

Bob Janes
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stiwell
County Manager

David Owen
County Attorney

Diana M. Parker
County Hearing
Examiner

April 18, 2006

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

Re: THE FOUNTAINS
DRI2006-00001 - DRI Application (New)

Dear MR. RON MANLEY :

The Zoning Division has reviewed the information provided for the above Development of Regional Impact application. The Land Development Code requires additional information for the applicant to be sufficient. Please respond to each requirement not satisfied on the attached sufficiency checklists. For your assistance, we have enclosed any additional memoranda from the various Lee County reviewing agencies.

If you do not provide the requested supplements or corrections within 60 calendar days of this letter, the Code requires that this application be considered withdrawn. Please feel free to contact me or the staff reviewers if you have any questions.

Sincerely,

DEPARTMENT OF COMMUNITY DEVELOPMENT
Zoning Division



Tony Palermo
Senior Planner

MR. RON MANLEY
CANIN ASSOCIATES
RE: THE FOUNTAINS
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Michael Horsting, Lee County Transit

Thom Osterhout, Lee County Utilities

Rick Joyce, Environmental Sciences

Wayne Gaither, Planning Division

Russell Schropp
Henderson, Franklin, Starnes & Holt, P.A.
1715 Monroe Street
Fort Myers, FL 33902

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

PLEASE FIND THE ATTACHED COMMENTS FROM THE PORT
AUTHORITY AND THE COVER OF THE LEE COUNTY GROUNDWATER
RESOURCE AND MINING STUDY, WHICH I MADE REFERENCE TO IN MY
SUFFICIENCY COMMENTS.

cc: Pamela Houck, Division Director
Paul O'Connor, Planning
Kim Trebatoski, Environmental Sciences
Brad Vance, Natural Resources
Andy Getch, LCDOT
Jamie Pringing, DCD Administration
Donna Marie Collins, Assistant County Attorney
Don Blackburn, Development Review
Mike Pavese
Bill Horner
Dave Berra
DRI Zoning File
DRI Working File

Lee County Port Authority Sufficiency Comments for “The Fountains” Mixed Use Planned Development DCI2006-00029:

1. Portions of the Commercial and Light Industrial Pods of the Fountains development will lie within 60-DNL noise contour created by low-flying aircraft landing and departing from the Southwest Florida International Airport located immediately to the west of the Fountains. These areas are currently within the “Noise Sensitive Zone” created by Lee County in August 2005 and these areas will also be within proposed Noise Zone B when the recommendations of the FAR Part 150 Noise Compatibility Study are fully incorporated with the County’s Comprehensive Plan and Land Development Code. New noise-sensitive land uses should not be placed in these areas. At a minimum, the following proposed uses would be considered noise sensitive and should not be included the schedule of uses for areas that will experience 60 DNL or greater noise:

Commercial Pod:

- Community residential home
- Day care center -- child, adult
- Home care facility
- Religious facilities
- Schools – Non-commercial (Lee County School District, or other)

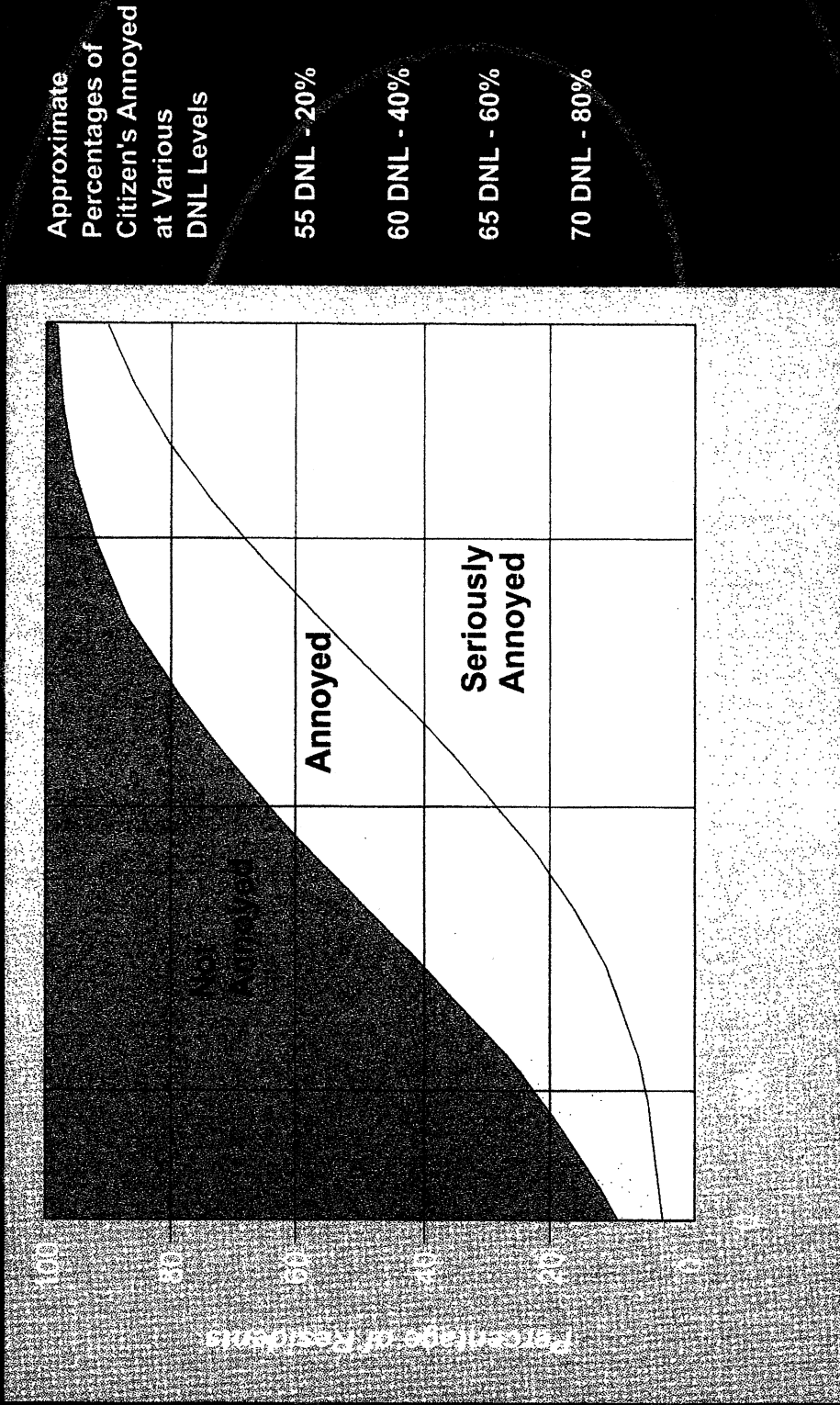
Light Industrial Pod:

- Caretaker’s residence
- Religious facilities
- Schools – Non-commercial (Lee County School District, or other)

2. Please also note that even some people within the open-air portions of the proposed “Public Recreation Complex” in the Commercial Pod may experience annoyance at anticipated noise over the area.

Community Response To DNL Values

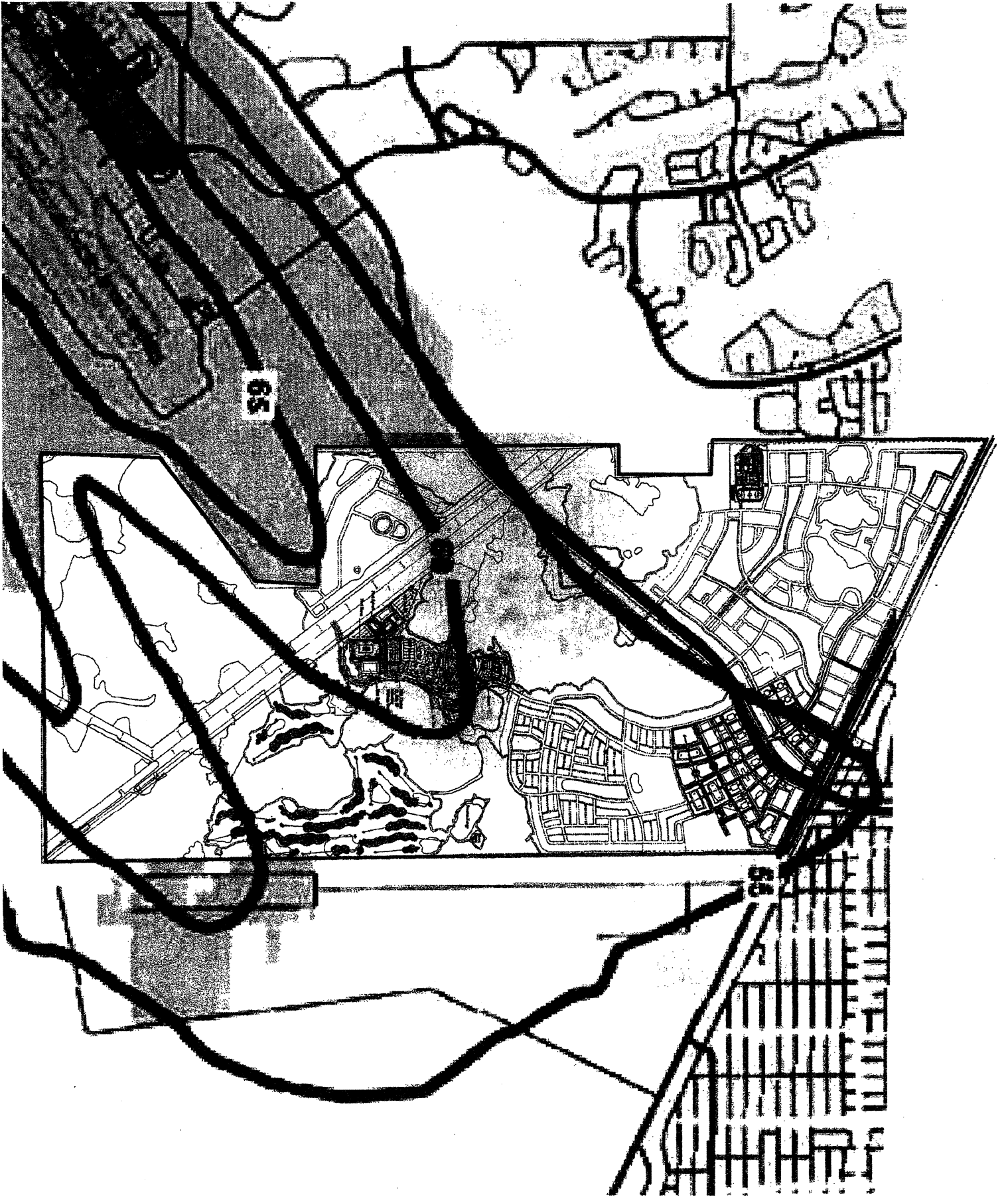
Annoyance Caused by Aircraft Noise in Residential Communities Near Major Airports



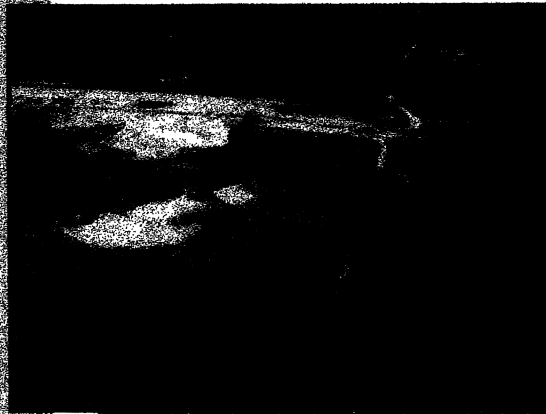
Approximate Percentages of Citizen's Annoyed at Various DNL Levels

55 DNL - 20%
60 DNL - 40%
65 DNL - 60%
70 DNL - 80%

Source: FAA Report EE-85-2-Aviation Noise Effects



Lee County CN-03-16



LEE COUNTY
GROUNDWATER RESOURCE and
MINING STUDY

Draft for Peer Review
June 2005