interest.

The covenant must be properly recorded in the public records of the county at the owner's expense.

- (2) Termination of the agricultural tax exemption for any portion of the property included in the development order application/approval. Proof as to termination must include of a copy of the request to terminate the tax exemption provided to the Property Appraiser.