

ATTACHMENTS



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 239.913.6949
 metroforecasting.com

March 18, 2017

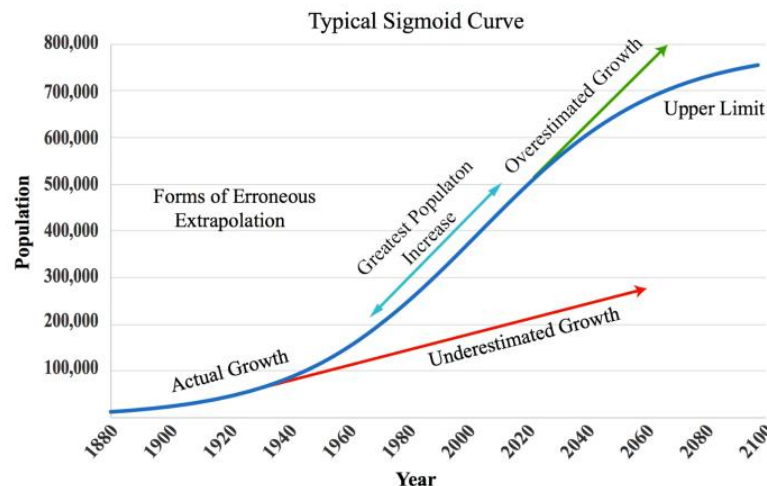
Dear Mr. Rogers

Please consider this letter a response to your email of March 17, 2017 and our recent phone conference recommending a minor modification (in italics) for the seasonal housing population for the acceptance of the methodology to forecast the population for the Village of Estero. The Village of Estero has requested that their consultant, LaRue Planning and Management Services, Inc., for their comprehensive plan to use the Interactive Growth Model® to forecast population and the apportionment of land uses to meet the needs of current and future populations. Accurate population forecast by local governments are necessary in order to obtain the optimal return on public and private investments. Population forecast determine when infrastructure is needed to meet the demands of the population over time.

Methodology

Based on our experience and extensive research, a growing community's population best described as a sigmoid curve (see Typical Sigmoid Curve below). Many biological populations (including cities) tend to grow at a rate over time that simulates a Logistic or Sigmoid Curve. Population growth increases at an increasing rate until it reaches an inflection point, then the population growth increases at a decreasing rate until it reaches its upper growth limit. Science requires that the upper limit must be determined exogenously from the data base. Otherwise an infinite number of solutions can result. The upper limit can be defined by calculating the total number of housing units that can be built according to statutory polices such as the zoning regulations or the future land use plan. The housing units can then be translated into population. Our Interactive Growth Model® (IGM) applies the logistic or sigmoid non-linear regression and is a web based copyrighted software program. In 2009, the Department of Community Affairs had approved of our forecasting methodology as professionally acceptable.

1) A more specific description of the proposed methodology for permanent and seasonal population estimates and projections, including the mathematical equations and assumptions;



The methodology for permanent population projections for the Villages of Estero is the Gompertz Logistic Curve.

$$y(t) = ae^{-be^{-ct}},$$

where

- a is an asymptote, since $\lim_{t \rightarrow \infty} ae^{-be^{-ct}} = ae^0 = a$
- b, c are positive numbers
- b sets the displacement along the x -axis (translates the graph to the left or right)
- c sets the growth rate (y scaling)
- e is Euler's Number ($e = 2.71828\dots$).

The nonlinear regression forecast projects a fitted value at a 95% confidence interval and an upper and lower confidence range. Initial model runs demonstrate for Estero a $R^2 = 0.9967$ and an estimated permanent build out population of 51,848. Estero is currently 59% built out base on population and past its inflection point. Initial runs indicate that by 2040 Estero will be 93% built out.

Estero is a unique case study. It is a metro area node, located at the crossroads of 2 metro areas. All north – south major collectors and arterials roadways between Lee county and Collier County pass thru Estero. It has one super regional commercial center at 2 million sq. ft. GLA and one major outlets at 1 million sq. ft. GLA. It is bounded by another super regional commercial center and a major university (FGCU).

The methodology for seasonal population projections for the Villages of Estero is as follows:

Estero is experiencing some unique trends that affect forecasting seasonal populations. The 2010 Census estimates that the vacancy rate for Estero CPD was 39% of all housing units, substantially higher than the county. Seasonal housing units representing 30% of the total housing stock, leaving 9% for rent or sale or in transition.. Recent trends indicate that Estero's vacancy rates are decreasing and household sizes are increasing. Recent student enrollment analysis and student enrollment forecast studies by the Lee County School District support these trends. The Estero high school over the past 4 years has had an annual average increase of enrollment of 3.3% and the school is at capacity in 2016. The elementary school has over the past 4 years an average annual increase in enrollment of 4.3%. The change in immigration is due in part to Hertz Global Headquarters locating in Estero, 3 large regional commercial centers and a growing university. The Interactive Growth Model® forecasting models for Estero take into consideration the change in vacancy rates and household size over time.

The methodology for estimating and projecting the seasonal population will be based on: (1) amount of seasonal housing units, occupancy rate of seasonal housing units, and household size of occupied seasonal housing units; (2) amount of hotel/motel units, occupancy rate of hotel/motel units, and the number of persons per occupied hotel/motel unit; and (3) other analysis including comparing internal traffic counts for August (i.e., permanent population) to peak seasonal internal (i.e., March) as well as residential water and electrical demand; and (4) all numerical assumptions (e.g., occupancy rate; persons per occupied unit) will be based upon best available data and analysis

(2) A brief narrative demonstrating why the methodology and assumptions are professionally acceptable as applied to the Village of Estero:

The Gompertz Logistic methodology is uniquely appropriate for forecasting population for the Villages of Estero given its growth characteristics. Estero is currently estimated to be at 59% of build out, according to statutory constraints and is past its inflection point. Therefore population will be increasing at a decreasing rate as it's approached its upper limit. If statutory constraints change (i.e. density), the model forecasts are rerun to reflect those changes to the upper limit. Typically linear methods or modified linear methods continue to forecast increase population beyond its maximum development yield. Research has demonstrated that the linear method forecasts higher populations than actual after the inflection point.

(3) demonstration that absent physical limitations on population growth, the population projections for the Village of Estero will, at a minimum, be reflective of the Village of Estero's proportional share of the total Lee County population and the total county population growth (as required by Section 163.3177(1)(f)3., Florida Statutes).

MFM initial forecasting models for Lee County reveals that the estimate of permanent population for 2015 is 680,845 and the median forecast for 2040 is 1,013,862 for an incremental increase of 333,477. This is in line with BEBR estimate for 2015 of 665,845 and its median forecast of 1,054,978 for 2040. MFM initial forecasting models for the Villages of Estero reveals that the estimate of permanent population for 2015 is 30,189 and its medium forecast of 47,949 in 2040 for an incremental increase of 17,760. Estero's forecasted incremental increase in permanent population from 2015 to 2040 is 5.33% of the total increase for Lee County and is reflective of Estero's proportional share of the county's total.

There are unpredictable phenomenal that can effect population forecast. These black swan events cannot be accurately predicted, such as hurricanes, long tern economic downturns and war. However the IGM is updated annually and when these events occur, the models are adjusted accordingly and then reprocessed with new forecasts.

Thank you for your assistance and if you need more information or clarification, please feel free to email me at pyb@metroforecasting.com or call at 239 913 6949.

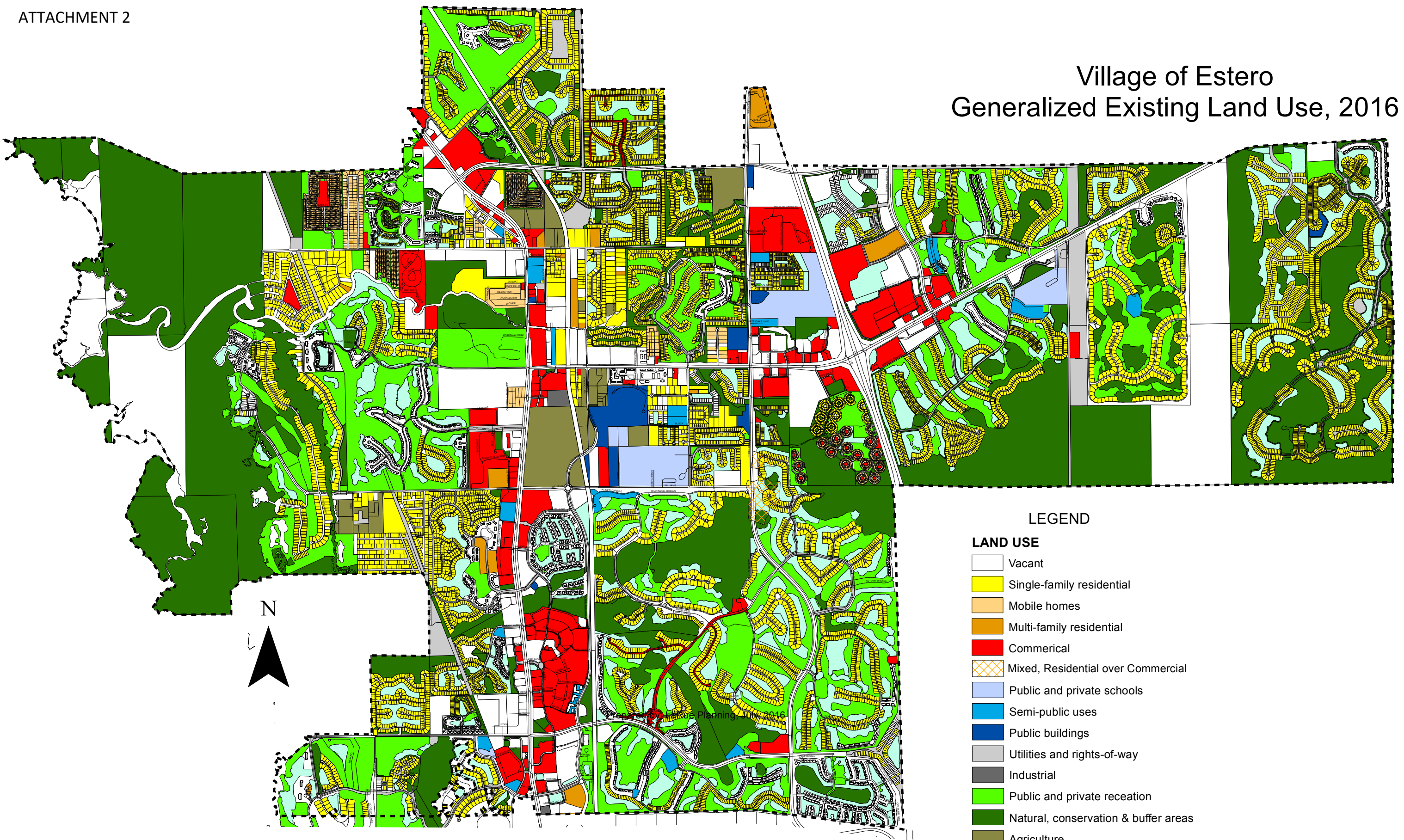
Yours truly,

Metro Forecasting Models LLC


















Dr. Paul Van Buskirk, P.E., AICP

Village of Estero Generalized Existing Land Use, 2016



LEGEND

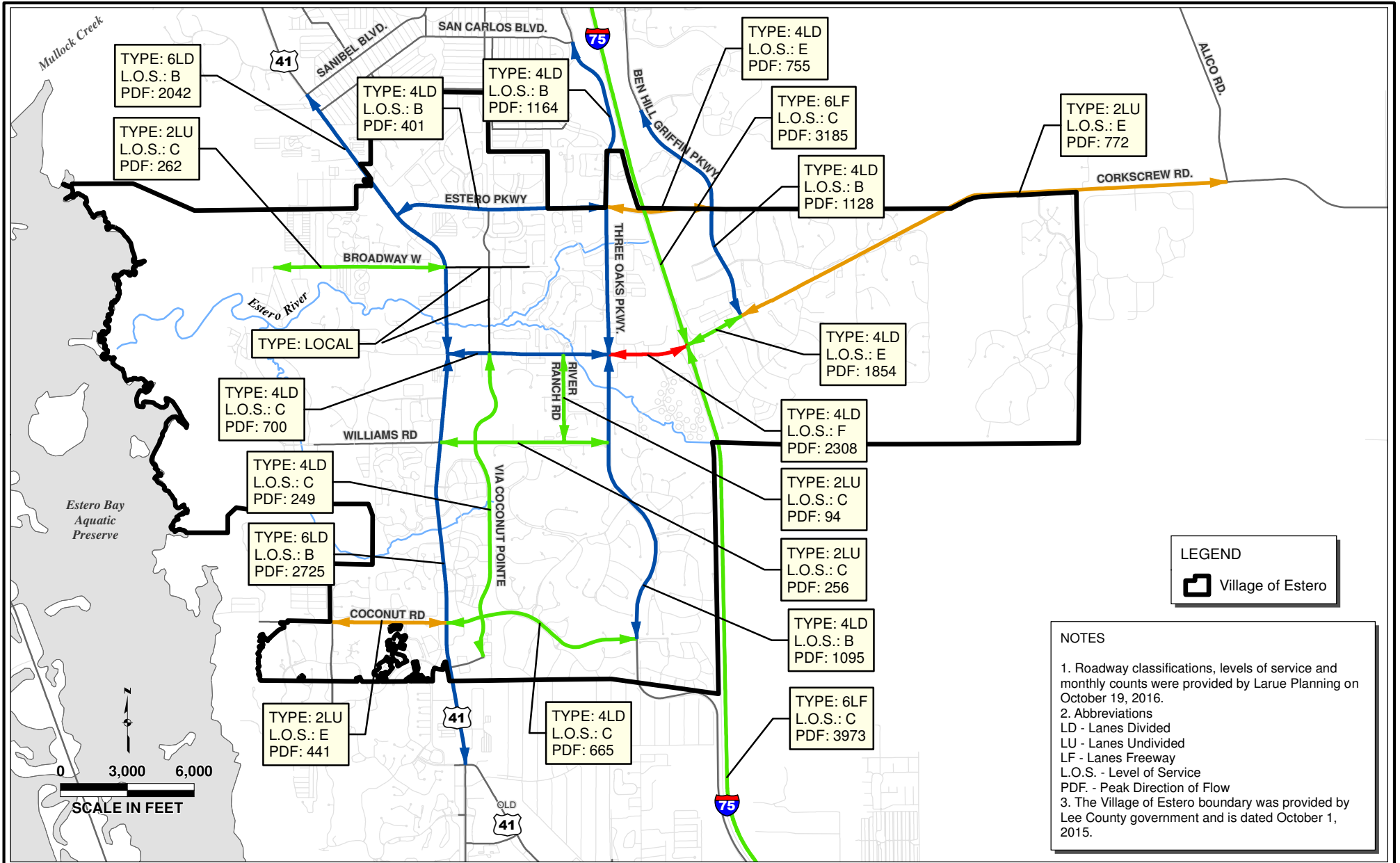
LAND USE

-  Vacant
-  Single-family residential
-  Mobile homes
-  Multi-family residential
-  Commercial
-  Mixed, Residential over Commercial
-  Public and private schools
-  Semi-public uses
-  Public buildings
-  Utilities and rights-of-way
-  Industrial
-  Public and private recreation
-  Natural, conservation & buffer areas
-  Agriculture
-  Water

Source: Lee County Property Appraiser
2016 Property Data

Prepared by: LaRue Planning
July 10, 2017





\\FTMS01\Drawings\2016\20160267-000\ArcGIS\road traffic information.mxd



Future Land Use Element
Village of Estero
Comprehensive Plan



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

Roadway Level of Service Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Sept. 2016	20160267-000	--	As Shown	MAP 3b3



Village Maintained Roads:

Armada Ct	Palmetto Ter
Broadway E	Park Pl
Broadway W	Pine Tree Ln
Charing Cross Cir	Poinciana Ave
Coconut Dr	Porthole Ct
Coconut Rd	River Ranch Rd
Commons Way	Riverside Dr
Coralee Ave	Royal Palm Dr
Corkscrew Village Ln	Sandy Ln
County Rd	See See St
Estero Pkwy	Spring Creek Rd
Highlands Ave	Trailside Dr
Lords Way St	Via Coconut Point
Mederia Ln	Williams Rd

County Maintained Roads:

Ben Hill Griffin Pkwy	Imperial Pkwy
Corkscrew Rd	Three Oaks Pkwy
Estero Pkwy Ext (Three Oaks Parkway to Ben Hill Griffin Parkway)	

State Maintained Roads:

I-75	South Tamiami Trail (US-41)
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Non-County Maintained Roads (these function as private roads):

AKRON PL
AMERICANA AVE
APPLE TREE LN
ARCOS AVE
ARENGA LN
ATLANTIC GULF BLVD
BEN HILL GRIFFIN PKWY
BLOCK LN
BODE BLVD
BROADWAY E
BULB LN
CARAMBOLA LN
CARRIAGE CT
CATALINA LN
CERISE DR
CHERRY TREE LN
CHEVROLET WAY
COMMONS WAY
CORALBERRY LN
CORKSCREW COMMONS DR
CORKSCREW PALMS BLVD
CORKSCREW PALMS CIR
CORKSCREW RD
CORKSCREW WATER PLANT
CORKSCREW WOODLAND BLVD
CORONADO ST
COVEWOOD DR
CUMBERLAND CT
CYPRESS BEND DR
CYPRESS PARK CIR
DATE PALM LN
DEL RIO LN
DESIGN PARC LN
DOVE LN
E BAYBERRY WAY
E CANDLESTICK CT
E ELDORADO AVE
E JEFFERSON DAVIS BLVD
E LAFAYETTE LN
E LANTERN LN
E LIBERTY LN
E LINCOLN LN
E MAYFLOWER WAY
E PILGRIMS WAY
E PONCE DE LEON DR
E ROBERT E LEE BLVD
E SAWMILL DR
E SLASH PINE WAY
E SPLIT LOG LN
E WASHINGTON WAY
EL DORADO BLVD
EL PASEO ST
ESTERO CT
ESTERO HIGH
ESTERO PARK COMMONS BLVD
ESTERO RIVER CIR
ESTERO TOWN COMMONS PL
FIRE HOUSE LN
FIRWOOD DR
FRUITFUL DR



GALLOWAY FORD
GRAPEFRUIT LN
GROVELINE CT
HAPPY HOLLOW LN
HARVESTWOOD CT
HEALTH CENTER BLVD
JUDETH LN
KAHUNA CT
KEY LARGO LN
KORESHAN PARK
KORESHAN WAY
LIME TREE LN
LOGAN AVE
LOQUAT LN
LUETTICH LN
LYCHEE LN
LYDEN DR
MADRID ST
MOCKINGBIRD LN
MOLOKAI CT
MULLWOOD DR
NORTHWEST DR
OAHU CIR
OAKS OF ESTERO CIR
ORANGE BLOSSOM LN
ORANGE TREE LN
PARK AVE
PARK DR
PEPPERWOOD DR
PLUM TREE LN
POLYNESIAN LOOP
PUENTE LN
PUERTO WAY
QUENTE WAY

RAINBOW LAKE CT
RED CEDAR DR
RED LATAN WAY
RIDGE RUNNER CT
RIVERWOODS PLANTATION BLVD
ROAD RUNNER CT
SAFFRON DR
SAN ANTONIO LN
SANDLINE WAY
SANTIAGO LN
SHEPHARD ST
SHERRILL LN
SIERRA LN
SIESTA TER
SILVERCREEK CT
SKIDMORE WAY
SPRING RIDGE CIR
SPRINGLAKE CIR
SPRINGLAKE CT
STAN & HANEY BLVD
SUNSET LAKE CT
SYRACUSE LN
TAHITIAN BLVD
TANGLEWOOD LN
THREE OAKS UNIV
TONGA CT
TOWN COMMONS DR
TROPICANA AVE
UNNAMED DR
VANDENBERG WAY
VIA COCONUT POINT
VILLA CAPRI LN
W BAYBERRY WAY
W CANDLESTICK CT



W COBBLESTONE CT
W ELDORADO AVE
W JEFFERSON DAVIS BLVD
W LAFAYETTE LN
W LANTERN LN
W LIBERTY LN
W LINCOLN LN
W MAYFLOWER WAY
W PILGRIMS WAY

W ROBERT E LEE BLVD
W SAWMILL DR
W SLASH PINE WAY
W SPLIT LOG LN
W WASHINGTON WAY
WALDEN CENTER DR
WESTWOOD DR
WIKI WIKI LN

Privately Maintained Roads:

Acacia Dr
Addison Place Ct
Alamanda Dr
Alana Ct
Amalfi Coast Rd
Amalfi Way
Amgci Way
Anchor Dr
Andiron Pl
Ani Cir
Antori Dr
Anvil Way
Apple Butter Ln
Aqua Surf Ct
Ardore Ln
Aron Ct
Ashcroft Ct
Astonia Way
Austin Keane Ct
Autumn Breeze Dr
Baccarat Ln

Bahia Terrado Cir
Bali Ln
Ballylee Ct
Bantams Roost
Banyan Hideaway Dr
Barletta Ln
Barred Owl Cir
Basin Dr
Bay Meadow
Baybridge Blvd
Baycrest Ridge Dr
Belhaven Way
Bella Terra Blvd
Belvedere Ln
Berwhich Run
Biella Ct
Black Tree Ln
Blacksmith Forge
Blue Bimini Cir
Boccala Ln
Bonapartes Gull

Bosco Ct
Brassy Pine Way
Bravada St
Braxfield Loop
Breckenridge Dr
Breezeway Ct
Bridge Run Ct
Bridgeway Ct
Brixham Run Loop
Brown Bear Run
Brown Pelican Cir
Burnside Pl
Butchers Holler
Buttermere Ct
Caladesi Dr
Calice Ct
Calico Ct
Campla Ct
Candlewood Hollow
Canolo Ct
Cape Monaco Rd
Cape Roman Rd
Caraway Lakes Dr
Cardeto Ct
Caroline Dr
Casa Bendita Ct
Casa Verde Way
Casa Verona Ct
Cascades Isle Blvd
Cascina Dr
Castellana Blvd
Castlemaine Ave
Chapel Trace
Chaplis Ln
Chartwell Breeze Dr
Chartwell View Ct
Cheetah Ln
Cherry Blossom Ct
Ciderberry Dr
Cinema Way
Cinnamon Ln
Classics Ct
Clear Spring Ct
Clematis Blvd
Cleto Dr
Coach House Ln
Coconut Island Dr
Coconut Plantation Dr
Coconut Rd
Coconut Shores Dr
Collina Ct
Colonial Walk N
Colonial Walk S
Copper Lake Dr
Copperleaf Blvd
Coral Bean Ct
Corkscrew Rd
Corkscrew Woodland Blvd
Cosenza Ct
Costa Del Sol Rd
Costa Maya Way
Country Barn Dr
Country Club Dr
Country Creek Dr
Country Walk Way
Covered Wagon Mhp
Creek Branch Ln
Creekegde Ct



Crooked River Rd
Cypress Hammock Cir
Cypress Knee Ct
Cypress Shadows Blvd
Dahoon Holly Ct
Deer Haven Ln
Dillon Ln
Doddwood Dr
Durango Ct
Eagle Ct
Eagle Glen Way
Eagle Stone Dr
Eddystone Rd
El Mirasol Ct
Emerald Bay View
Estego Ct
Estero Gardens Blvd
Estero Gardens Cir
Estero Grove Way
Estero Palm Way
Estero Preserve Run
Estero Vista Ct
Everblades Pkwy
Everblades Pkwy N
Everblades Pkwy S
Everglades Kite Cir
Evernia Ct
Fairlawn Ct
Fairmount Ct
Fairview Bend Dr
Fairway Bend Dr
Falconer Way
Falling Leaf Dr
Fano Ct
Farnese Dr
Fashion Dr
Forest Edge Ct
Forest Ridge Dr
Forest View Dr
Fountain Lakes Blvd
Foxberry Ln
Foxhall Way
Foxtail Creek
Foxworth Cir
Garden Dr
Ginger Pointe Ct
Glen Lakes Dr
Glen Oak Ct
Gleneagles Links Ct
Gleneagles Links Dr
Glenview Ln
Glenwater Ln
Golden Panther Dr
Grand Palm Dr
Grande Lake Dr
Grande Oak Shoppes Blvd
Grande Oaks Blvd
Grande Oaks Way
Grandezza Cir
Grassy Pine Dr
Greentree Ct
Ground Dove Cir
Gumbo Limbo Ct
Gunnison Ct
Halfmoon Shoal Rd
Hammock Greens Ln
Hat Pin Ct
Health Center Blvd



Heatherstone Lake Ct
Heatherstone River Ct
Heatherstone Way
Helmsdale Run
Heron Cove Ct
Heron Glen Ct
Heron Point Ct
Hertz Dr
Holiday Dr
Hollow Pine Dr
Horne Ln
Horse Hame Hollow
Hospital Dr
Ian Ct
Idle Pine Ln
Indigo Bay Blvd
Indigo Isle Ct
Irsina Dr
Island Lakes Dr
Island Sound Cir
Isola Verdi Way
Jace Ct
Jackson Square Dr
Jasmine Lake Dr
Kenwood Isle
Kingbird Loop
Kings Rd
Kirby Ln
Knighton Run
Knollview Blvd
La Bianco St
La Serena Dr
Lakebend Preserve Ct
Lancaster Run

Langholm Run
Lansing Loop
Lanthorn Way
Largo Mar Dr
Larino Loop
Laurel Oak Dr
Lazzario Ct
Lazzaro Ct
Least Tern Cir
Legacy Ct
Leopard Ln
Lesina Ct
Limpkin Cir
Liseron Dr
Lismore Ln
Little Heron Cir
Lone Oak Dr
Longleaf Trail Dr
Longship Rd
Lorene Dr
Loreo Ct
Lost Creek Dr
Lucera Ct
Lynx Ct
Maddelena Cir
Magnolia Bend
Marbella Bay Rd
Markward Crossing
Marsh Landing Blvd
Marsh Pointe Run
Martone Ct
Maryann Way
Masters Cir
Maui Cir

Mediterranean Dr
Merano Ct
Messina Ct
Messino Ct
Miromar Outlet Dr
Miromar Square Blvd
Misano Dr
Monte Grande Blvd
Montessa Ct
Montevina Dr
Montserrat Ln
Morning Lake Dr
Mossy Trl
Murano Del Lago Dr
Napoli Way
Natures Cove Ct
Newbridge Ct
North Commons Dr
Northbridge Way
Northridge Ct
Nuthatch Ln
Oak Fairway Ct
Oak Island Rd
Oak Strand Dr
Oakglen Ln
Oakwilde Blvd
Ocelot Ct
Old Lighthouse Rd
Old Oak Pl
Old Port Rd
Olde Meadowbrook Blvd
Olde Meadowbrook Cir
Olde Meadowbrook Ln
Olivewood Way

Orchid Ridge Ln
Osprey Cove Blvd
Oxbow Bend
Palermo Lake Ct
Palese Dr
Palma De Coco
Palmetto Dunes Dr
Palmetto Ridge Dr
Parrot Cove Cir
Pearl Bay Cir
Pebble Pointe Ln
Pelican Colony Blvd
Pelican Sound Dr
Pembrook Run
Pennyroyal Dr
Pensacola Ave
Peppermill Ct
Peregrine Falcon Cir
Persimmon Pl
Piazza Del Lago Cir
Piazza Doria Ln
Pinehurst Greens Ct
Pinehurst Greens Dr
Pino Vista Way
Plati Ct
Plaza De Lago Dr
Plaza Del Lago
Plumbago Pointe Dr
Ponte Romano Ln
Port Dr
Portrush Run
Preserve Way
Pride Blvd
Puma Trl



Punta Del Capo Ct
Raven Ct
Red Cardinal Cir
Red Laurel Ln
Red Root Ct
Reserve Estates Dr
Reserve Pointe Ct
Ridgepoint Dr
Rio Mar Cir
River Dr
Riverbrooke Run
Rivers Ford
Rookery Cir
Rookery Dr
Roseate Spoonbill Cir
Rosedale Dr
Rosies Ct
Roundabout
Royal Shores Dr
Royal Villagio Ct
S Coconut Island Dr
Sago Pointe Dr
Salerno Bay Rd
San Georgio Dr
San Marino Rd
San Tropez Cir
Sanctuary Dr
Sanctuary Lakes Ct
Sanctuary Lakes Dr
Sand Dune Rd
Sandy Bay Dr
Sandycreek Ter
Santa Margherita Rd
Sapphire Shores Ln

Saraceno Dr
Sassafras Ct
Seadale Ct
Seagrove St
Seashore Cir
Seasons Way
Sedonia Cir
Serene Meadow Ln
Serre Dr
Shady Knoll Dr
Shady Oak Ln
Shallowater Ln
Sheridan Run
Shopkeepers Way
Short Tailed Hawk Cir
Silver Leaf Ln
Silver Oak Dr
Slash Pine Ct
Snaptail Ct
Snowy Egret Cir
Solemar Ct
Sorano Ct
Sound Way
South Golden Elm Dr
South Silver Palm Dr
Southbridge Dr
Southern Hills Ct
Southern Hills Dr
Split Oak Way
Spring Creek Rd
Spring Garden Ln
Spring Mill Ct
Spring Run Blvd
Springside Dr

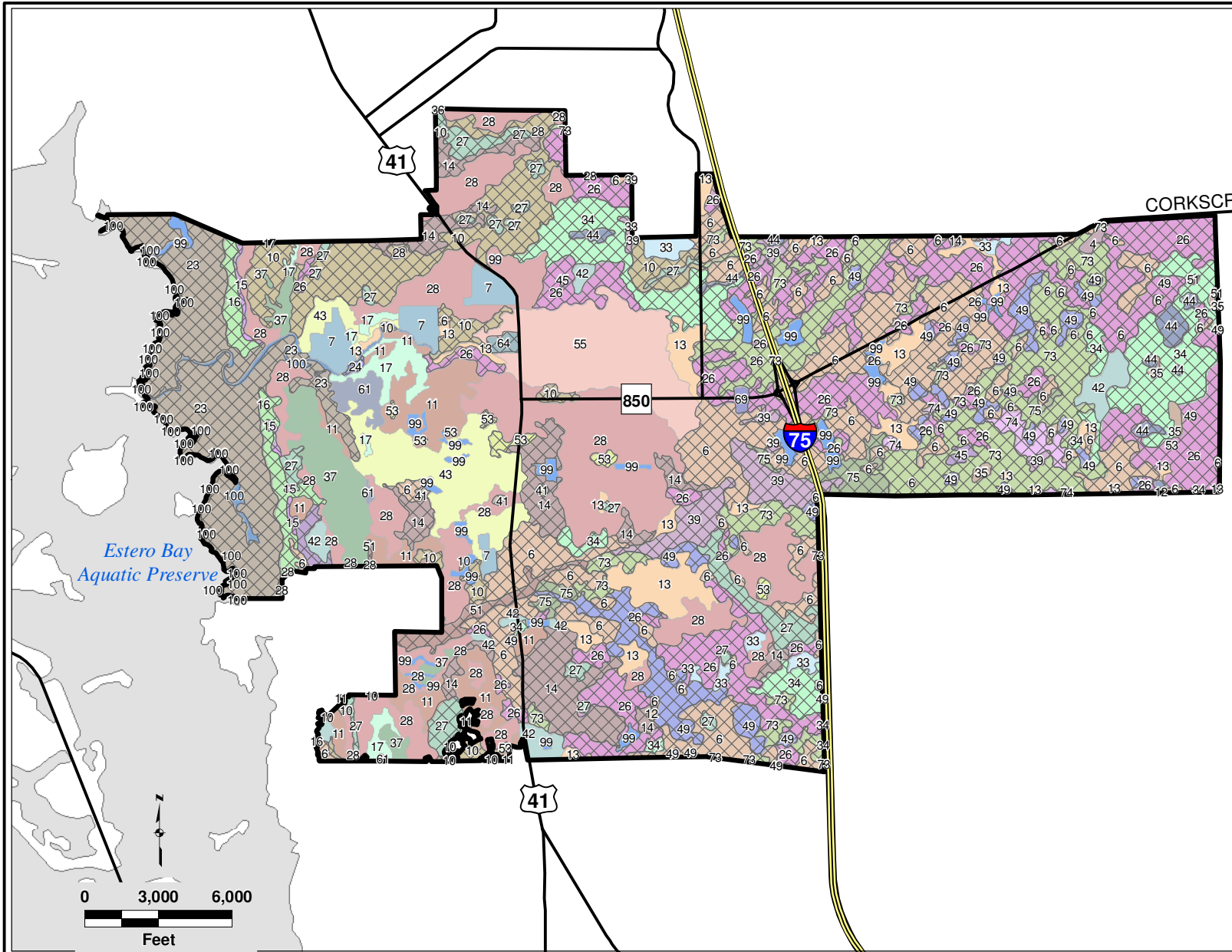
Springview Loop
St Barts Ln
Sterlingwood Blvd
Stillwater Cay Ln
Stone Way
Stoneybrook Golf Blvd
Stoneybrook Golf Dr
Stonyriver Pl
Stratham Loop
Sun River Way
Sundancer Ct
Sungate Ct
Sunland Ln
Sweetwater Ranch Blvd
Sycamore Grove
Taft Ct
Tallwood Ct
Talon Trace
Tavernier Dr
Tequesta Dr
Terni Ct
Terra Vista Blvd
Tesoro Way
The Commons Club
Tiburon Way
Tides At Pelican Lndg
Tidewater Key Blvd
Tiger Ct
Tiki Ct
Timberlawn Dr
Tin Maple Dr
Torch Key Way
Torre Del Lago St
Torrey Pines Ct

Torrey Pines Way
Tree Crest Ct
Trevi Ct
Tripoli Ct
Troia Dr
Tropical Moon Ct
Turnberry Lake Dr
Tuscany Ct
Tuscany Way
Ute Ct
Velino Ln
Verlino Ln
Via Cappello
Via Del Corso Ln
Via Firenze
Via Garibaldi Cir
Via Italia Cir
Via Las Palmas
Via Lungomare Cir
Via Monte Carlo Way
Via Napoli
Via Palazzo Pl
Via Rapallo Dr
Via Ravenna
Via Roma
Via Santa Lucia
Via Sardinia Way
Via Sicilia Way
Via Teramo
Via Trevi Way
Via Umbria Way
Via Veneto Blvd
Via Venezia Way
Via Villagio



Villa Di Preserve Ln
Villa Rosa Loop
Village Shops Way
Villagio Gardens
Villagio Palms Way
Vintage Pkwy
Vintage Trace Cir
Violeta St
Vireo Cir
Walden Center Dr
Water Oak Dr
Waterside Dr
Waymouth Run
Weathered Vane Way
West Bay
West Bay Blvd
West Tree Dr
Westbridge Ct
Whispering Ridge Dr
White Crane Pl
White Oak Ln
White Wood Stork Cir
Whitfield Dr
Wildcat Cove Cir
Wildcat Run Dr
Williams Rd
Willow Bend Ct
Willow Walk
Willow Way
Wimbleton Ct
Windham Run
Windswept Dr
Winterberry Way
Wintercress Dr

Wisteria Pointe Dr
Wolfel Trl
Wood Run Ct
Woodmount Ln
Woodsage Dr
Worcester Run
Yellow Rail Cir



LEGEND

Village of Estero

Hydric Soils

Map ID	Description	Hydric Status
4	CANAVERAL-URBAN LAND COMPLEX	N
6	HALLANDALE FINE SAND	N
7	MATLACHA-URBAN LAND COMPLEX	N
10	POMPANO FINE SAND	Y
11	MYAKKA FINE SAND	N
12	FELDA FINE SAND	Y
13	BOCA FINE SAND	N
14	VALKARIA FINE SAND	Y
15	ESTERO MUCK	Y
16	PECKISH MUCKY FINE SAND	Y
17	DAYTONA SAND	N
23	WULFERT MUCK	Y
24	KESSON FINE SAND	Y
26	PINEDA FINE SAND	Y
27	POMPANO FINE SAND, DEPRESSIONAL	Y
28	IMMOKALEE SAND	N
33	OLDSMAR SAND	N
34	MALABAR FINE SAND	Y
35	WABASSO SAND	Y
36	IMMOKALEE-URBAN LAND COMPLEX	N
37	SATELLITE FINE SAND	N
39	ISLES FINE SAND, DEPRESSIONAL	Y
41	VALKARIA FINE SAND, DEPRESSIONAL	Y
42	WABASSO SAND, LIMESTONE SUBSTRATUM	N
43	SMYRNA FINE SAND	Y
44	MALABAR FINE SAND, DEPRESSIONAL	Y
45	COPELAND SANDY LOAM, DEPRESSIONAL	Y
49	FELDA FINE SAND, DEPRESSIONAL	Y
51	FLORIDANA SAND, DEPRESSIONAL	Y
53	MYAKKA FINE SAND, DEPRESSIONAL	Y
55	COCOA FINE SAND	N
61	ORSINO FINE SAND	N
64	HALLANDALE-URBAN LAND COMPLEX	N
69	MATLACHA GRAVELLY FINE SAND	N
73	PINEDA FINE SAND, DEPRESSIONAL	Y
74	BOCA FINE SAND, SLOUGH	Y
75	HALLANDALE FINE SAND, SLOUGH	Y
99	Water	N/A
100	Waters of the Gulf of Mexico	N/A

Hydric soils in the above table are shaded green while the hydric map areas are indicated by the cross hatching

NOTES

- The soils layer shown was provided by USDA / NRCS through Florida Geographic Data Library.
- This soils layer is commonly known as STATSGO and was published in 1994.

\\firms01\proj-firm\20033945-007\soils.mxd



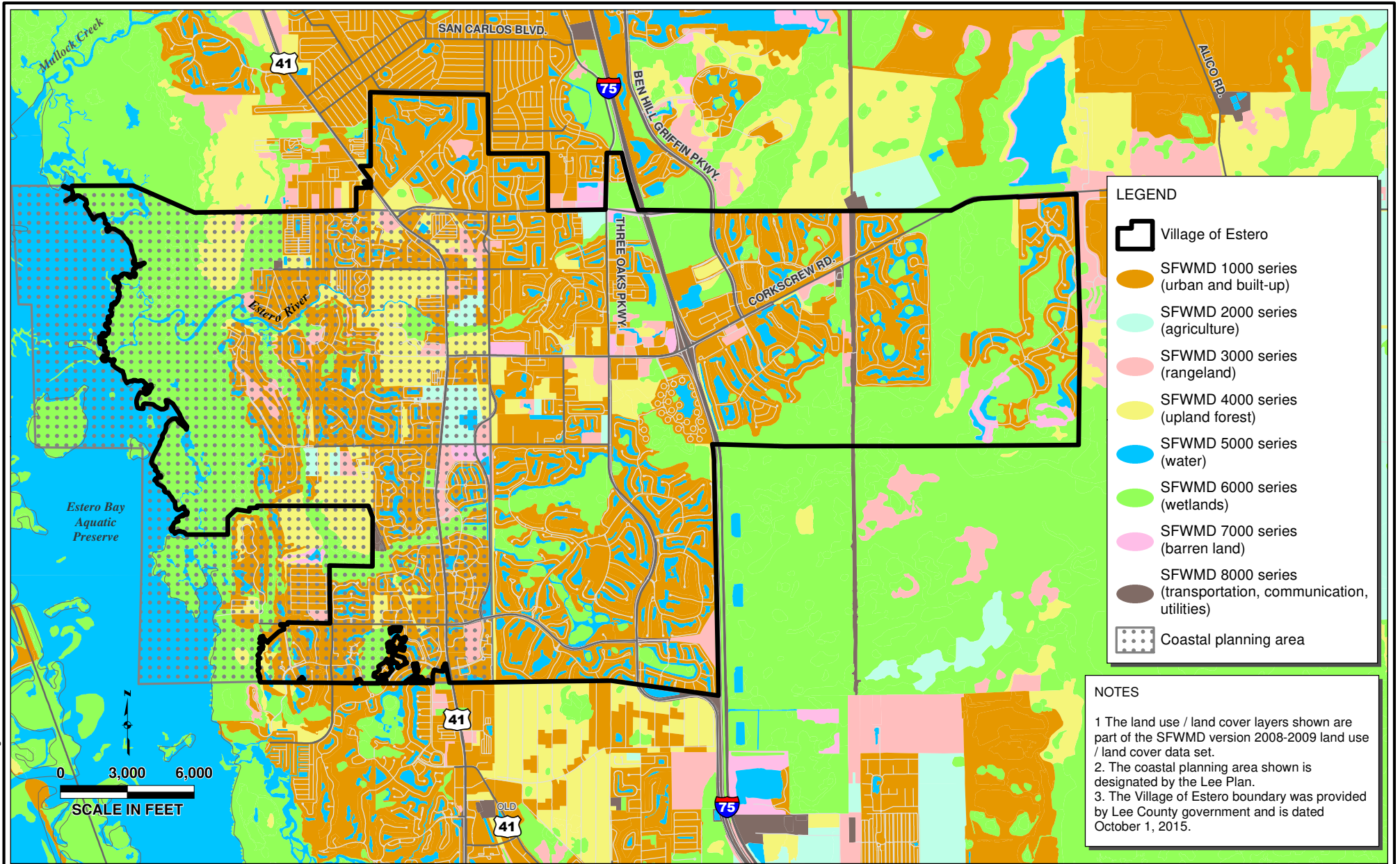
Village of Estero
Comprehensive Plan



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

Soils Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Oct. 2016	20160267-000	--	As Shown	MAP 3a.2



\\frms01\drawings\2016\20160267-000-ArcGIS\vegetative communities.mxd



Conservation/Coastal Element
Village of Estero
Comprehensive Plan



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

Existing Vegetative Communities Map

DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Sept. 2016	20160267-000	--	As Shown	MAP 3e5b1

APPENDIX
Public Input Summaries

Village of Estero
January 11, 2017
Comprehensive Plan
Public Informational Meeting

Attendees were asked to write responses to the specific questions.

- What do you like about Estero?
- How do you think Estero should develop / change over the next 20 years?
- What is your biggest concern about Estero?

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

What do you like about Estero?

At the Village of Estero Comprehensive Plan Public Kickoff meeting on January 11, 2017, we asked attendants to write three responses to the question, “What do you like about Estero?”

Most respondents gave three responses per card. However, some gave less and some gave more.

In total, from the 67 cards which were returned, there were 205 total responses.

We grouped the 205 responses into categories, resulting in the following analysis:

Location of Estero

50 (24%) of the responses indicated that the respondent was pleased with the location of Estero.

Types of Development, Infrastructure and/or Aesthetics of the Built Environment

46 (23%) of the responses indicated the respondent was pleased with the infrastructure, types of development and/or aesthetic of the built environment.

Recreation Opportunities, Open Spaces and Environmental Resources

43 (21%) of the responses indicated the respondent was pleased with the recreation opportunities, open spaces and environmental resources. Of those 34 responses:

Estero River

11 (5%) of the responses indicated the respondent was specifically pleased with the Estero River.

Koreshan Park

4 (2%) of the responses indicated the respondent was specifically pleased with Koreshan Park.

Small Size of the Community

29 (14%) of the responses indicated the respondent was pleased with the small size of the community.

Operation and/or Structure of the Estero Local Government

25 (12%) of the responses indicated that the respondent was pleased with the operation and/or structure of the Estero local government.

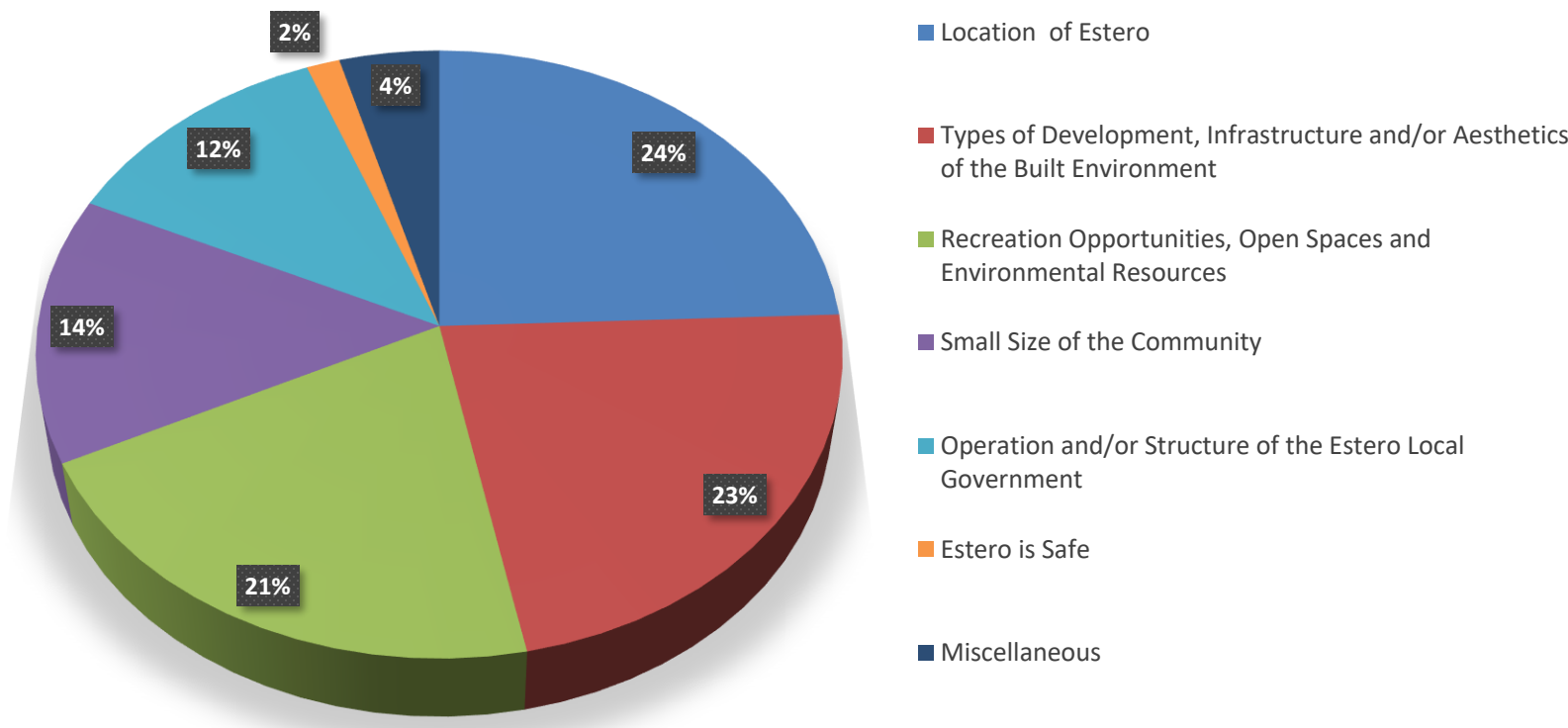
Estero is safe

3 (2%) of the responses indicated the respondent perceived Estero as safe.

Miscellaneous

9 (4%) of the responses did not fit well into any of the categories or were actually comments related to the opportunities of the comprehensive planning process.

What do you like about Estero?



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

At the Village of Estero Comprehensive Plan Public Kickoff meeting on January 11, 2017, we asked attendants to write three responses to the question, “How do you think Estero should develop/change over the next 20 years?”

Most respondents gave three responses per card. However, some gave less and some gave more. In total, from the 72 cards which were returned, there were 171 total responses. We grouped the 171 responses into categories, resulting in the following analysis:

Increase Protection/Creation of Recreation Facilities, Public Open Space and Conservation Areas

59 (34%) of the responses indicated that the respondent wanted to increase protection/creation of recreation facilities, public open space and conservation areas in Estero. Of those 59 responses:

Estero River

13 (8%) of the responses indicated that the respondent specifically wanted to increase access to, and protection of, the Estero River.

Additional Transportation/Mobility Improvements

51 (30%) of the responses indicated the respondent wanted additional mobility improvements. Of those 43 responses:

More Bicycle and Pedestrian Improvements

18 (11%) of the responses indicated the respondent specifically wanted more bicycle and pedestrian improvements.

Additional Affordable Housing Options

26 (15%) of the responses indicated the respondent wanted additional affordable housing options.

Maintain or Increase Water Quality Protection

13 (8%) of the responses indicated the respondent wanted to maintain or increase water quality protection.

Increase Public Safety and/or Health Care

9 (5%) of the responses indicated the respondent wanted to increase public safety and/or health care.

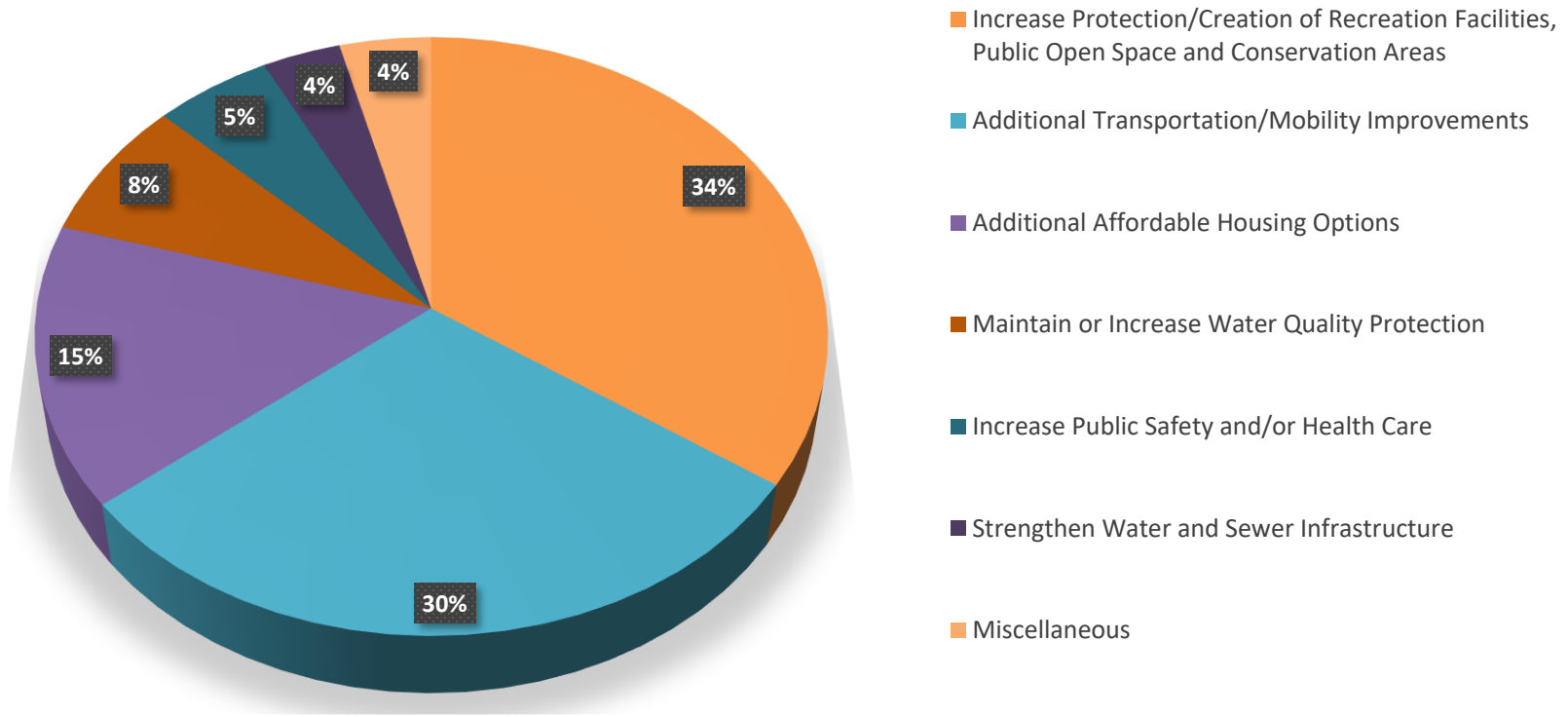
Strengthen Water and Sewer Infrastructure

6 (4%) of the responses indicated the respondent wanted to strengthen water and sewer infrastructure.

Miscellaneous

7 (4%) of the responses did not fit well into any of the categories and were classified miscellaneous.

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



What is your biggest concern about Estero?

At the Village of Estero Comprehensive Plan Public Kickoff meeting on January 11, 2017, we asked attendants to write a response to the question, "What is your biggest concern about Estero?"

Some of the respondents gave single answers, some more.

In total, from the 62 cards which were returned, there were 128 total responses.

We grouped the 128 responses into categories, resulting in the following analysis:

Overdevelopment and/or Unmanaged Growth

27 (21%) of the responses indicated that the respondent was concerned with overdevelopment and/or unmanaged growth.

Transportation/Mobility

23 (18%) of the responses indicated the respondent had transportation related concerns.

Recreation, Open Space, and/or Conservation of Natural Resources

15 (12%) of the responses indicated the respondent had concerns regarding recreation and open space opportunities and/or conservation of natural resources.

Specific Development Types

13 (10%) of the responses indicated the respondent had concerns related to specific types of development.

Operation of the Estero Local Government and/or the Comprehensive Planning Process

13 (10%) of the responses indicated that the respondent had concerns related to the operation of the Estero local government and/or the comprehensive planning process.

Affordable Housing and/or Diversity

11 (9%) of the responses indicated the respondent was concerned with a lack of affordable housing and/or a lack of diversity.

Taxes and/or General Affordability

10 (8%) of the responses indicated the respondent had concerns regarding tax increases and/or the general affordability of the Estero community.

Water Quality

6 (5%) of the responses indicated the respondent had concerns related to water quality issues.

Jobs and/or Economic Growth

4 (3%) of the responses indicated the respondent had concerns related to jobs and/or economic growth.

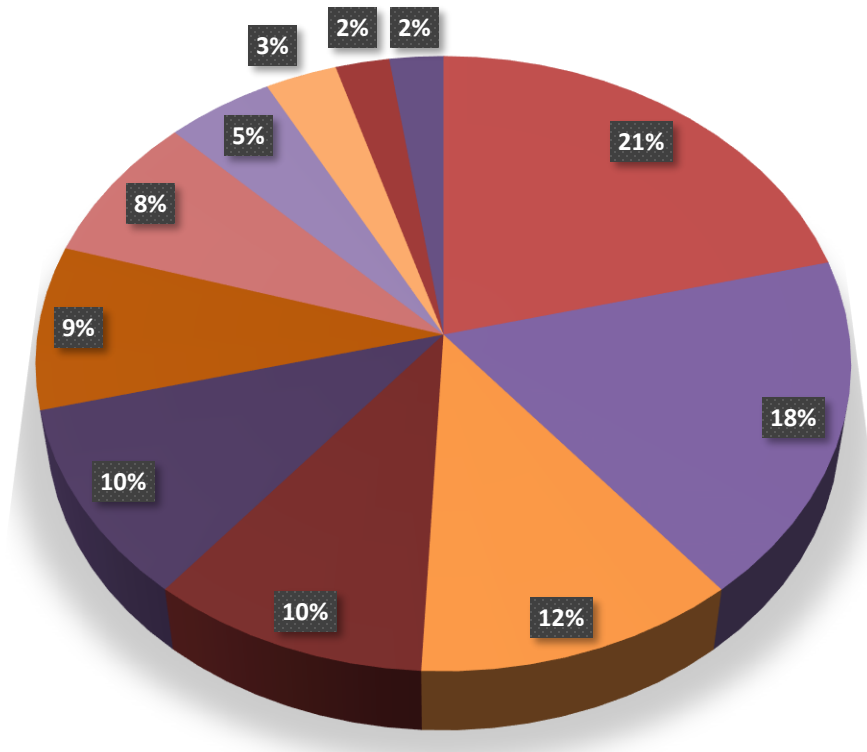
Law Enforcement

3 (2%) of the responses indicated the respondent was concerned with law enforcement issues.

Miscellaneous

3 (2%) of the responses did not fit well into any of the categories.

What is your biggest concern about Estero?



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