

# SPIKOWSKI PLANNING ASSOCIATES

## MEMORANDUM

**TO:** Mary Gibbs, Community Development Director, Village of Estero  
**FROM:** Bill Spikowski  
**DATE:** July 23, 2015  
**SUBJECT:** Interim Comprehensive Plan Amendments

I am forwarding a report that proposes interim comprehensive plan amendments to support compact walkable development patterns in certain areas in Estero near US 41. Please circulate this report to Planning and Zoning Board members and the public in preparation for initial workshops or public hearings in August.

Prior to incorporation, the Estero community was governed by Lee County's Comprehensive Plan, which included the Estero Community Plan as it was updated through 2014. The proposed amendments would modify the Estero Community Plan and certain parts of the larger "Lee Plan" that still apply in Estero.

As the real estate market was beginning to recover from the Great Recession, a community planning initiative was sponsored by a coalition of Estero community organizations to anticipate changing demographic trends and their impact on Estero. Community meetings in late 2014 presented a possible framework for the development of the remaining vacant tracts in Estero based on the principles of compact, walkable, transit supportive, mixed-use development, with an emphasis on employment, housing, recreational and civic uses. This report describes the first phase of a year-long formal planning process which is examining the preliminary concepts that emerged from the community planning initiative and assessing which should be included in Estero's own comprehensive plan and land development code.

Comprehensive plan and code amendments anticipated during this process would enable or require that new development be in a compact walkable pattern in pivotal areas of Estero that have strong potential to thrive with this new pattern. A critical interim step in this process is to add an overlay map to the comprehensive plan to identify both types of areas. This map would replace Lee County's "mixed use overlay," reducing its size and modifying some rules.

At the end of this planning process in 2016, the Village will likely establish a new incentive structure to support the desired development patterns in mixed use areas. The new incentive structure would include density increases in exchange for a connected street pattern that would accommodate complementary uses and public gathering places. While this structure is being created, the proposed plan amendments would suspend the granting of most bonus densities under Lee County's existing rules and suspend making changes to designations currently assigned to land on the Future Land Use Map.

During this interim period, small developments in the overlay wouldn't be required to provide multiple uses on each site, but the uses provided would need to be complementary and not conflicting. New definitions would be added for undefined terms such as "walkable," "block," and "mixed use pattern."

The attached report provides a more thorough explanation of the proposed plan amendments, followed by the full text of all policy changes and several maps that show the former "mixed use overlay" and its proposed new boundaries.

cc: Mr. Peter Lombardi, Interim Village Manager



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## Introduction

The Village of Estero is considering a series of interim comprehensive plan amendments that would support compact walkable development patterns in certain areas near US 41. These areas are anticipated to include employment, housing, shopping, recreation, and civic uses.

This report begins with background on comprehensive planning for the Village, then describes a recent community planning initiative and the current formal planning process. Finally, the proposed plan amendments are summarized and then presented in detail, along with a series of maps.

This report has been prepared for the Village by Spikowski Planning Associates.

## 1. Comprehensive Planning Background

### 1-a Village of Estero

The Village of Estero was formed through a referendum in November 2014. In that referendum, 86% of voters endorsed a charter that had been approved by the Florida legislature earlier in the year. An election was held in March 2015 to select seven initial village council members, who immediately began leading the new village government. The village boundary is shown on the front page of this report.

### 1-b Prior adopted plans

As a part of unincorporated Lee County, the Estero community had been governed by the Lee County Comprehensive Plan (Lee Plan), which was originally adopted in 1984 and had undergone major revisions in 1990 and 1994. A third major revision was prepared in 2013 but has not yet been adopted.

The Lee Plan includes numerous “community plans” which address specific issues of local concern to unincorporated communities. In 1999, Estero civic organizations began preparing the first Estero Community Plan, which was adopted into the Lee Plan in 2002. Implementing regulations for the Estero community were placed into Lee County’s land development code that same year and updated in 2005.

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### 1-c Most recent amendments

An extensive update of the Estero Community Plan was begun in 2012 and adopted into the Lee Plan late in 2014. All references in this report to the Estero Community Plan refer to the latest amended version, which is found in the Lee Plan under Goal 19. Implementing regulations were prepared during this same period but have not yet been adopted.

### 1-d Planning after incorporation

The Village charter specifies that upon incorporation, the Lee County Comprehensive Plan as it existed at that time became the Village's comprehensive plan. Thus the amendments proposed in this report will modify the Lee Plan, including the Estero Community Plan, but the amendments will apply only within the Village boundaries.

Under state law, each new municipality must adopt a complete new comprehensive plan within three years after incorporation. At that time, the new plan will replace the amended Lee Plan. [Section 163.3167(3), Florida Statutes]

## 2. Community Planning Initiative

### 2-a Purpose and overview

As the real estate market was beginning to recover from the Great Recession, a community planning initiative was sponsored by a coalition of Estero community organizations to anticipate changing demographic trends and their impact on Estero. That process began with a detailed market assessment.

The next phase was a three-day planning workshop in early 2014 to explore various development scenarios for a surplus of commercially zoned land near US 41. The greatest attention was focused on vacant land between US 41 and the railroad tracks (south of the Estero River and north of Williams Road), because that land contained the largest undeveloped tracts and was positioned for near-term development.

Later in 2014, a series of community meetings presented a possible framework for the development of the remaining vacant tracts in Estero based on the principles of compact, walkable, transit supportive, mixed-use development, with an emphasis on employment, housing, recreational and civic uses. These principles could underlie a broader policy framework that would guide Estero toward a more sustainable model for future development, not only serving the

current residents of Estero but anticipating the needs and desires of new residents and future generations.

### 2-b Summary of major issues

The community planning initiative for Estero was influenced by several significant concepts.

The market analysis documented many unmet needs, particularly housing types that would attract and retain residents with the skill and knowledge to support a more diversified local economy. The analysis also identified the types of employers who would utilize that workforce.

The post-recession market may be very different than the market that had gone away seven years earlier. During Estero's growth spurt over the previous decade, most residential developments were variations on a single type — large gated communities centered around major recreational amenities, often golf courses that required a great deal of land relative to the number of households. Commercial uses that served those communities were, without exception, located outside of those communities, usually at the intersection of a sparse network of oversized arterial roads.

The relatively small amount of vacant land left for development in Estero would be depleted rapidly if development continued in that same form. If there are other development patterns and amenities the citizens of Estero wished to see in their community, public action would be required very quickly.

### 2-c Findings, policy goals, and strategic objectives

To restart and strengthen the diversity and economy of Estero, the following objectives were highlighted in the community planning initiative:

- Residential development will lead the market recovery in the near term; the nature and type of housing offered will have a significant impact on whether Estero will achieve a more balanced and sustainable economic foundation.
- The physical form of new streets and building types are critically relevant to achieving the strategic goals of mixed use (greater convenience and reduction in the cost of services), expanded housing choice (responding to demographically-driven lifestyle preferences), and reduced automobile reliance (enhanced mobility choice). Zoning provisions that emphasize physical form have become known as form-based codes.

- Managing urban form is just as important as managing use, and both can be managed most effectively through the use of flexible building types that can accommodate a wide range of uses within a well-defined physical plan, based on a coherent and recognizable neighborhood structure (i.e., with an identifiable center and edge, spatially defined by a 5-minute walking radius).
- Development in this form, when done properly, can help to encourage and support the use of transit, reduce congestion, lower the cost of services, and reduce the burden on both natural and man-made systems.

### 2-d Subsequent events

The market analysis was based on conditions in 2013. Since that time, real estate development has recommenced in Estero at a pace reminiscent of the heady pre-recession period. Lee Memorial Health System is about to develop a 31-acre site as a walkable mixed-use medical complex with complementary shops and services that are integrated with surrounding uses. Private developers are providing additional chain stores and several smaller luxury gated communities that fit the prior Estero model, plus housing types that are new to Estero including affordable apartment complexes and specialized housing with related medical care. The renewed economic activity and its diversity is welcome after the lengthy recession, but the pace of development proposals threatens to outstrip the new Village’s ability to plan for the future.

This report describes the Village’s formal planning process that has begun to examine the preliminary concepts that emerged from the community planning initiative and is assessing which of them should form the basis for amendments to the Village’s comprehensive plan and land development code.

### 2-e Formal reports

Findings from the community planning initiative were documented in three separate reports, all available from [www.spikowski.com/details/Estero.html](http://www.spikowski.com/details/Estero.html):

**Estero Community Market Assessment** (September 2013, by Peloton Research Partners)

**Estero Planning Workshop: February 24-27, 2014** (March 2014, by Seth Harry & Associates)

**Community Planning Initiative, Final Report** (January 2015, by Seth Harry & Associates and Spikowski Planning Associates)

## 3. Overview of Current Planning Process

### 3-a Authorization and professional team

The Village Council authorized the preparation of these comprehensive plan amendments this past spring through a planning contract with Spikowski Planning Associates, led by planner Bill Spikowski. The professional team includes urban designer Seth Harry of Seth Harry & Associates and attorney Nancy Stroud of Lewis Stroud & Deutsch.

### 3-b Zoning-in-progress resolutions

In April 2015, the Village Council adopted two resolutions advising landowners that new regulations were being prepared in part through these comprehensive plan amendments. The areas covered by these resolutions are shown on the maps below. The resolutions state that new development applications will be reviewed for consistency with principles of compact, walkable, transit-supportive, mixed-use development. (The resolutions have no formal effect on comprehensive plan amendments.)



Resolution 2015-22



Resolution 2015-26

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### 3-c Adoption process

Village Ordinance 2015-01 established the Planning and Zoning Board and assigned it to serve as the Village's local planning agency. Under Florida law, local planning agencies make formal recommendations on all comprehensive plan amendments following public hearings. Workshops and/or public hearings before the Planning and Zoning Board can begin in August 2015. The next step would be a public hearing before the Village Council, followed by state review and then adoption by the Village Council after another public hearing.

### 3-d Future phases of current planning process

Additional planning tasks have been authorized by the planning contract that will result in more detailed amendments to the comprehensive plan plus a new regulatory structure in the Village's land development code for mixed-use development. These specific tasks are anticipated:

1. **TRANSITIONAL LDC:** Review the existing land development code to identify any provisions that may hinder early applications for mixed-use development; draft any needed interim code changes.
2. **REGULATING PLANS & SUPPORTING STANDARDS:** Prepare conceptual regulating plans for areas where the new mixed-use standards would apply, with input from affected landowners and the public; prepare supporting standards such as block sizes, street connectivity, and building types for use in the new mixed-use code. Conceptual regulating plans would be placed in the land development code and would identify connectivity requirements for the street network so that adjoining developments wouldn't create isolated enclaves in mixed-use areas.
3. **CONCEPTS FOR VILLAGE DESIGN OFFICE:** Examine approaches used by other municipalities to incorporate design review into planning, zoning, or design regulations and suggest methods that a village design office could serve the Village Council and its advisory boards.
4. **COMPREHENSIVE PLAN:** Prepare comprehensive plan policies to update the interim policies adopted in 2015 that would formally authorize increased densities, implement the new mixed-use standards, and link their use to LDC amendments to be adopted concurrently.
5. **LDC AMENDMENTS:** Draft land development code amendments that carry out the updated comprehensive plan policies and adopt/implement the conceptual regulating plans and new mixed-use standards.

## 4. Proposed Interim Plan Amendments

### 4-a Overview of interim plan amendments

Future Estero residents are likely to have preferences and expectations that differ significantly from current residents. This may become a problem for Estero because so much of the village's development pattern was established over a very short period of time.

Individual communities within Estero were carefully tailored to appeal to specific niches of potential residents at a certain stage of their lives, thus they reflect a snapshot of the market and lifestyle preferences of that time. The careful tailoring created an inward-focused physical pattern and strong private covenants, intentionally making these communities very difficult to change.

The initial subdivision of land has a very long-lasting influence over how a community can or cannot evolve when consumer tastes and demographic conditions change. For instance, inward-focused street patterns are impenetrable to transit. Pedestrians and bicyclists have few practical destinations outside the neighborhood. Those living or working elsewhere in Estero are not allowed to use the internal streets, requiring them to travel longer travel, mostly by private car, even for those who would prefer other means of travel.

As a result, Estero's commercial development had to be placed outside the neighborhoods along the few major roads that pass between residential communities. In part because of Estero's central location relative to Fort Myers and Naples, Estero has an abundance of places for its residents to shop, but nearly all are in isolated shopping centers where even daily needs can be met only by driving on wide busy roads.

Compact patterns of streets and blocks have allowed communities across the country and the world to evolve over many decades and centuries. Streets and blocks work as well for neighborhoods of detached homes as they do for a complementary mix of uses and even for urban conditions at greater intensities. This pattern reduces vehicular travel simply by having complementary uses closer together. Benefits increase when any given trip can serve more than one purpose. Benefits are enhanced further when multiple uses can be reached on foot, thus avoiding oversized parking lots that themselves become impediments to walking.

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Within a pattern of streets and blocks, great variety can be provided to cater to different tastes. Lot sizes don't have to be uniform; homes don't have to all be built at once; and individual blocks can even be gated without interfering with the interconnected nature of the block structure. This resilient development pattern allows building and land uses to evolve over time to accommodate new tastes, new generations, and new opportunities without being frozen by the consumer tastes of a single era.

Comprehensive plan and code amendments anticipated during this process would enable or require that new development be in a compact walkable pattern in pivotal areas of Estero that have strong potential to thrive with this new pattern. Existing shopping centers can also become more walkable when infill development replaces parking lots. An interim step in this process would be to add a overlay map to the comprehensive plan to identify both types of areas.

This overlay map has the potential to conflict with a similar part of the Lee Plan, referred to as the "mixed use overlay." To avoid conflict, the county's mixed use overlay should simply be adapted for Estero's purposes, converting its focus from providing two different uses in a single development project to creating a development pattern of streets and blocks that support mixed uses. This can be accomplished without mandating that each developer initially construct multiple uses in each development project or phase.

At a conceptual level, the 2014 amendments to the Estero Community Plan completely support this approach. However, some adjustments are required to integrate the two bodies of policy, as described below.

#### 4-b Description of interim plan amendments

The interim plan amendments proposed in this report affect several different portions of the Lee Plan. The following summary highlights the most significant changes, in order of importance.

- I. The boundaries of the "mixed use overlay" map that is found in the Lee Plan on Map 1, Page 6 would be modified considerably. The proposed new boundaries distinguish between three areas: two primary mixed use areas identified as Village Center and as Health District, plus surrounding land as potential expansion areas or where the new standards may become optional. The Health District area was previously known as 'Healthcare Village.' Overall, the total land

area in the mixed use overlay in the Village of Estero would be reduced from 1,587 acres to 920 acres.

- II. Policy revisions are proposed to several portions of the Estero Community Plan:
  - Policy 19.2.2 would be expanded considerably to integrate the new mixed use overlay with the Estero Community Plan and to explain the context for these interim plan amendments and the additional amendments that are forthcoming in 2016.
  - At the end of this planning process in 2016, the Village will likely establish a new incentive structure to support the desired development patterns in mixed use areas. The new incentive structure would include density increases in exchange for a connected street pattern that would accommodate complementary uses and public gathering places. While this structure is being created, a new Policy 19.2.2(a) would make interim changes to prior Lee County policies on density increases:
    - a. The Village would not grant bonus densities under Lee County's existing rules, which allow density increases to developers who provide affordable housing or transfer development rights from sensitive lands.
    - b. The Village would not change the designations currently assigned to any land on the Future Land Use Map. Redesignating land to a more intense category is a means of increasing densities without participating in the existing bonus density programs.

These interim changes would apply only to land in the mixed use overlay areas.

Each land use category on the Future Land Use Map has been assigned an allowable standard or "base" density range (density is the number of dwelling units divided by the number of acres). During the rezoning process, a final density cap is established, which must be within this range. Some land use categories allow additional dwelling units through bonus density programs. The following table summarizes allowable densities for various categories on the Future Land Use Map:

Future Land Use Category	Standard (Base) Density Range		Bonus Density
	<i>Minimum</i>	<i>Maximum</i>	<i>Maximum</i>
Intensive Development	8	14	22
Central Urban	4	10	15
Urban Community	1	6	10
Suburban	1	6	<i>no bonus</i>
Outlying Suburban	1	3	<i>no bonus</i>

- A new Policy 19.4.6 would be added to expand existing Policy 19.4.2.f. The new policy would implement recommendations endorsed by the Lee County Metropolitan Planning Organization about preserving the rail corridor for future transportation purposes, potentially including enhanced freight service plus commuter rail, light rail, or bus rapid transit, along with hiking/biking/ walking trails. (*Lee County Rail Corridor Feasibility Study*, October 2013)
- Policy 19.6.3 concerning the Estero Community Park would be expanded with specific suggestions for integrating the park with the surrounding community through direct physical connections.
- Numerous minor editorial and updating changes are also proposed, for instance to reflect the jurisdiction of the Village of Estero rather than Lee County.

III. Current policies regarding the mixed use overlay are found outside the Estero Community Plan. Interim policy revisions are proposed here under Objectives 2.12/4.1/4.2/4.3 and Policy 6.1.2 of the Lee Plan. These changes are to text that nominally applies to all of Lee County, however these changes would only affect the Village of Estero.

- An important change for Estero would be new requirements for the mixed use overlay. Although small development projects would not be required to provide a full mix of uses on each site, it would no longer be acceptable to provide a mix of uses that aren't complementary (such as industrial uses or auto-oriented commercial uses that are mixed with residential uses). See new wording in Policy 4.3.2.

- Another important change for Estero would affect the way density is calculated. At present, in the mixed use overlay a developer may calculate density on commercial land as well as residential land. Under the proposed change to Objective 4.3, this calculation method would still be permitted but only if a developer seeks approval using "Compact PD" (planned development) zoning. Compact PD is a form-based code that is suited for creating compact walkable neighborhoods and mixed use centers. This calculation method would no longer be available when a developer seeks approval using "Mixed Use PD" zoning, which is better suited for drivable suburban conditions.

- IV. The Glossary would be expanded by adding definitions for "block," "mixed use pattern," and "walkable," terms that are used in the policies but which aren't currently defined. The existing definition of "mixed use" would be deleted because it refers to individual development projects rather than to the development pattern that supports mixed uses; a more relevant definition of "mixed use" would replace it.
- V. Table 1(c) would be amended to delete material that is not relevant within the Village of Estero. For instance, there is no land in Estero's proposed mixed use overlay that is designated "Intensive Development" or "Outlying Suburban"; those categories can be deleted from Table 1(c).
- VI. Vision statements for 25 distinct communities in unincorporated Lee County are presented at the beginning of the Lee Plan. The vision statement for Estero was updated in late 2014; it is reprinted here for reference, but no additional changes are needed.

#### 4-c Full text of interim plan amendments

The full text of the interim plan amendments are presented below. Additions are shown underlined; deletions are ~~struck through~~; all changes are highlighted in yellow.

Several maps are presented immediately following the text. The first map shows the proposed boundaries for the revised mixed use overlay. The second map shows the Lee Plan's existing boundaries for the mixed use overlay. The final maps show the proposed boundaries on top of recent aerial photos and on top of future land use map categories.

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## I. Lee County - A Vision for 2030

**21. Estero** - 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. (Amended by Ordinance No. 14-16)

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## II. Future Land Use

**GOAL 19: ESTERO.** Promote the development of Estero as a community with a unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities by:

- a. Protecting the natural resources, environment, and lifestyle;
- b. Establishing minimum aesthetic and design requirements;
- c. Managing the type, location, quality, design and intensity of future land uses;
- d. Providing greater opportunities for public participation in the land development approval process; and
- e. Promoting a true sense of place in Estero. (Added by Ordinance No. 14-16)

**OBJECTIVE 19.1: CHARACTER & LAND USE.** Promote community character through the implementation of planning and development practices that create a visually attractive community, an enhanced quality of life, and foster a unique sense of place. (Added by Ordinance No. 14-16)

**POLICY 19.1.1:** Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing Lee Plan comprehensive plan policies, Land Development Code (LDC) regulations, and other planning tools that:

- a. Implement and maintain commercial development standards for architecture, landscaping, buffering, signage, lighting designs and visual appearance of developments, transportation facilities, and other community amenities;
- b. Promote the use of low impact design, sustainable energy, water, and other environmental features;
- c. Establish higher density, mixed-use development within areas targeted on the Mixed-Use Overlay;
- d. Encourage the redevelopment and infill of underutilized commercial and residential lands; and
- e. Increase public participation in the land development approval process to ensure future development efforts support the Estero community plan and adopted Lee Plan comprehensive plan policies and LDC standards. (Added by Ordinance No. 14-16)

**POLICY 19.1.2:** Lee County The Village of Estero may not approve any proposed project that is inconsistent with the Lee Plan this comprehensive plan including this Goal 19 and its objectives and policies. Projects will be reviewed through a public process that includes the Estero community, property owners, and Village officials Lee County staff to ensure that the development is consistent with Estero's plan and vision. (Added by Ordinance No. 14-16)

**POLICY 19.1.3:** Encourage new developments that achieve the Estero community’s vision and planning goal and policies and are consistent with mixed-use design, architectural, location, connectivity and public access standards by establishing and implementing development incentives within the Lee Plan comprehensive plan and Land Development Code that:

- a. Promote urban integrated forms of mixed use development patterns in targeted areas identified on the Mixed-Use Overlay (see policies under Objectives 4.2 and 4.3);
- b. Promote targeted industries in appropriate areas of Estero—e.g.: healthcare, arts and culture, technology, and research and development facilities;
- c. Promote the use of green design, sustainable energy, water, and other environmental features;
- d. Expedite development projects particularly in targeted incentive zones where the community has adopted mixed-use plans and LDC standards; and
- e. Enable infill of underutilized commercial and residential lands; and
- f. Encourage residential developments to use the bonus density established through the Lee Plan Urban land use categories.  
*(Added by Ordinance No. 14-16)*

**POLICY 19.1.4:** Facilitate the redevelopment of properties constructed prior to the adoption of Estero Lee Plan community plan policies and LDC regulations by establishing incentives (including, but not limited to, utilization of Bonus Densities established through the Lee Plan Urban land use categories) and streamlined development processes that enable older properties to come into compliance with adopted Lee Plan comprehensive plan policies and LDC standards.  
*(Added by Ordinance No. 14-16)*

**POLICY 19.1.5:** Recognize the unique historical and cultural values of the Estero Community by establishing and implementing development incentives and regulations within the Lee Plan comprehensive plan and Land Development Code that:

- a. Encourage the development of the Old Estero area into a mixed-use center;

- b. Incorporate design features of Estero’s historic structures into future architectural design, streetscape, and community-wide LDC standards; and
- c. Identify, protect, and promote historic resources and facilities such as those related to Koreshan Park, Old Estero area, and the Estero Community Park. *(Added by Ordinance No. 14-16)*

**POLICY 19.1.6:** Establish and promote Estero’s unique character and identity by enhancing the community’s boundaries through the use of gateway entry features such as ornamental landscape features, hardscape elements and Estero identification signs. Encourage the construction of, where feasible, that gateways are constructed by working with the Lee County and Florida Departments of Transportation and private property owners, to build the gateways at appropriate locations. *(Added by Ordinance No. 14-16)*

**POLICY 19.1.7:** Explore opportunities to identify, prioritize, and fund local capital improvement projects (particularly projects that enhance transportation and infrastructure systems) within the Estero community. Evaluate the feasibility of local, dedicated funding options—e.g.: MSBU, Tax Increment Finance District, or other similar mechanism. Capital projects that could be targeted for such funding include:

- a. Streetscape improvements such as roadway pavers, street furniture, street signs and lighting, trash receptacles, and other hardscape features—particularly in Old Estero and within new mixed-use centers;
- b. Pedestrian scale lighting;
- c. Landscaping and hardscape features—particularly along US 41;
- d. Public trails and greenways facilities;
- e. Blue way facilities that provide public access to Estero River;
- f. Multi-modal transportation facilities that expand or establish pedestrian, bike, transit, and rail services;
- g. Public space, park, and recreational facilities;
- h. Urban level infrastructure services and systems within mixed-use center areas; and

- i. Historic resources and facilities such as those associated with the Koreshan Park and Estero Community Park. *(Added by Ordinance No. 14-16)*

**OBJECTIVE 19.2: MIXED-USE CENTERS AND ECONOMIC AREAS.** Promote Estero’s quality of life and diverse local economy by fostering the development of mixed-use centers and targeted economic areas, as a preference over the development of strip commercial centers. The aim of the mixed-use centers is to provide Estero with central gathering places for Estero’s residents, business people, and visitors. The aim of the economic areas is to provide the community a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community. *(Added by Ordinance No. 14-16)*

**POLICY 19.2.1:** Where feasible, provide for the development of walkable mixed-use ~~town~~ centers and economic areas featuring diverse housing options; government offices and public facilities; medical facilities; employment centers; public gathering places, parks, outdoor plazas, and other public spaces; greenway trails and pathways; and public access to the community’s natural resources through ~~Lee Plan comprehensive plan~~ policies and LDC regulations that support Estero’s distinct community character and the following community priorities:

- a. Support the development of a ~~central town~~ **village** center to unify the community;
- b. Improve the connectivity between Estero’s residential neighborhoods, economic areas, civic uses, and park and recreational facilities;
- c. Diversify the community’s economic base and employment opportunities;
- d. Encourage the development of targeted industry clusters—particularly health industries, professional services and businesses, and technology, research, and development;
- e. Expand multi-modal transportation options through improved pedestrian access, bikeways, transit service, and rail opportunities;
- f. Improve access to the community’s blueways—particularly the Estero river—, greenway trails, other open spaces;

- g. Promote the community’s cultural and historic resources; public spaces, parks, and recreational facilities; and other community amenities;

**h.** Provide ample and varied public gathering places including parks, sidewalks, benches, restaurants, coffee shops, and recreational facilities;

**i. h.** ~~Commercial and mixed use developments will~~ Maintain a unified and consistent aesthetic/visual quality in landscaping, architecture, lighting, and signage **in all commercial and mixed-use developments;** and

**i. i.** Promote and incentivize private investment within mixed-use centers and economic areas. *(Added by Ordinance No. 14-16)*

**POLICY 19.2.2:** ~~Policies under Objective 4.3 provide general standards for approval of mixed-use development on land designated “mixed use overlay” on Map 1, Page 6. This designation allows a more generous method of calculating density and a greater variety of uses for development projects that meet the standards under Objective 4.3. Four related initiatives are underway as part of a year-long process to address Estero’s~~ Facilitate the development of a town center for the Estero community through the development of LDC standards, plans, and incentives that address the community’s need for a central civic and economic cores ~~that are is~~ connected to surrounding residential neighborhoods, commercial areas, and community park and recreational facilities. *(Added by Ordinance No. 14-16)*

**a.** ~~In April 2015, the Village Council adopted two resolutions declaring its intention to revise this comprehensive plan and the Land Development Code in areas near US 41 to implement principles of compact, walkable, transit supportive, mixed use development with an emphasis on employment, housing, recreational and civic uses.~~

**b.** ~~In the fall of 2015, the Village Council revised Lee County’s prior mixed use overlay boundaries to more specifically delineate three areas: two primary mixed use areas identified as Village Center and Health District, plus surrounding land as potential expansion areas or where the new standards may become optional. At the same time, policies under Goal 19 and Objective 4.2 and 4.3 were modified slightly to allow continued consideration of development~~

proposals in the mixed use overlay while these initiatives are being completed.

- c. During 2015 and 2016, an extensive planning process is being undertaken that would enable land in the revised mixed use overlay to become a series of interconnected neighborhoods and mixed use areas instead of becoming isolated development projects. Higher densities and a greater mix of uses would be allowed when placed in mixed-use patterns (traditional city blocks and a network of walkable streets).
- d. This planning process will conclude with additional amendments to this comprehensive plan and the Land Development Code in order to provide more predictability to developers and the public:
  - i. The future land use map will be amended to change designations that might unduly restrict developers from applying the mixed use standards on property in the mixed use overlay.
  - ii. The boundaries of the mixed use overlay may be adjusted to include additional land or to exclude land where the standards cannot be reasonably applied.
  - iii. Conceptual regulating plans and related standards will be prepared by the Village's urban design team for inclusion in the land development code as part of a new streamlined review process. These standards are anticipated to apply in the Village Center and Health District portions of the mixed use overlay to all requests for rezoning and for modifications of existing zoning and to requests for development orders (except for development orders that conform with approved and unexpired master concept plans). The new standards may be available for use on land in other portions of the mixed use overlay.

**POLICY 19.2.2(a):** The planning process described in Policy 19.2.2.c–d will be creating a new incentive structure for desired development patterns in the mixed use overlay. Until the completion of this process, the following interim limitations will apply to all land in the mixed use overlay:

- a. The Village will not grant any density bonuses that would allow new development to exceed the standard density ranges in Table 1(a).
- b. The Village will not change the designations currently assigned to any land on the Future Land Use Map.

**POLICY 19.2.3:** Establish a safe and desirable urban environment within the Estero community by adopting LDC standards that guide development in the community's major economic areas near FGCU, along the U.S. 41 corridor, along Corkscrew Road, and in the Old Estero area that:

- a. Address streetscaping design and amenities, residential buffering standards, commercial center developments, signage, transportation facility needs, and other community concerns;
- b. Provide for the economic and employment needs of the Estero community by utilizing the Mixed-Use Overlay to facilitate the development of mixed-use centers along the US 41, Corkscrew Road, Three Oaks Parkway, Ben Hill Griffin Parkway, Via Coconut/Sandy Lane, and in the Old Estero area; and
- c. Encourage mixed-use centers at these locations. *(Added by Ordinance No. 14-16)*

**POLICY 19.2.4:** Ensure that future commercial and mixed-use developments meet the community's planning priorities by requiring that all new commercial development which requires rezoning within Estero must be rezoned to a Commercial (CPD), Mixed Use (MPD), or Compact PD, as those districts may be amended from time to time. ~~Communities Planned Development (CCPD)~~. *(Added by Ordinance No. 14-16)*

**POLICY 19.2.5:** Except as set forth in Policy 19.2.5(a), the following uses are prohibited within Estero: "detrimental uses" (as defined in the Land Development Code, as amended); nightclubs or bar and cocktail lounges unless within a Group III Restaurant; tattoo parlors; and retail uses that require outdoor display in excess of one acre. Outdoor display in excess of one acre is permitted within the property located in the General Interchange Future Land Use Category west of I-75,

south of Corkscrew Road, and east of Corkscrew Woodlands Boulevard. *(Added by Ordinance No. 14-16)*

**POLICY 19.2.5(a):** Nightclubs, bars, and cocktail lounges, which are not within a Group III Restaurant, may be permitted within a mixed use center approved as a **Compact PD CCPD** or MPD through the public hearing process. The **Compact PD CCPD** or MPD Project must include, at a minimum, a residential development of 1000 or more dwelling units and commercial development or activity which includes 1,000,000 square feet or more of floor area. These uses must be designed as part of an overall development project and placed within the project so that it is 1) located adjacent to entertainment and restaurant establishments and 2) located in the approximate center of the mixed-use development project. *(Added by Ordinance No. 14-16)*

**POLICY 19.2.6:** Encourage commercial developments within the Estero Planning Community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not limited to, bike paths and pedestrian accessways. *(Added by Ordinance No. 14-16)*

**POLICY 19.2.7:** Encourage the development of medical related uses **in and around the Health District as shown on Map 1, Page 6 within Estero** by working with **hospital officials Economic Development Staff** and **other** private property owners to **create adopt** appropriate land use policies, land development standards, identify appropriate sites and locations, and establish incentives for the development of health related facilities. Particular emphasis will focus on establishing a medical economic center **around the Health District** in the southern section of Estero along U.S. 41. *(Added by Ordinance No. 14-16)*

**POLICY 19.2.8:** Facilitate the development of professional, and research and development economic areas by working with Economic Development Staff and private property owners to adopt land development standards, identify appropriate sites and locations, and establish incentives for the development of professional and research and development facilities. Particular emphasis shall be on locating

such facilities in areas that are in the proximity of FGCU educational resources and high technology facilities. *(Added by Ordinance No. 14-16)*

**OBJECTIVE 19.3: RESIDENTIAL NEIGHBORHOODS.** Support Estero's quality of life, promote the community's unique character through the development of diverse, well-designed, and well-connected residential neighborhoods, and provide for the needs of multigenerational community by supporting a variety of housing types and neighborhood development forms. *(Added by Ordinance No. 14-16)*

**POLICY 19.3.1:** Support and enhance Estero's residential character by establishing land development regulations that specifically address how the proposed residential neighborhoods:

- a. Are compatible with adjacent uses, public facilities, and infrastructure systems;
- b. Impact surrounding environmental and natural resources;
- c. Access, where applicable, nearby parks, public spaces, recreational facilities, and greenways, blueways, and natural open spaces;
- d. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and
- e. Contribute to the overall design, landscaping, and aesthetics that make up the community's character **as a harmonious place of beauty, spaciousness, and high quality.**

*(Added by Ordinance No. 14-16)*

**POLICY 19.3.2:** Meet the future residential and commercial needs of Florida Gulf Coast University by encouraging higher density residential developments, with a mix of unit types and design forms, including affordable housing and mixed-use centers, in close proximity to Florida Gulf Coast University. The development of such housing and mixed-use centers will consider the transitions between the adjacent residential neighborhoods, commercial centers, and park and recreational facilities. *(Added by Ordinance No. 14-16)*

**POLICY 19.3.3:** Establish LDC landscape requirements for the maintenance and development of a well-designed and landscaped community while providing appropriate transitions between residential uses and surrounding areas. Such landscaping requirements may be greater between residential and commercial uses, while less stringent within differing uses within a mixed-use center. *(Added by Ordinance No. 14-16)*

**OBJECTIVE 19.4: TRANSPORTATION CONNECTIVITY AND MOBILITY.** Facilitate the development of an interconnected community that enables people to easily access Estero’s neighborhoods, commercial and mixed-use centers as well as other areas within the county and region through an integrated transportation and mobility system. *(Added by Ordinance No. 14-16)*

**POLICY 19.4.1:** Establish Land Development Code standards that ensure the development of a well-connected transportation system that includes pedestrian pathways, bikeways, transit, and roadways. These standards should:

- a. Require, where feasible, interconnects with adjacent uses;
- b. To the extent feasible, minimize access points onto primary road corridors by providing multiple access to adjacent properties;
- c. Link neighborhoods, commercial and mixed-use centers, public facilities, and parks; and
- d. Enable multi-modal transportation access (pedestrian, bike, vehicular, and transit) within and between the different neighborhoods, economic and employment centers, civic uses, and public space, park, and recreational facilities within the **Village of Estero Community**. *(Added by Ordinance No. 14-16)*

**POLICY 19.4.2:** Expand opportunities for Estero’s transportation network of pedestrian and bicycle pathways, sidewalks, trails, and other facilities by working with the State of Florida and other local, state, and regional entities to:

- a. Construct multi-use pathways that feature shade trees, benches, bike racks, and other design elements to attract usage;

- b. Identify targeted funding sources including development contributions, private donations, public funding sources (e.g.: MSBU), or other mechanisms;
- c. Implement the greenways master plan within the Estero community by working with Lee County Parks Department;
- d. Utilize the FP&L right of way within Estero State Buffer Preserve by working with FP&L and Lee County;
- e. Establish a pedestrian–bike trail within or along the rail right of way for public recreation by working with the existing rail corridor and private developers; and
- f. ~~Encourage the development of an effective rail system by working with the existing rail corridor to improve and expand use of existing rail facilities.~~ *(Added by Ordinance No. 14-16)*  
*[the content of subsection f. has been moved to new Policy 19.4.6]*

**POLICY 19.4.3:** All public and private rights-of-way within future mixed-use centers and the Old Estero area, as defined in the Land Development Code, are encouraged to be designed to include pedestrian ways, cross walks and traffic calming measures including, where appropriate, on-street parking, raised crosswalks, narrow lane widths or other similar mechanisms. *(Added by Ordinance No. 14-16)*

**POLICY 19.4.4:** Provide for well designed, safe, and multi-use transportation corridors by establishing, maintaining, and implementing complete street design guidelines for the major roadways within Estero including the US 41, Corkscrew Road, Via Coconut/Sandy Lane, and Three Oaks Parkway. In design, provide roadway and median landscape standards, access management guidelines, signage, street lighting, and sidewalks to ensure safe and effective pedestrian crossings within the context of a comprehensive pedestrian and bikeway system. *(Added by Ordinance No. 14-16)*

**POLICY 19.4.5:** Address regional transportation demands and considerations by proactively working with private developers, and the applicable advisory boards and other local, regional, and state agencies to improve transportation connectivity and mobility throughout Estero and to other communities. *(Added by Ordinance No. 14-16)*

**POLICY 19.4.6:** The Village hereby designates the Seminole Gulf rail corridor as a strategic regional transportation corridor to protect the corridor for future transportation purposes. This designation has been recommended by the Lee County Metropolitan Planning Organization as a means for cities and counties along the rail corridor to recognize the regional nature of this asset and jointly commit to efforts to protect it in its entirety. This designation includes the designation of the rail corridor as a “transportation corridor” pursuant to F.S. 337.273. To implement this designation:

- a. The Village of Estero encourages Florida DOT to purchase the real estate interests in the entire rail corridor from Arcadia to north Naples from its current owner, CSX Transportation Inc. (which leases the corridor to Seminole Gulf Railway). The Village of Estero supports efforts of the Lee County Metropolitan Planning Organization to enhance freight capability for the entire rail corridor; to add capability for commuter rail, light rail, or bus rapid transit service in Lee County and northern Collier County; and to provide hiking/biking/walking trails.
- b. Policy 19.2.2 and Map 1, Page 6, together demonstrate the Village’s commitment to transit-oriented development around future stations for commuter rail, light rail, or bus rapid transit in accordance with procedures for station area planning provided in the Florida TOD Guidebook (Florida DOT, December 2012).
- c. The Village will formally oppose any attempts at abandonment of the rail corridor before the U.S. Surface Transportation Board, and will support use of federal rails-to-trails authority to railbank the corridor, if abandonment ever succeeds, in order to preserve the corridor for possible future rail service.

**OBJECTIVE 19.5: NATURAL RESOURCES AND ENVIRONMENT.**

Ensure that Estero’s natural environment enhances the character and quality of life of the community by protecting the natural resources of Estero, promoting the area’s natural environment to visitors and residents, and supporting public access to greenway and waterfront areas. (Added by Ordinance No. 14-16)

**POLICY 19.5.1:** Protect the natural environment and resources of Estero by maintaining, amending, and implementing Lee Plan comprehensive plan or LDC regulations that:

- a. Promote the quality of Estero’s natural environment, native species and habitats, and ecological resources; and;
- b. Facilitate where feasible, new development to provide public access to Estero waterways and greenways, as appropriate. Particular emphasis shall be given to properties along Estero River, its tributaries, and any Estero open spaces;
- c. Incentivize the protection of Estero’s natural resources—e.g.: wetlands, uplands, historic flow ways, native habitat, or other ecological resources; and
- d. Require all new developments adjacent to Estero River or its tributaries to incorporate design techniques that protect the river’s water quality through improved runoff or stormwater discharge practices. These techniques may include: the preservation of wetland areas, the incorporation of Low Impact Development techniques, or other surface water quality enhancement technologies. (Added by Ordinance No. 14-16)

**POLICY 19.5.2:** Improve public access, use, and enjoyment of Estero’s waterfront and water-based resources by supporting the creation of community water-based amenities such as Estero Bay water taxi, marina facilities, or other water-dependent facilities. (Added by Ordinance No. 14-16)

**POLICY 19.5.3:** Support the long term protection of Estero’s environment and natural resources by working with local, regional, state, and national agencies and organizations to identify and preserve natural resources and the environment. (Added by Ordinance No. 14-16)

**POLICY 19.5.4:** The Estero Community attaches great importance to the integrity of provisions in the Lee Plan comprehensive plan and the Land Development Code with respect to the Density Reduction/Groundwater Resource Area (DR/GR) in so far as actions with respect to the DR/GR have an impact on the environment, natural resources, mobility, sense of place, and character of Estero. (Added by Ordinance No. 14-16)

**OBJECTIVE 19.6: PUBLIC SPACES, PARKS, AND RECREATIONAL FACILITIES.** Support Estero’s quality of life through the development of a broad array of community parks, public spaces, and recreational facilities. *(Added by Ordinance No. 14-16)*

**POLICY 19.6.1:** Promote the development of a variety of public spaces, park, and recreational facilities within Estero by collaborating with the State of Florida, private developers and other local, state, and national organizations on the development of active and passive public resources and facilities. *(Added by Ordinance No. 14-16)*

**POLICY 19.6.2:** Expand the use, variety, and type of public spaces, parks, and recreational facilities within Estero by working with private developments to provide linkages, access, public parks, public space, and recreational amenities through the use of incentives, LDC requirements, and other development tools. *(Added by Ordinance No. 14-16)*

**POLICY 19.6.3:** Promote Estero Community Park as a hub for the entire community. Improve the park’s integration with the community by improving the existing connection between the park and Estero High School and by constructing the originally planned westerly entrance onto Via Coconut Point. *(Added by Ordinance No. 14-16)*

**POLICY 19.6.4:** Encourage the use of park areas to link neighborhoods, commercial and mixed-use centers, and other open space and recreational facilities through an integrated system of bike, pedestrian, and roadways connections. *(Added by Ordinance No. 14-16)*

**POLICY 19.6.5:** Consistent with the Lee Plan Parks, Recreation, and Open Space Element, integrate the Koreshan State Historic Site into the fabric of the community by collaborating with the appropriate agencies such as the State of Florida to improve the area’s landscaping, enhance pedestrian and bicycle access, historic resources and structures, and community park program and activities. *(Added by Ordinance No. 14-16)*

**POLICY 19.6.6:** Consistent with the Lee Plan Parks, Recreation, and Open Space Element, provide passive recreational opportunities within

Estero State Buffer Preserve, Estero River, and Estero Bay by collaborating with the appropriate local, regional, and state agencies and private property owners to ensure the community’s parks, natural amenities, and open spaces have easy access, parking, trails, and other community amenities. *(Added by Ordinance No. 14-16)*

**OBJECTIVE 19.7: PUBLIC PARTICIPATION.** Ensure the public has meaningful and appropriate opportunities to participate in and comment upon development in and around the Village of Estero community. *(Added by Ordinance No. 14-16)*

**POLICY 19.7.1:** As a courtesy, Lee County the Village of Estero will register citizen groups and civic organizations within the Estero community planning area that desire notification of pending review of Land Development Code amendments and Lee Plan comprehensive plan amendments. Upon registration, Lee County will provide Registered groups will be provided with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county’s failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. *(Added by Ordinance No. 14-16)*

**POLICY 19.7.2:** The Estero Community will establish an online document clearing house for their community, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations, and resolutions will be provided for public inspection. The county’s Failure to provide or to timely provide documents to the online document clearing house, or failure of the online document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. *(Added by Ordinance No. 14-16)*

**POLICY 19.7.3:** The owner or agent applying for Planned Developments, Rezoning, Variances, Special Exceptions, Plan Amendments, Administrative Amendments, and Development Orders for county approval within the Village of Estero Community must conduct participate in a public information meeting pursuant to adopted Village regulations and policies to one public informational

session within the community in a publicly owned or leased facility where the agent will provide a general overview of the project for any interested citizens. Lee County encourages planning, zoning, and/or development services staff to participate at such public meetings. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing advance notice of the meeting place, time and date and providing security measures as needed. Subsequent to this meeting and, Prior to a finding of sufficiency, the applicant must provide the Village county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. If the applicant chooses to hold the public meeting before any established community groups, then the minutes of that meeting as may be applicable must be provided prior to a finding of sufficiency. (Added by Ordinance No. 14-16)

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**OBJECTIVE 2.12: DIVERSIFIED CLUSTER DEVELOPMENT.**

The County In several future land use categories, the Village of Estero allows the potential for a mixture of different land uses including: residential, commercial/office, research and development, and medical. light industrial. (Added by Ordinance No. 09-06)

**POLICY 2.12.1:** The Village County encourages and promotes clustered, mixed use development within certain Future Urban Area land use categories to spur cluster development and smart growth within those areas of Lee County where sufficient infrastructure exists to support development, as well as continue to improve the economic well-being of the County; provide for diversified land development; and provide for cohesive, viable, well-integrated, and pedestrian and transit oriented projects. This is intended to encourage development to be consistent with Smart Growth principles. (Added by Ordinance No. 09-06)

**POLICY 2.12.2: Reserved.** Future development within the Tradeport and Industrial Development future land use categories is strongly encouraged to be designed to include a mixture of research and development, industrial, and related office uses, where appropriate. (Added by Ordinance No. 09-06)

**POLICY 2.12.3:** Future development within the Intensive Development, Central Urban, and Urban Community future land use categories is strongly encouraged to be development as a mixed use with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use). When residential use is one of three uses proposed, in a mixed use development, residential densities may be developed as provided for under the Glossary terms: “Mixed Use,” “Mixed Use Building,” and “Density.” (Added by Ordinance No. 09-06)

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**GOAL 4: SUSTAINABLE DEVELOPMENT DESIGN.** To pursue or maintain land development regulations which encourage creative site designs and mixed use developments patterns. Using an overlay, locate appropriate areas for Mixed Use, Traditional Neighborhood Development, and Transit Oriented Development. (Amended by Ordinance No. 94-30, 07-15)

**OBJECTIVE 4.1:** Maintain the current planned development rezoning process which combines site planning flexibility with rigorous review and add a more predictable process into the Land Development Code in 2016 for land in the mixed use overlay. (Amended by Ordinance No. 91-19, 94-30, 07-15)

**POLICY 4.1.1:** Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site and to the existing and potential street pattern on surrounding sites, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements. (Amended by Ordinance No. 91-19, 00-22)

**POLICY 4.1.2:** Development designs will be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development. *(Amended by Ordinance 91-19, 00-22)*

**OBJECTIVE 4.2: MIXED-USE OVERLAY.** Designate areas on the Future Land Use Map for Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns. *(Added by Ordinance No. 07-15)*

**POLICY 4.2.1:** The County Village will maintain an overlay in the future land use map series (Map 1, Page 6) identifying locations desirable for mixed use patterns that are located in close proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Appropriate locations will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance (preference will be given to locations serviced by multiple transit routes). An analysis showing the number of existing and potential residential units within the immediate and extended pedestrian shed (measured through connections and delineating pedestrian barriers) will be considered in identifying appropriate locations. *(Added by Ordinance No. 07-15)*

**POLICY 4.2.2:** The Mixed Use Overlay will not intrude into established single family neighborhoods. Connections to existing residential neighborhoods will be provided upon the residential neighborhood's desire and not precluded by the Mixed Use Development's design. *(Added by Ordinance No. 07-15)*

**POLICY 4.2.3:** ~~Reserved. Any Planned Development project adhering to the Mixed Use Overlay standards, at the discretion of the Board of County Commissioners, may extend beyond the Mixed Use Overlay zone up to one quarter mile.~~ *(Added by Ordinance No. 07-15)*

**POLICY 4.2.4:** ~~Reserved. The Mixed Use Overlay may include areas within the Coastal High Hazard Area when unique public benefits exist. Such benefits may include providing workforce housing options for employees of businesses located on barrier islands when~~

~~transit is provided between the workforce housing and the employment areas.~~ *(Added by Ordinance No. 07-15)*

**POLICY 4.2.5:** ~~Reserved. Encourage mixed use developments on sites that have existing connectivity to adjacent neighborhoods, qualify as a grayfield or brownfield sites, or are candidates for Transit Oriented Development. Properties lacking potential interconnections to adjacent properties will not be considered as preferred locations for the Mixed Use Overlay.~~ *(Added by Ordinance No. 07-15)*

**POLICY 4.2.6:** ~~Reserved. Staff will work with communities, specifically during the community planning process, to explain the benefits and address concerns related to mixed use/higher density developments to build the consensus needed to identify appropriate locations for the Mixed Use Overlay.~~ *(Added by Ordinance No. 07-15)*

**POLICY 4.2.7:** Development located in the Mixed-Use Overlay that utilizes the Compact PD zoning category applying Chapter 32—Compact Communities of the Lee County Land Development Code will not be subject to the site location standards listed in Policy 6.1.2 and 6.1.2.7. *(Added by Ordinance No. 11-18)*

**OBJECTIVE 4.3:** Development, redevelopment, and infill rezonings located within the Mixed Use Overlay that utilize the Compact PD Mixed Use Planned Development (MPD) zoning category and meet the criteria in the policies below that incorporate the following Mixed Use, New Urbanism, Traditional Neighborhood Development (TND), and Transit Oriented Development (TOD) criteria will be allowed to use the area of commercial, office, light industrial, natural water bodies and other non-residential uses in their density calculations. These proposals must contribute to a areas will be compact, multi-purpose, mixed use patterns centers which integrate commercial development with residential, civic, and open space within the same neighborhood or and buildings. *(Added by Ordinance No. 07-15)*

**POLICY 4.3.1:** ~~Reserved. Developments within the Mixed Use Overlay conforming to Chapter 32—Compact Communities of the Land Development Code, will be deemed as meeting the principles~~

~~listed in this objective.~~ (Added by Ordinance No. 07-15, Amended by Ordinance No. 11-18)

**POLICY 4.3.2: Mixed Uses:** ~~A balanced mixture of Carefully mixing complementary uses can will be provided to~~ reduce overall trip lengths, ~~to~~ support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes.

- a. Mixed uses will be encouraged within individual buildings (e.g. residential above retail or office space) ~~but may be located in separate buildings that can be easily reached using public sidewalks and streets.~~
- b. Mixed Use Overlay areas will provide ~~public gathering places as described in Policy 19.2.1. civic uses, such as green spaces or community centers.~~
- c. Mixed uses ~~development patterns~~ will be integrated 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 land development regulations. Flexibility in design will allow for choice and variety in architectural style.
- d. ~~The Mixed Use Overlay is intended for mixing uses that are complementary rather than conflicting. Complementary means uses that are compatible with each other and would serve the same users without requiring a car or a bike/walk trip on a circuitous or hostile route. An example of conflicting uses would be industrial uses or auto-oriented commercial uses that are placed near residential uses. Primary and secondary uses will be determined based upon the needs of the community, character of the surrounding area, and characteristics of the transportation network.~~  
(Added by Ordinance No. 07-15)

**POLICY 4.3.3: Site and Building Design:** Integrate commercial, residential, civic, and open spaces to create multipurpose developments that feature unique style and ambiance through design, encouraging civic involvement and events to promote community interaction.

- a. Provisions for outdoor livability, including interconnected pedestrian and bike facilities, walkways, public plazas, ample seating, and walkable block size.
- b. Well defined centers and edges with public or civic space creating an element around which other development is located.
- c. Development plans will create focal points of signature buildings, civic spaces, natural amenities, and other prominent features through placement or street layout.
- d. Link pedestrian routes and bikeways with the street system or other public space such as parks or squares avoiding routes through parking lots and other locations out of the public realm.
- e. When necessary, development density and intensity will gradient from the center to the edge suitable to integrated surrounding land uses.
- f. The designs will include a pedestrian circulation system to connect the nonresidential uses with residential uses and areas.
- g. Local climate and history will dictate the architectural and landscape design and natural methods of cooling and heating will be encouraged. Evaluate Green Building techniques as an alternative way to provide open space.
- h. Streets and roads will be fronted by design features including sidewalks which define and contribute to a pedestrian street character. Building design, placement, and entrances will be at a pedestrian scale and oriented towards streets or other public space such as parks or squares.
- i. The street system will equally serve automobile and non-automobile modes of transportation. Development will provide pedestrian and bicycle-friendly access, and will provide transit facilities to the development and the surrounding community.
- j. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:
  1. 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.

2. limited number and size of signs.
  3. landscaping and use of pocket parks and courtyards adequate to soften large building masses.
- k. An “A/B” street grid system may be utilized where “A” streets meet all pedestrian oriented standards and create a continuous uninterrupted pedestrian friendly streetscape, while “B” streets may include a limited amount of properly designed non-pedestrian oriented uses.
- l. Crime Prevention Through Environmental Design (CPTED) guidelines will be incorporated to the maximum extent possible.  
*(Added by Ordinance No. 07-15)*

**POLICY 4.3.4: Parking:** Parking areas will be designed to minimize intrusiveness and impacts on the pedestrian character, through the following techniques:

- a. On-street parking with landscaping and design features, such as corner and mid-street bump outs, that afford traffic calming and produce a comfortable and safe pedestrian environment will be promoted.
- b. Parking lot locations will not separate pedestrian areas including sidewalks, squares, and plazas from the front of buildings containing the primary entrance.
- c. Parking lots will be screened from all streets, sidewalks, and open spaces, and will be designed to maintain or enhance the street edge.
- d. Parking lots will be designed with safe pedestrian connections to business entrances and public space to create a park-once environment.
- e. Reduction of paved parking areas will be evaluated wherever practicable through measures such as provision of shared parking and parking structures to serve multiple uses and alternative paving materials. Large expanses of pavement will be discouraged. Reduced ratios of required parking for non-residential uses will be provided in the land development regulations.

*(Added by Ordinance No. 07-15)*

**POLICY 4.3.5: Automobile Access:** Automobile facilities **Streets and Alleys:** Streets will be designed to provide safe access to, through, and within each the development.

- a. Internal streets must meet Land Development Code standards found in Article II of Chapter 32 and traffic circulation system design will include:
  1. narrow traffic lanes and other traffic calming techniques to maintain safe multi-modal transportation.
  2. an interconnected street grid system extended to adjacent sites at the least intrusive locations, with interconnections no farther apart than 660 feet.
  3. maximum use of common access drives to arterial roads.
  4. a system of alleyways for service vehicles and access to parking.
  5. convenient access to transit facilities.
  6. sidewalks shaded by rows of street trees.
- b. Major points of ingress to and egress from arterial roads carrying through traffic will be located at the allowed intersection spacing and connect to the internal traffic circulation system.
- c. A connector street system **Public streets** will provide multiple vehicular, bicycle, and pedestrian linkages to adjacent local destinations, including residential neighborhoods, as an alternative to arterial and collector roads, except where such connections are precluded by physical layout of natural environmental features.
- d. Automobile-oriented uses will have a limited number of driveways, and drive-in or drive-up windows will be located to avoid conflict with pedestrian and bicycle traffic.
- e. Block sizes will be small enough to create a walkable environment and must meet the standards found in Article II of Chapter 32. an easily dispersed traffic flow. The presence of the following conditions may justify cul-de-sac streets that require an exception to the maximum block perimeters in Chapter 32:
  1. Wetlands or other indigenous native vegetation being preserved.
  2. An interstate highway or county-designated controlled access road.

3. An adjoining residential subdivision that precludes connectivity.

4. A surface water management lake that a regulatory agency requires to be in a configuration that interferes with the block perimeter standards.

*(Added by Ordinance No. 07-15)*

**POLICY 4.3.6: Community Green Space:** Public space and landscaping will be provided that includes.

- a. Public areas will provide adequate urban landscaping that includes street trees, planted areas, and street furniture.
- b. Required surface and storm water management facilities will be designed as an integrally with civic spaces physical or visual amenity that provides usable open space or an aesthetic feature that resembles natural areas.
- c. Paved areas (including parking) will require overhead shading from tree canopy or building features based on factors such as scale of development and performance standards.

*(Added by Ordinance No. 07-15)*

**POLICY 4.3.7: Connectivity and Buffering:** Mixed use developments will be well integrated both internally and externally.

- a. Automotive, pedestrian and/or bicycle connections to adjacent commercial development will be provided.
- b. Connections to adjacent residential neighborhoods will not be precluded by the Mixed Use Development's design.
- c. Buffering of uses internal to a Mixed Uses development are not required.
- d. Buffering from adjacent developments, when deemed absolutely necessary, will not preclude future interconnectivity.

*(Added by Ordinance No. 07-15)*

**POLICY 4.3.8:** Properties in a Mixed Use Overlay Zone, not within the Coastal High Hazard Area, will be considered as preferred receiving areas for Transferable Development Rights (TDRs) and will allow these TDRs to serve as a method for obtaining allowable bonus densities. *(Added by Ordinance No. 07-15)*

*[the content of Policy 4.3.8 has been moved to Objective 4.3]*

**POLICY 4.3.9:** The owner or agent for a rezoning request utilizing the Mixed Use Overlay must conduct one publicly noticed informational session, before sufficiency, where the agent will, at a minimum, present an overview of the project's consistency with this objective. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. *(Added by Ordinance No. 07-15)*

*[the content of Policy 4.3.9 duplicates Policy 19.7.3]*

**OBJECTIVE 4.4:** *[no changes proposed]*

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**GOAL 6: COMMERCIAL LAND USES.** To permit orderly and well-planned commercial development at appropriate locations within the county.  
(Amended by Ordinance No. 94-30)

**OBJECTIVE 6.1:** Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 11 and other provisions of this plan. (Amended by Ordinance No. 94-30, 11-18)

**POLICY 6.1.1:** All applications for commercial development will be reviewed and evaluated as to:

- a. Traffic and access impacts (rezoning and development orders);
- b. Landscaping and detailed site planning (development orders);
- c. Screening and buffering (planned development rezoning and development orders);
- d. Availability and adequacy of services and facilities (rezoning and development orders);
- e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
- f. Proximity to other similar centers (rezoning); and
- g. Environmental considerations (rezoning and development orders).  
(Amended by Ordinance No. 00-22)

**POLICY 6.1.2:** Commercial development must be consistent with the location criteria in this policy except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by Policy 32.2.4 or if located in the Mixed Use Overlay and utilizing the Compact PD zoning category. Chapter 32—Compact Communities of the Land Development Code.

#### 1. MINOR COMMERCIAL

- a. **Major function:** Provides for the sale of convenience goods and services.

- b. **Location:** The entire retail use, including buildings and outdoor sales area, must be located as follows except where this plan provides specific exceptions (e.g., Policy 6.1.7):
  - (1) On or near the intersection (within 330 feet of the adjoining rights-of-way of the intersection roads) of local and collector, local and arterial, or collector and collector roads. In Commercial Planned Developments where future road improvements that are included in the Capital Improvement Program will enable the property to qualify for the higher level of commercial development specified in Subsection 2 below, and which are conditioned to allow the increased commercial intensity when the roadway actually functions at the higher level of a collector road, the Minor Commercial use may extend beyond 330 feet of such intersections provided the Master Concept plan specifically indicates the phasing of the development from Minor to Neighborhood Commercial use. Proposed interconnections of future internal access roads or driveways servicing only the subject parcel with an arterial or collector will not comply with the requirements of this section;
  - (2) At the intersection (as defined below) of collector and arterial or arterial and arterial roads; or
  - (3) Within a residential planned development provided it is located and designed primarily to meet the commercial needs of the residents of the development.
- c. **Site Area:** Two acres or less.
- d. **Range of Gross Floor Area:** Less than 30,000 square feet.
- e. When developed as part of a Mixed Use planned development or Compact planned development, and meeting the use limitations, modified setback standards, signage limitations and landscaping provisions, retail uses may deviate from the locational requirements and maximum square footage limitations, subject to conformance with the Estero Community Plan as outlined in Policies 19.2.3 and 19.2.4, and through approval by the Board of County Commissioners Village Council.

## 2. NEIGHBORHOOD COMMERCIAL

- a. **Major function:** Provide for the sale of convenience goods and personal services such as food, drugs, sundries, and hardware items.
- b. **Typical leading tenants:** Supermarket and drug store.
- c. **Location:** Must be located as follows (except where this plan provides specific exceptions):

At the intersection of an arterial and a collector or two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided via an internal access road to either intersecting road. ~~On Lee County's islands where there is no intersecting network of collectors and arterials, neighborhood commercial centers may be located using the standards for minor commercial centers.~~

- d. **Site Area:** 2 to 10 acres
- e. **Range of Gross Floor Area:** 30,000 to 100,000 square feet
- f. ~~In that portion of North Fort Myers lying between the Cape Coral city limits and the old S.A.L. railroad grade and north of the junction of the 41s, an exception to the strict adherence to the location standards in subsection (c) may be granted upon the approval of an application for Commercial Planned Development rezoning if the Board of County Commissioners makes a formal finding that the proposed project:~~

- ~~(1) is located on an existing arterial road;~~
- ~~(2) is located at the intersection of that arterial with a future collector or arterial that is indicated on the Official Trafficways Map; and~~
- ~~(3) will provide (or at least not interfere with) an acceptable alignment for the future roadway which is the justification for the approval, relative to both extensions from the point of intersection with the existing road.~~

## 3. COMMUNITY COMMERCIAL

- a. **Major function:** Some functions of neighborhood commercial, in addition to providing for the sale of retail goods such as clothing, variety items, appliances, and furniture.
- b. **Typical leading tenants:** Supermarket, drug store, minor department store, variety store, or discount center.
- c. **Location:** Must be located as follows (except where this plan provides specific exceptions):
  - At the intersection of two arterials so that direct access is provided to both intersecting roads.
  - Such direct access may be provided by an internal access road to either intersecting road.
- d. **Site Area:** 10 to 35 acres
- e. **Range of Gross Floor Area:** 100,000 to 400,000 square feet

~~f. Notwithstanding prohibitions contained elsewhere in this plan, community commercial development may be granted in a portion of the Suburban land use category in North Fort Myers lying between the Cape Coral city limits and the old S.A.L. railroad grade and north of the junction of the 41s upon the approval of an application for Commercial Planned Development rezoning if the Board of County Commissioners makes a formal finding that the proposed project:~~

- ~~(1) is located on an existing arterial road;~~
- ~~(2) is located at the intersection of that arterial with a future arterial road that is indicated on the Official Trafficways Map; and~~
- ~~(3) will provide (or at least not interfere with) an acceptable alignment for the future roadway which is the justification for the approval, relative to both extensions of that future roadway from the point of intersection with the existing road.~~

#### 4. REGIONAL COMMERCIAL

- a. **Major Function:** Some functions of community commercial, in addition to providing a full range and variety of shopping goods for comparative shopping (such as general merchandise, apparel, furniture, and home furnishings).
- b. **Typical leading tenants:** One or more full-line department stores.
- c. **Location:** Must be located in such a manner as to provide direct access to two and preferably three arterial roads. Such direct access may be via an internal access road to one or more arterials.
- d. **Site Area:** 35 to 100 acres
- e. **Range of Gross Floor Area:** 400,000 to 1 million square feet or more.
- f. The Commercial Site location standards described in this policy do not apply to Regional Commercial development approved as a single mixed-use Development of Regional Impact containing regional shopping opportunities on a 483-acre portion of Section 9, Township 47 South, Range 25 East, that is bounded on the west by U.S. 41, on the east by the Seminole Gulf Railroad tracks, on the south by Coconut Road, and on the north by a line located one half mile north of Coconut Road designated Urban Community, provided that the DRI specifically addresses:
  - 1) Impacts to flow-ways,
  - 2) Community and Regional Park levels of service,
  - 3) Roadway levels of service,
  - 4) Public Schools,
  - 5) Fire protection services, and
  - 6) Affordable housing.

5. Commercial development “at the intersection” will extend no more than one-quarter mile from the centerline of the intersection and must include proper spacing of access points, with the following exception: in a commercial development approved under the planned development rezoning process, “at the intersection” may extend beyond one-quarter mile from the intersection, provided that:
  - a. direct access is provided to the development within one-quarter mile of the intersection;
  - b. an internal access road or frontage road provides access to the intersecting street prior to occupancy of the development; and
  - c. all access points meet Land Development Code requirements for safety and spacing.
  - d. the retail commercial use, including any outdoor sales, does not extend beyond one-half mile from the centerline of the intersection.
6. Any contiguous property under one ownership may, at the discretion of the ~~Board of County Commissioners~~ **Village Council**, be developed as part of the ~~interstate~~ **General Interchange category**, ~~except in the Mixed Use Interchange district~~, provided the property under contiguous ownership to be developed as part of the ~~interstate~~ interchange does not extend beyond three-quarters of a mile from the interchange centerpoint. Applications seeking interstate uses outside of the ~~interstate highway~~ **designated** interchange area will be evaluated ~~by the Board~~ considering the following factors: percentage of the property within the ~~interstate~~ interchange; compatibility with existing adjacent land uses; and, compatibility with surrounding Future Land Use Categories. This is intended to promote planned developments under unified ownership and control, and to insure proper spacing of access points.
7. The location standards specified in Subsections 1-4 will apply to the following commercial developments: shopping centers; free-standing retail or service establishments; restaurants; convenience food stores; automobile dealerships; gas stations; car washes; and other commercial development generating large volumes of traffic. These location standards will not apply to the following: banks

and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional offices; industrial, warehouse, or wholesale development; clubs, as defined in Chapter 34 of the Land Development Code (commercial clubs excepted); and other similar development. ~~The distinction in this subsection between these two major types of commercial uses does not apply in Lehigh Acres, where commercial uses are permitted in accordance with Policy 32.2.4. These location standards will not apply to property in the Mixed Use Overlay when utilizing the Compact PD zoning category. Chapter 32—Compact Communities of the Land Development Code is applied.~~

8. The standards specified in Subsections 1-4 for location, floor area and site area will serve as guidelines during the rezoning process (allowing limited discretion by the ~~Board of County Commissioners Village Council~~ in special cases in which retail uses are the only reasonable use of the parcel in light of its size, its proximity to arterials and collectors, and the nature of the existing and projected surrounding uses, including but not limited to environmental factors) but are strict requirements during the development order process in the case of zoning that existed prior to the effective date of the Lee Plan (December 21, 1984). The other standards specified in Subsections 1-4 will serve generally to indicate the types of development which are likely to fall within each commercial category. Proposed rezonings to commercial zoning districts that include both uses that are subject to the standards in Subsections 1-4 and uses that are not (see Subsection 7) may be found consistent with the ~~Lee Plan by the Board of County Commissioners comprehensive plan by the Village Council~~ even if the subject parcel does not comply with the applicable location standard; provided, however, that no development orders will be issued on any such parcel for any use to which the standards in Subsection 1-4 is applicable, and all such development orders must be consistent with the level of service requirements in Policy 95.1.3.
9. The location standards in this policy are not applicable in ~~the following areas:~~

- ~~a. In the General Interchange land use category.~~
- ~~b. In Lehigh Acres where commercial uses are permitted in accordance with Goal 32~~
- ~~c. Within the Captiva community in the areas identified by Policy 13.2.1, in Area 9 of the University Community Conceptual Master Plan, or Within the Mixed Use Overlay when utilizing the Compact PD zoning category. Chapter 32—Compact Communities of the Land Development Code~~
- ~~d. In the Density Reduction/Groundwater Resource land use category where some commercial development is permitted under Objective 33.3.~~

10. The ~~Board of County Commissioners Village Council~~ may approve applications for minor commercial centers that do not comply with the location standards for such centers but which are consistent with ~~duly adopted CRA and the Estero Community Plans policies under Goal 19.~~
11. Uses that must comply with Subsections 1-4 may occur at the outside of a T-intersection so long as direct access is provided from at least two points on the adjacent intersecting road, one of which must be an extension of the other intersecting road.
12. Map 19 illustrates the existing ~~Lee County~~ intersections that are deemed to be consistent with the standards in subsections 2 and 3. Neighborhood and community commercial centers must be located at one of the designated intersections, at another intersection utilizing the list of Functional Classification for Arterial and Collector Roads, or in accordance with one of the exceptions under Goal 6, ~~or in Lehigh Acres in accordance with Policies 1.8.1 through 1.8.3.~~

The map shows some intersections with half-circles and others with full circles. Half circles indicate that only the two intersection quadrants shown on the map are deemed to be consistent with the standards. All of the quadrants of intersections designated with full circles are deemed to be consistent with the standards. Proposed neighborhood and community commercial centers that are located at the designated intersections are subject to all of the other Goals, Objectives and Policies of this Plan.

Functional classifications of new or improved streets will be established in accordance with the definitions of “arterial” and “collector” roads in Rule 9J-5.003. A list of Functional Classification for Arterial and Collector Roads, consisting of roads that meet this criteria, will be maintained by the Lee County Department of Transportation, for county maintained roads, and the Lee County Division of Development Services, for privately maintained roads. These functional classification lists will be adopted by Administrative Code. For the purpose of determining compliance with the locational standards of Policy 6.1.2, only those roads identified as Major Collector roads will be considered collector roads. Roads identified as Minor Collector or not included on the list will be considered local roads. The map will be revised annually during the county’s regular plan amendment cycle.

13. Freestanding single use commercial retail development of five (5) acres or more does not qualify as a Neighborhood Center as that term is used in the Suburban and Outlying Suburban Future Land Use Categories. (Amended by Ordinance No. 93-25, 94-30, 98-09, 99-15, 99-18, 00-22, 02-02, 07-09, 10-05, 10-16, 10-19, 10-40, 11-18)

**POLICY 6.1.3:** Commercial developments requiring rezoning and meeting Development of County Impact (DCI) exceeding thresholds defined in the Land Development Code must be developed as Commercial planned developments, Mixed Use planned developments, or Compact planned developments that are designed to arrange uses in an integrated and cohesive unit in order to:

- provide visual harmony and screening;
- reduce dependence on the automobile;
- promote pedestrian movement within the development;
- utilize joint parking, access and loading facilities;
- avoid negative impacts on surrounding land uses and traffic circulation;
- protect natural resources; and
- provide necessary services and facilities where they are inadequate to serve the proposed use. (Amended by Ordinance No. 94-30, 00-22)

## XII. Glossary

**BLOCK** - A block is the smallest area of land that is surrounded by a public street (or by a private street that is permanently accessible to the public).

(a) Blocks are subdivided into lots that face a street.

(b) Traditional city blocks are typically two to four acres in size, but may be larger when bordering streets are precluded because of unavoidable barriers such as wetlands, water bodies, or interstate highways.

**DENSITY** - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, except within areas identified on the Mixed Use Overlay Map (Future Land Use Map Series Map 1 page 6 of 8) that have elected to use the process described in Objective 4.3. 4.2 and except within areas identified as Mixed Use Communities as identified on Map 17 where development rights are concentrated or transferred using the process described under Objective 33.3. Within the Captiva community in the areas identified by Policy 13.2.1, commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation. For true mixed use developments located on the mainland areas of the County, the density lost to commercial, office and industrial acreage can be regained through the utilization of TDRs that are either created from Greater Pine Island Coastal Rural future land use category or previously created TDRs. True mixed use developments must be primarily multi-use structures as defined in this Glossary as a mixed use building. If development is proposed in accordance with Policy 2.12.3, residential densities are calculated using the total land area included in the mixed use portion of the development. (Amended by Ordinance No. 98-09, 00-22, 03-21, 05-21, 07-09, 07-14, 09-06, 10-43)

**INFILL** - The use of vacant land within a predominantly developed area for further construction or development. These lands already have public services available but may require improvements to meet current development standards. (Added by Ordinance No. 07-14)

**MIXED USE** – Complementary uses of land within a comfortable walking distance. Complementary means uses are compatible with each other and would serve the same users without requiring a car or a bike/walk trip on a circuitous or hostile route. Complementary uses are the opposite of conflicting uses such as industrial uses or auto-oriented commercial uses which might be placed near residential uses. The development, in a compact urban form, including residential and one or more different but compatible uses, such as but not limited to: office, industrial and technological, retail, commercial, public, entertainment, or recreation. These uses may be combined within the same building or may be grouped together in cohesive neighboring buildings with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance. True mixed use developments primarily consist of mixed use buildings as defined by this Glossary. (Amended by Ordinance No. 05-21, 07-14)

**MIXED USE BUILDING** - Mixed Use Building means a building that contains at least two different complementary land uses (i.e. commercial and residential, R & D and residential, office and residential, commercial and civic use open to the public) that are related. (Added by Ordinance No. 05-21)

**MIXED USE PATTERN** - A physical pattern of towns and cities where public streets form an interconnected network that surrounds traditional city blocks. Blocks are subdivided into lots for individual buildings that can accommodate a variety of complementary land uses and building types.

**REDEVELOPMENT** - Development activity characterized by replacement of existing dilapidated or underperforming structures. The new development is usually at a higher level of intensity or density. (Added by Ordinance No. 07-14)

**TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND)** - A form of development that creates mixed-use, mixed-income neighborhoods that are compact, diverse and walkable. (Added by Ordinance No. 07-14)

**TRANSIT ORIENTED DEVELOPMENT (TOD)** - Development located within walking distance of a transit stop using a mixed use development

pattern and that is mixed use and developed using Traditional Neighborhood Development standards. (Added by Ordinance No. 07-14)

**WALKABLE** – A characteristic of mixed use neighborhoods or districts where people can walk to nearby destinations on sidewalks or paths that encourage comfortable movement without driving.

**Table 1(c)**

**Mixed Use Overlay/Lehigh Acres**  
**Specialized Mixed Use Node Ratios**

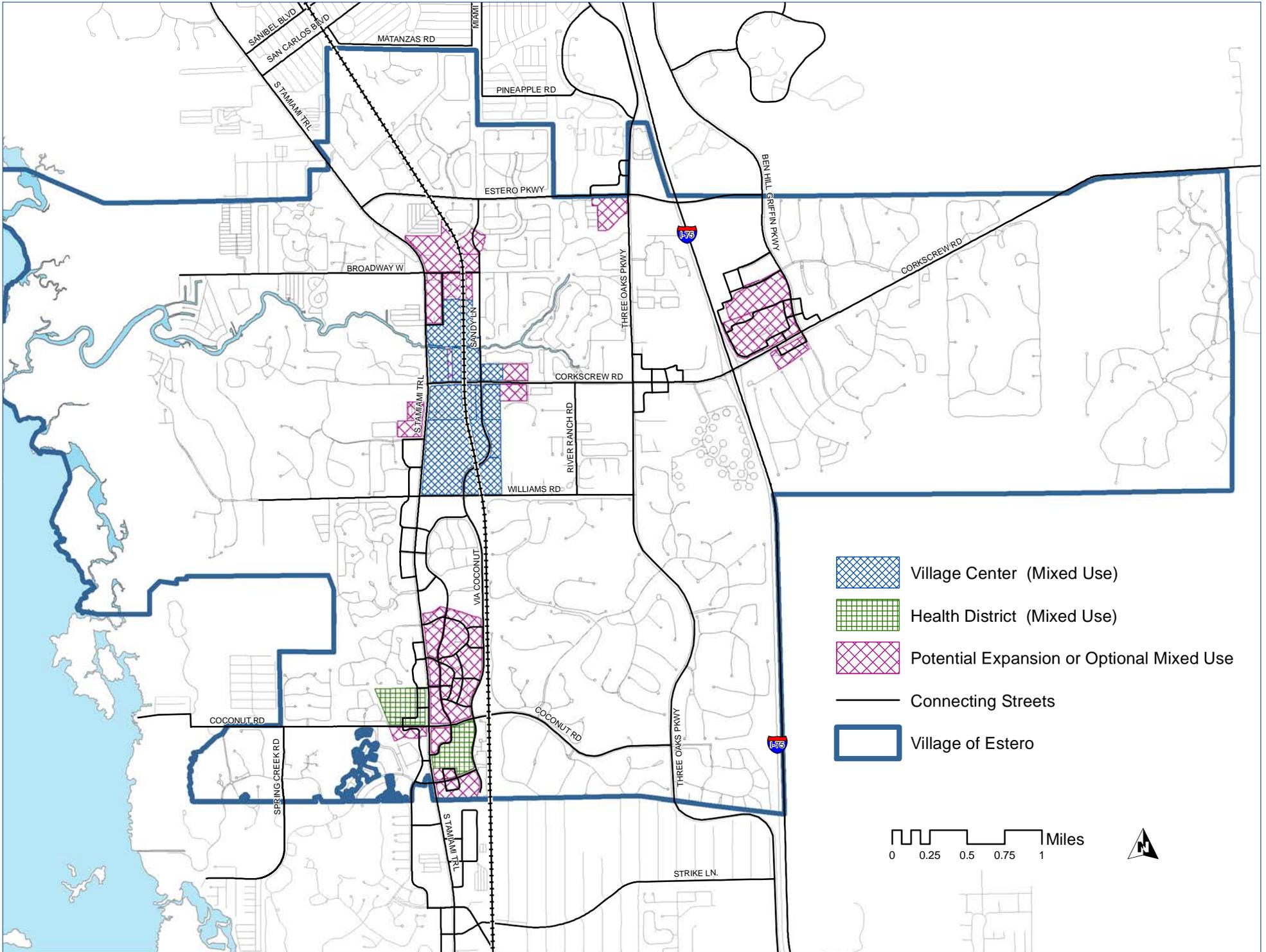
Future Land Use Map Category	Floor Area Ratio	Acres*	Percent Residential	Percent Non-Residential
Intensive Development	3	1,595	10-50%	50-90%
Central Urban	2	3,997	20-50%	50-80%
Urban Community	2	3,195	25-60%	40-75%
Suburban	1	391	30-70%	30-70%
Outlying Suburban	1	123	30-70%	30-70%

\* Remaining acres are within non-residential areas that are situated within the overlay such as Public Facilities and Wetlands.

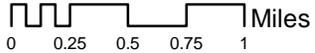
**Lee Plan Future Land Use**

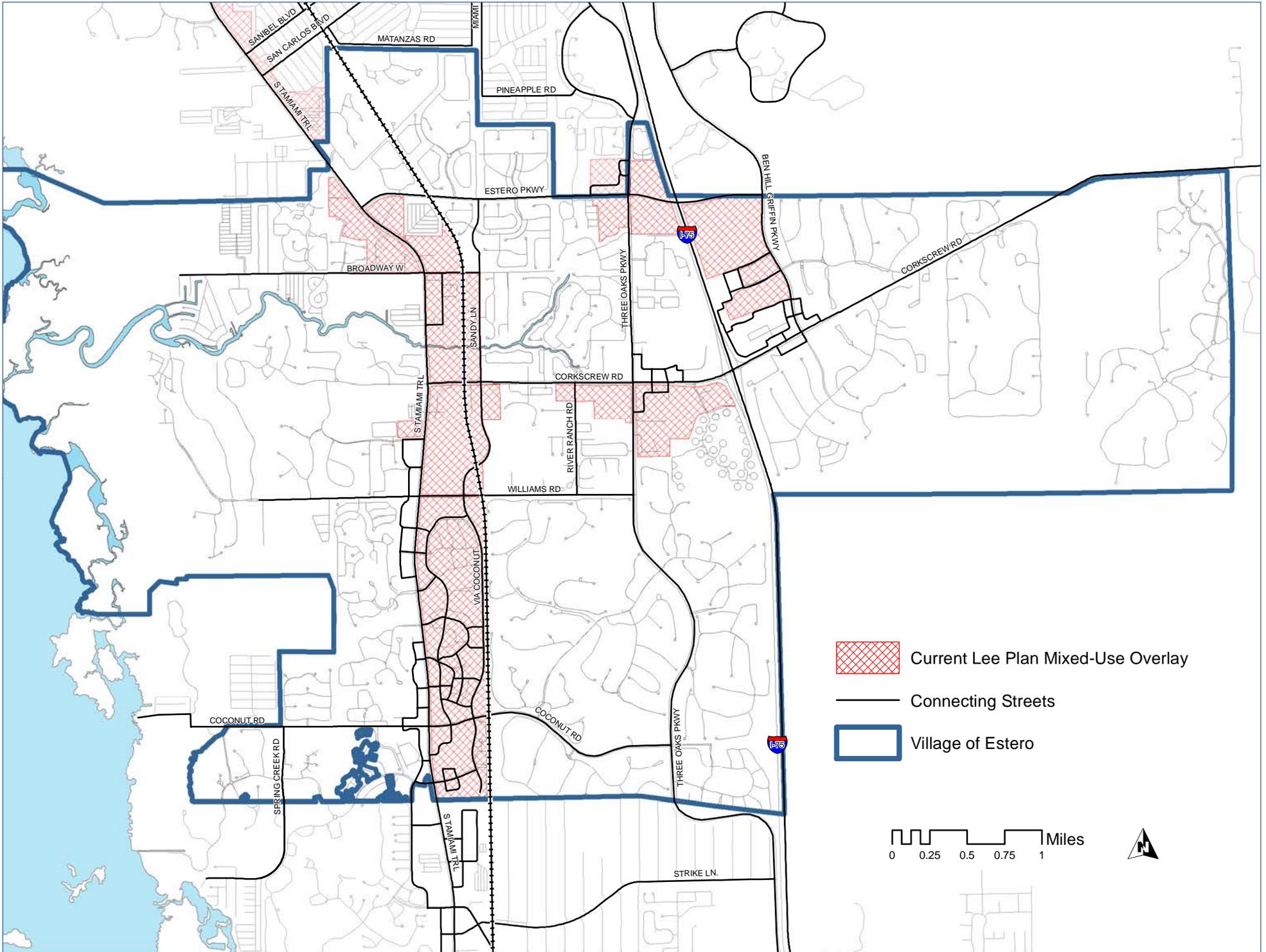
**Map 1, Page 6 of 8**

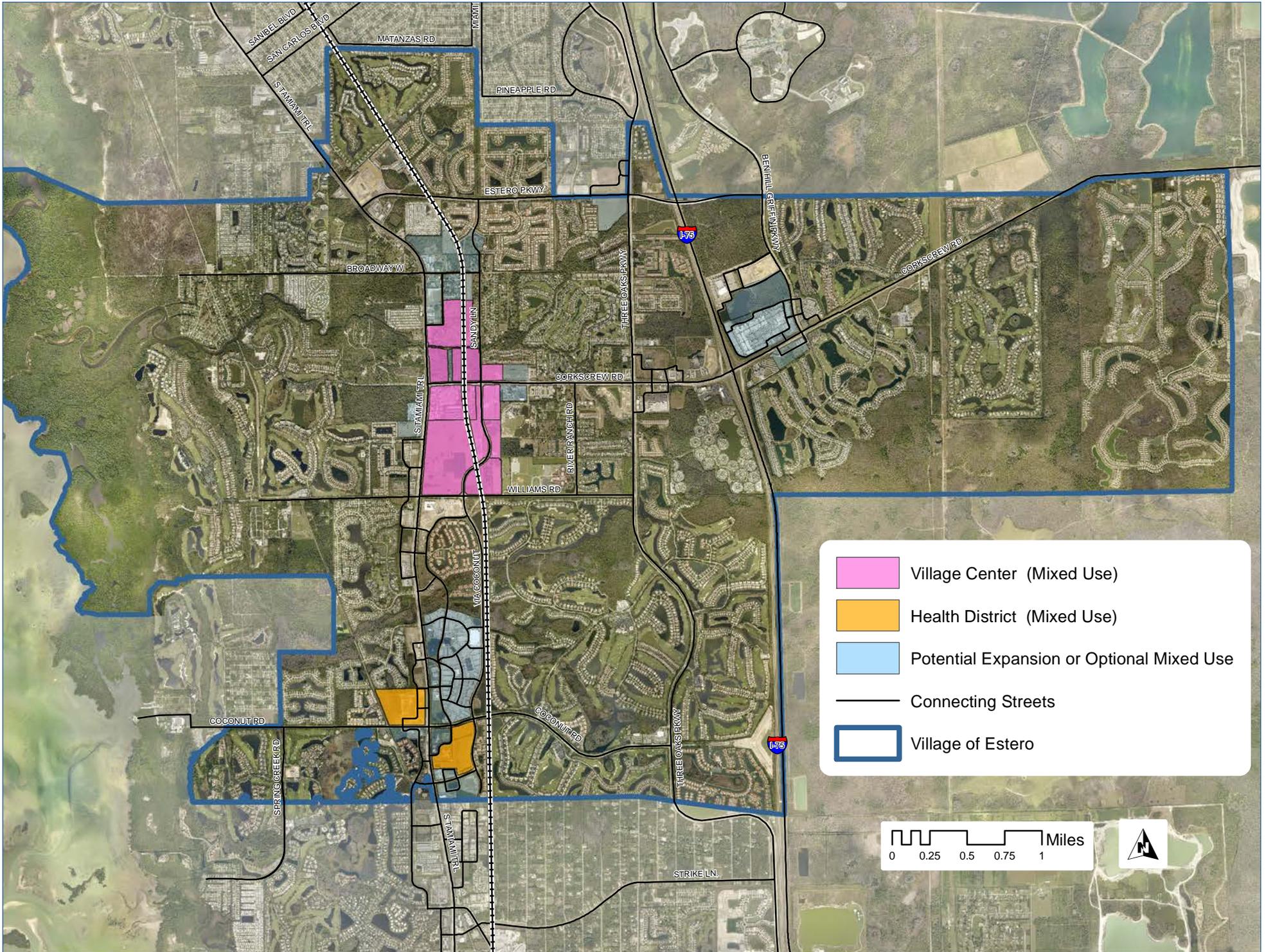
**Special Treatment Areas –**  
**Mixed Use Overlay**

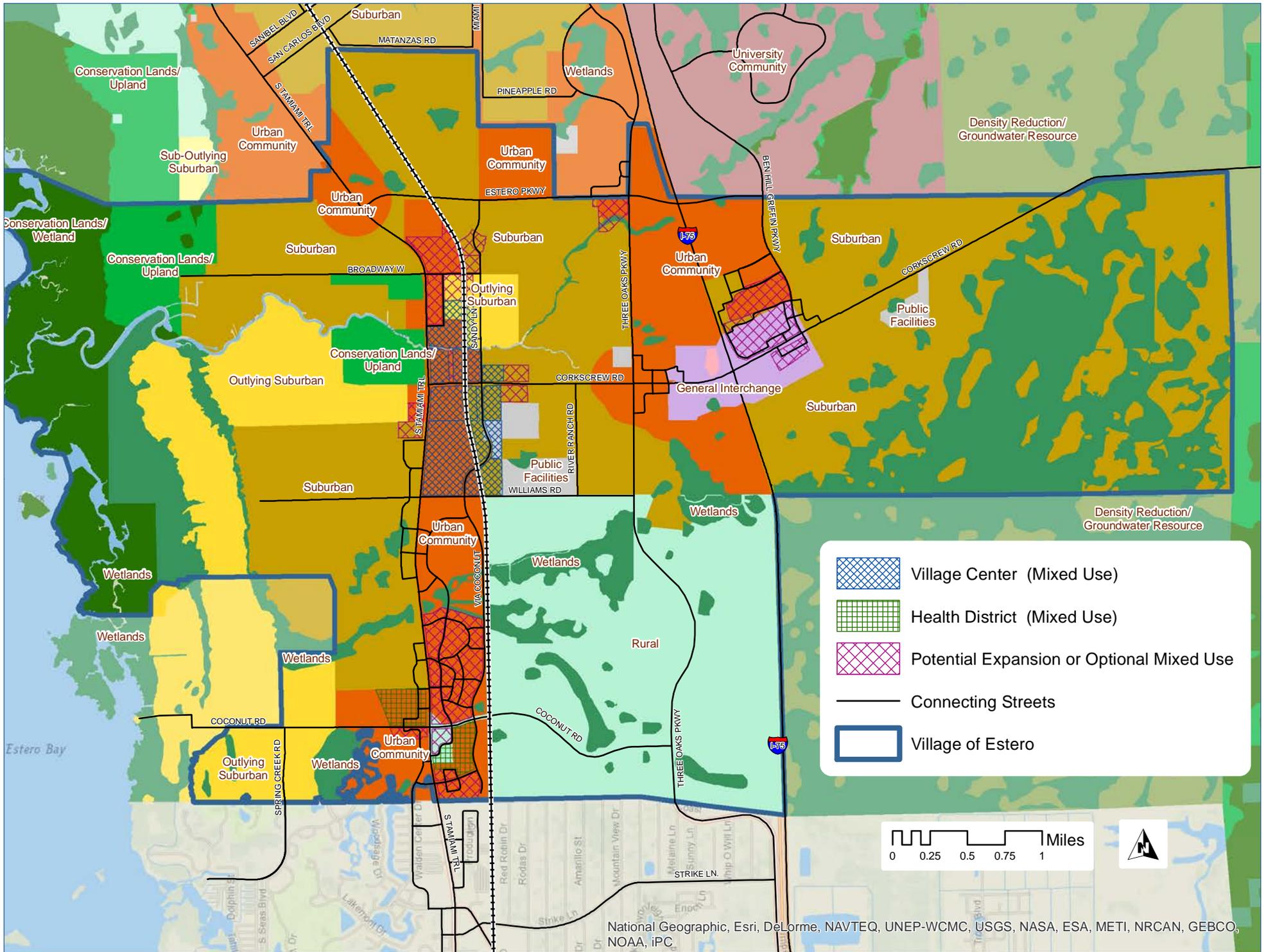


-  Village Center (Mixed Use)
-  Health District (Mixed Use)
-  Potential Expansion or Optional Mixed Use
-  Connecting Streets
-  Village of Estero









National Geographic, Esri, DeLorme, NAVTEQ, UNEP-WCMC, USGS, NASA, ESA, METI, NRCAN, GEBCO, NOAA, IPC