



Planning & Zoning Board

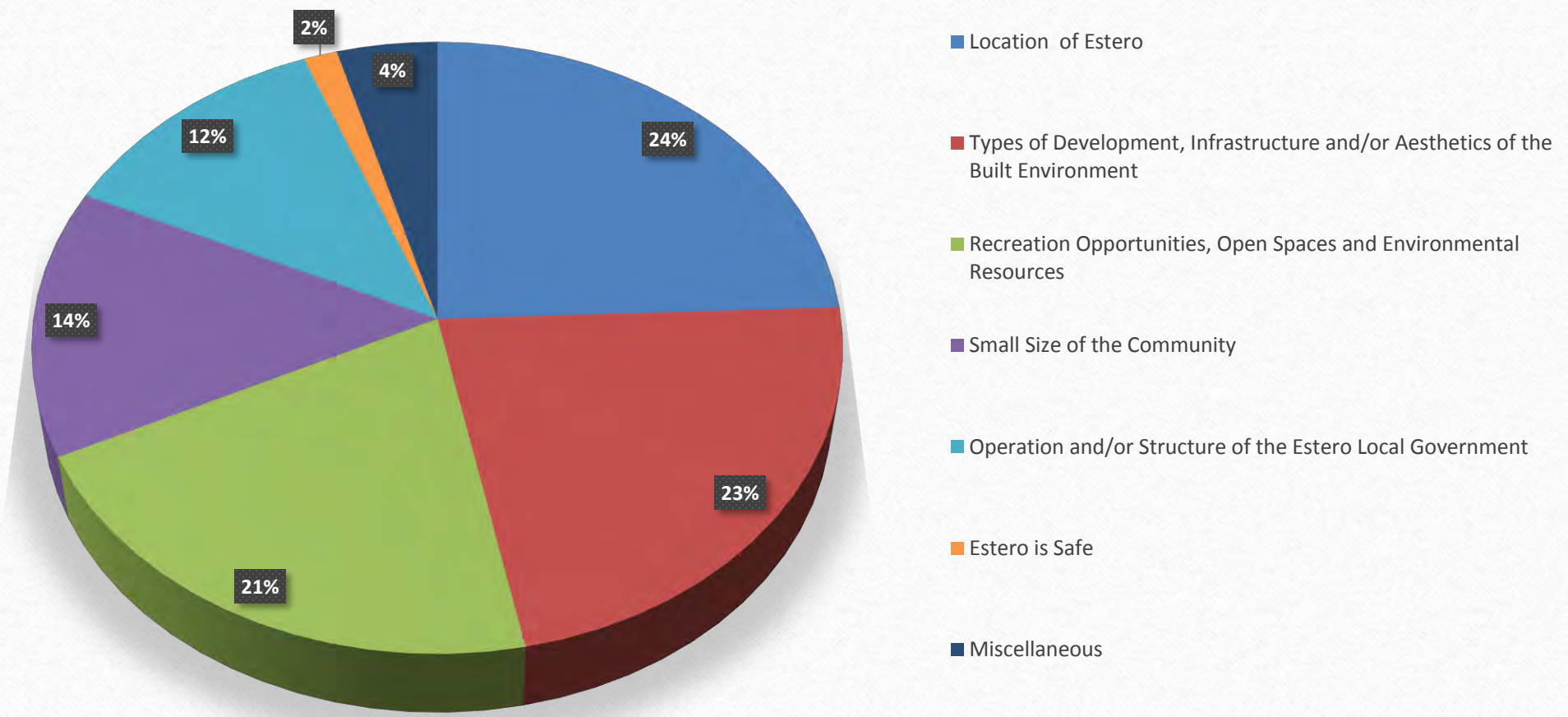
February 23, 2017

January 11, 2017
Comprehensive Plan
Public Informational Meeting

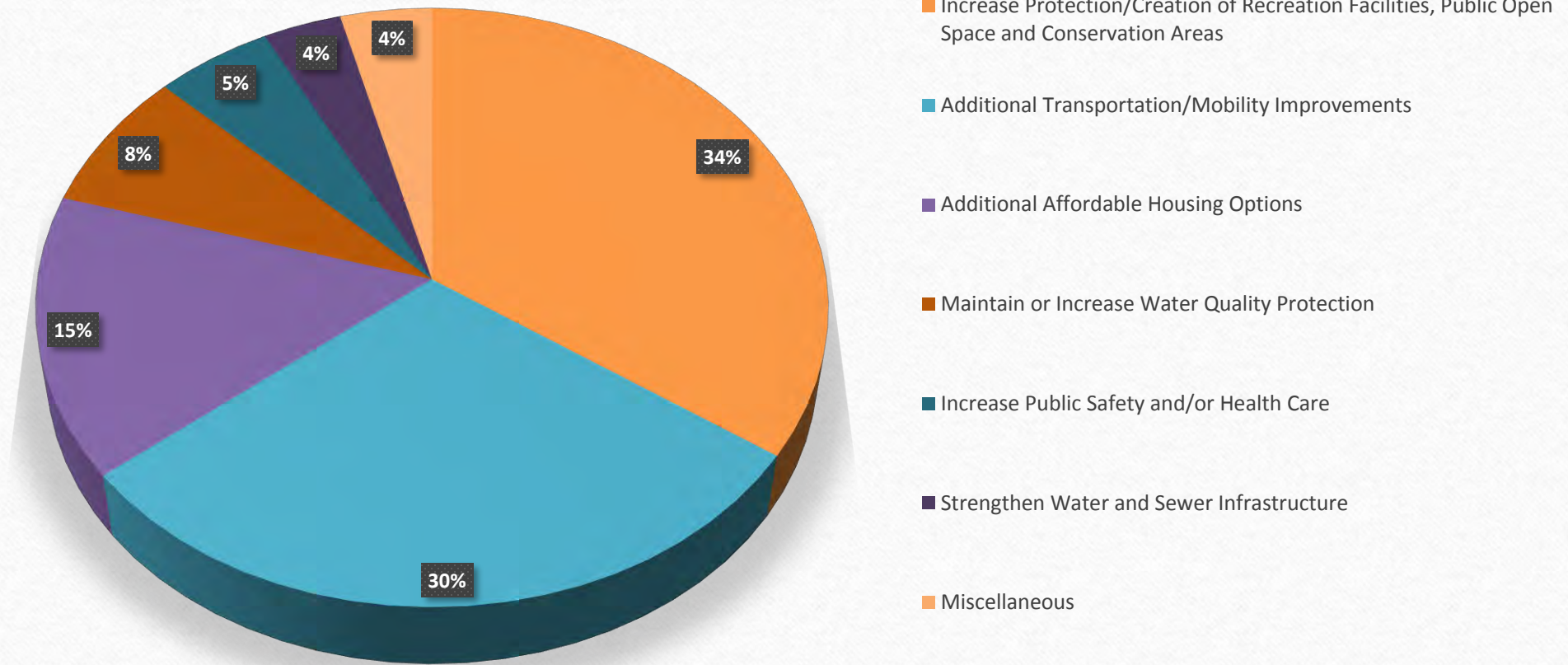
Attendees were asked to write responses to the specific questions.

Responses were grouped into categories, resulting in the following analysis.

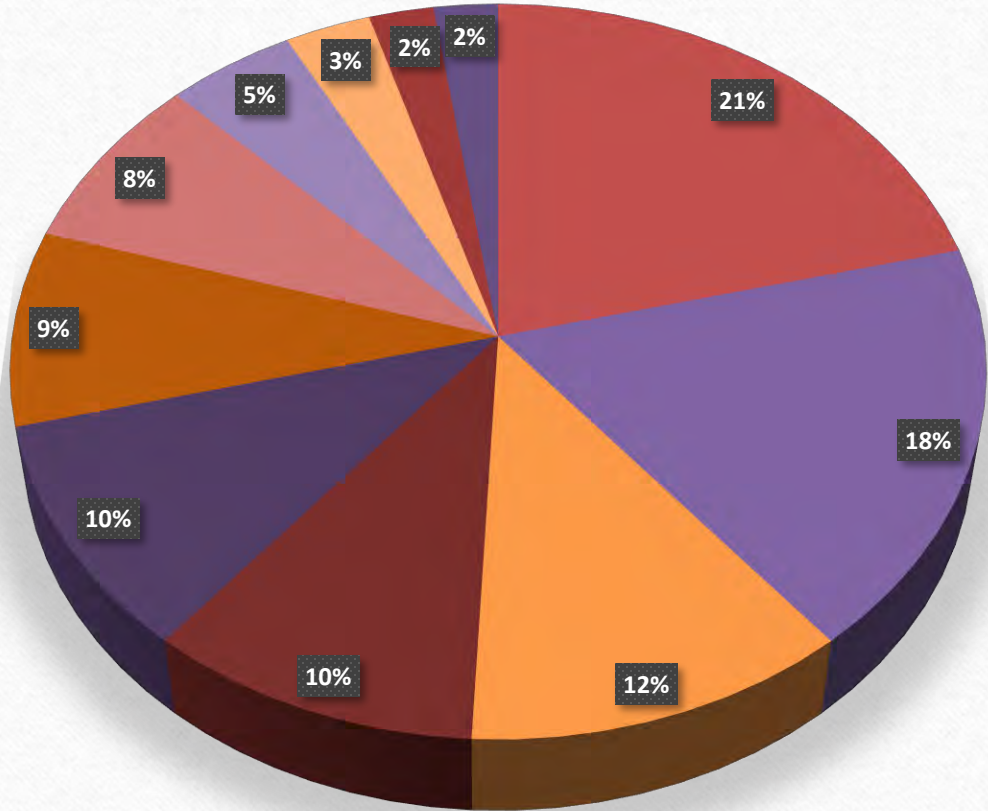
What do you like about Estero?



How do you think Estero should develop/change over the next 20 years?



What is your biggest concern about Estero?



- Overdevelopment and/or Unmanaged Growth
- Transportation/Mobility
- Recreation, Open Space, and/or Conservation of Natural Resources
- Specific Development Types
- Operation of the Estero Local Government and/or the Comprehensive Planning Process
- Affordable Housing and/or Diversity
- Taxes and/or General Affordability
- Water Quality
- Jobs and/or Economic Growth
- Law Enforcement
- Miscellaneous

A Vision for 2030

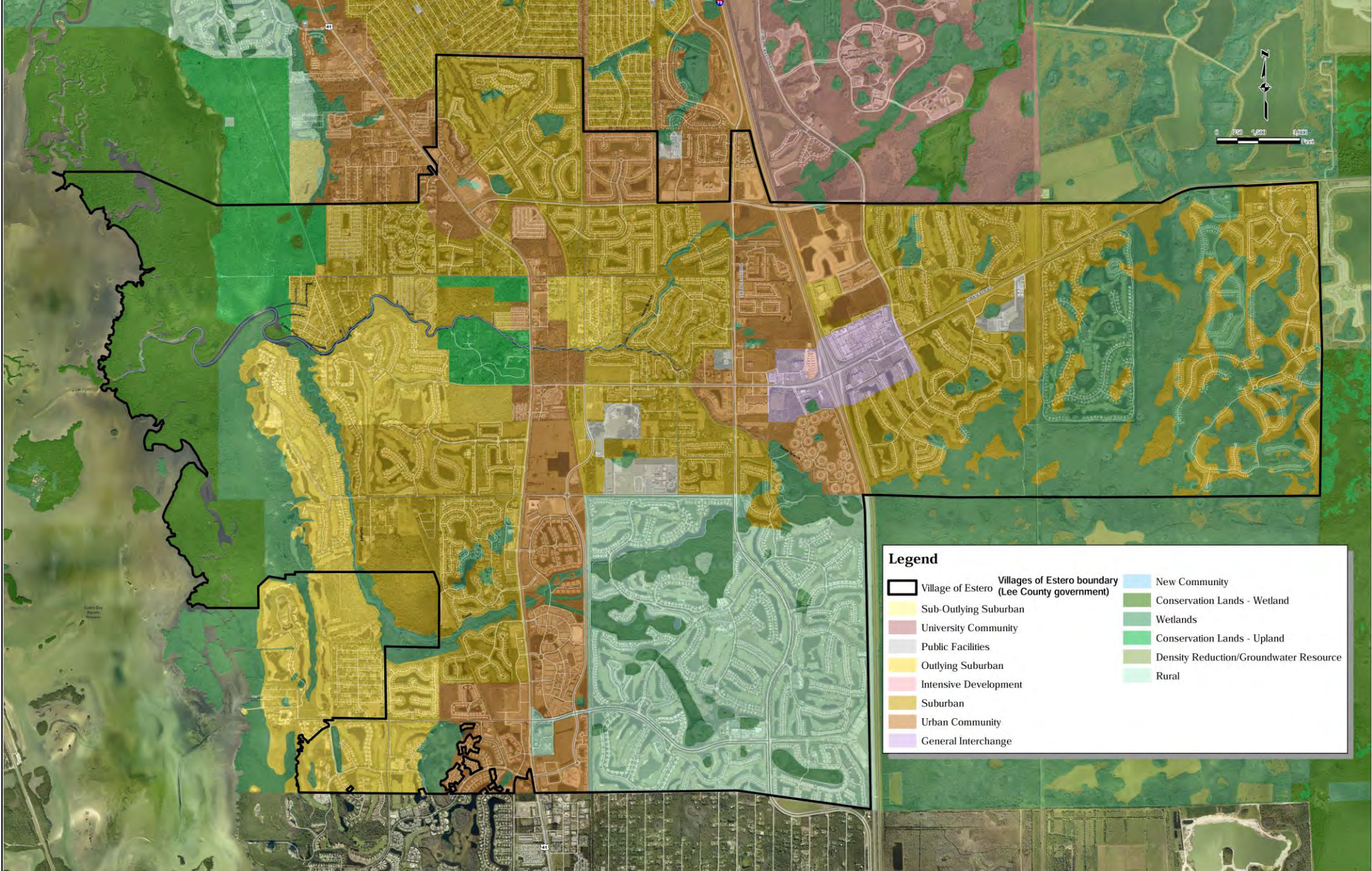
To establish a community that embraces its historic heritage and protects the environment, while carefully planning for future development resulting from a desirable high quality of life, expanding economic opportunities, and proximity to Florida Gulf Coast University and the Southwest Florida International Airport. Estero's growth will be planned with strong neighborhoods, diverse economic generators, interconnected mixed-use centers, varied parks, public spaces, recreational facilities, and unique natural environments that fosters a sense of belonging and creates a sense of place. Estero will be a highly valued place to live, work, and visit because of development standards and design guidelines that promote:

- 1) desirable neighborhoods and public amenities;
- 2) vibrant economic centers;
- 3) attractive landscaping, streetscaping, lighting, signage, and architectural features; and
- 4) an interconnected transportation network.

The implementation of this vision will successfully link residential and commercial areas and uphold Estero as a vibrant Lee County community.

Future Land Use Policy Issues

- Village Specific Future Land Use Categories
- Site Location Standards
- Control of Access Points on Corkscrew Road
- Historical Resources
- River, Creeks – Land Use Categories or Buffers
- Old Estero Area Standards
- Use of Overlays
- Keep or Modify Mixed Use Overlay
- Design Standards
- Future Location for Schools
- US 41 Overlay Right-of-Way Building Setbacks
- Annexation
- Redevelopment
- Nonconformity Provisions



Legend

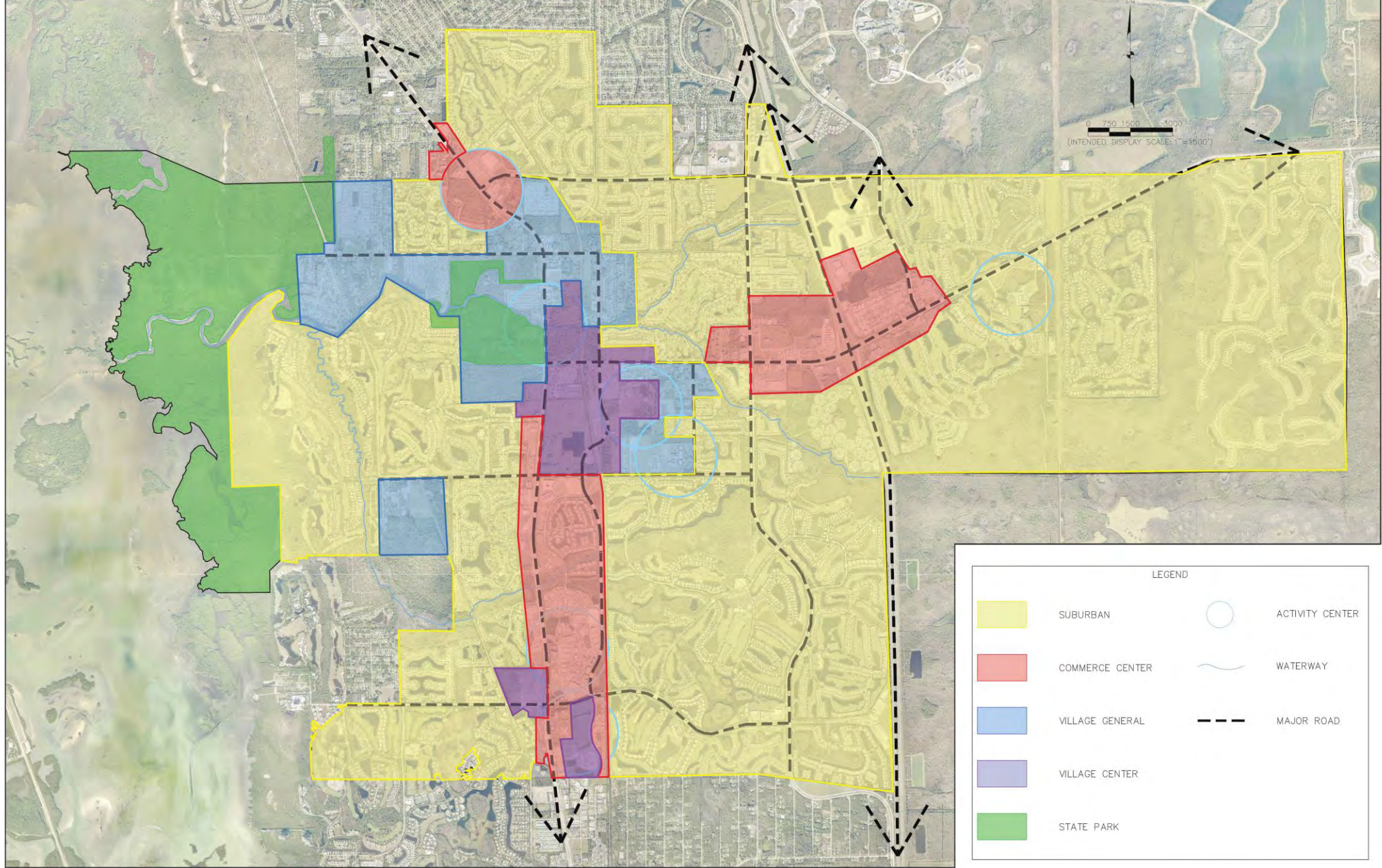
	Village of Estero boundary (Lee County government)		New Community
	Sub-Outlying Suburban		Conservation Lands - Wetland
	University Community		Wetlands
	Public Facilities		Conservation Lands - Upland
	Outlying Suburban		Density Reduction/Groundwater Resource
	Intensive Development		Rural
	Suburban		
	Urban Community		
	General Interchange		

REVISIONS	



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 E.B. #642 & L.B. #642

Future Land Use (Lee County)				
DATE	PROJECT	FILE NO.	SCALE	SHEET
February 2017	20160267-000		As Shown	1 OF 1



C:\Users\JES\Desktop\Exhibit.dwg (Bottom-Landscape) 2/6 Feb 20, 2017 - 4:24pm

REVISIONS	



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FUTURE LAND USE SCENARIO				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
FEBRUARY 2017	20160267-000		As Shown	1 OF 1

SPECIAL TREATMENT AREAS

Mixed Use Overlay

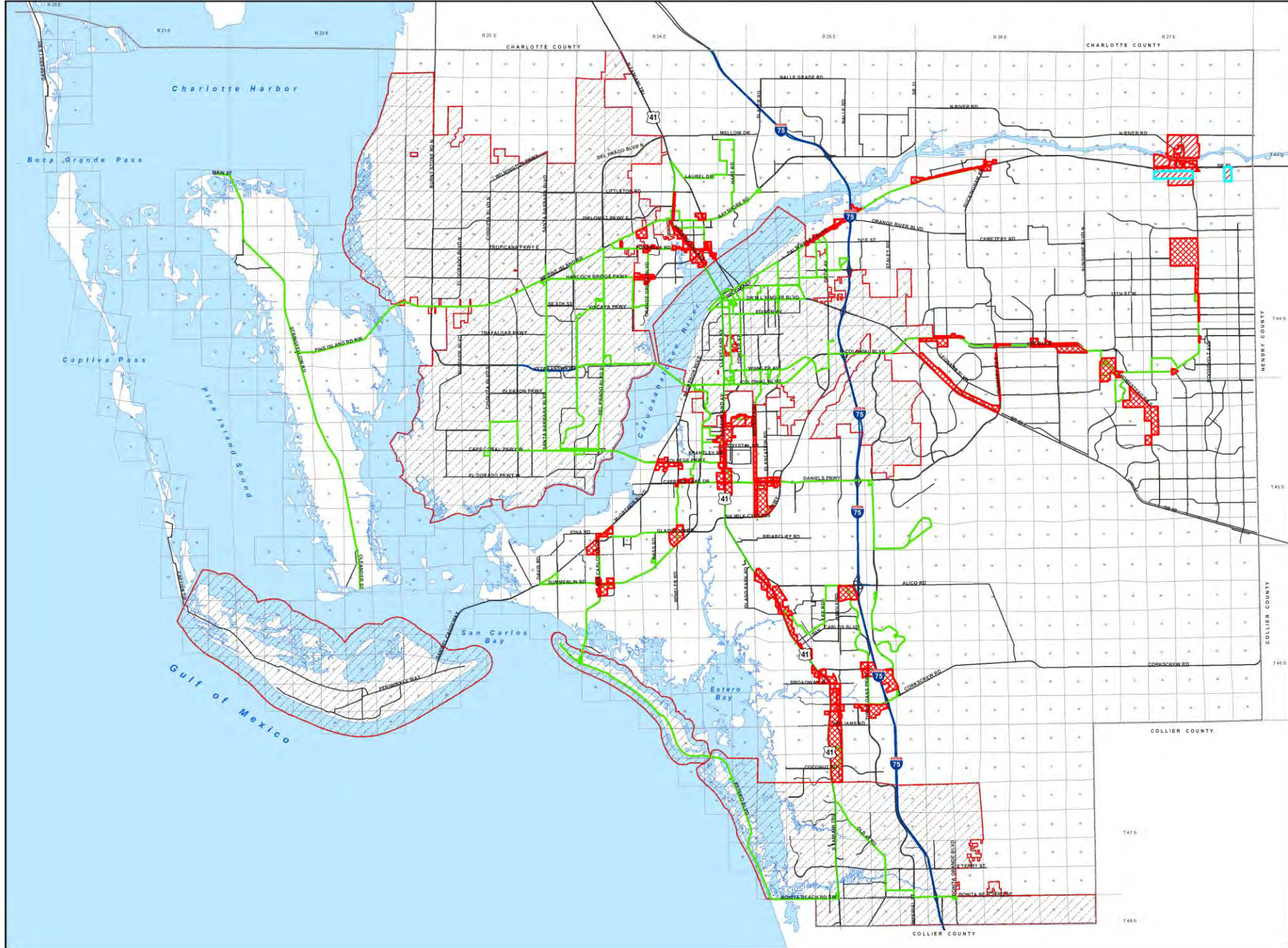
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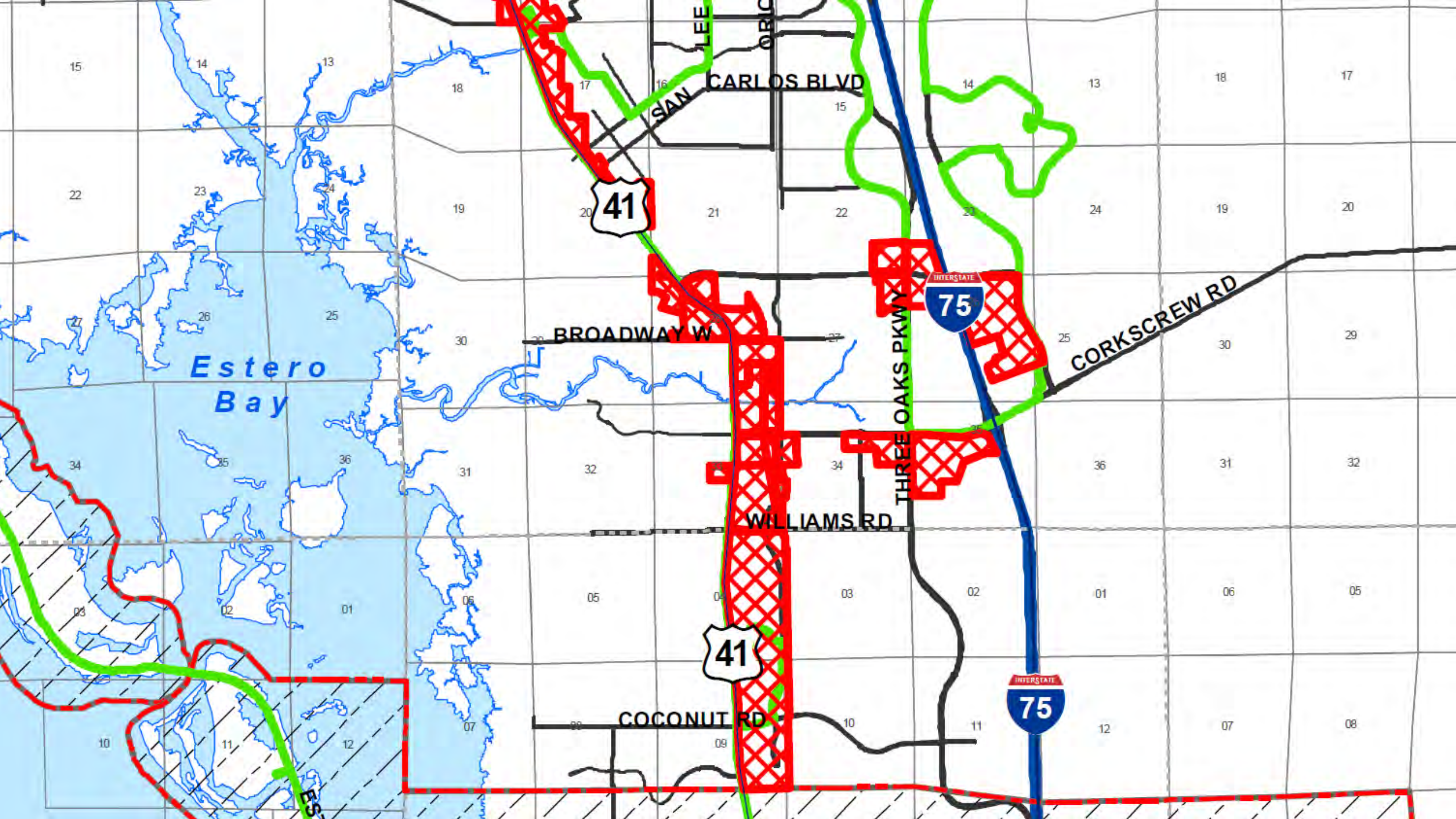
- Mixed Use Overlay
- See Also Specific Community Plan Policies
- Transit Route
- City Limits

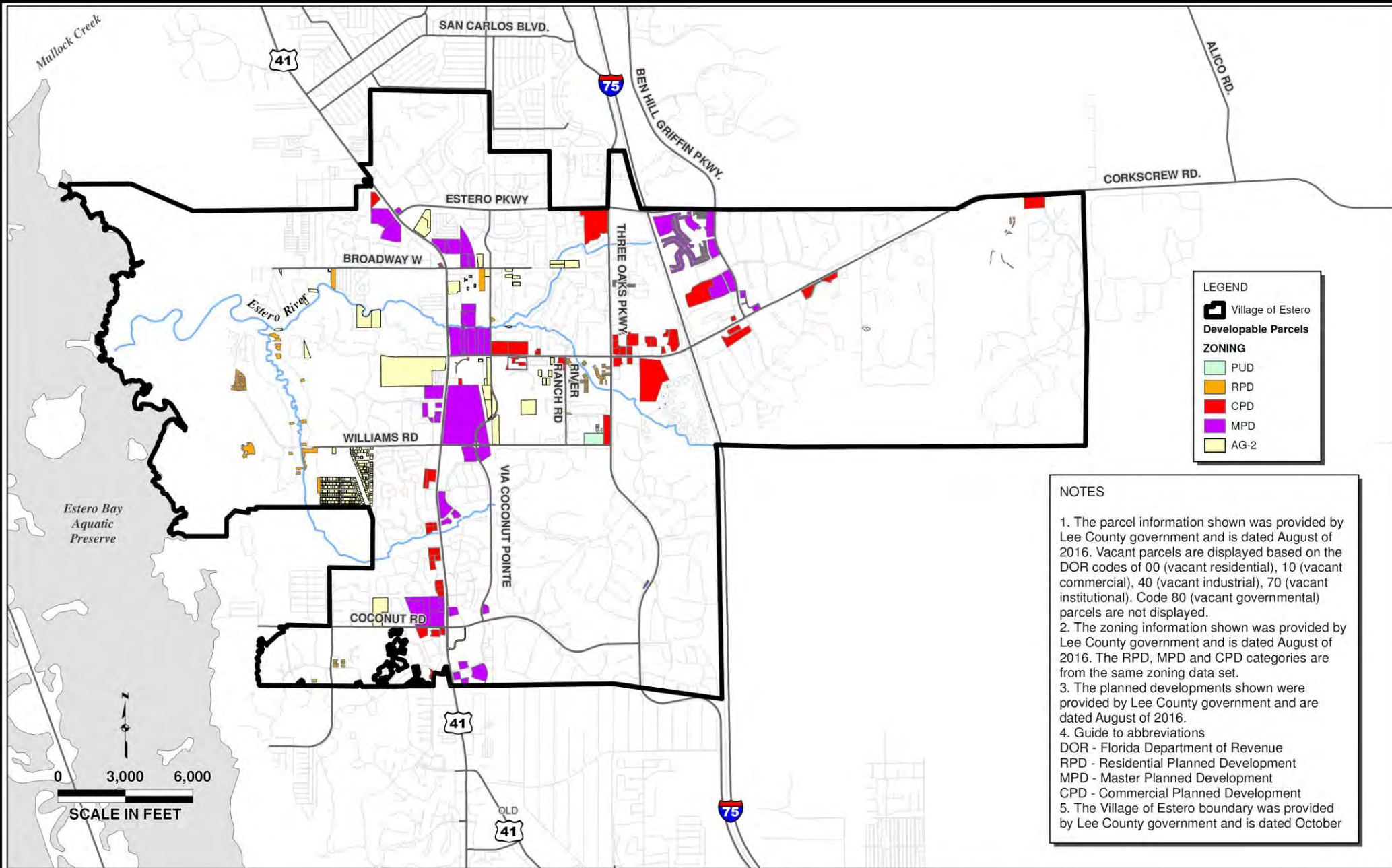


Map Generated: December 2011
City Limits and Transit Routes
current to date of map generation

Adopted by Ord. No. 07-15, 5/26/2007
Amended by Ord. Nos. 09-07, 09-08, 10-33,
11-18, 11-21







LEGEND

Village of Estero

Developable Parcels

ZONING

- PUD
- RPD
- CPD
- MPD
- AG-2

NOTES

1. The parcel information shown was provided by Lee County government and is dated August of 2016. Vacant parcels are displayed based on the DOR codes of 00 (vacant residential), 10 (vacant commercial), 40 (vacant industrial), 70 (vacant institutional). Code 80 (vacant governmental) parcels are not displayed.
2. The zoning information shown was provided by Lee County government and is dated August of 2016. The RPD, MPD and CPD categories are from the same zoning data set.
3. The planned developments shown were provided by Lee County government and are dated August of 2016.
4. Guide to abbreviations
 DOR - Florida Department of Revenue
 RPD - Residential Planned Development
 MPD - Master Planned Development
 CPD - Commercial Planned Development
5. The Village of Estero boundary was provided by Lee County government and is dated October



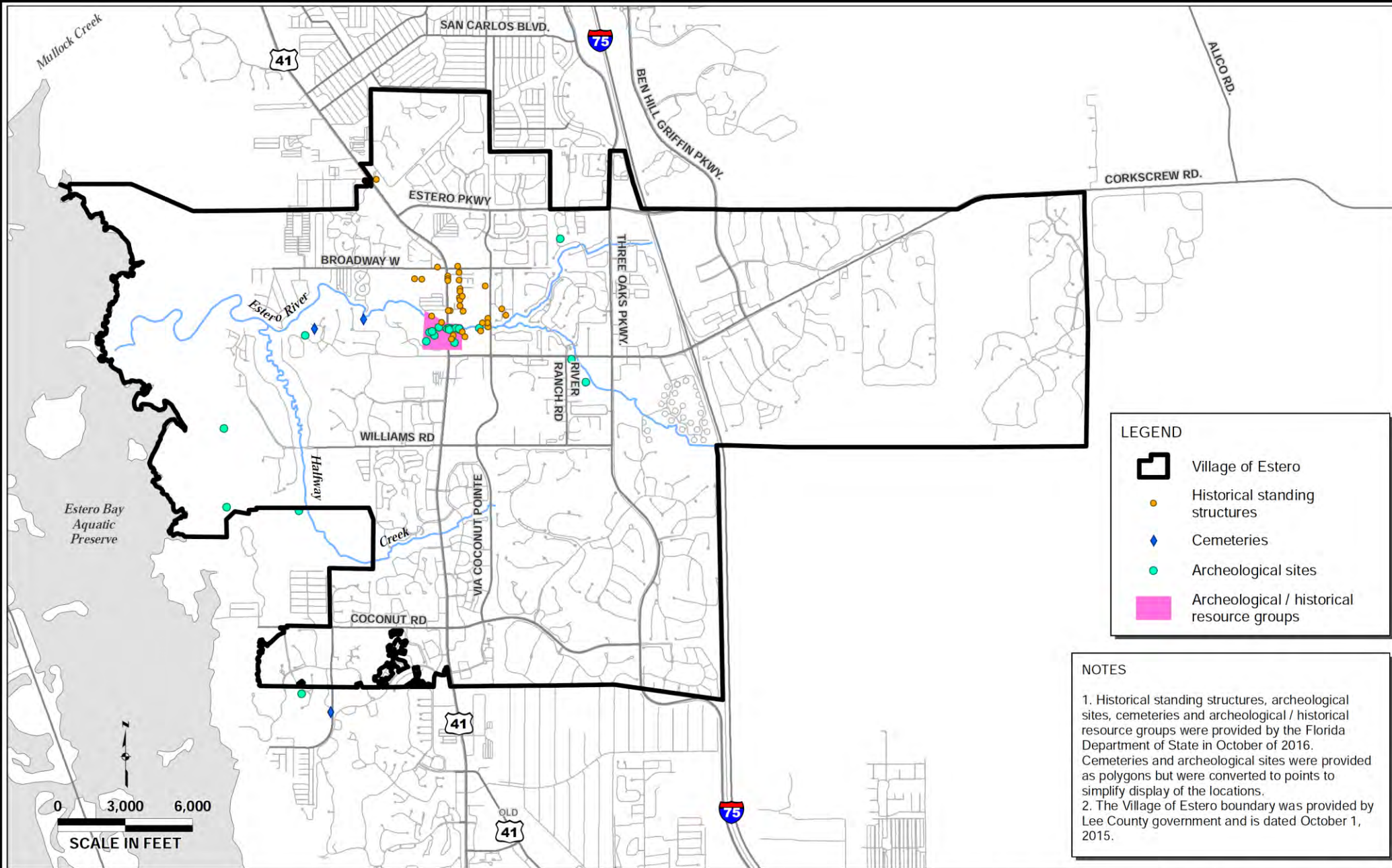
Future Land Use Element
 Village of Estero
 Comprehensive Plan



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Vacant Developable Land Map

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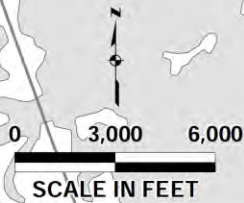


LEGEND

-  Village of Estero
-  Historical standing structures
-  Cemeteries
-  Archeological sites
-  Archeological / historical resource groups

NOTES

1. Historical standing structures, archeological sites, cemeteries and archeological / historical resource groups were provided by the Florida Department of State in October of 2016. Cemeteries and archeological sites were provided as polygons but were converted to points to simplify display of the locations.
2. The Village of Estero boundary was provided by Lee County government and is dated October 1, 2015.



Future Land Use Element
 Village of Estero
 Comprehensive Plan



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Historically and Archeologically Significant Areas Map

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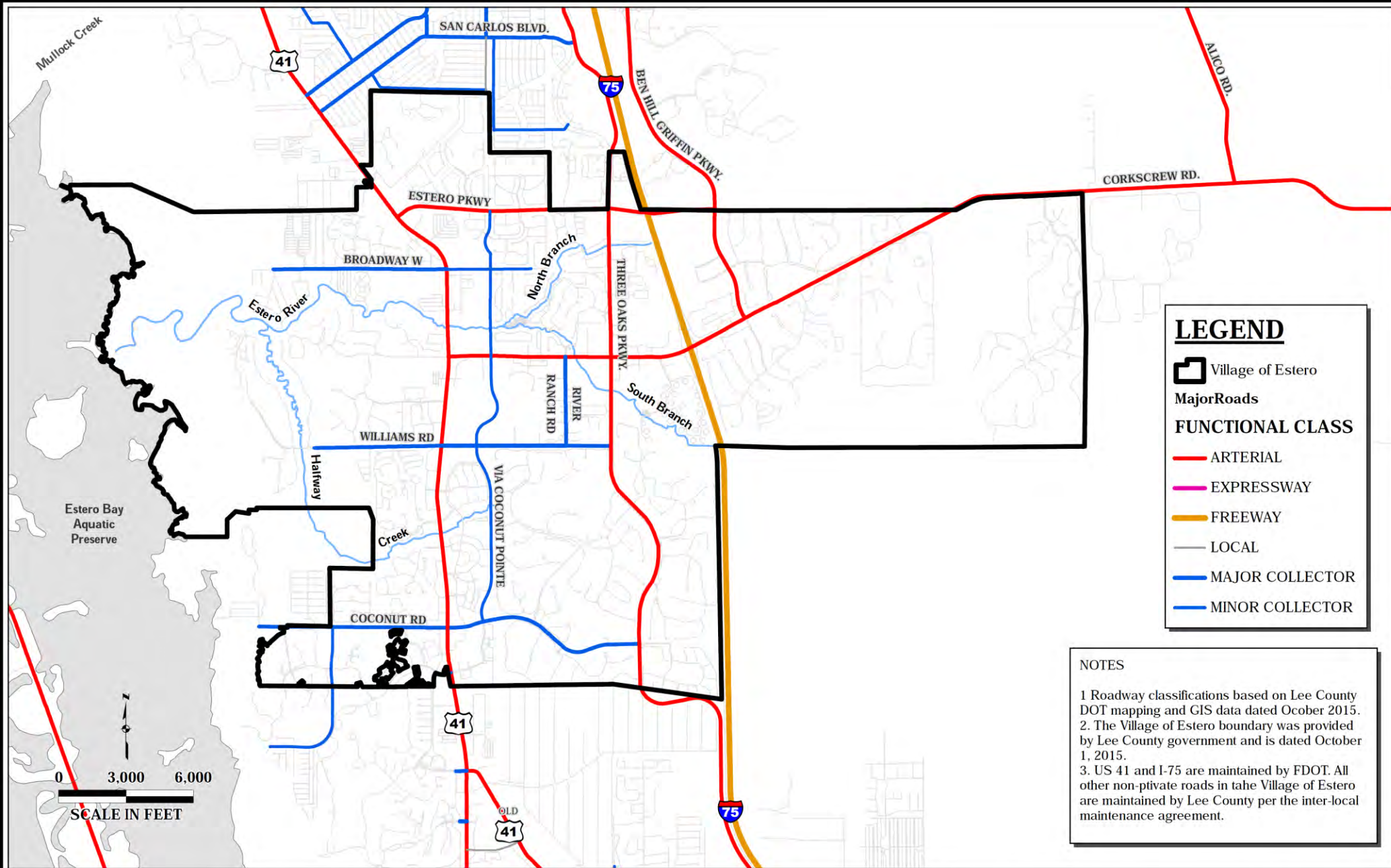
Passive River



Active River

Transportation Policy Issues

- Functional Classification Map
 - Corkscrew and other High Traffic Roads
 - LOS Standards for Specific Links
- Road-scape Policies
 - Should the Three Oaks Parkway road-scaping become the standard?
- Bike & Pedestrian Standards
- Regional Transportation Issues
- Railroad Right-of-Way Utilization
- River Shuttle to Beaches
- Strengthening Interconnection Standards
- Concurrency vs Mobility
- Complete Streets
- Multimodal Policies
- Traffic Calming
- Expansion of Grid System Beyond Village Center



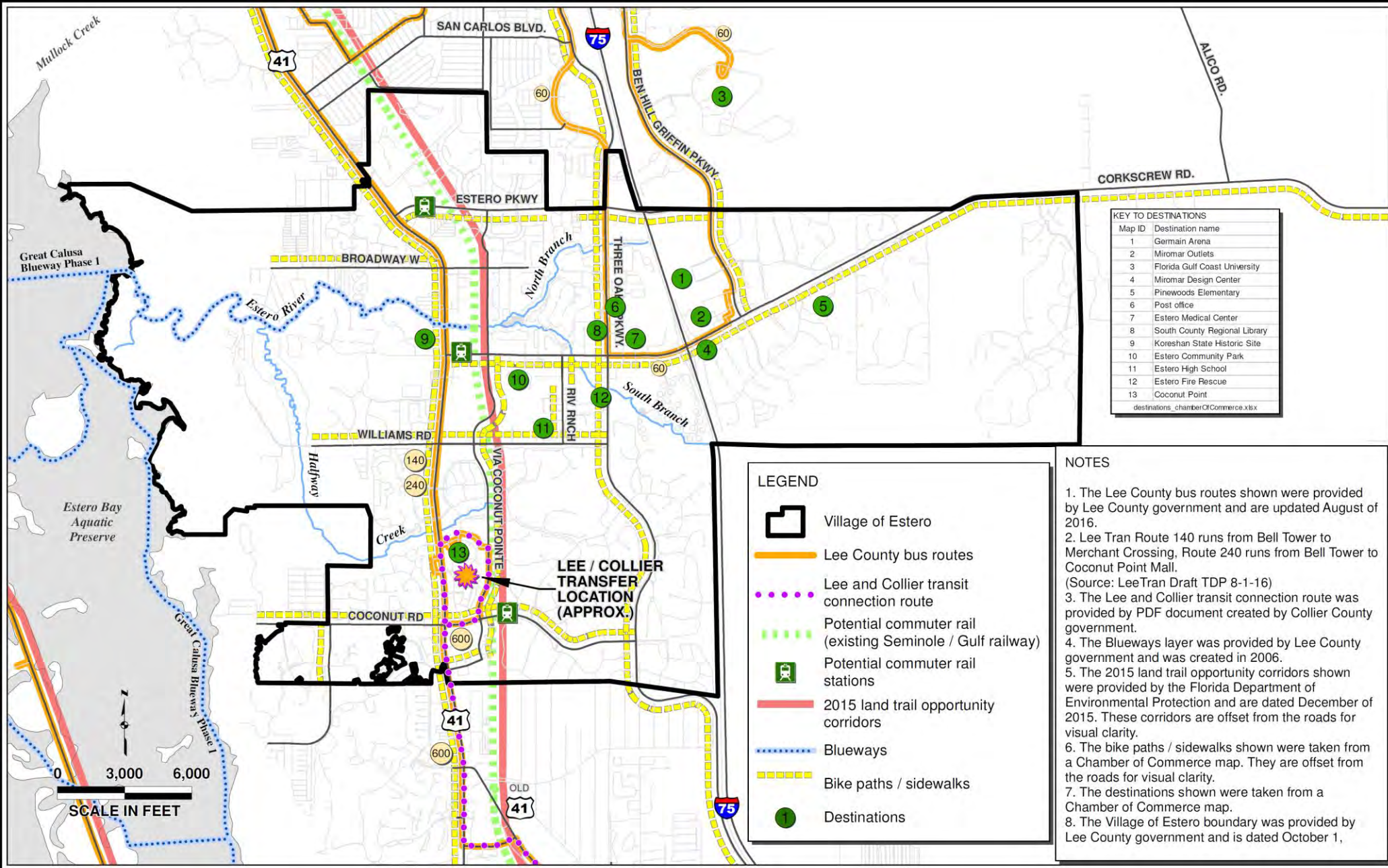
**Transportation Element
Village of Estero
Comprehensive Plan**



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Roadway Classifications Map

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KEY TO DESTINATIONS	
Map ID	Destination name
1	Germain Arena
2	Miromar Outlets
3	Florida Gulf Coast University
4	Miromar Design Center
5	Pinewoods Elementary
6	Post office
7	Estero Medical Center
8	South County Regional Library
9	Koreshan State Historic Site
10	Estero Community Park
11	Estero High School
12	Estero Fire Rescue
13	Coconut Point

destinations_chamberOfCommerce.xlsx

LEGEND

- Village of Estero
- Lee County bus routes
- Lee and Collier transit connection route
- Potential commuter rail (existing Seminole / Gulf railway)
- Potential commuter rail stations
- 2015 land trail opportunity corridors
- Blueways
- Bike paths / sidewalks
- Destinations

NOTES

- The Lee County bus routes shown were provided by Lee County government and are updated August of 2016.
- Lee Tran Route 140 runs from Bell Tower to Merchant Crossing, Route 240 runs from Bell Tower to Coconut Point Mall. (Source: LeeTran Draft TDP 8-1-16)
- The Lee and Collier transit connection route was provided by PDF document created by Collier County government.
- The Blueways layer was provided by Lee County government and was created in 2006.
- The 2015 land trail opportunity corridors shown were provided by the Florida Department of Environmental Protection and are dated December of 2015. These corridors are offset from the roads for visual clarity.
- The bike paths / sidewalks shown were taken from a Chamber of Commerce map. They are offset from the roads for visual clarity.
- The destinations shown were taken from a Chamber of Commerce map.
- The Village of Estero boundary was provided by Lee County government and is dated October 1,



Transportation Element
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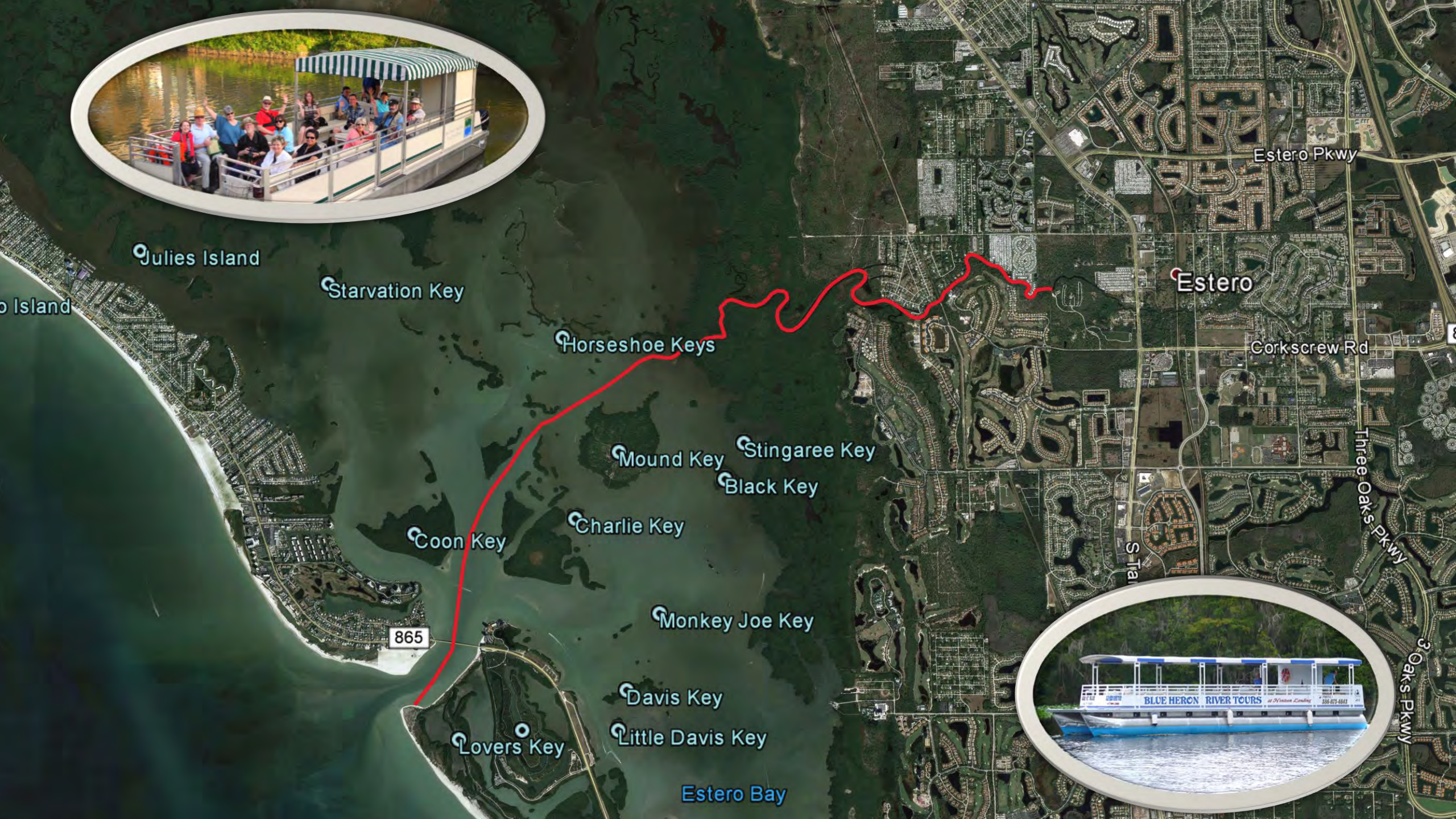
Alternative Transportation Map

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Three Oaks Parkway



Three Oaks Parkway



Affirmation / Modification of Village Vision

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Questions and Comments