

# PROCEDURES FOR MONITORING, EVALUATING, AND APPRAISING IMPLEMENTATION OF THE COMPREHENSIVE PLAN

## ANNUAL UPDATE OF THE CAPITAL IMPROVEMENTS SCHEDULE

The Capital Improvements Element will be evaluated annually, and the 5-year Capital Improvements Schedule will be updated annually in accordance with Florida Statute 163.3177(3)(b). The annual review and update of the Capital Improvements Schedule and the Capital Improvements Element shall coincide with the Village's budget adoption process. Those policies in other elements of the comprehensive plan affecting capital improvements will also be reviewed.

## SCHEDULED EVALUATION AND APPRAISAL OF THE COMPREHENSIVE PLAN

The Village of Estero will evaluate its Comprehensive Plan within 7 years of the adoption date of this plan, in accordance with Florida Statute 163.3191. If it is determined that comprehensive plan amendments are necessary, the Village shall prepare and transmit the proposed amendments within one year.

Prior to the required 7-year evaluation, the Village will also conduct a mid-cycle review within 3 years of the adoption date of this plan, at which time the Village will:

- A. Determine if the Plan objectives are being met;
- B. Determine if any of the proposed tasks have been completed;
- C. Identify any new tasks that should be undertaken; and
- D. If necessary, amend the Plan according to the findings of the mid-cycle review.

# DEFINITIONS

**ACTIVE RECREATION** - Active recreation requires a certain degree of physical exertion. Recreational activities that are of this orientation are generally of an organized or team nature and usually require an established playfield or type of court to accommodate them (e.g. baseball, football, tennis, basketball).

**AMORTIZATION** – A method of eliminating nonconforming uses by requiring the termination of the nonconforming use after a specified period of time.

**CAPITAL IMPROVEMENTS** - The acquisition of land, real property, a physical facility, or the construction of a physical facility.

**CHAMPION TREE – Trees designated through the State of Florida Forest Service Champion Tree Program.**

**CIVIC SPACE** - Spaces, public or private, that, when located at street level are accessible to the general public including: plazas, sidewalk gathering spaces with seating, pocket parks and playgrounds that are scaled to the surrounding urban environment, and other functional public areas.

**CLUSTERING** - A development design technique that concentrates a group of buildings or uses in specific areas to allow the remaining area to be used for open space, buffering, joint-parking, recreation, water management, or protection of environmentally sensitive areas.

**COASTAL HIGH HAZARD AREA (CHHA)** - The area below the elevation of the category 1 storm surge line as delineated by the Village’s CHHA Map.

**COMPATIBILITY** – A condition in which land uses or conditions can coexist in relative proximity to each other in a stable fashion over time such that no use or condition is unduly negatively impacted directly or indirectly by another use or condition.

**COMPLEMENTARY USES** – Uses of land generally within a walkable distance from one another, which are compatible with each other and would serve the same users without requiring a car or a bike/walk trip on a circuitous or inhospitable route.

**COMPLETE STREETS** – Transportation facilities designed to serve the transportation needs of transportation system users of all ages and abilities, including but not limited to cyclists, freight handlers, motorists, pedestrians, and transit riders.

**CONSERVATION EASEMENT** - A right or interest in real property that is appropriate to retaining the land or water areas predominately in the natural, scenic, open, agricultural, or wooded condition. See Florida Statute Section 704.06.

**DENSITY** - The number of residential dwelling or housing units per gross acre (du/acre).

For purposes of the Village Center Land Use Category, densities specified 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. For land in Tiers 2, 3, and 4 non-residential land is included in density calculations.

**DEVELOPMENT** - Has the meaning given in Florida Statute Chapter 380.

**DEVELOPMENT ORDER** - An order granting, denying, or granting with conditions an application for a development permit.

**DEVELOPMENT PERMIT** - Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of the Village having the effect of permitting the development of land.

**DWELLING UNIT (DU)** – A single unit providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking and sanitation.

**EQUIVALENT RESIDENTIAL CONNECTION (ERC)** - The total number of meter equivalents using the methodology of the Florida Public Service Commission. This term is synonymous with "Equivalent Residential Units" as used by the Florida Public Service Commission. It is used to convert commercial and industrial water or sanitary sewer use into standard units, based on typical use in dwelling units.

**FACADE** - The elevations of a building usually set parallel to the frontage line. Facades define the public space and are subject to requirements additional to those of elevations such as architectural standards, assigned frontage types and height restrictions.

**FEASIBILITY** - The terms "feasible" or "where feasible" in reference to a goal, objective or policy in this Comprehensive Plan means that the ability to perform a referenced action will be evaluated and regulated by weighing and balancing the public benefits of such an action in terms of quality of life, sustainability, attractive, high quality design, and preserving and protecting the environment of the Village, against economic factors such as the additional cost of such action or regulation or other market factors which may mitigate against taking such an action. Such evaluation or balancing test is not simply a measure of the underlying ability to take an action at whatever price, nor is it a requirement that any additional cost would render an action not feasible.

When applied to a decision interpreting a comprehensive plan goal, objective or policy, the determination of feasibility shall be made by the Village Council pursuant to its legislative discretion.

**FLOODING** - A general or temporary condition of partial or complete inundation of normally dry land areas from: (1) overflow of inland or tidal water; or (2) unusual and rapid accumulation or runoff of surface water from any source.

**FLOOD PRONE AREA OR FLOODPLAIN** - Any land area susceptible to being inundated by water from any source.

FLOOR AREA RATIO (FAR) - A measure of intensity expressing the maximum allowable floor area permitted on a lot. The FAR is equivalent to the total floor area of all commercial buildings divided by the total area of the lot, expressed in square feet. The FAR represents the relationship of the developed square footage of the lot to the square footage of the site.

FLORIDA FRIENDLY LANDSCAPING - Quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance

**FLOWWAY** - A defined area that conveys surface water during typical seasonal weather patterns. The flow-way may contain uplands, wetlands, defined natural or artificial channels, or a combination thereof. A flow-way may be natural or man-made.

A natural flow-way is an area of lower topographic relief where surface water moves within variable dimensions or a well-defined channel. The area of flow in this case has enough general confinement to exhibit surface water flow characteristics and is determined through reasonable scientific judgment utilizing all available information including without limitation a review of all the following: vegetation, hydrology, soils maps, aerial photography, topographic maps, USGS maps, drift lines, rack lines, sediment deposits, soils and root scour, absence of litter or groundcover, and field verifications. A natural flow-way can be a series of lower elevation upland areas that allow otherwise isolated wetlands to interconnect when surface water levels rise high enough during typical high water seasonal level to form a continuous flow path. Natural flow-ways typically include but are not limited to rivers, creeks, streams, sloughs, interconnected wetlands, and associated flood plain.

A man-made naturalized flow-way is a constructed surface water management system consisting of soft features used for nutrient uptake, surface water treatment, and/or surface water conveyance. Man-made naturalized flow-ways typically include but are not limited to filter



marshes, created wetlands, swales planted with native vegetation, created streams/creeks, created pond or lake systems interconnected through native vegetation areas, or combinations thereof.

A man-made structural flow-way is a physical connection between surface water management basins. Man-made structural flow-ways typically include but are not limited to culverts, ditches, canals, pipelines, mowed grass swales, rip-rap swales, or combinations thereof. This will not include roadways, fire breaks, or similar man-made structures.

**FUNCTIONAL STREET CLASSIFICATION** - Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide.

**GREEN INFRASTRUCTURE** - Surface water management systems that are "soft" features such as preserved/restored flow-ways, created flow-ways, lakes with littoral plantings, swales planted with native grasses, filtration marshes, preserved/restored wetlands, created wetlands, or other similar design features.

**GREENWAY** - A trail that is outside a vehicular right-of-way, usually in a natural setting.

**HERITAGE TREE** – Any native species with at least a 20 inch caliper diameter at breast height.

**HISTORIC RESOURCE** - Any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. These properties or resources may include, but are not limited to trees, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the Village, Lee County, the state of Florida, or the United States (s.267.021 (3), F.S. 1986).

**HISTORIC TREE** – (see definition of historic resource).

**HUMAN-SCALE** - The use of buildings with details, elements and materials that are inviting to pedestrians and site design elements clearly oriented to human activity, such as limited block length, limited distance between entrances and reduced blank or dead façade space.

**INCREASE IN INTENSITY** - A significant or substantial increase in the intensity of the land use for a particular parcel which could reasonably be determined to adversely impact neighboring or surrounding land uses or is otherwise detrimental to public health, safety or welfare. Shifts of types of uses, or conversion of uses from one type of use to another. within the same planned development, which do not increase overall intensities of the development may be deemed an Increase in Intensity if such shifts or conversions adversely impact surrounding land uses, either within the overall planned development or external thereto, and which adverse impacts were not reviewed as a part of the existing zoning approval. For purposes of determining vested rights in the Village Center Future Land Use category, an increase in the intensity of a parcel by ten percent

(10%) or more in size, height, lot coverage, floor area ratio, or traffic generation with respect to a development parcel shall be deemed to be an Increase in Intensity.

**INFRASTRUCTURE** - Facilities needed to sustain all land use activities. Comprehensive Plan related infrastructure includes, potable water, sewer, water management, utilities, and transportation facilities.

**INTENSITY** - The extent to which land is being used. It is an indication of the amount and degree of development in an area and a reflection of the effects generated by that use. Without limiting the generality of the foregoing, intensity is usually determined in relationship to customarily non-residential uses based on a measurement of the use, size, impact on natural resources or facilities and services, height, lot coverage, traffic generation, and floor area ratios.

**LEVEL OF SERVICE (LOS)** - An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of a facility. Levels of service are generally expressed as the capacity per unit of demand for each public facility.

**LINER BUILDING** - Type of building constructed in front of a parking lot, cinema, supermarket etc., to conceal large expanses of blank space or wall and to face the street space with a façade that has doors and windows opening onto the sidewalk.

**LOW INCOME** - A person or household whose annual (gross) income does not exceed the 80% percent of the area median income, as determined by HUD.

**MARINA** - A commercial or industrial Water-Dependent Use located on property adjacent to water with direct access to a navigable channel. The primary function must be to provide commercial dockage, mooring, storage and service facilities for watercraft and land-based facilities and activities necessary to support the water dependent use. The term "marina" does not apply to docks, davits, boathouses and similar docking facilities that are accessory or ancillary and subordinate to:

1. residential buildings that are located on the same premises and under the same ownership or control as the docks, davits, boathouses, boat ramps, and similar docking facilities; and
2. commercial or industrial establishments that are not Water-Dependent uses.

For purposes of this definition only, "residential building" means a mobile home, single-family, two-family, duplex, townhouse or multiple-family dwelling.

**MIXED USE** – Complementary uses of land generally within a walkable distance from one another. 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 inhospitable route. Complementary uses are the opposite of conflicting uses, for example industrial uses or commercial uses that have features near residential uses which could negatively impact the quality of life or interfere with the quiet enjoyment of such residential uses. These uses may be combined within the same Mixed-

Use Building or may be grouped together in cohesive neighboring buildings with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance.

**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).

**MIXED USE PATTERN** - A physical pattern where streets form an interconnected network within and surrounding various parcels in an overall development area, neighborhood, or group of interconnected neighborhoods. A variety of methods to subdivide such areas and neighborhoods may be utilized to develop individual buildings that can accommodate a variety of complementary land uses and building types.

**MODERATE INCOME** - A person or household whose annual (gross) income does not exceed the 120% percent of the area median income, as determined by HUD.

**OPEN SPACE** - Land, public or private, which may be either unoccupied or predominately unoccupied by buildings or structures, having use for parks, recreation, water management, vegetation, agriculture, conservation, protection or preservation of water resources, historic or scenic resources, green space, green belts, natural rivers and streams, forests, wetlands, beaches and dunes, wildlife habitat, preserves, sanctuaries, reserves and refuges, and air and water.

**PASSIVE RECREATION** - Passive recreation activities are ones which require a minimal amount of physical effort but help in promoting physical and psychological refreshment. Such activities include: picnicking, camping, strolling in the park, and water-oriented recreation in the forms of fishing and boating.

**PLACEMAKING** - Effective amenitizing, programming and design of a mix of uses within a pedestrian environment to create community scale in a distinctive setting that accommodates social interaction.

**PLANNED DEVELOPMENT** - A development that is designed and developed as a cohesive, integrated unit under single ownership or unified control which permits flexibility in building siting, mixture of housing types or land uses, clustering, common functional open space, the sharing of services, facilities, and utilities, and protection or enhancement of environmental and natural resources. A "planned development" may be for residential, commercial, industrial, or other specific purposes, or a combination thereof.

**PUBLIC RECREATION FACILITIES** - Land and appurtenant facilities that are provided by a governmental agency, private developer or charitable ~~conservation~~ organization for recreational use by the general public.

**QUASI-PUBLIC USES** – ~~f~~Facilities that serve the public but are not necessarily owned or operated by a government entity, including community centers, meeting halls, recreation centers, clubhouses, libraries, museums and galleries, art display areas (inside or outside), performing arts

auditoriums and facilities (including amphitheaters), passive and active recreation areas, trails, community gathering spaces, plazas, daycare, and other uses that are similar in nature.

**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.

**REHABILITATION** - The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use.

**RESEARCH AND DEVELOPMENT** - Establishments primarily engaged in commercial physical and biological research and development, and noncommercial research establishments; performing commercial business, marketing, opinion, and other economic, sociological, and educational research; performing noncommercial research into and dissemination of, information for public health, education, or general welfare; and establishments primarily engaged in providing testing services.

**RESOURCE BASED PARKS** - These are areas that possess a high degree of natural beauty through the land, air, and water resources that compose them. These areas generally have a higher level of intrinsic value, i.e., visual and other aesthetic qualities of their natural environment. Examples of resource-based recreation areas are beaches, wetland preserves, and riverfront parks.

**RESTORATION** - The act of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or the replacement of missing earlier work.

**REUSE WATER** - Treated wastewater which, as a commodity, is can be sold to various users for residential, commercial or agricultural irrigation, grounds management (institutional lawns, golf courses), or industrial use.

**SANITARY SEWER SYSTEM** - The infrastructure required to collect, transport, treat, and dispose of water-borne wastes, and the contaminated water that carries such wastes, from many individual and varied land uses. This definition of "sanitary sewer system" includes those systems operated by developers and homeowner or condominium associations, as well as by county or municipal governments or other public agencies, and by franchised or certificated utility companies. This does not include septic tank systems.

**STREETSCAPE** - The layer between the lot line or building facade and the edge of the vehicular lanes. Principal variables are type and dimension of curbs, walks, planters, street trees, and streetlights.

**TRANSIT-ORIENTED DEVELOPMENT (TOD)** - Development located within walking distance of a transit stop using a mixed use development pattern and Traditional Neighborhood Development standards.

**URBAN SERVICES** - The requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity. Urban services as used in this plan include, but are not limited to:

- public sewer and water
- paved streets and roads
- public transit
- parks and recreation facilities
- urban levels of police, fire, and emergency services
- urban surface water management
- schools
- employment, industrial, and commercial centers
- institutional, public, or administrative facilities
- community facilities such as senior citizens' centers, libraries, and community centers

**VERY LOW INCOME** - A person or household whose annual (gross) income does not exceed the 50% percent of the area median income, as determined by HUD.

**WALKABLE** – A characteristic of mixed-use neighborhoods or districts where people can safely walk to nearby destinations on sidewalks or paths that encourage comfortable movement without driving. Nearby destinations are generally viewed as those that can be reached by a 5-minute walk or about ¼ mile in distance.

**WATER-DEPENDENT USES** - Land uses for which water access is essential and which could not exist without water access.

**WETLANDS** - Areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil. Wetland boundaries will be determined by using the methodology [in Florida Administrative Code Chapter 17-340 as ratified and amended](#) in Florida Statute Section 373.4211.

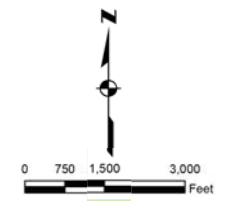
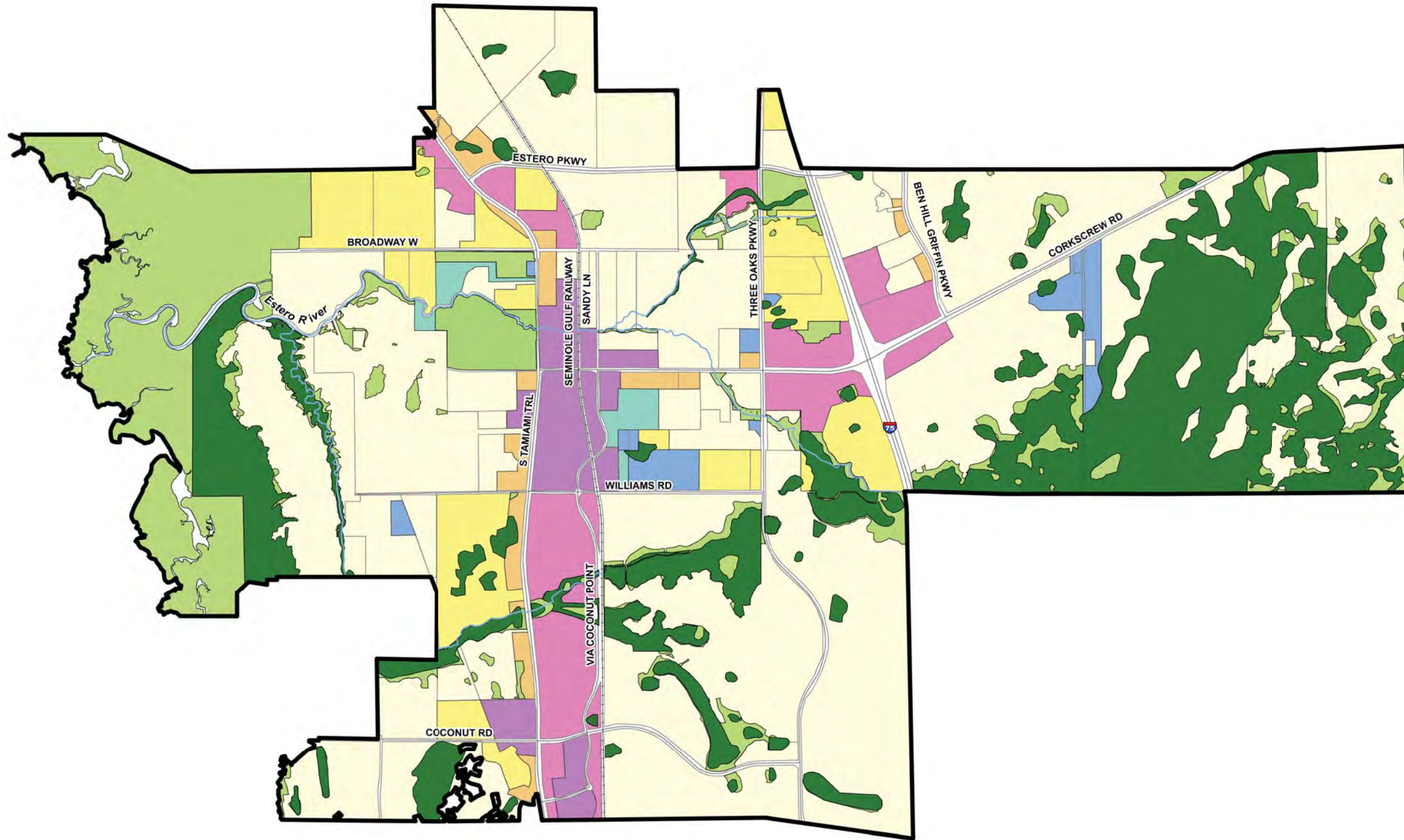
~~**XERISCAPE** – A style of landscaping using drought-tolerant (emphasizing native) plant materials and water conserving design and maintenance techniques in order to reduce the demand for irrigation water in man-made environments.~~

# MAP SERIES





FUTURE LAND USE MAP 2040



Legend	
	Village of Estero
	Wetlands
	Conservation
	Urban Commercial
	Transitional Mixed Use
	Public Parks and Recreation
	Public Facilities
	Village Center
	Village Neighborhood 2
	Village Neighborhood 1
	Rivers and Creeks
	Major Roads
	Railway

The Future Land Use Map shows the approximate boundaries of wetlands. The exact boundaries will be determined in accordance with the administrative process outlined in Policy FLU-1.8.2.

DATE  
NOVEMBER 2017

PROJECT  
20160267-000

FILE NO.

SCALE  
AS SHOWN

MAP  
FLU-1

REVISIONS	DATE	DESCRIPTION
1	May 2018	Addition of wetland note and Trailside VN-2 designation. Title change to include 2040.

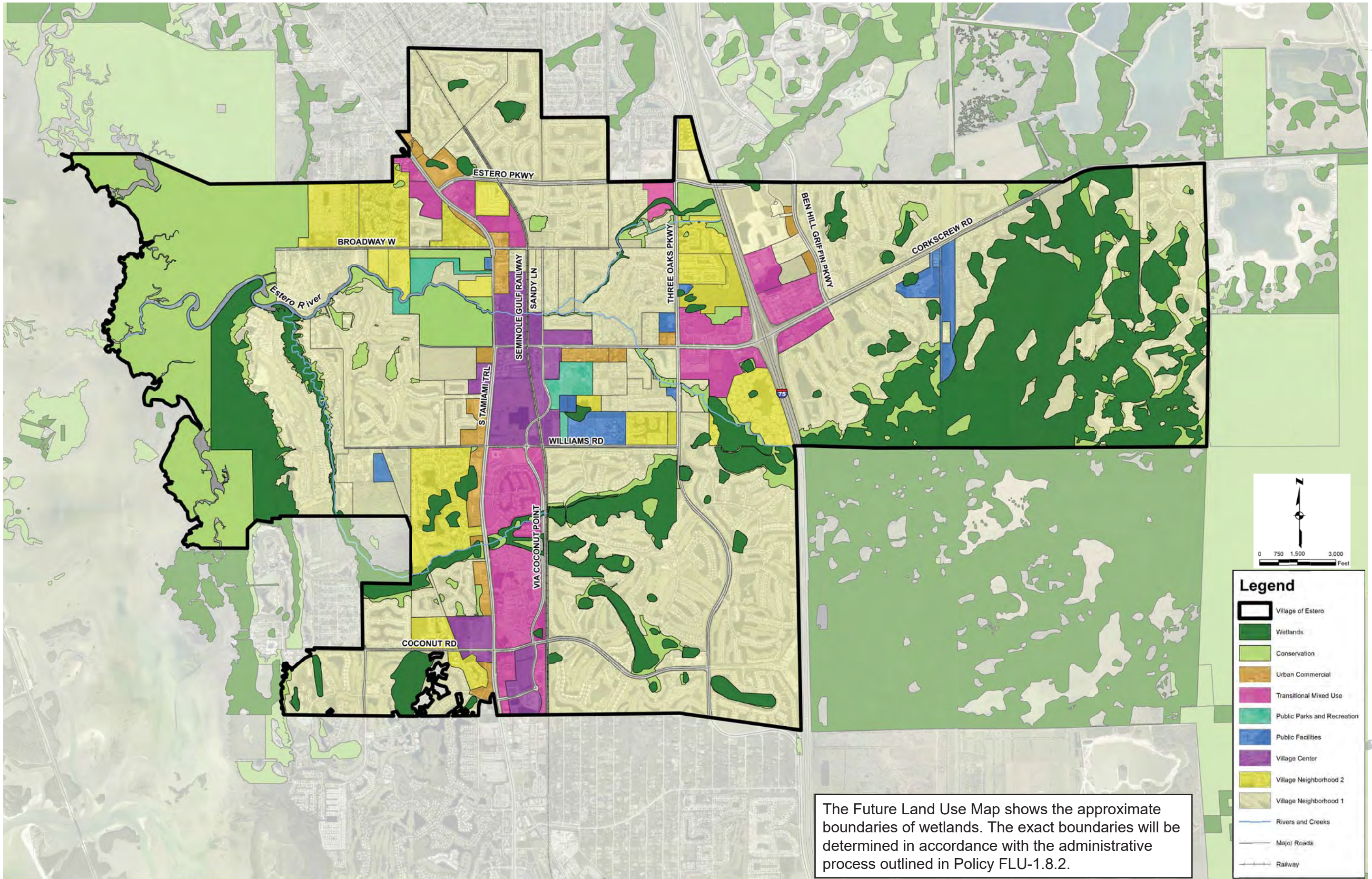
NOTES
1. Future Land Use areas based on GIS Data from Lee County and Lee County Property Appraisers offices.
2. The Village of Estero boundary is from Lee County government dated October 1, 2015.







FUTURE LAND USE MAP 2040



The Future Land Use Map shows the approximate boundaries of wetlands. The exact boundaries will be determined in accordance with the administrative process outlined in Policy FLU-1.8.2.

**Legend**

- Village of Estero
- Wetlands
- Conservation
- Urban Commercial
- Transitional Mixed Use
- Public Parks and Recreation
- Public Facilities
- Village Center
- Village Neighborhood 2
- Village Neighborhood 1
- Rivers and Creeks
- Major Roads
- Railway

DATE  
NOVEMBER 2017

PROJECT  
20160267-000

FILE NO.

SCALE  
AS SHOWN

MAP  
FLU-1  
WITH AERIAL

**REVISIONS**

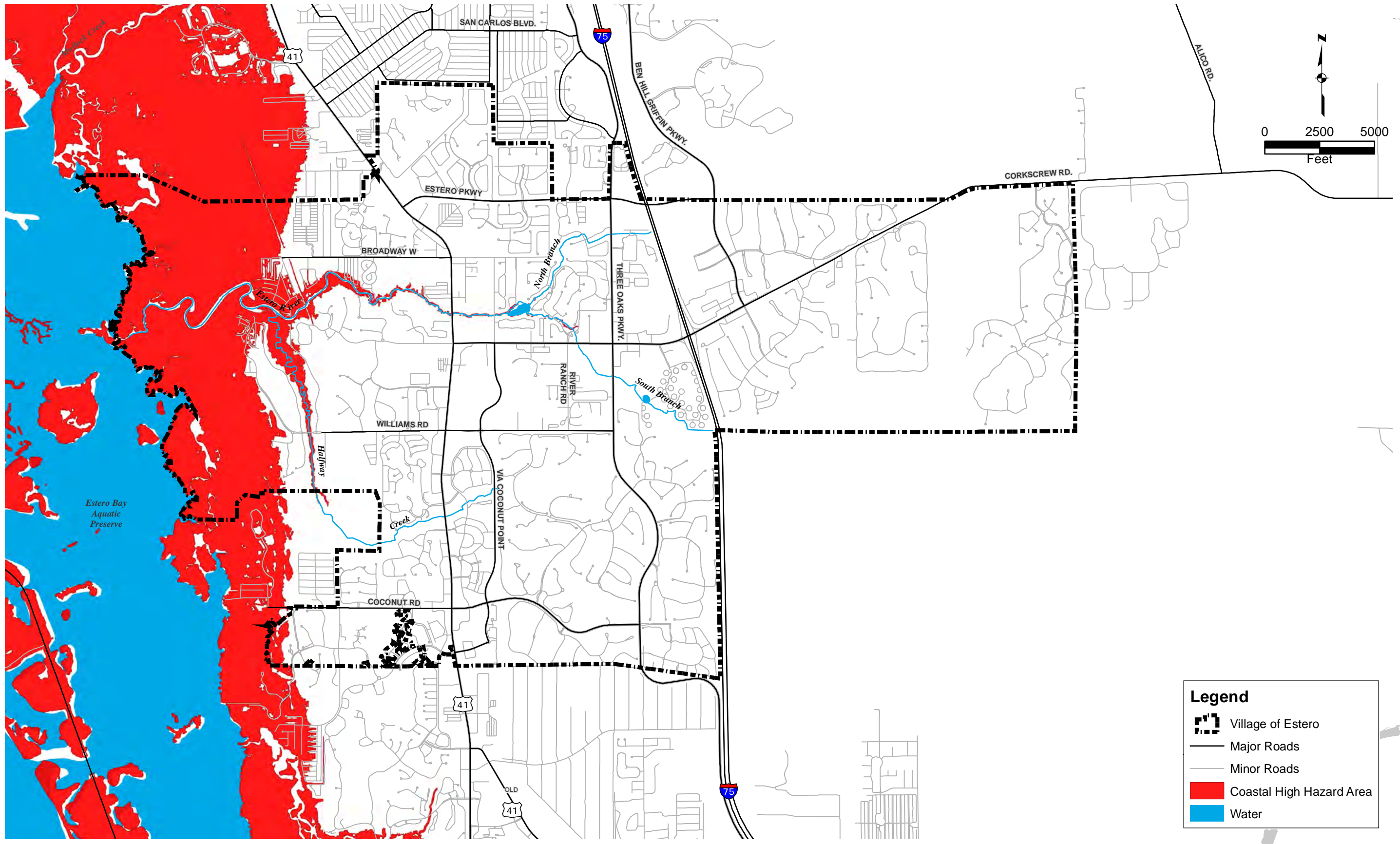
1	Addition of wetland note and Trailside VN-2 designation. Title change to include 2040.
---	---

**NOTES**

May 2018	1. Future Land Use areas based on GIS Data from Lee County and Lee County Property Appraisers offices. 2. Aerial shown is from Lee County dated January 2016. 3. The Village of Estero boundary is from Lee County government dated October 1, 2015.
----------	--



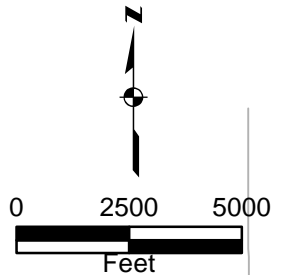




COASTAL HIGH HAZARD AREA (CHHA)

**Legend**

- Village of Estero
- Major Roads
- Minor Roads
- Coastal High Hazard Area
- Water



DATE  
 JANUARY 2018

PROJECT  
 20160267-000

FILE NO.

SCALE  
 AS SHOWN

**REVISIONS**

1.	Color Revisions
----	-----------------

**NOTES**

1.	Coastal High Hazard Area is from Lee County Lee Plan Map 5 generated December 2016.
2.	The Village of Estero boundary is from Lee County government dated October 1, 2015.







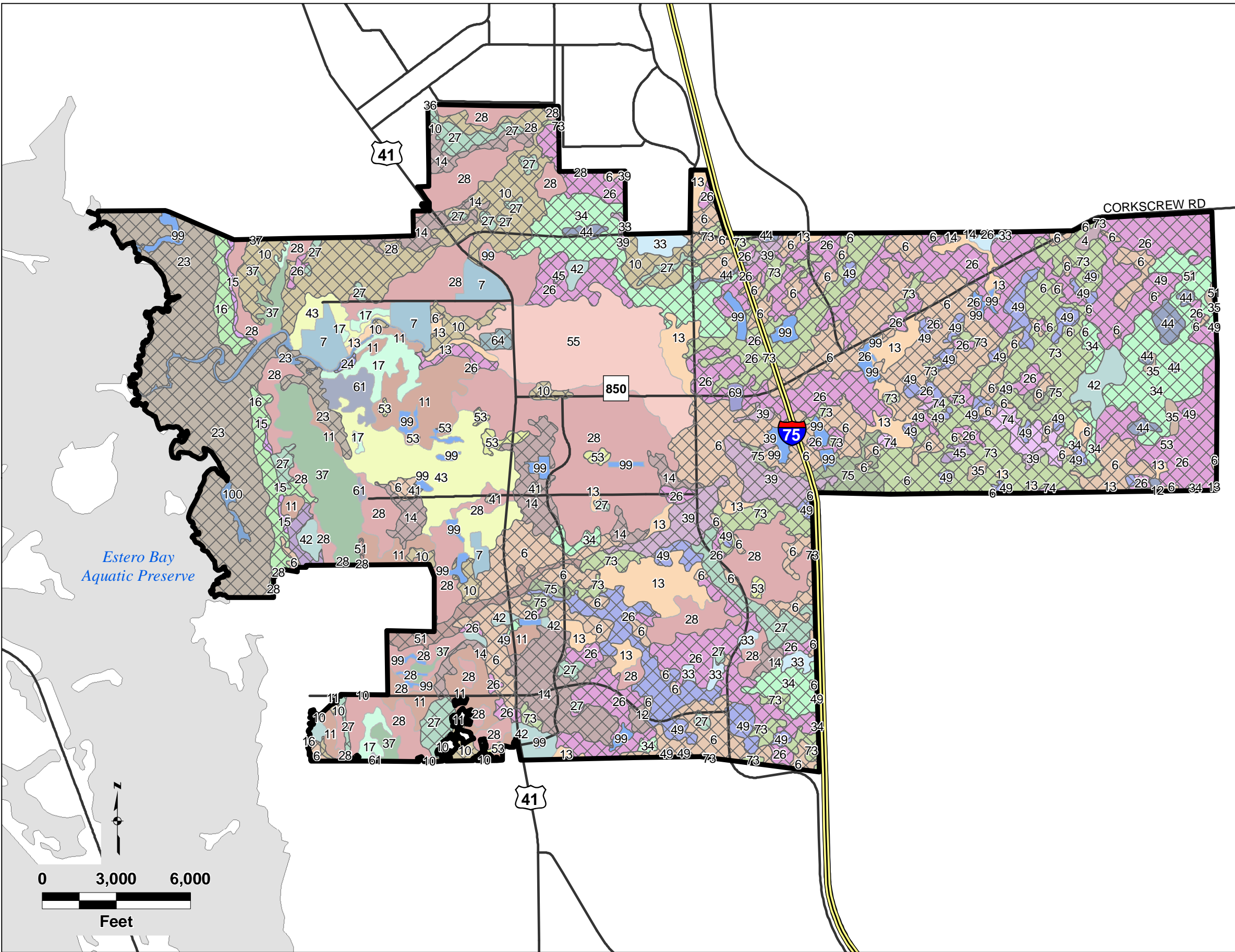
SOILS MAP

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

\\Firms01\Drawings\2016\20160267-000\arcgis\soils table.xls



DATE  
OCTOBER 2016

PROJECT  
20160267-000

FILE NO.

SCALE  
AS SHOWN

MAP  
FLU-3

REVISIONS

NOTES

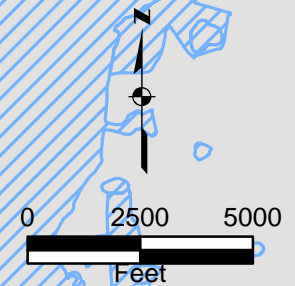
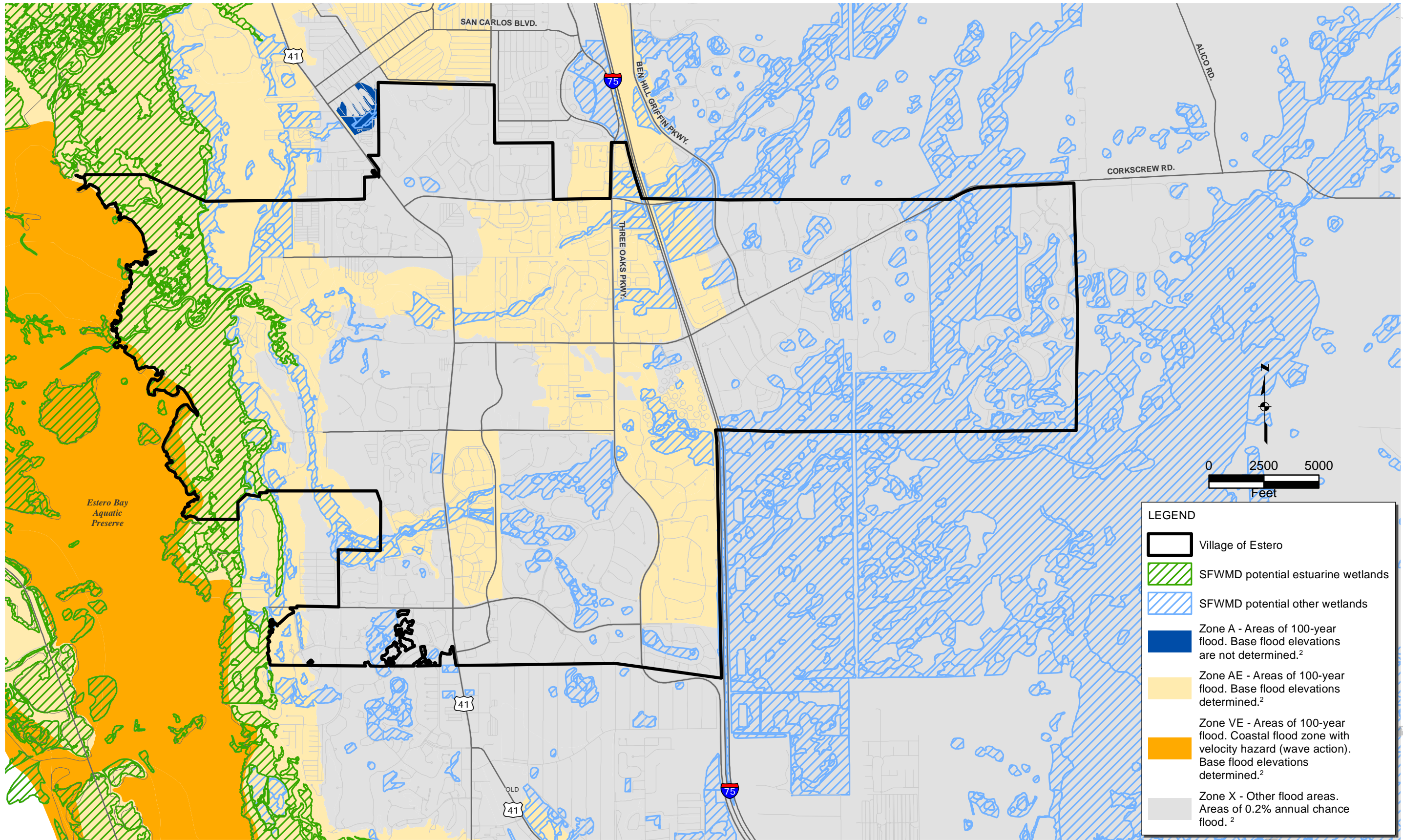
1. The soils layer shown is from USDA / NRCS through Florida Geographic Data Library.
2. This soils layer is commonly known as STATSGO and was published in 1994.
3. The Village of Estero boundary is from Lee County government dated October 1, 2015.







FLOODPLAINS



LEGEND	
	Village of Estero
	SFWM potential estuarine wetlands
	SFWM potential other wetlands
	Zone A - Areas of 100-year flood. Base flood elevations are not determined. <sup>2</sup>
	Zone AE - Areas of 100-year flood. Base flood elevations determined. <sup>2</sup>
	Zone VE - Areas of 100-year flood. Coastal flood zone with velocity hazard (wave action). Base flood elevations determined. <sup>2</sup>
	Zone X - Other flood areas. Areas of 0.2% annual chance flood. <sup>2</sup>

DATE  
MAY 2018

PROJECT  
20160267-000

FILE NO.

SCALE  
AS SHOWN

MAP  
FLU-4

REVISIONS

NOTES

- The flood zones shown were downloaded from the FEMA website on January 4, 2016.
- See FEMA panels for complete flood zone descriptions.
- The SFWM potential wetlands layer shown displays most of the 6000 series FLUCFCS codes from the SFWM version 2008-2009 land use / land cover data set. 6000 series FLUCFCS codes not displayed in this layer are displayed in the SFWM potential estuarine wetlands layer.
- The SFWM potential estuarine wetlands layer shown displays FLUCFCS codes 6120, 6420, 6510 and 6520. This layer is based on the SFWM version 2008-2009 land use / land cover data set.
- The Village of Estero boundary is from Lee County government dated October 1, 2015.





FUNCTIONAL CLASSIFICATION MAP

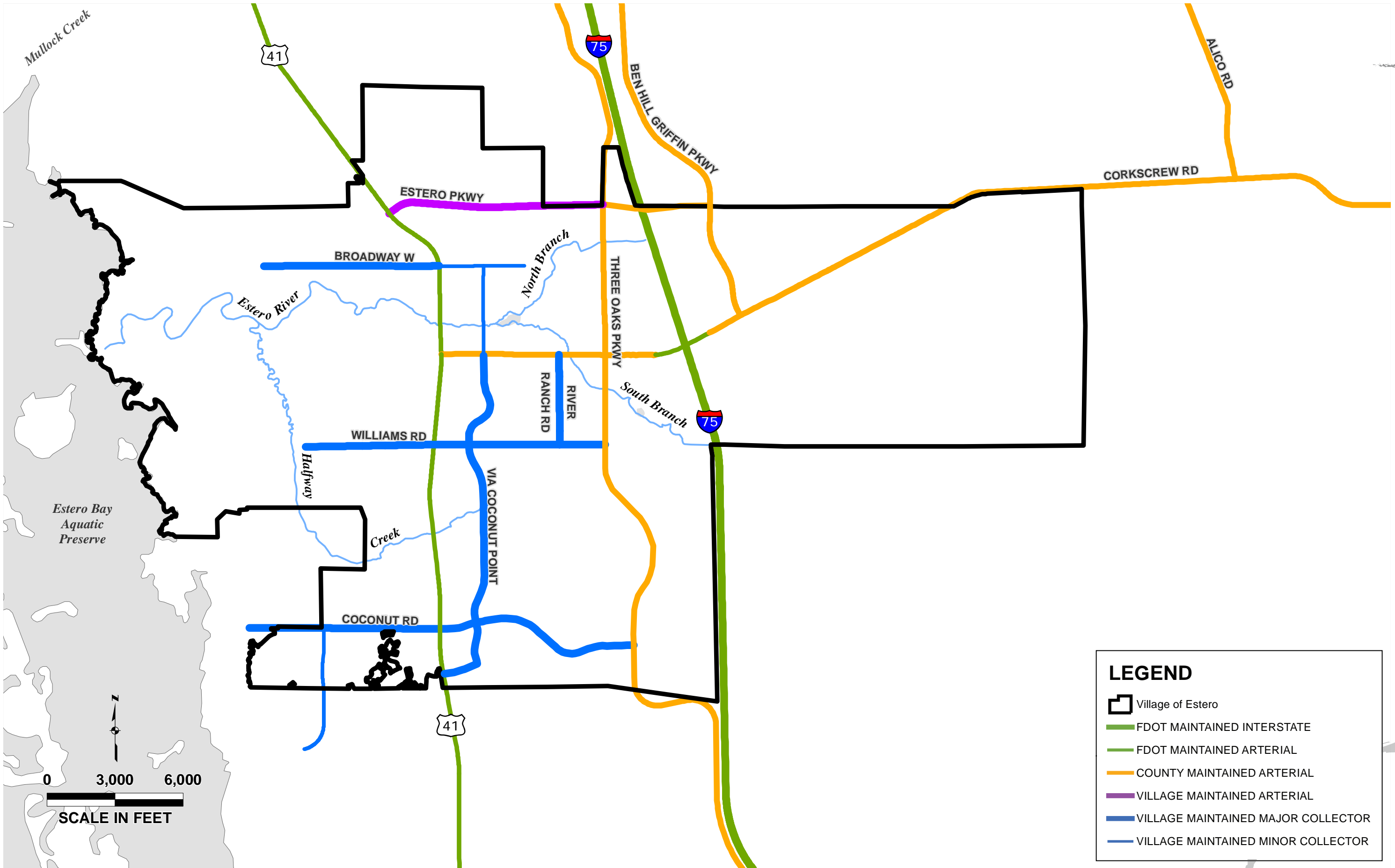
DATE  
NOVEMBER 2017

PROJECT  
20160267-000

FILE NO.

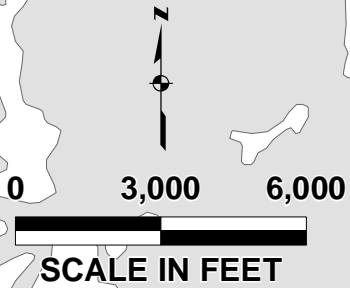
SCALE  
AS SHOWN

MAP  
TR-1



**LEGEND**

- Village of Estero
- FDOT MAINTAINED INTERSTATE
- FDOT MAINTAINED ARTERIAL
- COUNTY MAINTAINED ARTERIAL
- VILLAGE MAINTAINED ARTERIAL
- VILLAGE MAINTAINED MAJOR COLLECTOR
- VILLAGE MAINTAINED MINOR COLLECTOR



**REVISIONS**

1	Layer color change.	May 2018
---	---------------------	----------

**NOTES**

- Roadway classifications based on Lee County DOT mapping and GIS data dated October 2015.
- The Village of Estero boundary is from Lee County government dated October 1, 2015.
- US 41 and I-75 are maintained by FDOT. Corkscrew Road and Three Oaks Pkwy are maintained by Lee County. All other non-private roads in the Village of Estero are maintained by the Village of Estero.





EXISTING TRANSPORTATION FACILITIES

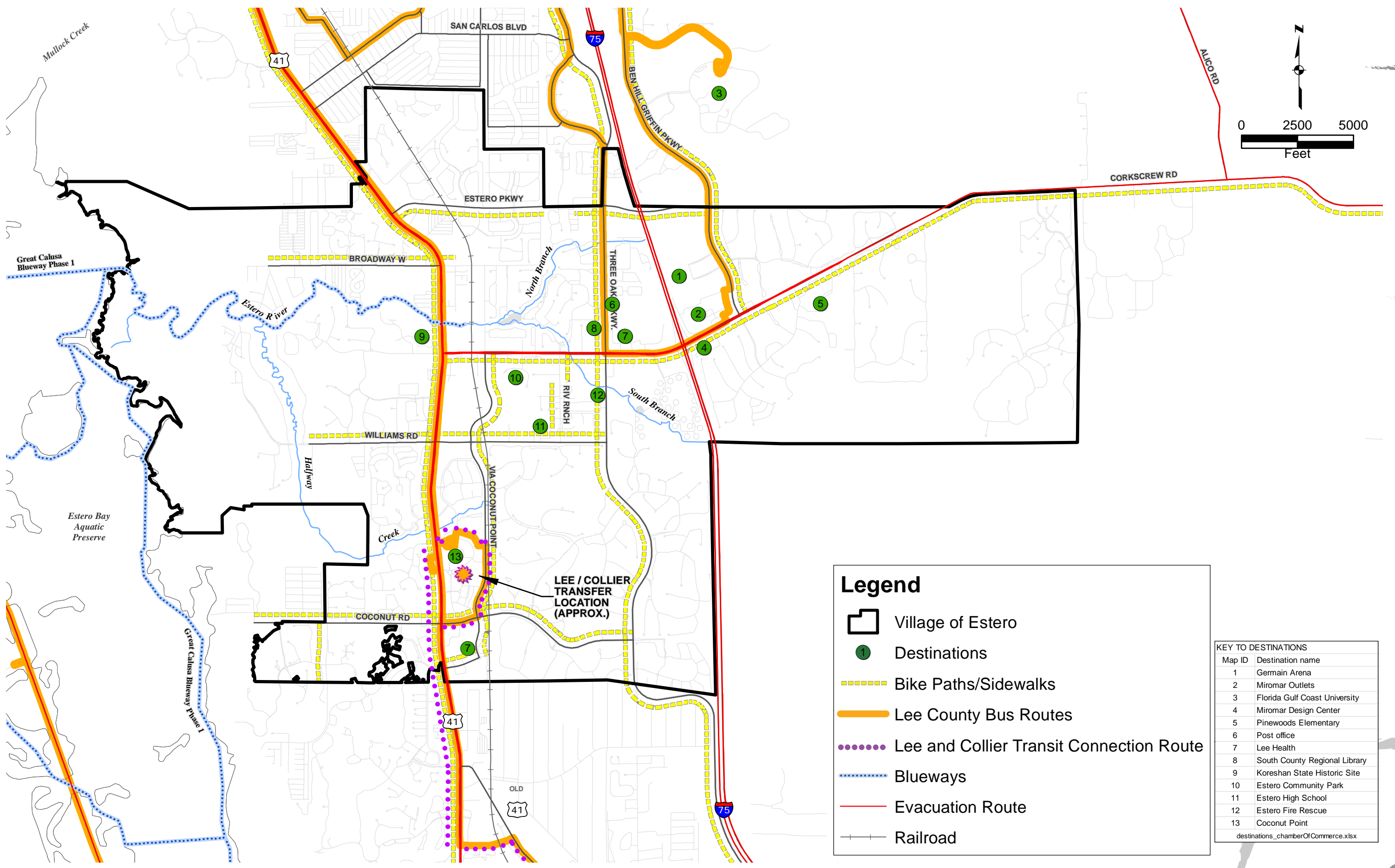
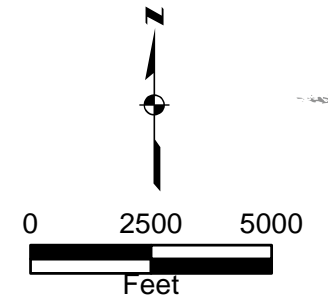
DATE  
DECEMBER 2017

PROJECT  
20160267-000

FILE NO.

SCALE  
AS SHOWN

MAP  
TR-2



### Legend

- Village of Estero
- Destinations
- Bike Paths/Sidewalks
- Lee County Bus Routes
- Lee and Collier Transit Connection Route
- Blueways
- Evacuation Route
- Railroad

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

destinations\_chamberOfCommerce.xlsx

REVISIONS	NOTES
1.	Title change, optional land trail opportunity corridor removal, rail and evacuation routes addition.

- May 2018
- The Lee County bus routes shown are from Lee County government dated August of 2016.
  - The Lee and Collier transit connection route is from Collier County government.
  - The Blueways layer is from Lee County government dated 2006.
  - The bike paths/sidewalks shown are per a Chamber of Commerce map, Estero Infrastructure Inventory (2016) and aerial interpretation.
  - The destinations shown were taken from a Chamber of Commerce map.
  - Railroad linework traced from Lee County 2015 aerial imagery.
  - Evacuation Routes are established by Southwest Florida Regional Planning Council. Linework is from Lee County GIS Open Data.
  - The Village of Estero boundary is from Lee County government dated October 1, 2015.
  - Bike paths/sidewalks depicted on this map represent locations where bike paths or sidewalks are on one side of the road or both sides of the road.





TRANSPORTATION FACILITIES 2023

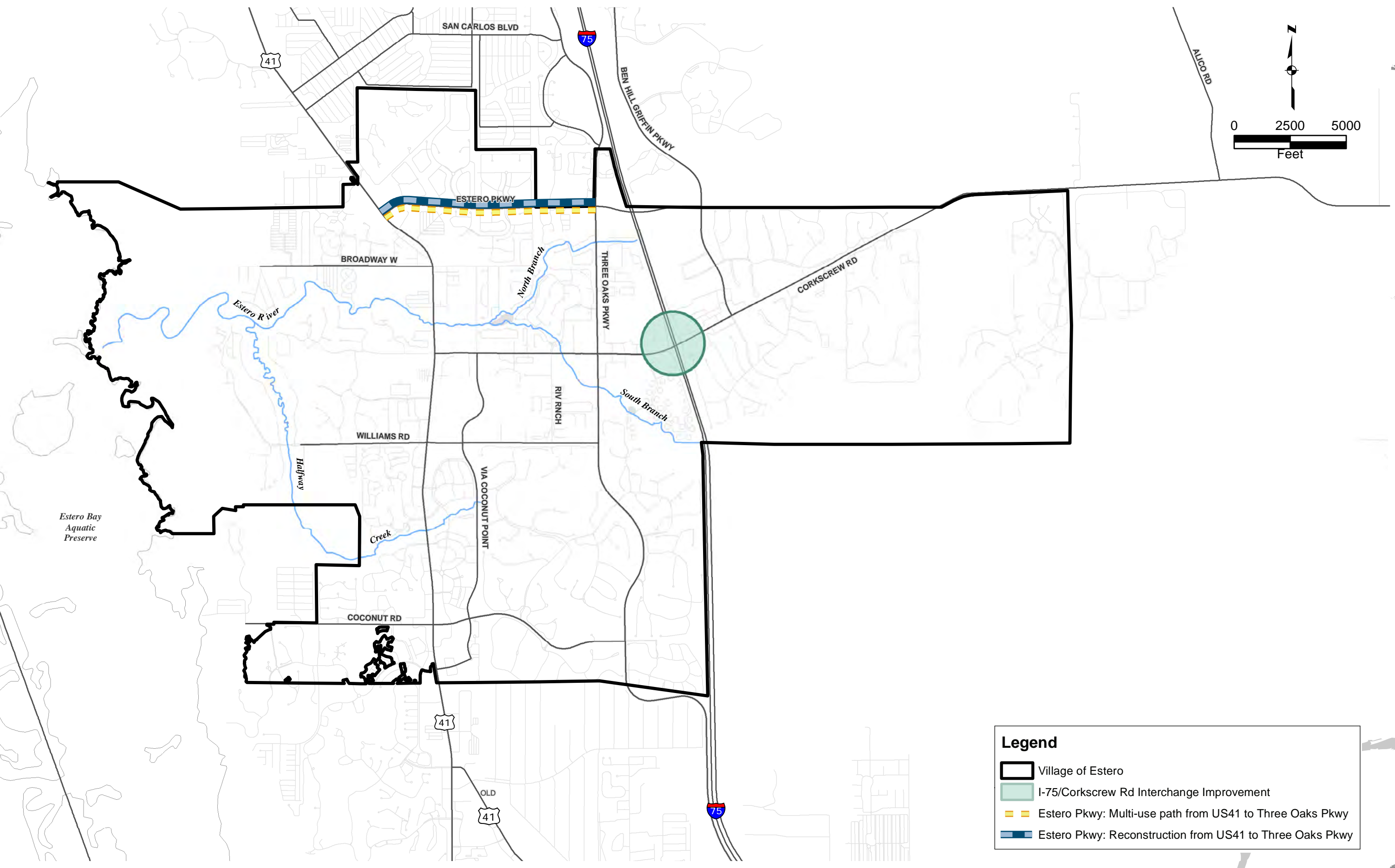
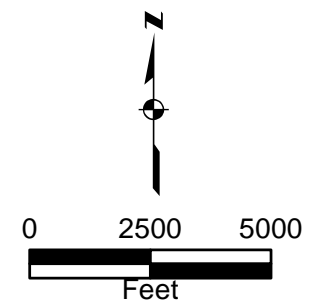
DATE  
MAY 2018

PROJECT  
20160267-000

FILE NO.

SCALE  
AS SHOWN

MAP  
TR-3



**Legend**

- Village of Estero
- I-75/Corkscrew Rd Interchange Improvement
- Estero Pkwy: Multi-use path from US41 to Three Oaks Pkwy
- Estero Pkwy: Reconstruction from US41 to Three Oaks Pkwy

REVISIONS

- NOTES**
1. I-75/Corkscrew Rd Interchange Improvement source: Lee County Metropolitan Planning Organization (MPO) 2040 Transportation Plan.
  2. Estero Pkwy improvements source: Village of Estero Public Works.
  3. Improvements shown are cost feasible.
  4. The Village of Estero boundary is from Lee County government dated October 1, 2015.







TRANSPORTATION FACILITIES 2040

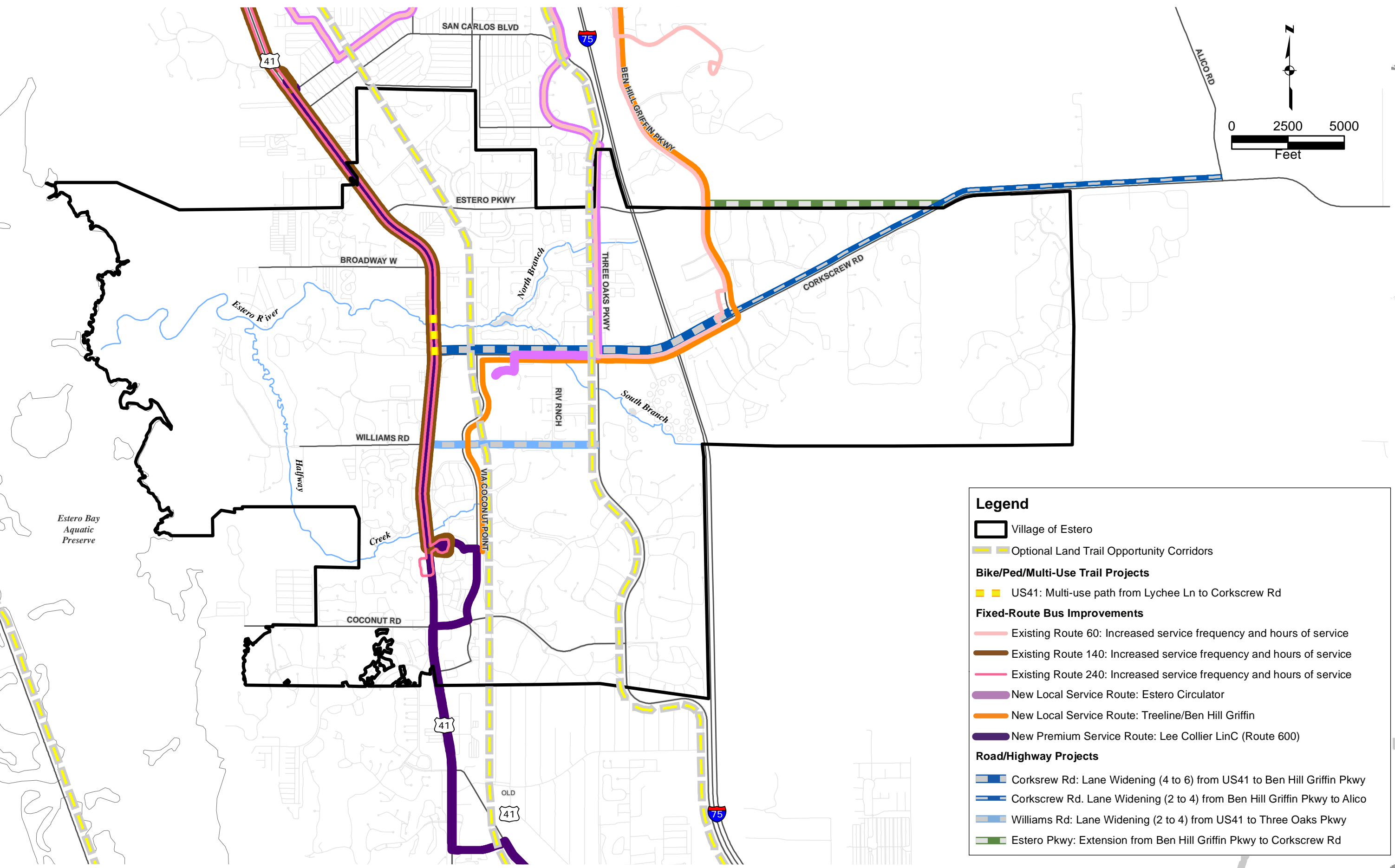
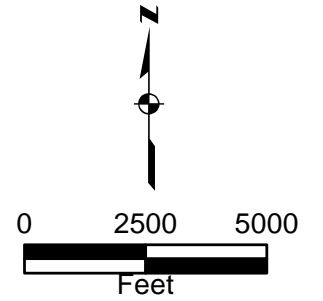
DATE  
MAY 2018

PROJECT  
20160267-000

FILE NO.

SCALE  
AS SHOWN

MAP  
TR-4



**Legend**

- Village of Estero
- Optional Land Trail Opportunity Corridors
- Bike/Ped/Multi-Use Trail Projects**
  - US41: Multi-use path from Lychee Ln to Corkscrew Rd
- Fixed-Route Bus Improvements**
  - Existing Route 60: Increased service frequency and hours of service
  - Existing Route 140: Increased service frequency and hours of service
  - Existing Route 240: Increased service frequency and hours of service
  - New Local Service Route: Estero Circulator
  - New Local Service Route: Treeline/Ben Hill Griffin
  - New Premium Service Route: Lee Collier LinC (Route 600)
- Road/Highway Projects**
  - Corkscrew Rd: Lane Widening (4 to 6) from US41 to Ben Hill Griffin Pkwy
  - Corkscrew Rd. Lane Widening (2 to 4) from Ben Hill Griffin Pkwy to Alico
  - Williams Rd: Lane Widening (2 to 4) from US41 to Three Oaks Pkwy
  - Estero Pkwy: Extension from Ben Hill Griffin Pkwy to Corkscrew Rd

REVISIONS

- NOTES**
1. The optional land trail opportunity corridors shown include Florida Department of Environmental Protection corridors dated December 2015 and Three Oaks Parkway identified by the Village of Estero.
  2. Estero Circulator and Treeline/Ben Hill Griffin Service Route linework derived from Lee County MPO 2040 L RTP Long Range Transit Map 4-2 Draft from November 2015.
  3. Existing Routes and LinC linework source: Lee County GIS Data Catalog: Transportation.
  4. Bike/ped/multi-use trail projects, fixed-route bus improvements and road/highway projects source: 2040 Transportation Plan Lee County MPO Needs Plan Projects.
  5. The Village of Estero boundary is from Lee County government dated October 1, 2015.





LEE COUNTY SCHOOL DISTRICT FACILITIES

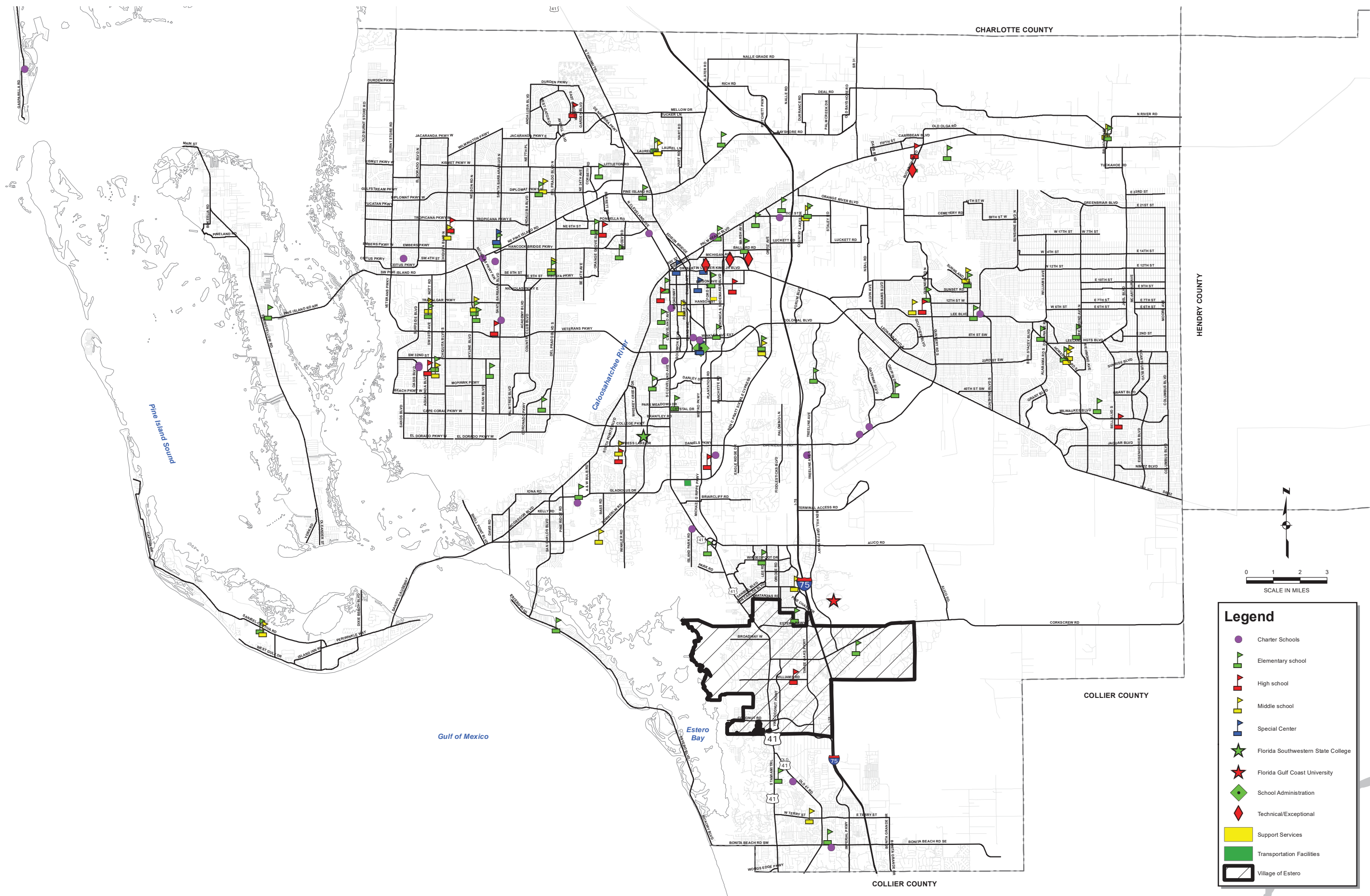
DATE  
 NOVEMBER 2017

PROJECT  
 20160267-000

FILE NO.

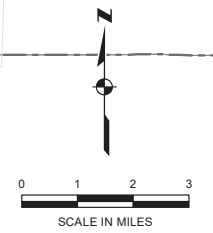
SCALE  
 AS SHOWN

MAP  
 PSF-1



**Legend**

- Charter Schools
- ▲ Elementary school
- High school
- ▭ Middle school
- ▼ Special Center
- ★ Florida Southwestern State College
- ★ Florida Gulf Coast University
- ◆ School Administration
- ◆ Technical/Exceptional
- ▭ Support Services
- ▭ Transportation Facilities
- ▭ Village of Estero



**NOTES**  
 1. The information shown is per Map 23 of the Lee Plan dated August 2017, adopted per Lee County Ordinance No. 17-19 (CPA2017-00003).  
 2. The Village of Estero boundary is from Lee County government dated October 1, 2015.

REVISIONS





SCHOOL CONCURRENCY  
 SERVICE AREAS

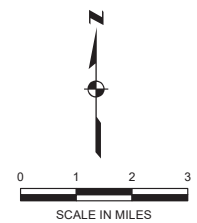
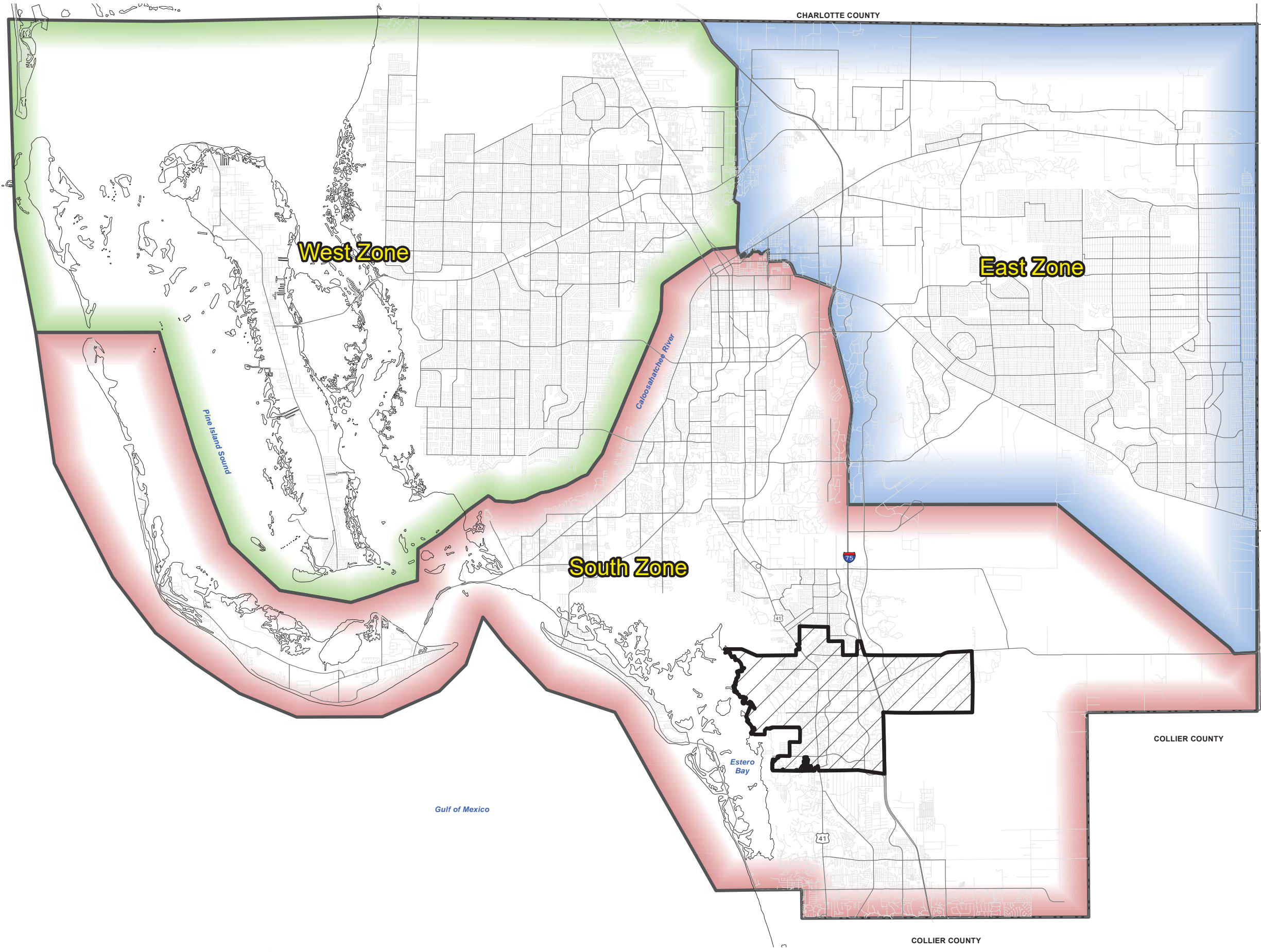
DATE  
 NOVEMBER 2017

PROJECT  
 20160267-000

FILE NO.

SCALE  
 AS SHOWN

MAP  
 PSF-2



**Legend**

	Village of Estero
	East Zone
	South Zone
	West Zone

- NOTES**
1. The information shown is per Map 23 of the Lee Plan dated August 2017, adopted per Lee County Ordinance No. 17-19 (CPA2017-00003).
  2. The Village of Estero boundary is from Lee County government dated October 1, 2015.

REVISIONS

