

May 4, 2007

Mr. Matt Noble  
Lee County Department of Community Development  
1500 Monroe Street  
Ft. Myers, FL 33902

**RECEIVED**  
MAY 07 2007  
**COMMUNITY DEVELOPMENT**

**Re: The Fountains Comprehensive Plan Amendment (CPA) Application (CPA 2006-00001) – Revised Submission**  
CA Job No. 204069.11

Dear Mr. Noble,

With regard to the above mention project, I am attaching two exhibits for consideration as part of our overall submission. The first exhibit is the April 27, 2007 revised Goals, Objectives and Policies for the Town Center District. This exhibit reflects staff suggested language changes along with clarified policy language.

The second exhibit is the entitled Town Center District Densities and Intensities, dated May 2, 2007. This exhibit identifies the proposed land uses in the Fountains Town Center along with densities and intensities.

Please contact if you need additional information regarding The Fountains project.

Sincerely,



Ronald P. Manley, MURP  
Principal

RPM/tlh

Enclosure

Cc: Mary Gibbs, Lee County Community Development  
Kimball Woodbury, SouthStar Development Partners, Inc.  
Brenda Yates, Yates & Company, LLC  
Russell Schropp, Esq. Henderson Franklin, P.A.

**Lee Plan Text Amendment: Town Center District (TCD) Policy Language  
(Revised 4-27-07)**

**II. Future Land Use**

**POLICY 1.1.10:** The Town Center District areas can best be characterized as the “new urbanism development”. These areas consist mainly of portions of Lehigh Acres. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and office land uses (see Policy 22.22) predominate in the Town Center area. This category has a standard density range from 4 dwelling units per acre (4 DU/acre) to 22 dwelling units per acre (22 DU/acre) and a maximum density of 22 DU (Adopted by ordinance xx).

**POLICY 16.1.1:** The Private Recreation Facilities Overlay Map, Map 4, shows those locations that are appropriate for the development of Private Recreation Facilities in the DRGR area. Private recreational facilities in conjunction with a Town Center District description are to be private, public or a private/public partnership. The areas depicted on Map 4 are consistent with the application of the following location criteria: .... (Amended by Ordinance XX).

**GOAL 22: TOWN CENTER DISTRICT.** To create a sustainable new community development with mixed uses.

**OBJECTIVE 22.10:** Adopt a Town Center District (TCD) Future Land Use designation which will facilitate the development of a mixed use community.

**POLICY 22.10.** The TCD is intended to include a mixture of uses. Lee County means that nonresidential land uses, such as commercial, office, tradeport, warehouse/distribution, hotel resort, entertainment, civic, recreation and open space, are intended to be mixed with residential land uses. Lee Plan Map 1-A of 5 provides guidance and the locations of land uses, densities and intensities with The Fountains project.

**POLICY 22.11.** Different modes of transportation are encouraged in this land use category such as walking, bicycles, transit and automobiles.

**POLICY 22.12.** The TCD will also serve as a means for promoting a mix of housing types and sizes to accommodate households of all ages, sizes, and incomes.

**POLICY 22.13.** The TCD will provide a community center, parks and recreational facilities, schools, and other civic spaces within retail areas as social gathering spaces and focus points.

**POLICY 22.14.** Different TCD development scales are encouraged in Lee County consistent with the availability of public water and sewer and major roadway access. Developments should range in size and provide infill and redevelopment opportunities or logical growth opportunities for urbanization as the County continues to grow.

**POLICY 22.15.** The TCD will incorporate Florida Green Development Standards and environmentally responsible practices, by protecting the ecosystem and conserving natural resources, improving circulation and providing alternatives to vehicle use, minimizing environmental impacts, providing healthy, efficient, and environmentally responsible amenities, encouraging green building and providing education to promote green living practices.

**OBJECTIVE 22.20.** Town Center District planning principles will include:

1. Quality of Life. Design the community to promote a lifestyle that is socially and culturally enriching, aesthetically satisfying and environmentally responsible;
2. Community Design. Design the project as a master planned community centralized around a compact core with a full mix of employment opportunities, recreational activities, shops and services;
3. Integration. Plan for land uses, transportation facilities and utility systems that enhance rather than detract from existing residential neighborhoods;
4. Economic Viability. Ensure the integrity of the Plan and safeguard the long-term stability and continuing viability of the project by assuring an adequate economic balance for the community;
5. Housing Opportunities. Provide for variations in housing types, size, cost and neighborhood setting to accommodate a broad range of income levels and lifestyles, and to respond to both local and regional housing needs;
6. Local Transportation. Organize housing, employment areas, community – serving commercial uses and public facilities in a pattern which reduces the number and length of automobile trips, and promotes travel by foot, bicycle and local transit;
7. Recreation. Set aside sufficient portions of the site for both active and passive recreational opportunities to serve the future needs of the project;
8. Fiscal Impact. Design and develop the project to assure that tax revenues received by Lee County, the school district and other governmental entities

from the project exceed the related costs of providing and maintaining facilities and services;

**POLICY 22.21.** TCD areas should be located along two major transportation (arterial) corridors, with adequate utilities, and provide for the development of mixed-use communities. TCD areas will be reviewed and approved under Chapter 380.06 Florida Statutes as Developments of Regional Impact. Properties located within the TCD will only be developed as a Planned Development (PD), as detailed in the Lee County Land Development Regulations.

**POLICY 22.22.** A mixture of uses will be provided to reduce overall trip lengths, to support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes.

1. Mixed uses are encouraged within individual buildings (e.g. residential as a second story use above retail or office space).
2. The TCD may include civic uses, such as green spaces or community centers, as place organizing design elements.
3. The residential design must include sidewalks, path, nature trails and open space within walking distance of each house.
4. Integrate mixed uses within an overall design framework to create a pedestrian friendly, human-scale environment, through objective, measurable criteria including size, scale, proportion, and materials detailed in the planned development approval. Flexibility in design allows for design choices and variety in architectural style.
5. Residential densities are permitted up to 22 units per gross acre of the land allocated for projects proposing traditional neighborhood development, mixed use development, public recreational opportunities, enhanced open space and a range different sized neighborhood parks with a community park.
6. Traditional Neighborhood Design – Clustering of development areas is required in order to preserve the natural features found upon the property being developed. While not all areas within the TCD will be of a mixed-use, traditional neighborhood design, the application of traditional neighborhood design principles, to the extent practical given environmental, physical, social and economic parameters of the area, will be required for all property within the TCD.

**POLICY 22. 23.** Site and building design and scale should be integrated within the surrounding community. Architectural and site design techniques shall be used to define pedestrian and public space, walkability, and to provide human

scale with the Town Center. At a minimum, Town Center sites and buildings should achieve the following:

1. Centers and edges are well-defined. Public or civic space or civic use should be an organizing element around which other development in the Town Center is located.
2. Development is organized along a density and intensity gradient suitable to the site and integrated with surrounding land uses. Adequate public facilities and services must be present including public transit.
3. The design should include a pedestrian circulation system to connect the nonresidential uses with residential uses and areas. Primary pedestrian routes and bikeways can coincide with the street system or other public space such as parks or squares, and shall avoid routes through parking lots or at the rear of developments.
4. Streets and roads should be fronted by design features including sidewalks which define and contribute to a pedestrian street character. Building design, placement, and entrances should be at a pedestrian scale and oriented towards streets or other public space such as parks or squares.
5. Automobile and non-automobile modes of transportation can be equitably served by the street system. Development should provide pedestrian and bicycle friendly access, and shall provide transit facilities to the development and the surrounding community. The project should incorporate Lee Tran guidelines/technical assistance for a seamless integration of transit into the overall community, where possible.
6. Vistas created by street terminations within the Town Center may incorporate significant buildings or places to the maximum extent possible.
7. Large scale nonresidential establishments must incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques may include:
  - a. Creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.
  - b. Landscaping, parks and courtyards to soften large building masses.

**POLICY 22.24.** Parking areas should be designed to minimize intrusiveness and impacts on the pedestrian character, through the following techniques:

1. On-street parking may be allowed with landscaping that affords traffic calming and produces a comfortable and safe pedestrian environment.
2. Parking lots can be designed to be shared with adjacent uses and screened from streets, sidewalks and open spaces, and shall be designed to maintain or enhance the street edge.
3. Parking lots should be designed with safe pedestrian connections to business entrances and public space to create a park-once environment.
4. Reduction of paved parking areas are required wherever practicable through measures such as provision of shared parking to serve multiple uses and alternative paving materials. Large expanses of pavement are discouraged.

**POLICY 22.25.** Automobile facilities should be designed to provide safe access to the development.

1. Internal traffic circulation systems can be designed with:
  - a. Traffic calming techniques to maintain safe multi-modal transportation.
  - b. An interconnected street grid system.
  - c. Maximum use of common access drives.
  - d. Convenient and efficient access to transit facilities.
2. Points of ingress to and egress from the Town Center to arterial and collector roads carrying through traffic should be minimized. A connector street system can provide multiple linkages from the Town Center to local destinations, including neighborhoods, as an alternative to arterial and collector roads, except where such connections are precluded by physical layout of existing development or environmental features.
3. Automobile-oriented uses should have a limited number of driveways and drive-in or drive-up windows will be located to minimize conflict with pedestrian and bicycle traffic.
4. New residential and commercial development should provide vehicular, bicycle and pedestrian connections to adjacent development except where such connections are precluded by physical layout of existing development or environmental features.

**POLICY 22.26.** Preserving the natural environment requires a priority on conservation and enhancement of wetlands, protection of wildlife species and groundwater resources.

1. Connect wetlands, upland conservation areas and buffers areas.

3. Surface water management systems should be designed to protect and enhance the natural systems.
4. Buffers to protect adjacent natural areas from development areas can be provided to protect the natural resources from the activities and impacts of development.
5. Up to 40% of the TCD site gross acreage must be provided as conservation. This acreage percentage could include designated uplands and wetlands conservation lands consistent with local and state regulations.
6. The TCD can incorporate the maintenance and monitoring responsibilities in accordance with local, regional and state requirements.

**POLICY 22.27.** A minimum of 10% of the gross area of the lands designated TCD should provide active and passive recreational uses. Open spaces are defined as parks, golf courses, nature trails, lakes, and canals, including lands designated conservation upland or conservation wetland.

**POLICY 22.28.** Consistent with the other Policies governing the TCD, open space must be provided in accordance with existing Lee Plan. Open space areas may include pervious lot area as well as areas set aside for parks, recreation, golf course, lakes, preservation, and conservation areas. These areas may be designed for maximum environmental value and located close to planned neighborhoods so that they compliment the living experience of the residents within and around the community. Where regulatory protocols allow, efforts should be made to provide limited trail access for controlled, passive recreation within the preservation and conservation areas to create an environmental network within the community that effectively integrates the natural environment with built environment.

## THE FOUNTAINS

### Towncenter District Densities and Intensities

Description	Square Feet	Units	Acres	Density
TCD High - Towncenter			99.05	18.2
Towncenter - Commercial	600,000			
Towncenter - Office	300,000			
Towncenter - Residential	2,756,811	1803		
TCD High - Neighborhood Park			3.27	
TCD High - Green			0.06	
TCD High - Open Space			2.16	
TCD High - Right-of-Way			15.89	
TCD High - Stormwater Management			21.24	
<b>Subtotal</b>		<b>1803</b>	<b>141.66</b>	
TCD Med - Residential	1,052,500	780	59.03	13.2
TCD Med - Active Park			18.12	
TCD Med - Neighborhood Park			6.89	
TCD Med - Open Space			3.46	
TCD Med - Green			3.24	
TCD Med - Right-of-Way			33.01	
TCD Med - Alley			4.92	
TCD Med - Stormwater			15.96	
<b>Subtotal</b>		<b>780</b>	<b>144.64</b>	
TCD Low - Residential	4,609,050	1632	229.53	7.1
TCD Low - Green			6.26	
TCD Low - Neighborhood Park			36.14	
TCD Low - Open Space			28.64	
TCD Low - Right-of-Way			102.55	
TCD Low - Alley			19.82	
TCD Low - Stormwater Management			106.38	
<b>Subtotal</b>		<b>1632</b>	<b>529.32</b>	
TCD Hotel - Hotel <sup>1</sup>	215,000	350	7.68	
TCD Hotel - Conference Center	21,000			
TCD Hotel - Golf Club House	10,000		4.41	
TCD Hotel - Nature Education Facility	2,500		1.68	
TCD Hotel - Right-of-Way			1.08	
TCD Hotel - Stormwater Management			3.96	
<b>Subtotal</b>			<b>18.81</b>	
TCD Civic	70,000		14.01	
<b>Subtotal</b>			<b>14.01</b>	
Tradeport - Industrial	1,500,000		64.23	
Tradeport - Open Space			3.27	
Tradeport - Stormwater Management			32.36	
Tradeport - Right-of-Way			4.54	
<b>Subtotal</b>			<b>104.40</b>	
Public Facility - Middle School	150,000		40.00	
Public Facility - Sports Complex	233,600		42.77	
Public Facility - Civic	20,950		4.19	
<b>Total Net<sup>2</sup></b>		<b>4,215</b>	<b>387.61</b>	<b>10.9</b>

1. Hotel units are not included in the residential density calculations.

2. Total net residential acres used to calculate overall density.

Map Document: \\valdserver\raid\204069\GIS\Maps\From\_I\_Drive\204069\Lotcount\TND\TNDdensities.mxd