



Reply to  
Russell P. Schropp  
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May 4, 2007

Matt Noble  
Lee County Planning Dept.  
1500 Monroe Street  
Fort Myers, FL 33901      CPA2006-00001

**RECEIVED**  
MAY 04 2007  
**COMMUNITY DEVELOPMENT**

Re: The Fountains

Dear Matt:

With regard to the above-referenced project, I am attaching an exhibit labeled "The Fountains Public Benefit Commitments" dated May 2007, which summarizes the proposed dedications, improvements, and other commitments that have been made by the Applicant to further the public interest and benefits associated with the project as presently proposed.

On behalf of the Applicant, please accept this letter as acknowledgement that these commitments may be included by Lee County as specific conditions and/or requirements of the Comprehensive Plan Amendment, the Development of Regional Impact, and/or the Planned Development rezoning approvals that may be adopted by the County. The Applicant has no objection to inclusion of any or all of these commitments as part of the plan amendment, development order, and/or zoning resolution for The Fountains.

Sincerely,

Russell P. Schropp

RPS/rs

Enclosure

cc: Brenda Yates  
Ron Manley

THE FOUNTAINS  
PUBLIC BENEFIT COMMITMENTS  
May 2007

1. DR/GR – **Improve groundwater recharge capabilities**, redirect surface water currently flowing to Lehigh Acres and Orange River, increasing hydrological connections to 6-Mile Cypress Slough, improve water quality meet or to exceed Outstanding Florida Water standards.
2. Conservation Areas – Total 1,358 acres; 1,117 acres wetlands and 241 acres uplands, including **616 acres conveyed** to Lee County, contiguous to Conservation 2020 lands.
3. Transportation Improvements – **\$65 million DRI Proportionate Share pipelined construction** for Lee County Roadway network, applicable for road impact fee credits.
4. Regional Sports Complex – **42 acres dedicated** to Lee County, applicable for regional and community park impact fee credits.
5. Middle/Elementary School – **40 acres dedicated** to Lee County School Board, applicable for school impact fee credits.
6. Lehigh Acres Fire Department/EMS – **1 acre dedicated** for station facilities, applicable for fire impact fee credits. Contribution of remaining impact fees to be paid at first building permit and/or assist with construction of facilities.
7. South Trail Fire District/EMS – **1.5 acre dedicated** for station facilities, applicable for fire impact fee credits.
8. Greenways Trail – **3 miles constructed** of the Captiva-Hendry-Collier Trailway to further the Lee County Master Greenway Plan, applicable for regional and community park impact fee credits.
9. Regional Transportation Center – **.75 acre reserved** for Lee Trans regional bus terminal, applicable for road impact fee credits.
10. Workforce Housing – Habitat for Humanity loan programs for **210 units moderate income housing** on-site.
12. Senior Affordable Housing - Partnership with **Habitat for Humanity** to provide 65 affordable senior housing units on-site, addressing low and/or very low housing needs.
13. Senior Housing – 1,000 units for 55+ age restricted on-site.
14. Public Golf Course - **185 acres** reserved for 18 hole Public Course, constructed to meet Audubon Signature Program, Public/private partnership with Lee County, applicable for regional and community park impact fee credits.
15. Florida Gulf Coast University – 6 acre **land donation for 200,000 sf** for Bio-Tech research facility within The Fountains Business Park.

16. Green Development – Project certified to meet **Green Development** standards of the Florida Green Building Coalition for preservation and conservation of water, air, land and energy resources.
17. Smart Growth – Implementing **Smart Growth** principles through mixed uses, walkability, environmental conservation, jobs to housing balance, compact development patterns and civic responsibility.
18. Decreased Transportation Demands – Creation of 4,200+ jobs providing **Jobs close to Housing** reducing overall vehicular miles.
19. Public Trolley – **Internal Trolley System** to be Project funded for the use of residents and general public, reducing energy needs and traffic.
20. Central park – 24 acre park adjacent to the Town Center which will include an amphitheater, nature center, children’s play area, dog park, and picnic facilities. Provides a focus for community outdoor activities including concerts and farmers market.
21. Hotel and conference center – **350 hotel rooms and seminar facilities** to support Regional Sports Complex, tourist and business needs.
22. Business Park – 1,500,000 sf of technology, laboratory, light industrial, warehouse, and office uses in a high quality Business Park setting, increasing **County Tradeport** uses.
23. Stewardship program – On-site team consisting of professionals, residents, students and neighbors caring for plant life, trail maintenance, and nurturing of natural systems and native wildlife.
24. Town Center – Provides a major need for jobs, shopping, restaurants, and entertainment for both The Fountains and Southeast Lee County residents.
25. Educational Center – Continuing **Educational Program** for environmental and wildlife protection and Green Development technology.
26. Increased Development Standards – Improve **DRGR standards for change in Land Use** to require: Adjacency to two arterial roads, Adjacency to existing water and sewer services, Higher water quality and water quantity standards, 40% conservation lands to preserve wetland and upland areas, 5% Public and civic land dedications, Construction of public transportation improvements, Green Development Certification; Provision of work force housing on-site.