

Lehigh Acres

Community Meeting

May 12, 2012

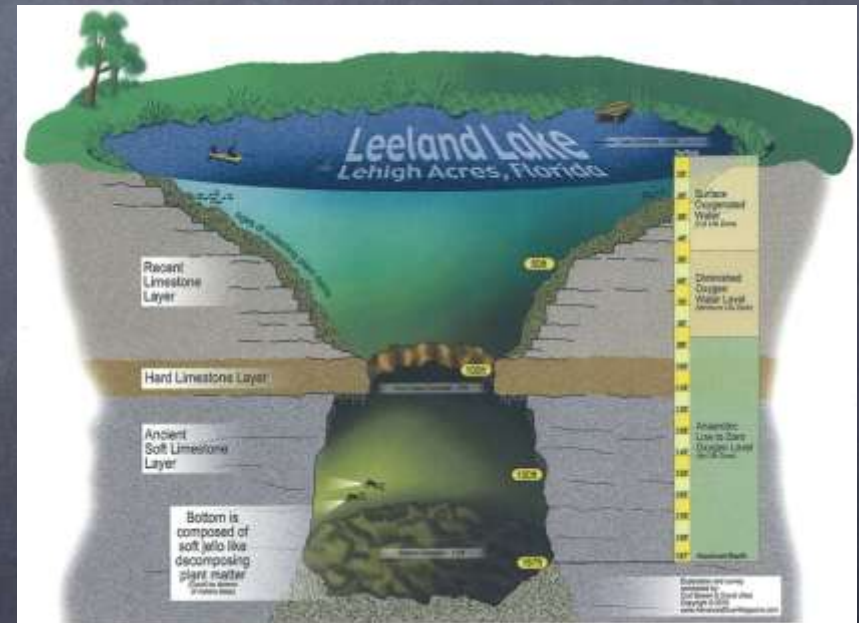


Publix Redevelopment



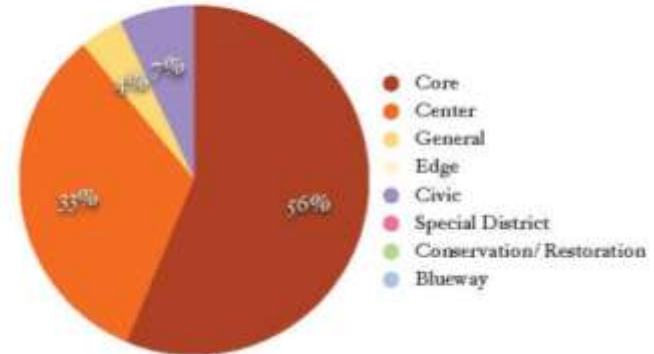
Leeland Spring Update

Leeland Lake Sink 2010



Downtown Activity Center

Overview of SQFT Allocation



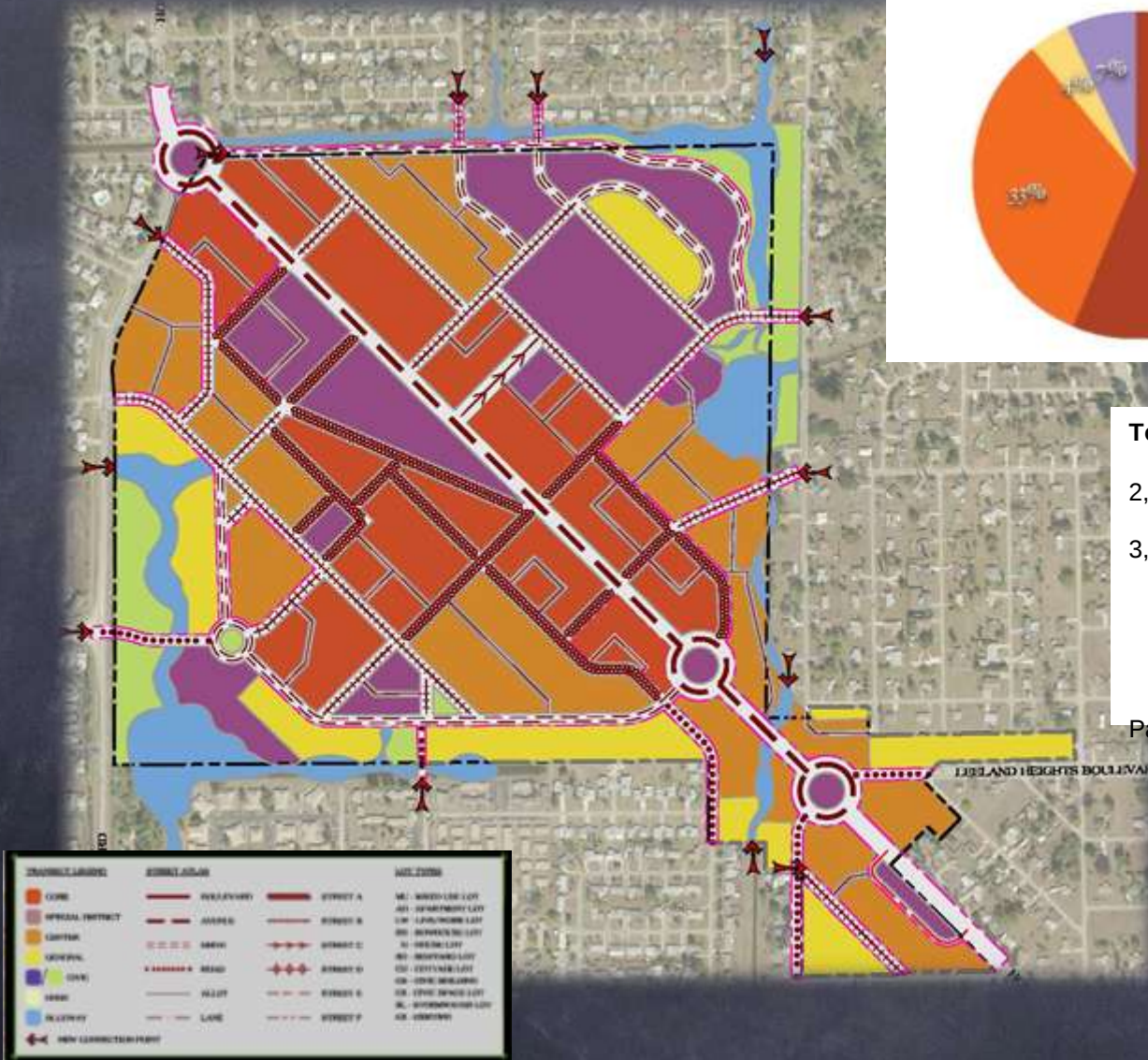
Total Development Potential:

2,834,682 Square Feet Commercial/Office

3,239,496 Square Feet Residential

@ 1,500 Square Feet per Unit =
2,160
units or 11 units per acre

Parking: 9,500 Spaces



Downtown Activity Center



Core

Three and four story buildings
Primarily retail/commercial

First Floor:
90% retail/ 10% office

Second Floor:
80 % Office 10% Retail, 10% Residential

Third and Fourth Floors:
Residential

Downtown Activity Center



Center

Primarily 3 story buildings

First Floor:
50% Retail/ 50%

Second and Third Floors:
Residential

Downtown Activity Center



General

Primarily two story buildings
Office and Residential Uses
Attached Housing

First Floor:
20% Office, 80% Residential

Second Floor:
100% Residential



Downtown Activity Center



Civic

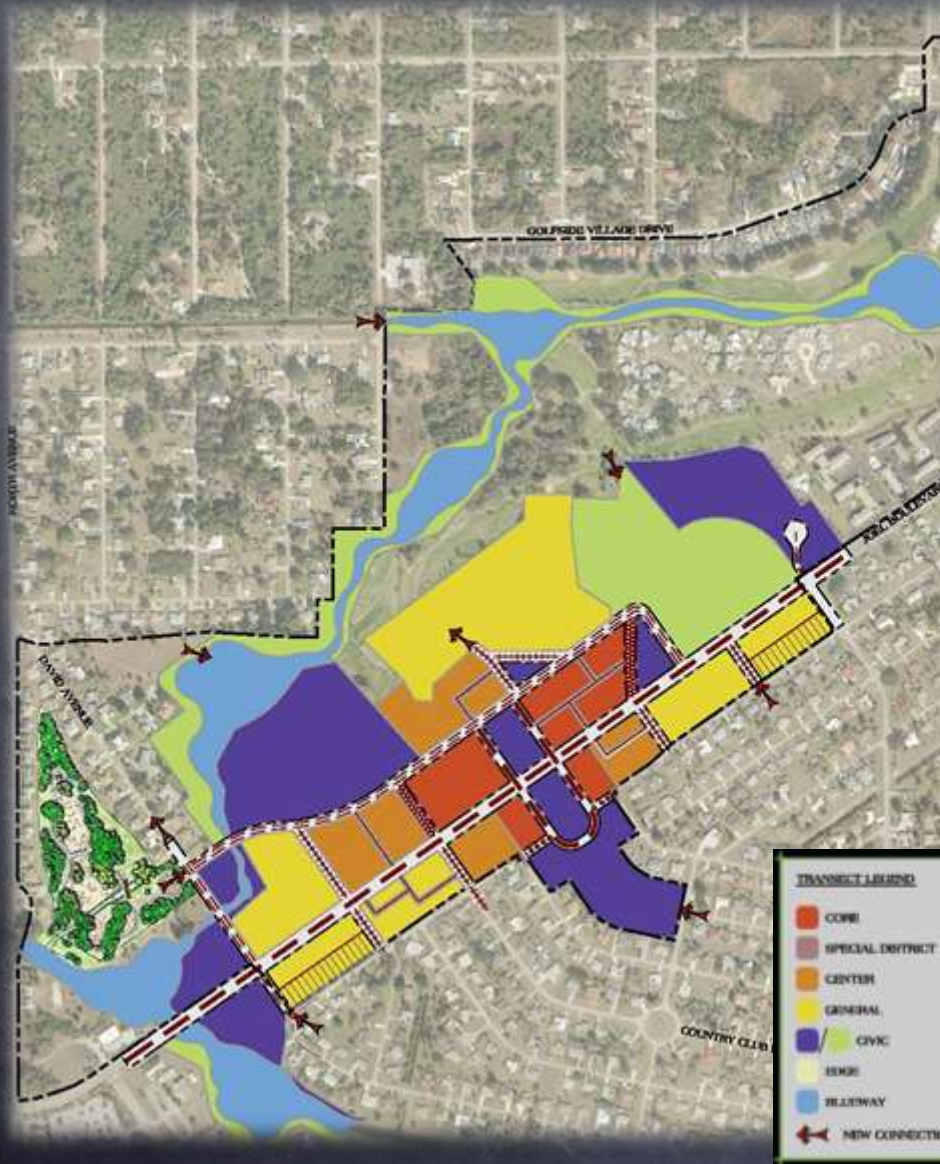
Three and four story buildings
Urban park space
Uses may include commercial, civic,
and residential

First Floor:
70% Civic, 20% Office, 10% Retail

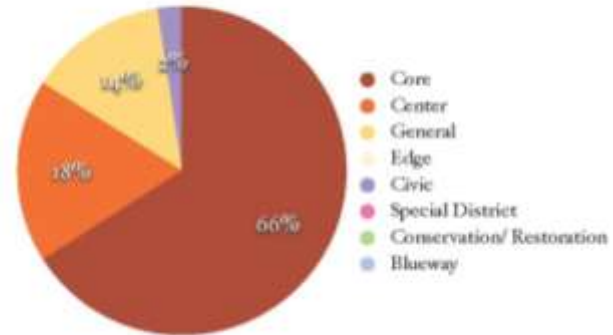
Second Floor:
80% Civic, 20% Office

Third and Fourth Floors:
80% Civic, 10% Office, 10%
Residential

Neighborhood Activity Center



Overview of SQFT Allocation



705,000 Square Feet Commercial/Office
 500,200 Square Feet Residential
 @ 1,500 Square Feet/ Unit = 333
 units or 3.6 units/acre
 Parking: 2,003 Spaces

TRANSECT LEGEND	STREET ATLAS	LOT TYPES
CORE	BOULEVARD	MU - MIXED USE LOT
SPECIAL DISTRICT	AVENUE	AU - APARTMENT LOT
CENTER	DRIVE	LW - LIVE/WORK LOT
GENERAL	ROAD	BH - BOWHOUSE LOT
CIVIC	ALLEY	FH - FOLIO LOT
EDGE	LANE	SH - SHED LOT
BLUEWAY	STREET A	CH - COTTAGE LOT
NEW CONNECTION POINT	STREET B	CB - CIVIC BUILDING
	STREET C	CN - CIVIC IN-PACE LOT
	STREET D	BL - STORMWATER LOT
	STREET E	IS - ISOLATING
	STREET F	

Neighborhood Activity Center



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Three story buildings
Primarily retail/commercial

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Third Floor:
Residential

Neighborhood Activity Center



Center

Two to three story buildings

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Second and Third Floors:
Residential

Downtown Activity Center



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Neighborhood Activity Center



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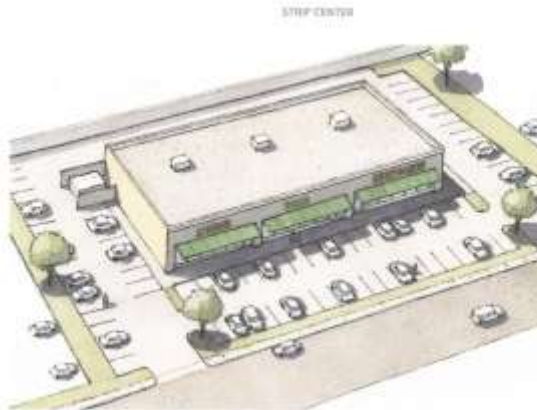
Second Floor:
80% Civic, 20% Office

Third Floor:
80% Civic, 20% Office

Phasing Concepts

Drive-Through

Strip Center



Gas Station



Moving Forward



Outstanding Needs:

- Marketability Assessment
- Engineering Evaluation
- Priorities & Costs
- Funding



Marketability Assessment



Downtown Center



Neighborhood Center

Engineering Evaluation

Transportation

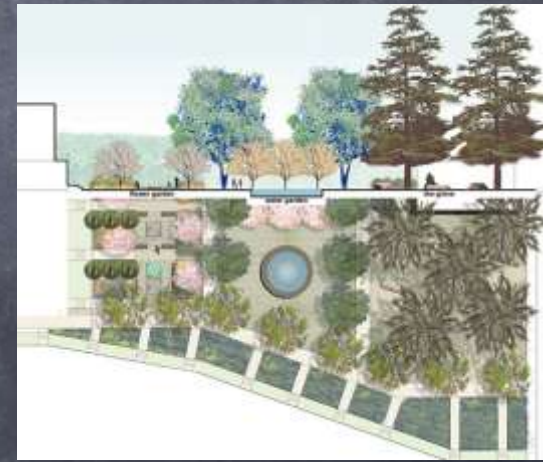
- Roadways
- Pedestrian
- Bikeways

Water system

- Existing
- Needed

Stormwater

- Canals
- Ponds
- Other



Priorities & Costs



David Avenue Segment Study
for Engineering and
Infrastructure Evaluation



Homestead Road Segment
Study for Engineering and
Infrastructure Evaluation



David Avenue Streetscape
Design and Construction
Estimate



Plaza Drive Streetscape and
Civic Space Design and
Construction Estimate

Funding

