

# Interim Comprehensive Plan Amendments

*Planning & Zoning Board Workshop*

*August 18, 2015*

## THE LEE PLAN 2014 CODIFICATION

As amended through October 2014



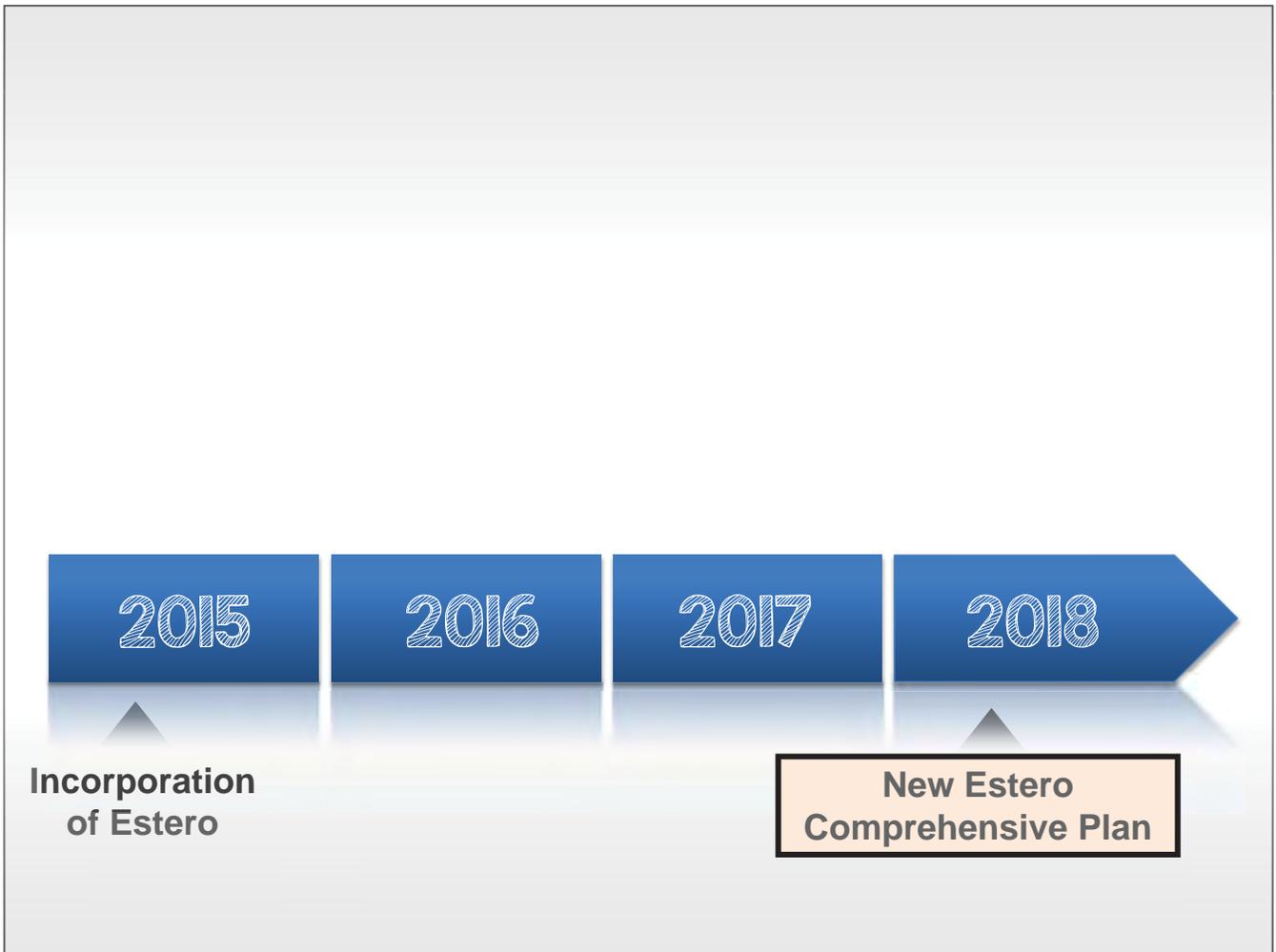
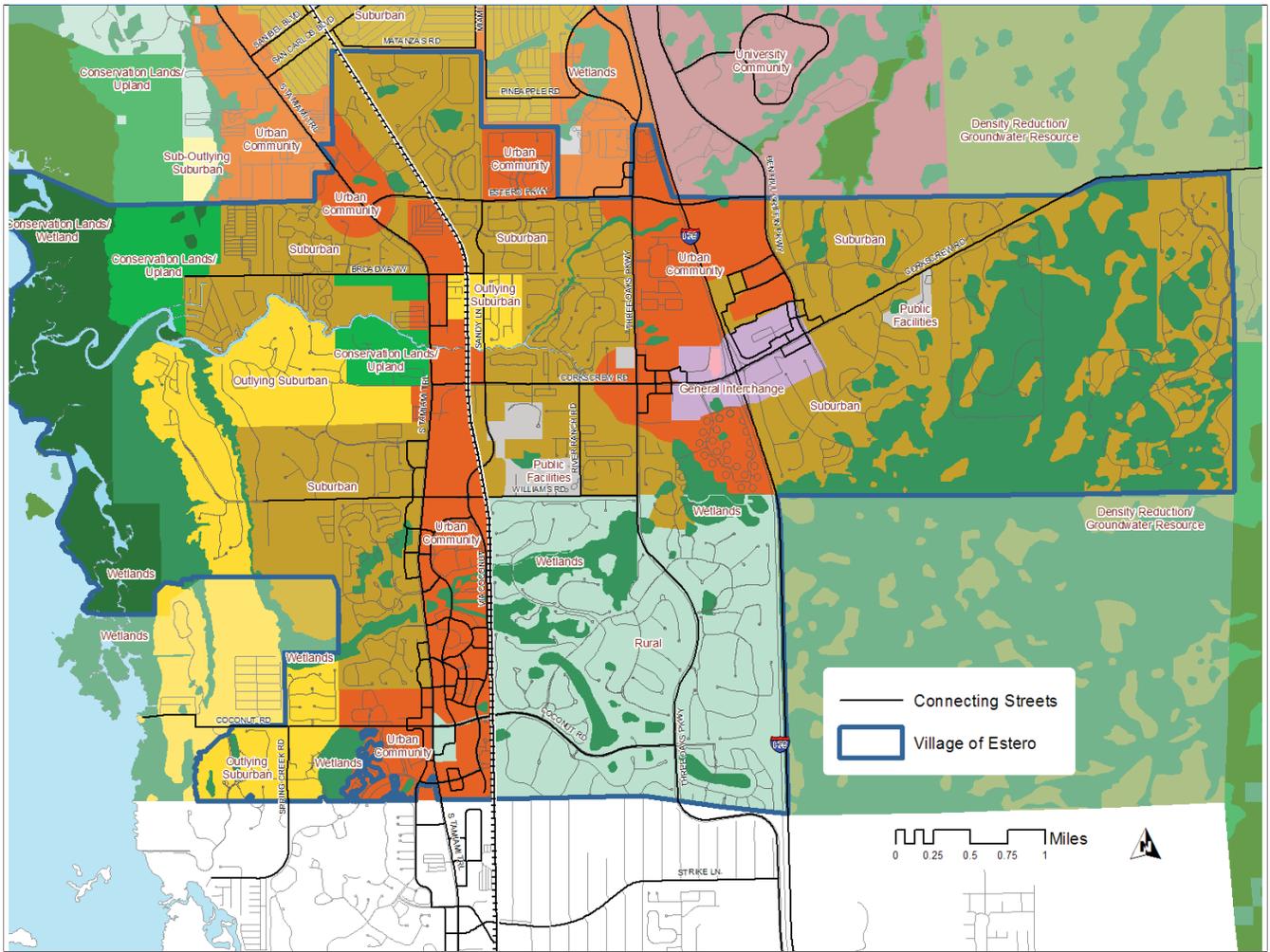
### LEE COUNTY COMPREHENSIVE LIST OF ELEMENTS

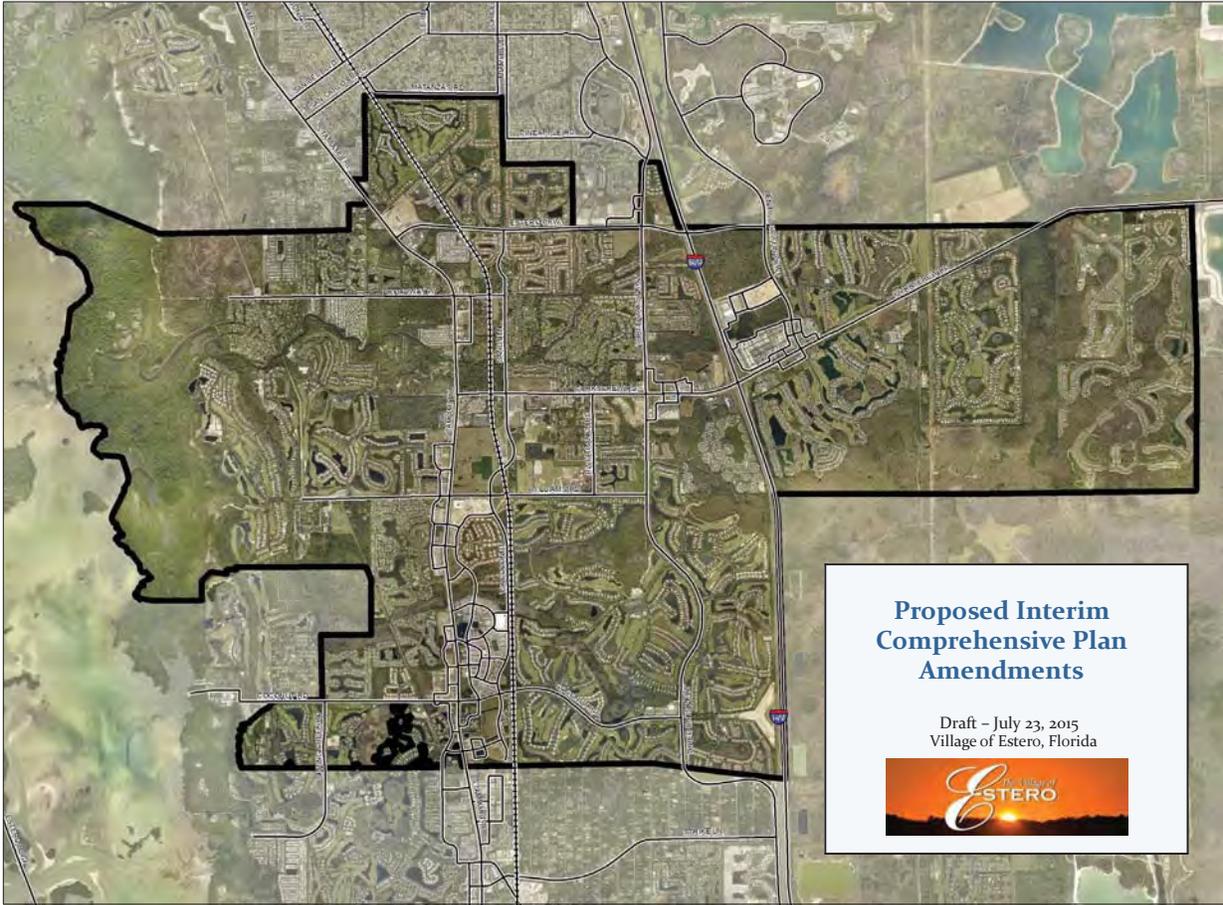
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**GOAL 19: ESTERO.** Promote the development of Estero as a community with a unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities by:

- Protecting the natural resources, environment, and lifestyle;
- Establishing minimum aesthetic and design requirements;
- Managing the type, location, quality, design and intensity of

(Added by Ordinance No. 14-16)





**Interim  
Comp Plan  
Amendments**

**Mid-Range  
Comp Plan  
Amendments**

**2015**

**2016**

**2017**

**2018**

**Incorporation  
of Estero**

**New Estero  
Comprehensive Plan**

# Planning Estero's Future Development

*Community Meeting*

*September 25, 2014*

## ***Unmet Needs Shown By Local Market Research:***

- **Opportunity/need for rental & workforce housing**  
(housing types to attract/retain desired workforce)
- **Need for senior housing/continuing care**  
(by 2017: 14% will be over 75; 46% will be over 65)
- **Opportunity for critical care medical services**  
(large population influx needs medical services)

# LIFE STAGE INFLUENCES HOUSING CHOICE

## GEN Y MOVES TO HOME OWNERSHIP IN NEAR FUTURE

Year	Student Housing	Single & Roommate Rental	Rent as Couple / 1st Home	Young Family Own	Mature Family Own	Empty Nester Downsize Own	Retiree Senior Housing
2008	Gen Y	Gen Y	Gen X	Gen X	Baby B	Baby B	Eisen Baby B
2010	Gen Y	Gen Y	Gen Y	Gen X Gen Y	Baby B Gen X	Baby B	Eisen Baby B
2015	Gen Y	Gen Y	Gen Y	Gen Y	Gen X	Baby B Gen X	Eisen Baby B
2020	Gen Z	Gen Y	Gen Y	Gen Y	Gen X Gen Y	Gen X Baby B	Baby B

Demographic trends are showing an unprecedented convergence in demand for walkable, mixed-use development

Regional-scale retail market is already well served. Need to balance any new retail supply with new consumer demand

## *Steps to move Estero forward:*

- Land-use changes to allow better growth
- A vital and growing local economy
- More housing & transportation choices
- Accessible & comprehensive health care
- A real “Village Center” for Estero



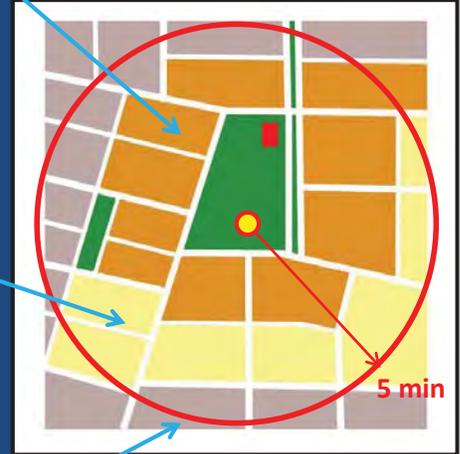
**Center**



**General**



**Edge**



**Neighborhood Center**

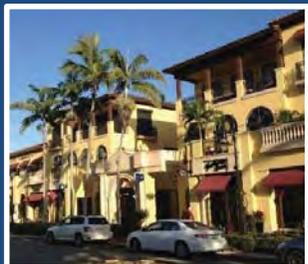
**Neighborhood General**

**Neighborhood Edge**

**Small:  
(Village Center)**



**Medium:  
(Health District)**



**Large:  
(Coconut Point)**



# HOW CAN WE GET THERE FROM HERE...?



Only **2 routes** without doubling back

Courtesy of Hall Planning & Engineering, Tallahassee

# FLEXIBILITY OF CONNECTED STREETS ...

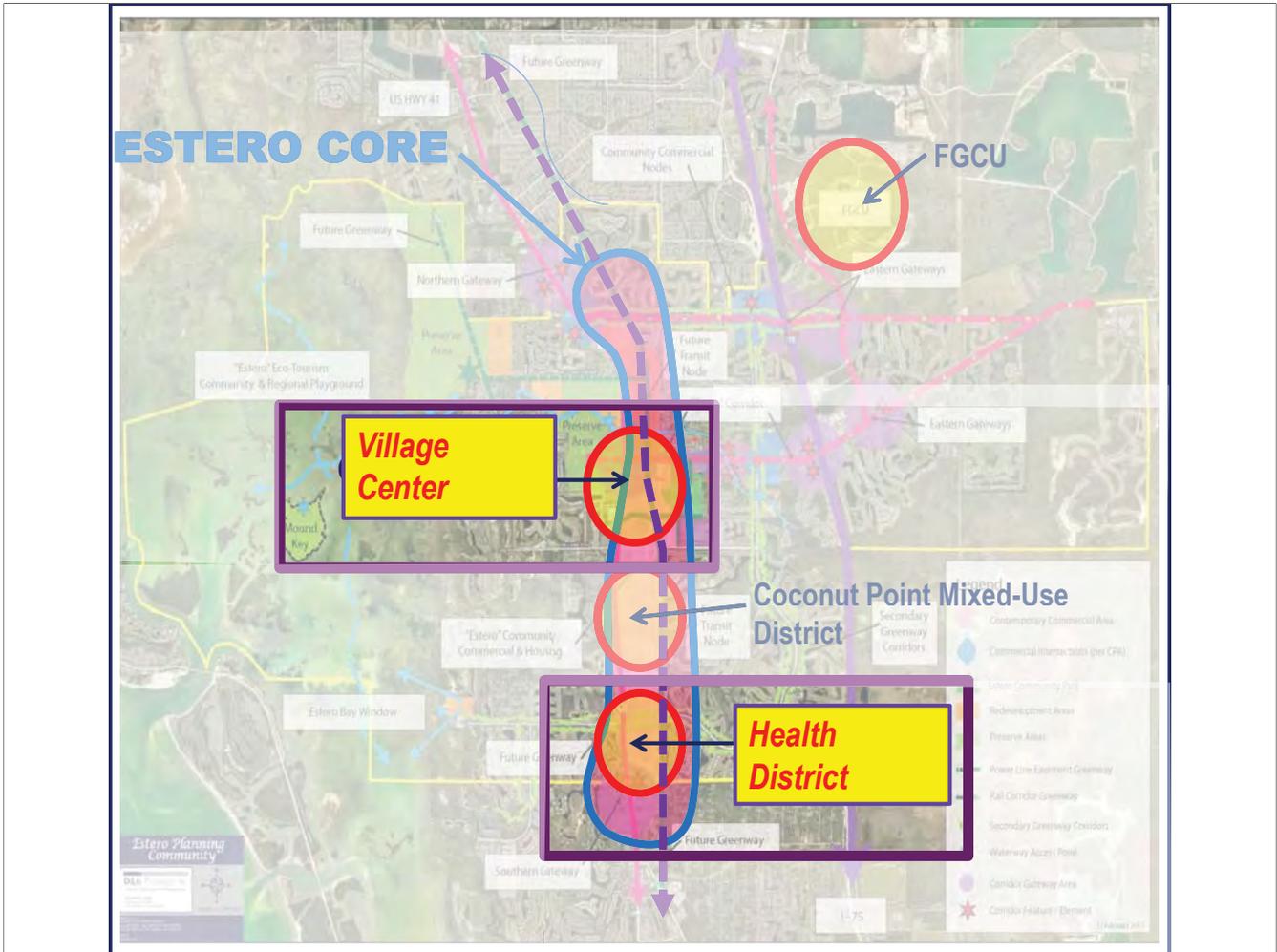
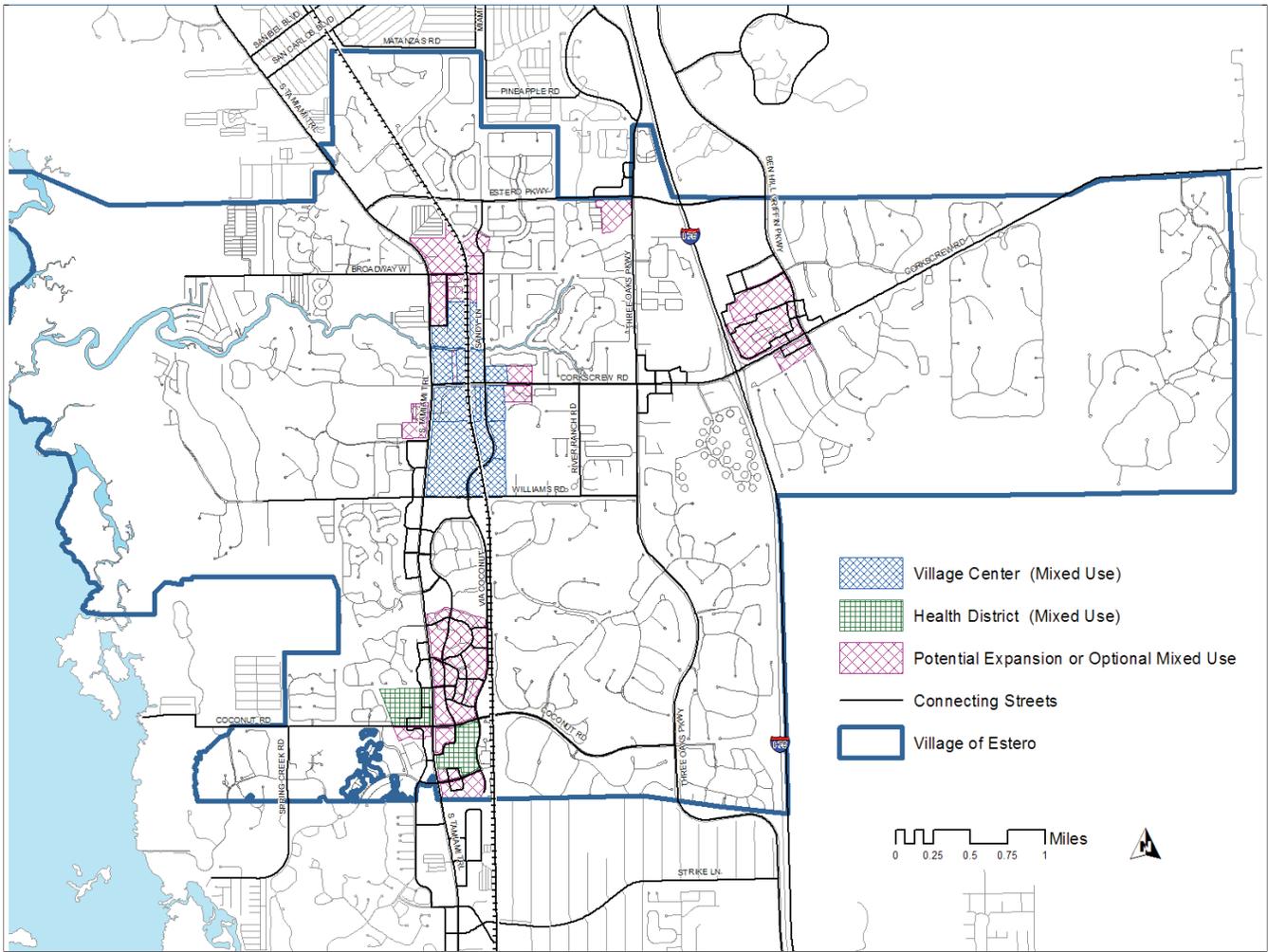


With a connected street network: 4 x 3 grid yields **35 routes**

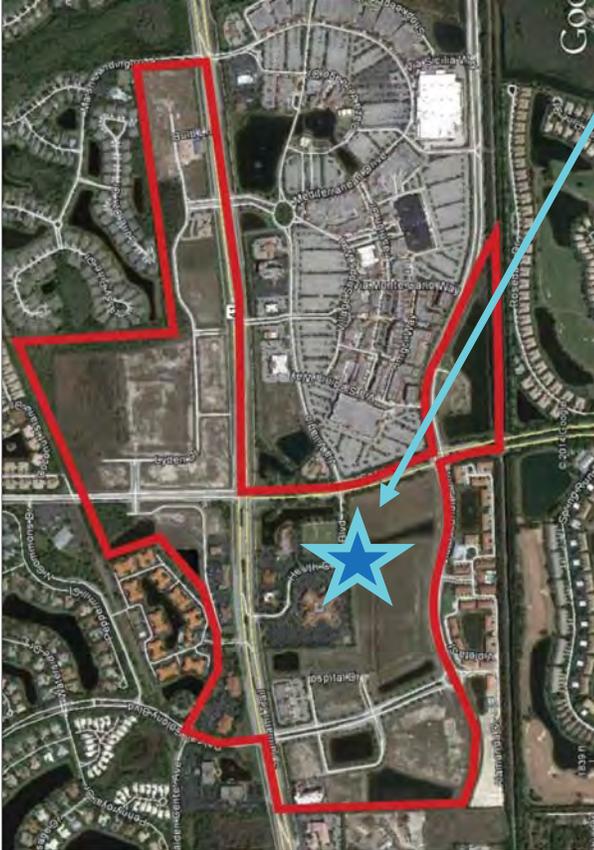
Courtesy of Hall Planning & Engineering, Tallahassee







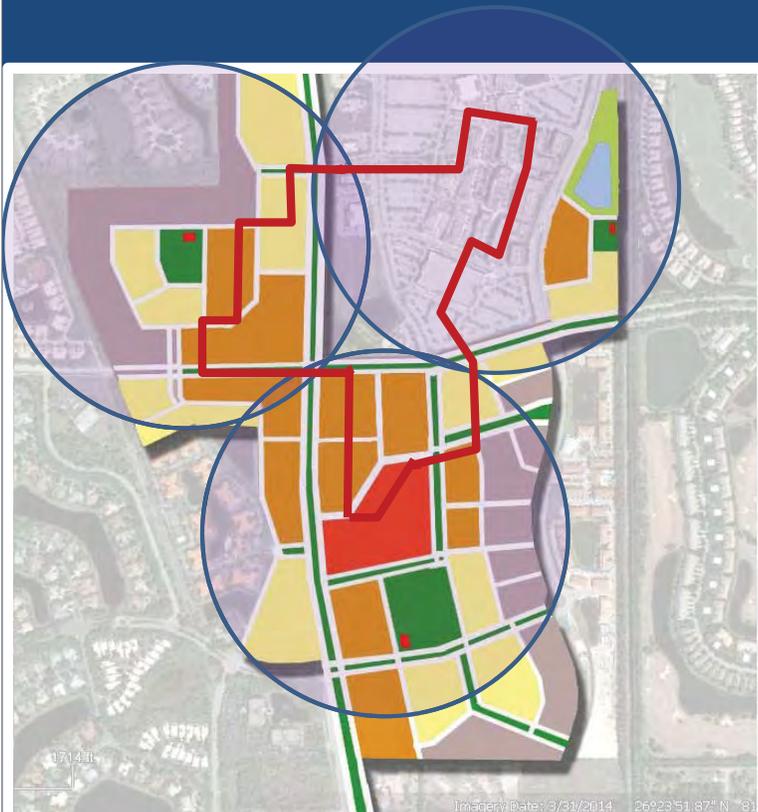
## Health district



## ANCHOR:

- ✓ Acute Medical Care
- ✓ At-Home Services
- Critical care
- In-patient services
- Out-patient services
- Community-based / at-home care

## REMAINDER:



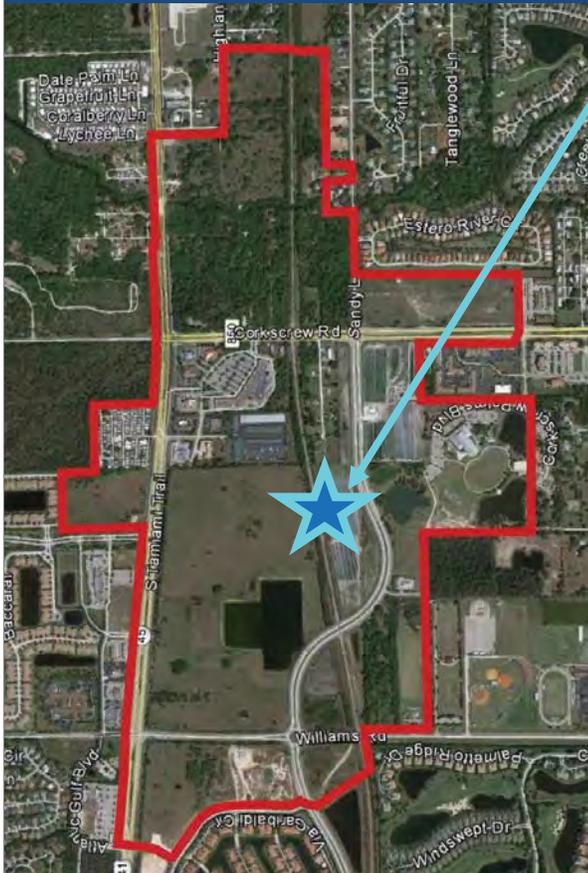
- Compact
- Walkable
- Mixed-Use
- Transit supportive
- Acute care and clinical services
- Wellness & prevention
- Senior & assisted living facilities
- Retail, dining, and hospitality
- Urban parks, gardens, bike paths
- Civic & entertainment venues

# Concept Plan – Phase 1

Phase 1 includes 3 development zones – Integrative Medicine / Wellness / ASC / Emergency, Physician Office Suites and Sports Medicine and Performance Center with retail components augmenting clinical areas.

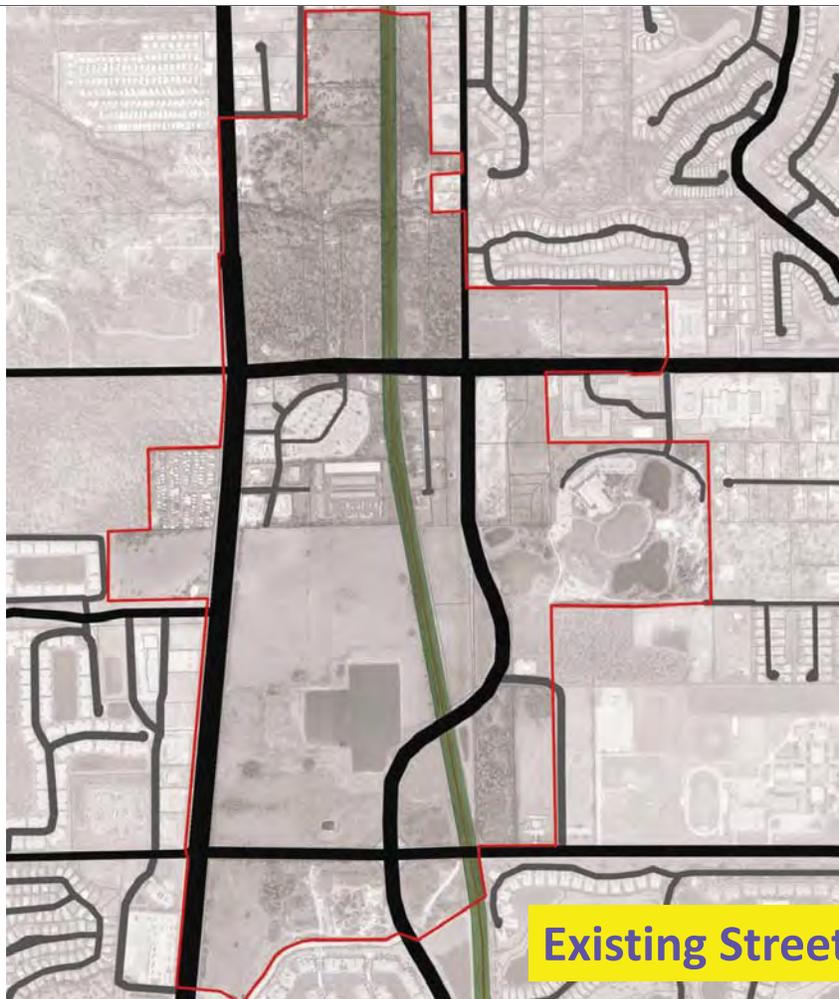


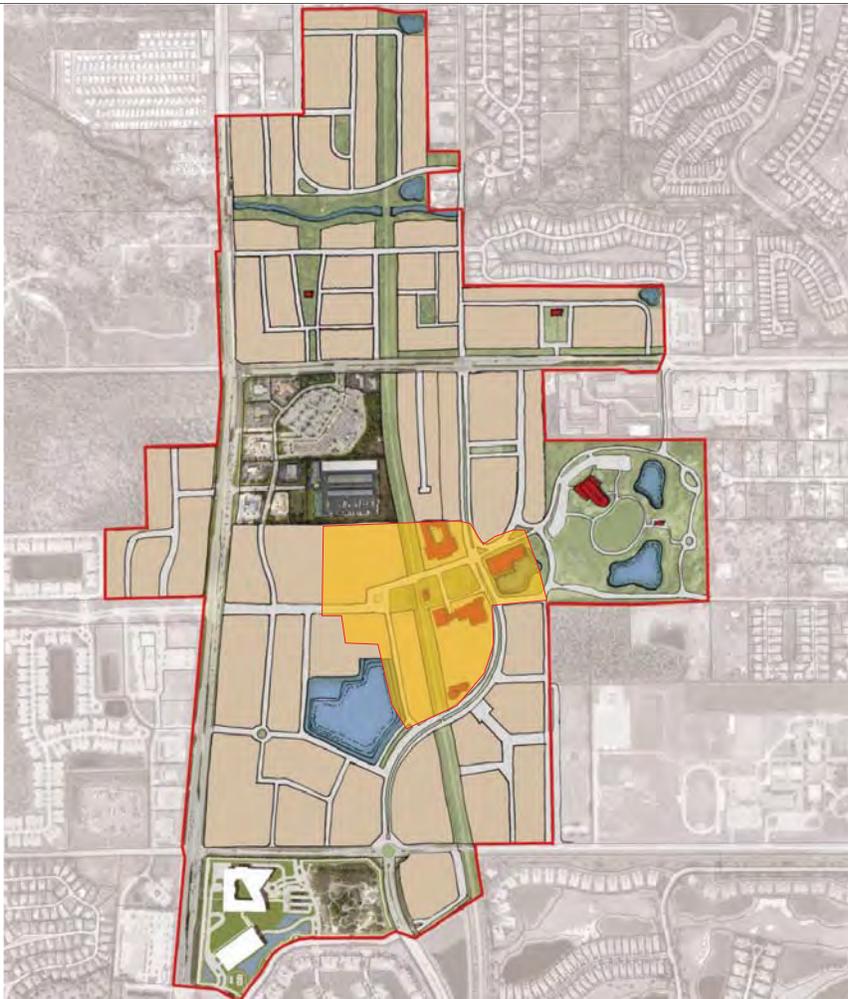
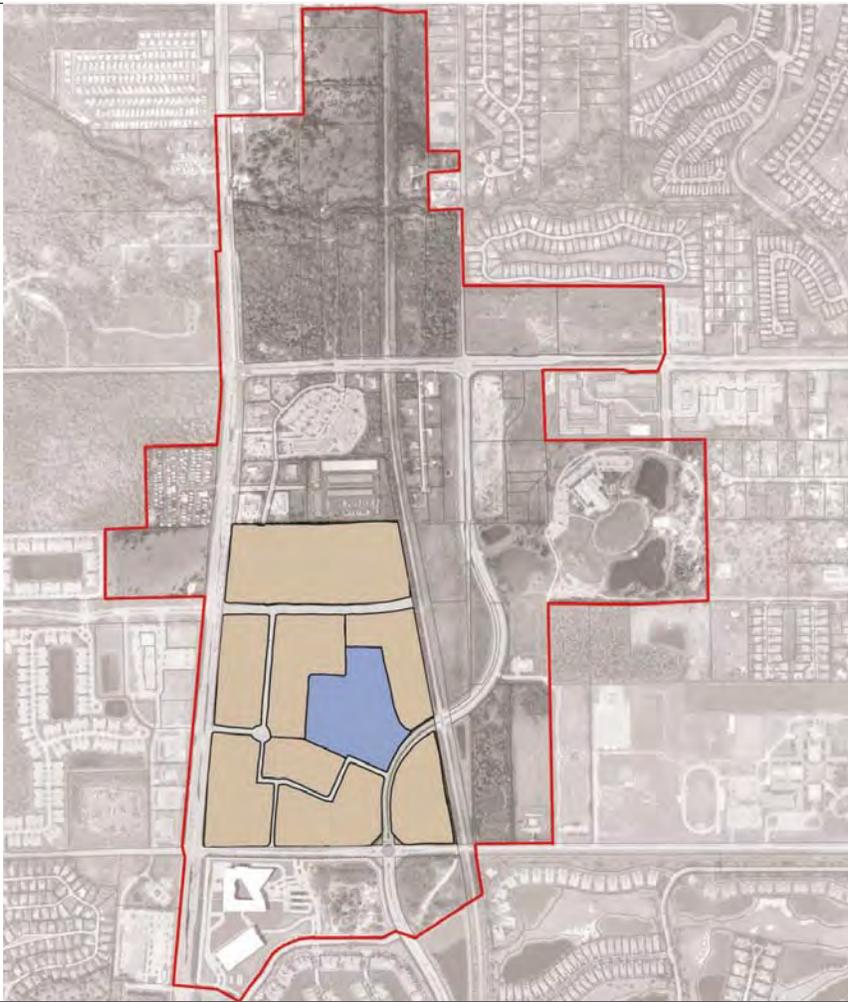
## Village Center



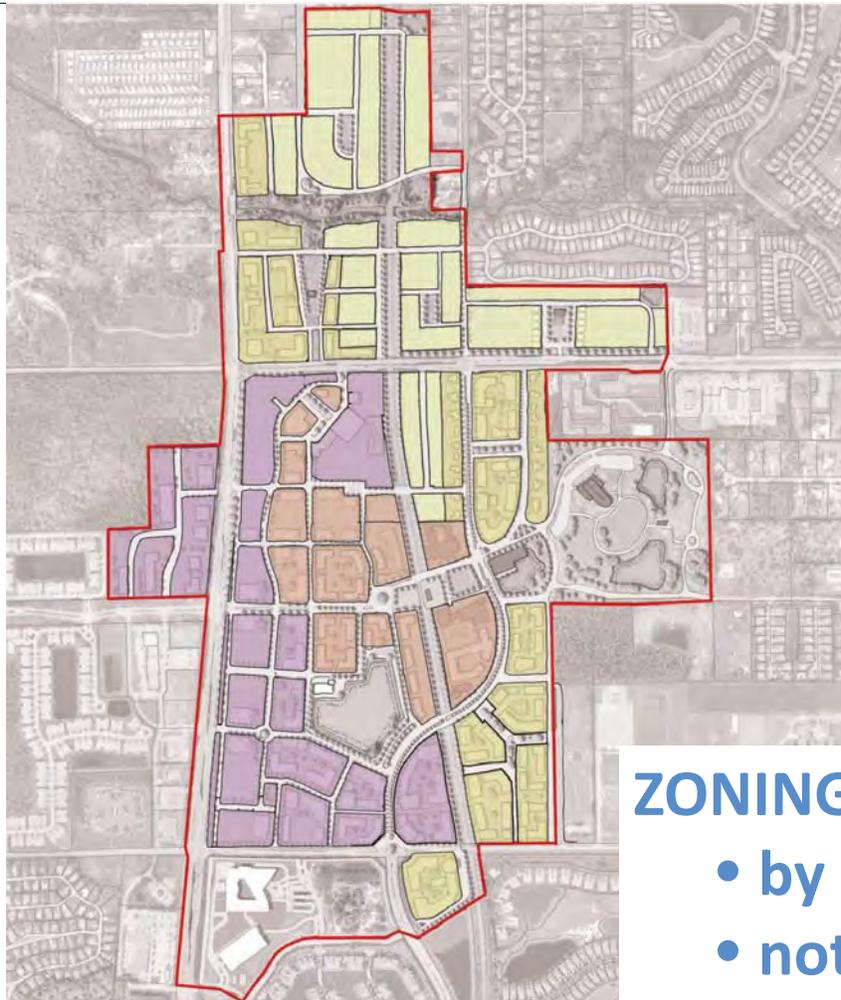
## ANCHORS:

- ✓ Civic Center
- ✓ Transportation Hub
- ✓ Entertainment
- New Main Entrance to Estero Community Park
- Potential Site for Village Hall
- Possible Commuter Rail or Bus Rapid Transit Station
- Performing Arts Theater?









## ZONING:

- by block,
- not by pod

### **POLICY 4.3.2: Mixed Uses: ...**

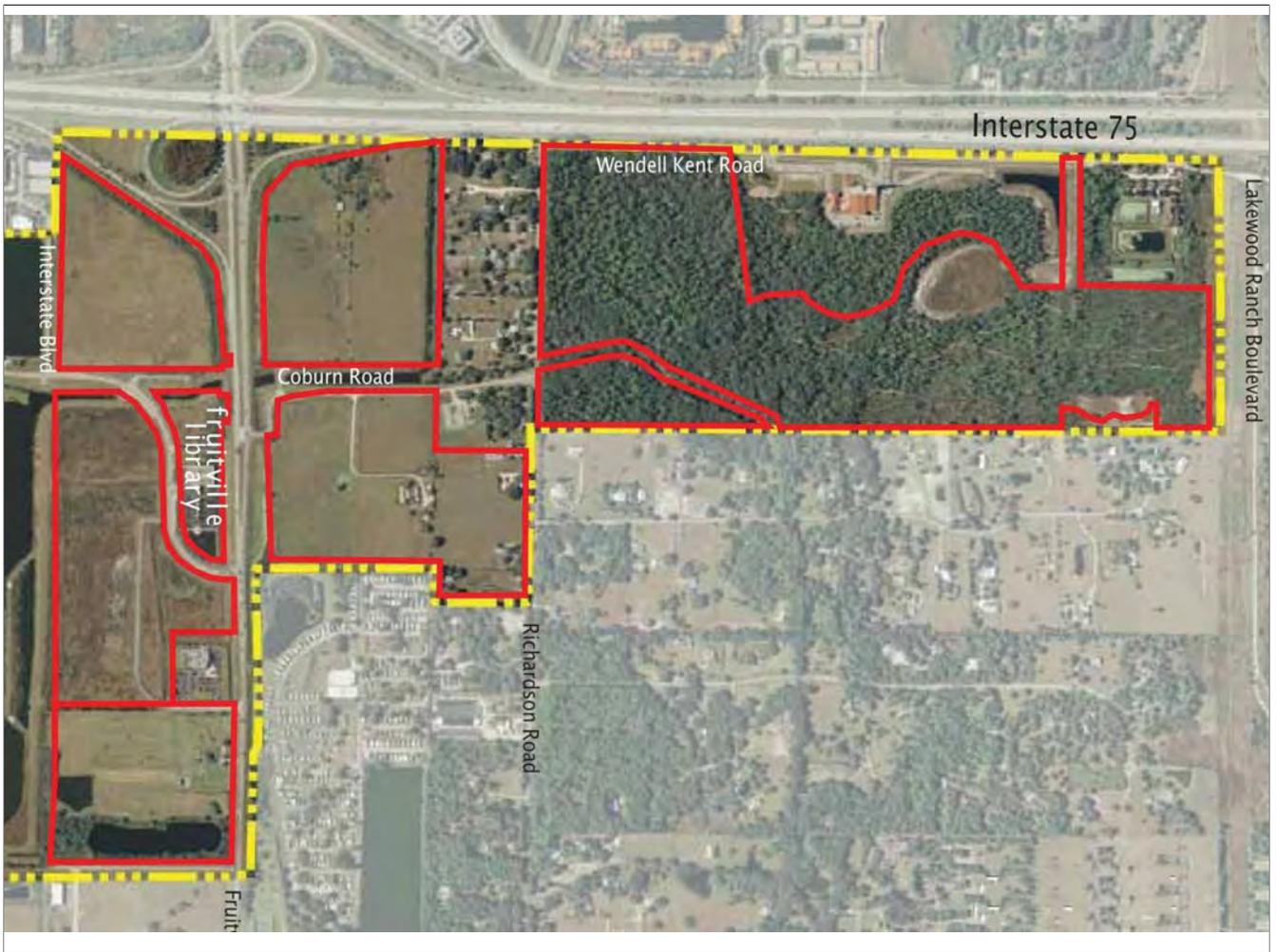
- d. The Mixed Use Overlay is intended for mixing uses that are complementary rather than conflicting. Complementary means uses that are compatible with each other and would serve the same users without requiring a car or a bike/walk trip on a circuitous or hostile route. An example of conflicting uses 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.

## **POLICY 19.2.2: ...**

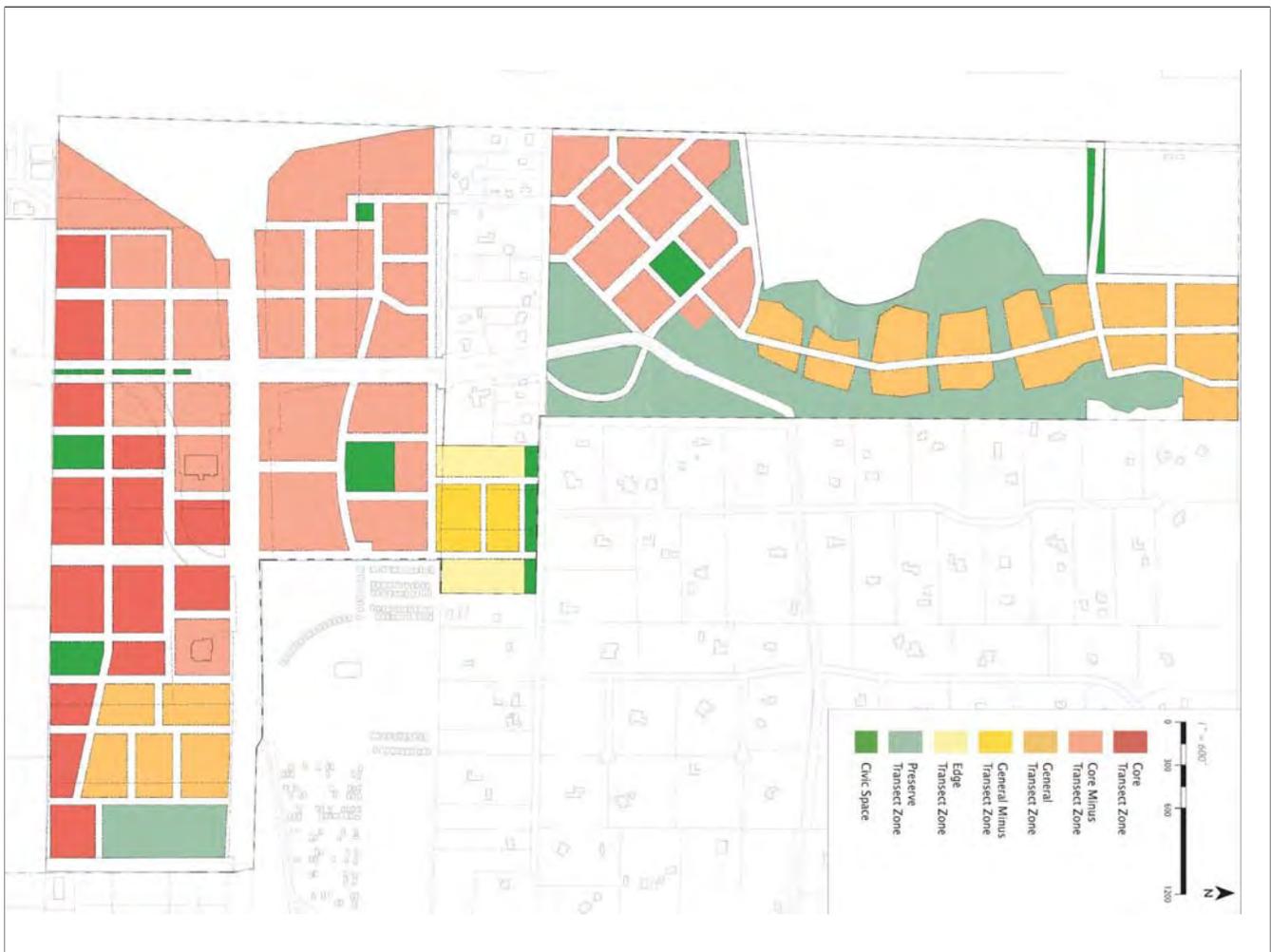
- c. During 2015 and 2016, an extensive planning process is being undertaken that would enable land in the revised mixed use overlay to become a series of interconnected neighborhoods and mixed use areas instead of becoming isolated development projects. Higher densities and a greater mix of uses would be allowed when placed in mixed-use patterns (traditional city blocks and a network of walkable streets).

## **POLICY 19.2.2: ...**

- 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.



Fruitville Initiative Conceptual Connectivity Plan



**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.

**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.

## **XII. Glossary**

**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)

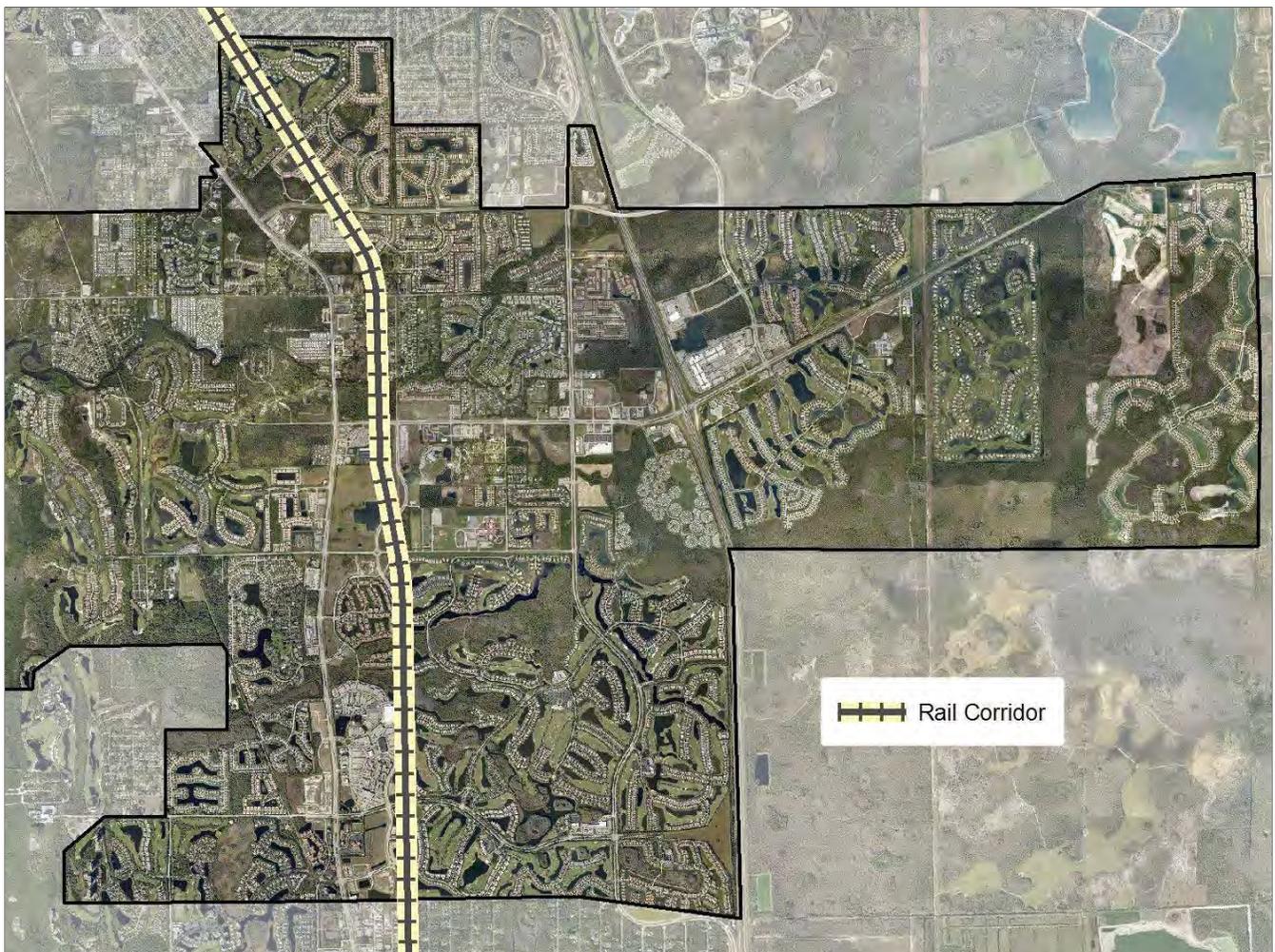
**MIXED USE PATTERN** - A physical pattern of towns and cities where public streets form an interconnected network that surrounds traditional city blocks. Blocks are subdivided into lots for individual buildings that can accommodate a variety of complementary land uses and building types.

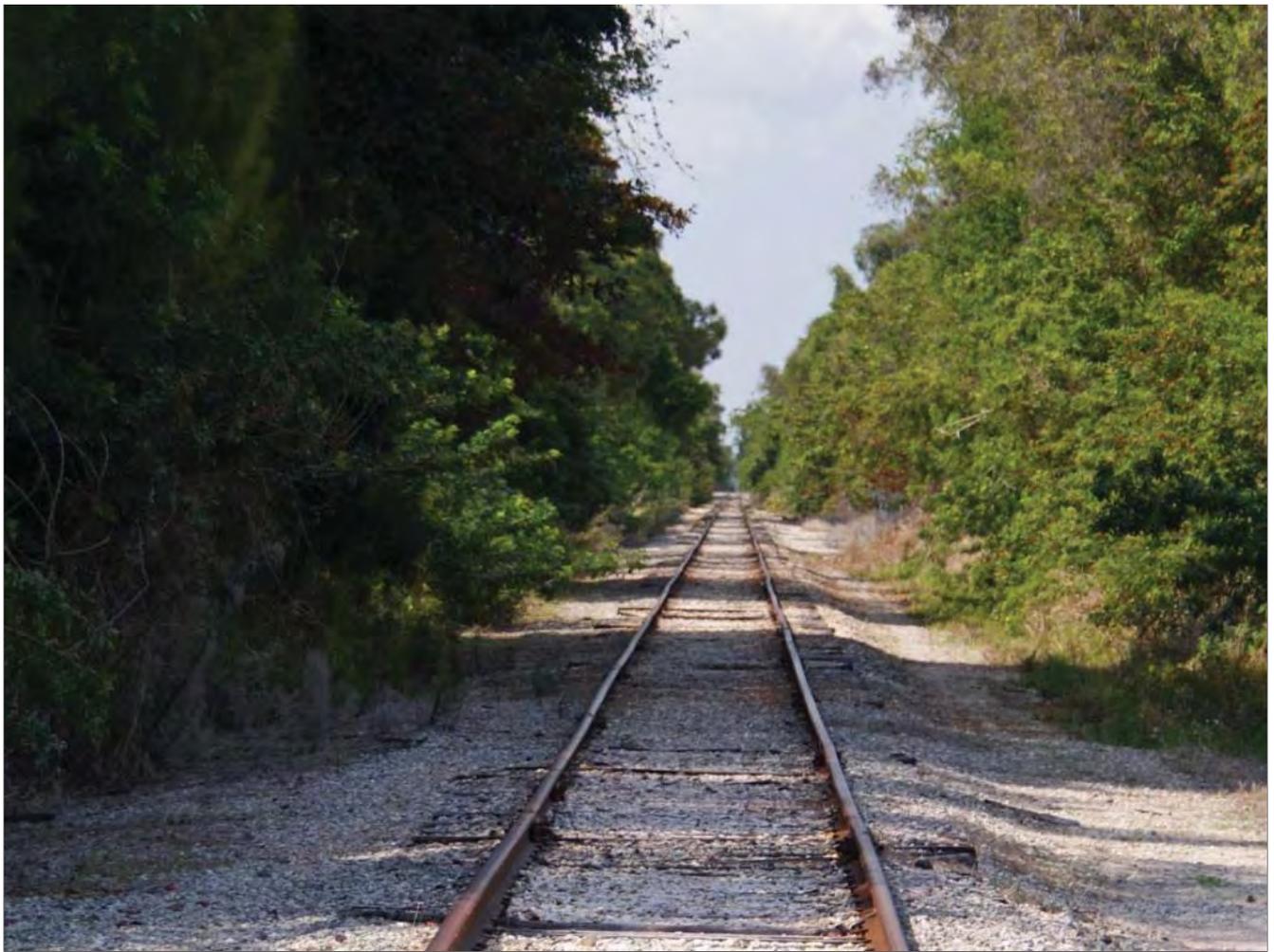
**BLOCK** - A block is the smallest area of land that is surrounded by a public street (or by a private street that is permanently accessible to the public).

(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.

**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.





*Lee County*  
**RAIL CORRIDOR  
FEASIBILITY STUDY**





**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.

