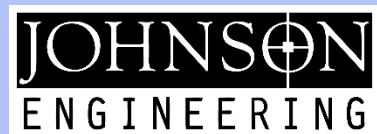




**DATA AND ANALYSIS
FOR THE
VILLAGE OF ESTERO
COMPREHENSIVE PLAN
6-13-2018**



**FUTURE LAND USE ELEMENT
DATA AND ANALYSIS**

Future Land Use Element Data & Analysis

INTRODUCTION

The Village of Estero lies south of unincorporated Lee County and north of the City of Bonita Springs. It is bordered by Estero Bay on the west, and on the east by unincorporated Lee County. The Village is approximately 17,000 acres or 26.5 square miles in size.

The purpose of the Future Land Use Element and the Future Land Use Map is to guide the growth and development of the Village. The Future Land Use Map designates the distribution, general location, density, and intensity of land uses. The Future Land Use Element includes an adopted goal with objectives and policies that govern the development of land depicted on the Future Land Use Map consistent with the Village’s vision, guiding principles, and all Elements of the Comprehensive Plan.

The data collected and analyzed for preparation of the Village’s Comprehensive Plan is based on a short-term planning ~~period~~horizon of five years (201~~8~~6 – 202~~3~~4) and a long-term ~~planning period~~horizon of ~~ten~~22 years (201~~8~~6 – 20~~40~~26).

POPULATION PROJECTIONS

Figure 1: ~~Five~~Short and ~~Ten-Year~~Long-Term Planning Period Population Projections

	2016 <u>2018</u>	2021 <u>2023</u>	2026 <u>2040</u>	Change <u>2016-26</u> <u>2018-40</u>
Permanent	30,851	39,664	45,372	14,521
Population	<u>34,631</u>	<u>42,174</u>	<u>49,916</u>	<u>15,285</u>
Peak-Seasonal	46,091	59,259	67,786	21,695
Population	<u>51,738</u>	<u>63,009</u>	<u>74,575</u>	<u>22,837</u>

Both permanent and peak seasonal populations are expected to increase by approximately ~~47~~44% over the ~~ten-year~~long-term planning period with the greatest population growth occurring during the initial five-year planning period.

Sources: Summary Housing & Population Report, Village of Estero, 2016; Metro Forecasting Models, LLC; LaRue Planning, 2017

Florida Statute Section 163.3177(1)(f)(3) requires local government comprehensive plans to be based upon permanent and seasonal population estimates and projections, which shall either be those published by the Florida Office of Economic and Demographic Research or generated by the local government based on a professionally acceptable methodology. Metro-Forecasting Models, LLC (MFM), has performed this analysis for the Village utilizing a methodology acceptable and authorized by the Florida Department of Economic Opportunity. See the MFM letter provided as **Attachment 1** describing the population projection methodology.

The four characteristics of seasonal population, housing types, household size, and vacancy are factored into these projections, as explained further below.

Future Land Use Element Data & Analysis

A. Seasonal Population

Data and trends for Southwest Florida communities indicate a typical seasonal percentage (often referred to as the “snowbird” population) of roughly 16-47% since 1990. The population and housing projections in **Figure 2** below are based on an assumption of a stable relationship between the permanent and peak seasonal populations through build-out, with permanent residents representing about two-thirds of the total population during the peak season. During the early years of the projection period, both permanent and peak season population growth is significant, declining thereafter as the community matures, consistent with logistic curve growth trends observed in other Florida communities.

Vacancy/Occupancy Rate Comparison:				
Lee County vs Village of Estero				
<u>Year</u>	<u>Lee Cnty</u>	<u>%Seasonal</u>	<u>Estero</u>	<u>%Seasonal</u>
1990	25%	17%	57%*	47%
2000	23%	16%	37%*	30%
2010	30%	17%	39%*	30%

B. Housing Type

As of ~~June 2016~~2018, Estero’s housing inventory included ~~14,996~~14,246 single family units (59% of total dwellings) and ~~10,312~~10,011 multifamily units (41% of all dwellings). Consistent with the proportions of the existing housing inventory, projections below assume single-family units will represent approximately 60% of all housing units.

C. Household Size

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. Estero High School over the past four 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, three large regional commercial centers, and growth of Florida Gulf Coast University just to the northeast of the Village limits. According to the data and trends, single-family household size is projected to increase just slightly while multi-family household size is projected to increase by just over 20%.

D. Vacancy

Vacancy rates for both single-family and multi-family units are expected to decline through build-out. However, the overall vacancy rates, now and in the future, are higher than the single-digit vacancy rates we normally associate with communities with a high percentage of owner occupied units. This is because the vacancy rates in the following table include units that are only seasonally occupied as opposed to only units for sale or rent.

Future Land Use Element Data & Analysis

To further understand the outlook for Estero beyond the ~~five- and ten-year~~ short term and long term planning horizons, (2023 and 2040 respectively) the table below (**Figure 2: Population and Housing Estimates and Projections**) identifies population and housing projections in five year increments from ~~2020~~2030 through 2040 and through an undetermined build-out year. For purposes of this analysis, build-out refers to a future point in time at which all land available for residential use is developed within the Village.

Figure 2: Population and Housing Estimates and Projections

	2016	2020	2025	2030	2035	2040	BUILD-OUT			
	2018	2023	2028							
Population										
Permanent	34,631	30,851	42,174	38,410	46,749	44,684	48,125	49,266	49,916	51,848
Peak Seasonal	51,738	46,091	63,009	57,385	69,843	66,758	71,899	73,603	74,575	77,253
Housing Units										
Total	25,308	24,257	27,257	26,358	28,293	27,856	28,585	28,834	28,981	29,411
Single-Family *	14,996	14,246	16,068	15,746	16,402	16,283	16,482	16,625	16,735	17,063
% of Total	58.7	59.3%	59.7	59.0%	58.5	58.0%	57.7%	57.7%	57.7%	58.0%
Multi-Family	10,312	10,011	11,189	10,612	11,891	11,573	12,103	12,209	12,246	12,348
% of Total	41.3	40.7%	40.3	41.0%	41.5	42.0%	42.3%	42.3%	42.3%	42.0%
Household Size										
Single-Family	2.25	2.35	2.35	2.361	2.368	2.374				
Multi-Family	1.85	1.953	2.117	2.208	2.226	2.233				
Housing Vacancy Rate **										
Single-Family	0.39	0.321	0.296	0.287	0.28	0.275				
Multi-Family	0.39	0.346	0.276	0.238	0.23	0.227				
* Includes mobile homes										
** The vacancy rate is based on the number of units vacant for sale or rent plus seasonally vacant units divided by the total housing inventory.										

Source: Summary Housing & Population Report, Village of Estero, 2016; Metro Forecasting Models, LLC.
[LaRue Planning 2018](#)

Data on the age of the Village’s population, as well as Lee County and the State of Florida, was gathered from the US Census Bureau’s 2015 American Community Survey (ACS), which provides a variety of population, economic, and housing estimates. Approximately half (49.5%) of Estero’s population is aged 62 years and older. This is a significantly older community compared to Lee County (30.0% of the population is 62 and older) and the State of Florida (22.2% of the population is 62 and older).

Future Land Use Element Data & Analysis

Figure 3: Age Characteristics

	Estero		Lee Co		Florida	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total population	29,588		663,675		19,645,772	
Under 5 years	1,100	3.7%	32,816	4.9%	1,081,057	5.5%
5 to 9 years	900	3.0%	34,416	5.2%	1,110,752	5.7%
10 to 14 years	1,008	3.4%	36,730	5.5%	1,140,728	5.8%
15 to 19 years	947	3.2%	35,273	5.3%	1,187,205	6.0%
20 to 24 years	1,106	3.7%	35,061	5.3%	1,301,825	6.6%
25 to 34 years	2,286	7.7%	70,760	10.7%	2,468,945	12.6%
35 to 44 years	2,199	7.4%	71,678	10.8%	2,427,295	12.4%
45 to 54 years	2,472	8.4%	83,658	12.6%	2,747,409	14.0%
55 to 59 years	1,837	6.2%	44,686	6.7%	1,312,091	6.7%
60 to 64 years	3,295	11.1%	48,551	7.3%	1,217,474	6.2%
65 to 74 years	7,620	25.8%	96,210	14.5%	1,984,853	10.1%
75 to 84 years	3,894	13.2%	53,211	8.0%	1,167,015	5.9%
85 years and over	924	3.1%	20,625	3.1%	499,123	2.5%
Median age (years)	61.8		46.9		41.4	
18 years and over	25,975	87.8%	538,200	81.1%	15,604,649	79.4%
21 years and over	25,447	86.0%	517,414	78.0%	14,844,344	75.6%
62 years and over	14,654	49.5%	199,169	30.0%	4,368,830	22.2%
65 years and over	12,438	42.0%	170,046	25.6%	3,650,991	18.6%

Source: US Census Bureau 2015 American Community Survey

The data shows the resident population of Estero is considerably older than that of Lee County and the State. As can be seen in the foregoing table, only 10% of the population of Estero are of school age (5 to 19) compared to 16% being school aged in Lee County and 18% being school aged Statewide. Similarly, fewer of Estero’s residents are of labor force age (20 to 64) with just 45% of the population in this category compared to 53% for Lee County and 59% Statewide. Estero residents aged 65 and older represent 42% of the Village population, almost equal to the proportion of the population that is in the labor force. Residents aged 65 and older make up a considerably greater share of Estero’s population than they do in Lee County and in Florida (26% being 65 and older and 19% being 65 and older, respectively).

While the predominance of older residents is not expected to significantly change in the ~~five-to-ten-year~~short- and long-term planning periods, indication of some increases in the younger populations is evidenced by recent student enrollment analysis and student enrollment forecast studies by the Lee County School District. Estero High School over the past four years has had an annual average increase of

Future Land Use Element Data & Analysis

enrollment of 3.3%, and the school is at capacity in 2016. The elementary school has over the past four 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, three large regional commercial centers, and growth of Florida Gulf Coast University just to the northeast of the Village limits.

- To address the aging population, the Village’s Future Land Use policies allow for assisted living facilities in most future land use designations. Also, the Village Center area includes medical and hospital facilities meant to be in the geographic center and part of the focal point of the community, while also serving the needs of an aging population.
- To address the trend toward an increased school population, the Village’s Future Land Use policies allow for schools in most future land use designations.
- To address school facility capacity challenges and needs, the goals, objectives and policies of the Public School Facilities Element are structured to promote coordination with the School District on planning for improvements and addition of school facilities.

Figure 4: Demographics

	Estero		Lee Co		Florida	
	Estimate	Percent	Estimate	Percent	Estimate	Percent
Total Population	29,588		663,675		19,645,772	
Gender/Sex						
Male	14,153	47.8%	325,158	49.0%	9,600,009	48.9%
Female	15,435	52.2%	338,517	51.0%	10,045,763	51.1%
Race/Ethnicity						
White	27,856	94.1%	571,046	86%	15,327,007	78.0%
Black or African American	953	3.2%	62,483	9.4%	3,401,179	17.3%
Other	876	3.0%	42,342	6.4%	1,427,290	7.3%
Hispanic or Latino	1,793	6.1%	127,815	19.3%	4,660,733	23.7%

Source: US Census Bureau 2015 American Community Survey

Female residents comprise the majority of Estero, Lee County, and Florida, although slightly more so in Estero. The racial/ethnic composition of Estero is less diverse than that of either Lee County or the State.

- The Comprehensive Plan was developed through a robust public involvement program. The Future Land Use Element Goal references the emphasis that the community places on public participation. This is implemented through public information meetings held to promote engagement on all land development activities in the Village. The community’s efforts to engage with the public helps bring residents together to equitably address community planning issues.

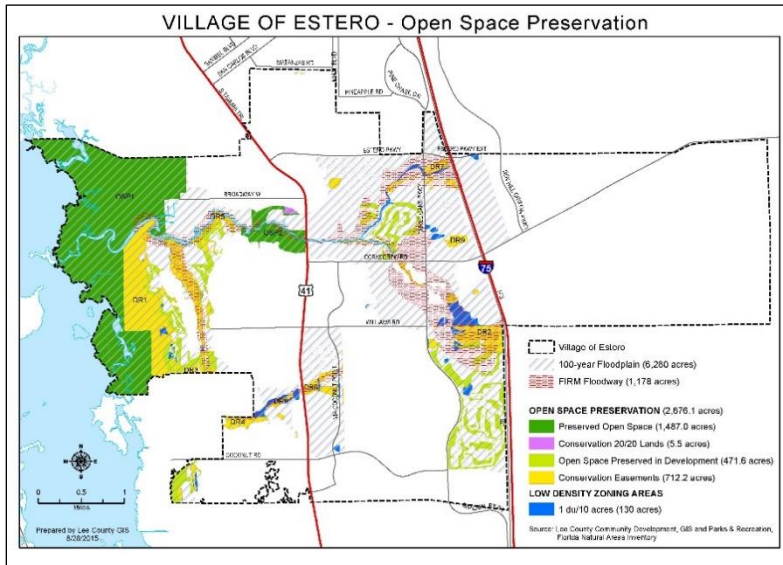
Future Land Use Element Data & Analysis

Figure 5: Existing Land Use 2016
(See Map provided as Attachment 2)

Existing Land Uses	Acres	Percent
Vacant	1,750.1	10.7%
Single-Family Residential	2,832.7	17.3%
Mobile Homes	186.1	1.1%
Multi-Family Residential	94.4	0.6%
Commercial	2,576.0	15.7%
Industrial (Warehouse)	10.4	0.1%
Mixed Use (Residential over Commercial)	70.0	0.4%
Schools (Public and Private)	189.2	1.2%
Semi-public	102.5	0.6%
Public Buildings	97.9	0.6%
Utilities	839.7	5.1%
Recreation (Public & Private)	2,053.5	12.5%
Natural, Conservation & Buffer Areas	3,955.5	24.1%
Agriculture	251.0	1.5%
Water	1,391.3	8.5%
TOTAL	16,400.3	100.0%

Sources: Lee County Property Appraiser, Lee County Parcel Data, 2016
LaRue Planning (July, 2017)

Note: Lee County GIS has established the area of the Village of Estero to be 16,225.7 acres. Lee County Planning and MFM have used 15,500 acres. The LaRue Planning estimate above varies by only 1.1% from the Lee GIS figure



Emphasis on open space is a hallmark of the development pattern of the Village. Of the 16,400± acres encompassed by the Village, the greatest share (37%) is devoted to open space type uses. These include the natural, conservation and buffer areas along the western shoreline and the public and private recreation and buffer areas within the major residential developments, as illustrated in the map to the left.

Future Land Use Element Data & Analysis

The predominant urban uses are residential development, largely single-family homes, and commercial development (including mixed use areas). Together these encompass about 35% of the Village area. Public and semi-public type uses occupy almost 8% of the Village, and approximately 11% of the Village remains as vacant, potentially developable lands.

Industrial and agricultural uses are minimal, together representing less than 2% of the Village, with the balance of the Village area being water, primarily the Estero River and its tributaries, lakes, ponds and other retention areas within the residential developments throughout the Village.

- Recognizing that the Village is 90% built-out, the potential for transitional mixed use and infill along existing corridors and in existing centers is accommodated in Future Land Use categories of Transitional Mixed Use and Village Center.
- Considering the predominance of residential uses in the Village, the Future Land Use policies recognize protection of residential areas through the designation of Village Neighborhood Future Land Use categories.
- Recognizing the importance of open space and preservation areas, the Future Land Use categories of Wetlands and Conservation appropriately classify those areas that are to be protected.
- Given the limited industrial activity in Estero, the Future Land Use policies limits future industrial development to heavy commercial and limited light industrial as deemed appropriate through rezoning to Planned Development.
- Given the limited nature of agriculture in the Village, the Future Land Use policies acknowledge continuance of existing bona fide agricultural uses.

ANALYSIS ON LAND NEEDED TO ACCOMMODATE THE PROJECTED POPULATION

The Community Planning Act requires that the Future Land Use Element include the minimum acreage necessary to accommodate the medium population projections for the community as published by the Florida Bureau of Economic and Demographic Research, or other methodology acceptable to the DEO, for at least ~~at the~~ ten-year planning period. The DEO has approved the methodology employed by MFM which projects permanent population growth in Estero of ~~14,524~~15,285 persons for ~~the 2016-2026~~a 2018-2040 (~~22 year~~) ~~ten-year~~long-term planning period. Based on an average household size of ~~2,117~~2,233, (the projected multi-family household size for the year ~~2040~~2025) the projected housing unit demand calculates to ~~6,859~~6,845 dwelling units. Based on an average household size of ~~2,35~~2,374, (the projected single family household size for the year ~~2025~~2040) the projected housing unit demand calculates to ~~6,179~~5,157 dwelling units. In either the single family or multifamily scenario, the potential housing demand is accommodated by a potential of 8,947 dwelling units that can be accommodated by the available developable land under the build-out scenario discussed in the following paragraph.

Future Land Use Element Data & Analysis

Figure 6: Vacant Land by Future Land Use Category (below) identifies the current vacant land inventory by Future Land Use designation. **Figure 7: Vacant Land Dwelling Unit Potential by Future Land Use Category** (below) indicates the number of dwelling units that could be accommodated at the allowable density within each category. As shown in **Figure 7**, 8,947 additional dwelling units (2,167 single-family and 6,780 multi-family units) can be accommodated on the 1,413 vacant acres in Estero per allowable densities. Using the household size ratios formulated by MFM for single family and multifamily units, the corresponding future population to be accommodated upon development of all these vacant lands is 20,030 additional people. This population corresponds with the future population projections of MFM (see table *Housing and Population Estimates and Projections*). By the year 2040, the Village's permanent population is projected to be 49,916 and the projected permanent population increase from the current ~~2016~~2018 population estimates of ~~30,881~~34,631 is ~~19,065~~15,285. This figure is consistent with the future additional build-out population of 20,030 that remains to be accommodated on vacant land per the allowable densities Estero Future Land Use categories.

This evaluation demonstrates in a pure sense that the vacant land and the corresponding densities allowed are consistent with accommodating the anticipated population growth. The Plan should also anticipate the need for flexibility in development patterns and market trends, in instances where redevelopment, adaptive reuse and infill are undertaken. The Plan anticipates these development options with Transitional Mixed Use, Village Center, and Urban Commercial future land use designations, which will provide potential for redevelopment, adaptive reuse and infill options that are complementary and further accommodate population growth in addition to the option of development of vacant land.

JOB CREATION, CAPITAL INVESTMENT, AND ECONOMIC DEVELOPMENT

In order to create opportunities for job creation, capital investment, and economic development, the Future Land Use Element and Map provide for varied types of commercial, office, medical, civic, and educational uses.

Future Land Use Element Data & Analysis

Figure 6: Vacant Land by Future Land Use Category

Future Land Use (FLU) Category	Acreage by FLU Category	Percent of Village Area	Vacant Acreage by FLU Category	Percent Vacant of FLU Category	Percent Vacant of Village Area	Percent Vacant of Total Vacant
Public Parks & Recreation	118	0.73%	10	8.47%	0.06%	0.71%
Public Facilities	206	1.27%	13	6.31%	0.08%	0.92%
Urban Commercial	241	1.49%	52	21.58%	0.32%	3.68%
Village Center	451	2.78%	300	66.52%	1.85%	21.23%
Transitional Mixed Use	832	5.13%	228	27.40%	1.41%	16.14%
Village Neighborhood 1	7501	46.23%	356	4.75%	2.19%	25.19%
Village Neighborhood 2	1036	6.38%	121	11.68%	0.75%	8.56%
Wetlands	2888	17.80%	333	11.53%	2.05%	23.57%
Conservation	2217	13.66%	N/A	N/A	N/A	N/A
TOTAL	16226	95.46%	1413	8.71%	8.71%	100.00%
Waterways & Roads	736	4.54%	N/A	N/A	N/A	0.71%

Source: Johnson Engineering, 2017

Future Land Use Element Data & Analysis

Figure 7: Vacant Land Dwelling Unit Potential by Future Land Use Category

Future Land Use Category	Allowed Uses	Density/Intensity	Vacant Acres	Dwellings
Wetlands		1 du/ 20 acres	333	17
Conservation			N/A	N/A
Public Parks and Recreation	Preserved land, passive recreation, activity recreation, community centers		10	N/A
Public Facilities	Schools, libraries, post office, utility sites, other governmental facilities		13	N/A
Village Neighborhood 1	Residential	1 - 4 du / gross acre	356	1424
	Neighborhood commercial	30,000 - 100,000 s.f.		
	Public Schools			
Village Neighborhood 2	Residential	1 - 6 du/ gross acre	121	726
	Neighborhood commercial	30,000 - 100,000 s.f.		
	Public Schools			
Transitional mixed use	Residential and Commercial		228	2280 @ 10 DU/AC
	Parks and recreation			
	Public Schools			
	Horizontal mixed use	1 - 6 du/ net acre, bonus up to 9		
	Integrated horizontal mixed use	1 - 10 du/ net acre, bonus up to 14		
	Vertical mixed use	1 - 16 du/ gross acre, bonus up to 20		
	Mixed use includes: residential and neighborhood, community or regional scale commercial			
Urban Commercial ¹	Public Schools		52	N/A
	Commercial			
Village Center	Public Schools, housing, employment, shopping, recreation, park and civic uses	Standard density range of up to 6 du/acre	300	4500 UNITS @ 15 DU/AC
		Tier 1: up to 6 du/ net acre, incentives up to 9		
		Tier 2: up to 10 du/ gross acre, incentives up to 14		
		Tier 3: up to 15 du/ gross acre, incentives up to 20		
		Tier 4: up to 21 du/ gross acre, incentives up to 27		
		Total	1,413	8,947

Source: Johnson Engineering, 2017

¹ Urban Commercial category was updated to allow residential development (up to 6 du/acre) in limited circumstances of properties over 5 acres in size and properties with previous approval for residential development per a DRI. Dwellings are not calculated given the limited and minimal impact of this change on population accommodation.

Future Land Use Element Data & Analysis

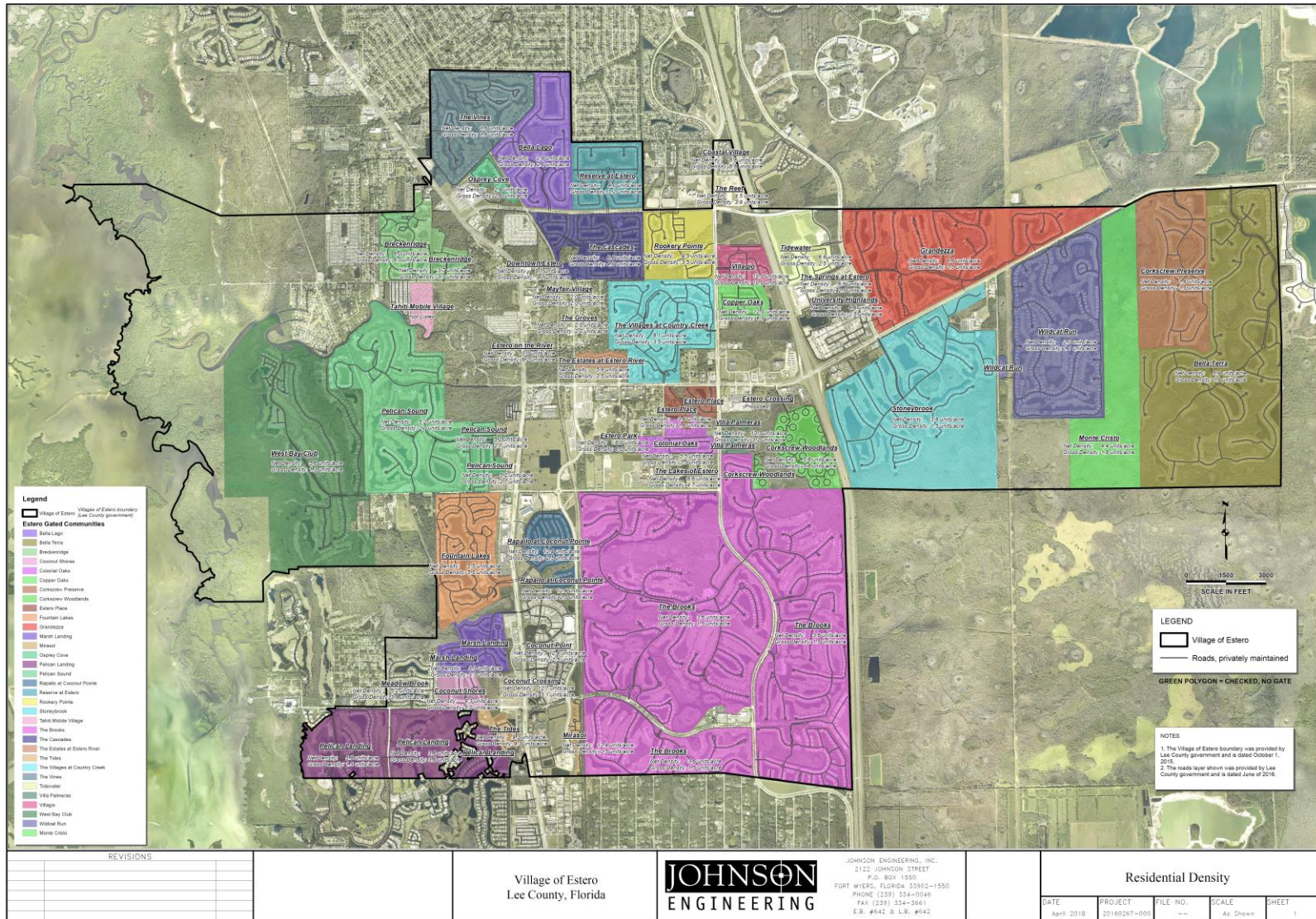
Figure 8A: Residential Communities Map (on the following page) shows the location of existing housing communities labeled with the actual net densities and gross densities of those communities.

Figure 8B: Residential Community Densities (on the following pages) shows the actual densities of existing housing communities in the Village (gated and ungated) and compares the previous future land use designation per the Lee County Comprehensive Plan to the future land use category per the Village of Estero Comprehensive Plan for each community. The purpose of this analysis was to provide a foundation to create Future Land Use Categories while avoiding the creation of non-conformities and protecting existing communities from undesirable increases of density or intensity.

- Considering the predominance of residential uses in the Village, the Future Land Use policies recognize protection of residential areas through the designation of Village Neighborhood future land use categories with allowable density ranges for neighborhoods of 1-4 du/acre and 1-6 du/acre to be compatible with existing conditions.

Future Land Use Element Data & Analysis

Figure 8A: Residential Communities Map



Future Land Use Element Data & Analysis

COMMUNITY NAME	PLANNED DEVELOPMENT NAME	RESIDENTIAL ACRES	TOTAL ACRES	RESIDENTIAL UNITS	NET DENSITY Units/Residential Acre	GROSS DENSITY Units/Total Acre	Current Future Land Use	Current Overlay	Proposed Future Land Use
Wildcat Run	Wildcat Run	300.7	584.0	650	2.2	1.1	Suburban Wetlands	-	Village Neighborhood 1 Conservation
West Bay	West Bay Club (fka Estero Pointe RPD)	199.5	865.5	1,121	5.6	1.3	Outlying Suburban Wetlands Suburban	-	Village Neighborhood 1 Conservation
The Preserve at Corkscrew	The Preserve at Corkscrew	331.0	350.6	520	1.6	1.5	Suburban Wetlands	-	Village Neighborhood 1 Conservation
The Brooks	The Brooks of Bonita DRI/MPD	1,048.0	2,528.0	3,800	3.6	1.5	Suburban Rural	-	Village Neighborhood 1 Conservation
Stoneybrook DRI	Stoneybrook DRI/CPD (fka Corkscrew Pines)	342.2	844.0	1,285	3.8	1.5	Suburban Wetlands General Interchange	-	Village Neighborhood 1 Conservation
Pelican Landing	Pelican Landing CPD/CPD DRI	675.0	2,525.2	3,912	5.8	1.5	Outlying Suburban Wetlands	-	Village Neighborhood 1 Conservation
The Vines	The Vines	269.0	269.0	440	1.6	1.6	Suburban Urban Community	-	Village Neighborhood 1
Estero Place	Estero Place	28.2	57.4	102	3.6	1.8	Urban Community Suburban	Mixed Use Overlay	Village Neighborhood 1 Conservation
Bella Terra	Bella Terra	342.7	1,011.9	1,930	5.6	1.9	Suburban Wetlands	-	Village Neighborhood 1 Conservation
Pelican Landing	Pelican Landing Longlake RPD/CPD (Sandpiper Isles)	174.9	184.4	408	2.3	2.2	Urban Community	-	Village Neighborhood 1
Grandeza	Grandeza (fka Timberland & Tiburon)	344.9	921.2	2,279	6.6	2.5	Suburban Wetlands	Mixed Use Overlay	Village Neighborhood 1 Conservation
Tidewater	Grandeza (fka Timberland & Tiburon)	344.9	921.2	2,279	6.6	2.5	Urban Community	-	Transitional Mixed Use
Mirasol	Coconut Point MPD (fka Simon Suncoast MPD/DRI)	98.1	482.4	1,214	12.4	2.5	Urban Community	-	Transitional Mixed Use
Rapallo at	Coconut Point MPD (fka Simon Suncoast MPD/DRI)	98.1	482.4	1,214	12.4	2.5	Urban Community	Mixed Use Overlay	Transitional Mixed Use
Bella Lago	Estero Golf Resort MPD	280.5	314.6	820	2.9	2.6	Suburban	-	Village Neighborhood 1 Conservation
Osprey Cove	Estero Golf Resort MPD	280.5	314.6	820	2.9	2.6	Suburban	-	Village Neighborhood 1
Pelican Sound	West Bay Club/River Ridge RPD	284.8	547.0	1,480	5.2	2.7	Outlying Suburban	-	Village Neighborhood 1 Conservation
Villa Palmeras	Villa Palmeras	10.7	34.0	110	10.3	3.2	Urban Community Suburban	Mixed Use Overlay	Village Neighborhood 1 Conservation
Reserve at	Reserve at Estero (fka Villages of Bernwood)	126.0	154.6	500	4.0	3.2	Urban Community	-	Village Neighborhood 1
Marsh Landing	Pelican Pointe RPD/Marsh Landing	120.7	120.7	404	3.3	3.3	Suburban	-	Village Neighborhood 1 Conservation
Colonial Oaks	Colonial Lakes RPD (fka Estero Lakes East)	18.2	28.8	100	5.5	3.5	Suburban	-	Village Neighborhood 1
The Villages	The Villages at Country Creek RPD (aka Rivers Reach)	121.0	282.3	985	8.1	3.5	Suburban	-	Village Neighborhood 1
The Estates	The Estates at Estero River (fka Kristen Woods)	18.0	30.0	105	5.8	3.5	Outlying Suburban	-	Village Neighborhood 1
Rookery Pointe	Creekside (aka Rookery Point)	111.5	142.7	500	4.5	3.5	Suburban	Mixed Use Overlay	Village Neighborhood 1

Gated Communities

0160267-000



Future Land Use Element Data & Analysis

COMMUNITY NAME	PLANNED DEVELOPMENT NAME	RESIDENTIAL ACRES	TOTAL ACRES	RESIDENTIAL UNITS	NET DENSITY Units/Residential Acre	GROSS DENSITY Units/Total Acre	Current Future Land Use	Current Overlay	Proposed Future Land Use
							Urban Community	-	Transitional Mixed Use Conservation
Pelican Landing	Pelican Landing NE RPD/DRI	96.6	96.9	350	3.6	3.6	Outlying Suburban Urban Community Wetlands	-	Village Neighborhood 1
Breckenridge	Marbella Estates RPD	41.3	41.3	153	3.7	3.7	Suburban Urban Community	-	Village Neighborhood 1
The Cascades	The Cascades at Estero (fka Indigo Isles RPD)	111.8	188.9	755	6.8	4.0	Suburban	-	Village Neighborhood 1
Coconut Shores	Coconut Shores RPD (fka Woodside Lakes RPD)	18.0	33.5	168	9.3	5.0	Urban Community	-	Village Neighborhood 2
Fountain Lakes	Fountain Lakes	145.4	145.4	804	5.5	5.5	Suburban Wetlands	-	Village Neighborhood 2
Corkscrew Woodlands	Corkscrew Woodlands RDP (PH A, B, C, D)	34.4	34.4	200	5.8	5.8	Urban Community	-	Village Neighborhood 2 Conservation
Copper Oaks	Longwood Villas RPD	24.3	48.9	292	12.0	6.0	Urban Community	-	Village Neighborhood 2
Breckenridge	Breckenridge	103.0	103.0	617	6.0	6.0	Suburban Urban Community	-	Village Neighborhood 2
Villagio	The Gardens of Estero (fka Garden Oaks RPD)	69.2	69.2	692	10.0	10.0	Urban Community	-	Village Neighborhood 2 Conservation
Tahiti Mobile	Tahiti Mobile Village						Suburban	-	Village Neighborhood 2
The Tides	The Villas at Pelican Landing	30.0	30.0	280	9.3	9.3	Urban Community	-	Village Neighborhood 2
The Groves	Grove Lakes RPD (The Groves)	37.1	37.1	73	2.0	2.0	Outlying Suburban	-	Village Neighborhood 1
The Springs at Estero Apartments	Grandeza (fka Timberland & Tiburon)	344.9	921.2	2,279	6.6	2.5	Urban Community	Mixed Use Overlay	Transitional Mixed Use
University Highlands	Grandeza (fka Timberland & Tiburon)	344.9	921.2	2,279	6.6	2.5	Urban Community	Mixed Use Overlay	Transitional Mixed Use
Coconut Point	Coconut Point MPD (fka Simon Suncoast MPD/DBP)	98.1	482.4	1,214	12.4	2.5	Urban Community	Mixed Use Overlay	Transitional Mixed Use
Mayfair Village	Mayfair Village RPD	5.52	5.52	16	2.9	2.9	Outlying Suburban	-	Transitional Mixed Use
Meadow Brook	San Marino Pines (fka Allendale) RPD	87.01	116.15	452	5.2	3.9	Outlying Suburban	-	Village Neighborhood 1
The Reef	Corlco Villages	70.81	81.26	317	4.5	3.9	Urban Community	-	Transitional Mixed Use
Estero Park	Estero Park	5.02	5.02	30	6.0	6.0	Suburban	-	Village Neighborhood 2
Estero on the River	Estero on the River MPD	0	85.3	530	0.0	6.2	Urban Community	Mixed Use Overlay	Village Center
The Lakes of Estero	The Lakes of Estero (fka Corkscrew Hammocks PUD)	35.26	50.14	234	6.6	4.7	Suburban	-	Village Neighborhood 2
Coastal Village	University Lakes Village	22.8	22.8	200	8.8	8.8	Urban Community	-	Village Neighborhood 2
Coconut Crossing	Coconut Road MPD	11.16	46.36	142	12.7	3.1	Urban Community	-	Village Center
Downtown Estero	Southland Village	34.1	34.1	310	9.1	9.1	Urban Community	Mixed Use Overlay	Transitional Mixed Use
Proposed Estero Crossing	Estero Crossing CPD	35	42.97	350	10.0	8.1	Urban Community	Mixed Use Overlay	Transitional Mixed Use

Ungated Communities

Future Land Use Element Data & Analysis

Figure 8B: Residential Community Densities

COMMUNITY NAME	PLANNED DEVELOPMENT NAME	RESIDENTIAL ACRES	TOTAL ACRES	RESIDENTIAL UNITS	NET DENSITY Units/Residential Acre	GROSS DENSITY Units/Total Acre	Current Future Land Use	Current Overlay	Proposed Future Land Use	
Gated Communities	Wildcat Run	Wildcat Run	300.7	584.0	650	2.2	1.1	Suburban Wetlands	- -	Village Neighborhood 1 -
	West Bay	West Bay Club (fka Estero Pointe RPD)	199.5	865.5	1,121	5.6	1.3	Outlying Suburban Wetlands Suburban	- - -	Village Neighborhood 1 Conservation -
	The Preserve at Corkscrew	The Preserve at Corkscrew	331.0	350.6	520	1.6	1.5	Suburban Wetlands	- -	Village Neighborhood 1 Conservation
	The Brooks	The Brooks of Bonita DRI/MPD	1,048.0	2,528.0	3,800	3.6	1.5	Suburban Rural	- -	Village Neighborhood 1 Conservation
	Stoneybrook DRI	Stoneybrook DRI/RPD/CPD (fka Corkscrew Pines)	342.2	844.0	1,285	3.8	1.5	Suburban Wetlands General Interchange	- - -	Village Neighborhood 1 Conservation -
	Pelican Landing	Pelican Landing CPD/RPD DRI	675.0	2,525.2	3,912	5.8	1.5	Outlying Suburban Wetlands	- -	Village Neighborhood 1 Conservation
	The Vines	The Vines	269.0	269.0	440	1.6	1.6	Suburban Urban Community	- -	Village Neighborhood 1 -
	Estero Place	Estero Place	28.2	57.4	102	3.6	1.8	Urban Community Suburban	Mixed Use Overlay -	Village Neighborhood 1 Conservation
	Bella Terra	Bella Terra	342.7	1,011.9	1,930	5.6	1.9	Suburban Wetlands	- -	Village Neighborhood 1 Conservation
	Pelican Landing	Pelican Landing Longlake RPD/CPD (Sandpiper Isles)	174.9	184.4	408	2.3	2.2	Urban Community	-	Village Neighborhood 1
	Grandeza	Grandeza (fka Timberland & Tiburon)	344.9	921.2	2,279	6.6	2.5	Suburban Wetlands	Mixed Use Overlay -	Village Neighborhood 1 Conservation
	Tidewater	Grandeza (fka Timberland & Tiburon)	344.9	921.2	2,279	6.6	2.5	Urban Community	-	Transitional Mixed Use
	Mirasol	Coconut Point MPD (fka Simon Suncoast MPD/DRI)	98.1	482.4	1,214	12.4	2.5	Urban Community	-	Transitional Mixed Use
	Rapallo at	Coconut Point MPD (fka Simon Suncoast MPD/DRI)	98.1	482.4	1,214	12.4	2.5	Urban Community	Mixed Use Overlay	Transitional Mixed Use
	Bella Lago	Estero Golf Resort MPD	280.5	314.6	820	2.9	2.6	Suburban -	- -	Village Neighborhood 1 Conservation
	Osprey Cove	Estero Golf Resort MPD	280.5	314.6	820	2.9	2.6	Suburban	-	Village Neighborhood 1
	Pelican Sound	West Bay Club/River Ridge RPD	284.8	547.0	1,480	5.2	2.7	Outlying Suburban -	- -	Village Neighborhood 1 Conservation
	Villa Palmeras	Villa Palmeras	10.7	34.0	110	10.3	3.2	Urban Community Suburban	Mixed Use Overlay -	Village Neighborhood 1 Conservation
	Reserve at	Reserve at Estero (fka Villages of Bernwood)	126.0	154.6	500	4.0	3.2	Urban Community	-	Village Neighborhood 1
	Marsh Landing	Pelican Pointe RPD/Marsh Landing	120.7	120.7	404	3.3	3.3	Suburban -	- -	Village Neighborhood 1 Conservation
	Colonial Oaks	Colonial Lakes RPD (fka Estero Lakes East)	18.2	28.8	100	5.5	3.5	Suburban	-	Village Neighborhood 1
	The Villages	The Villages at Country Creek RPD (aka Rivers Reach)	121.0	282.3	985	8.1	3.5	Suburban	-	Village Neighborhood 1
	The Estates	The Estates at Estero River (fka Kristen Woods)	18.0	30.0	105	5.8	3.5	Outlying Suburban	-	Village Neighborhood 1
	Rookery Pointe	Creekside (aka Rookery Point)	111.5	142.7	500	4.5	3.5	Suburban	Mixed Use Overlay	Village Neighborhood 1

20160267-000 Monte Cristo added (4/24/18)



Future Land Use Element Data & Analysis

Figure 8B: Residential Community Densities (continued)

COMMUNITY NAME	PLANNED DEVELOPMENT NAME	RESIDENTIAL ACRES	TOTAL ACRES	RESIDENTIAL UNITS	NET DENSITY Units/Residential Acre	GROSS DENSITY Units/Total Acre	Current Future Land Use	Current Overlay	Proposed Future Land Use
							Urban Community	-	Transitional Mixed Use
							-	-	Conservation
Pelican Landing	Pelican Landing NE RPD/DRI	96.6	96.9	350	3.6	3.6	Outlying Suburban	-	Village Neighborhood 1
							Urban Community	-	-
							Wetlands	-	-
Breckenridge	Marbella Estates RPD	41.3	41.3	153	3.7	3.7	Suburban	-	Village Neighborhood 1
							Urban Community	-	-
The Cascades	The Cascades at Estero (fka Indigo Isles RPD)	111.8	188.9	755	6.8	4.0	Suburban	-	Village Neighborhood 1
Coconut Shores	Coconut Shores RPD (fka Woodside Lakes RPD)	18.0	33.5	168	9.3	5.0	Urban Community	-	Village Neighborhood 2
Fountain Lakes	Fountain Lakes	145.4	145.4	804	5.5	5.5	Suburban	-	Village Neighborhood 2
							Wetlands	-	-
Corkscrew Woodlands	Corkscrew Woodlands RDP (PH A, B, C, D)	34.4	34.4	200	5.8	5.8	Urban Community	-	Village Neighborhood 2
							-	-	Conservation
Copper Oaks	Longwood Villas RPD	24.3	48.9	292	12.0	6.0	Urban Community	-	Village Neighborhood 2
Breckenridge	Breckenridge	103.0	103.0	617	6.0	6.0	Suburban	-	Village Neighborhood 2
							Urban Community	-	-
Villagio	The Gardens of Estero (fka Garden Oaks RPD)	69.2	69.2	692	10.0	10.0	Urban Community	-	Village Neighborhood 2
							-	-	Conservation
Tahiti Mobile	Tahiti Mobile Village						Suburban	-	Village Neighborhood 2
The Tides	The Villas at Pelican Landing	30.0	30.0	280	9.3	9.3	Urban Community	-	Village Neighborhood 2
The Groves	Grove Lakes RPD (The Groves)	37.1	37.1	73	2.0	2.0	Outlying Suburban	-	Village Neighborhood 1
The Springs at Estero Apartments	Grandeza (fka Timberland & Tiburon)	344.9	921.2	2,279	6.6	2.5	Urban Community	Mixed Use Overlay	Transitional Mixed Use
University Highlands	Grandeza (fka Timberland & Tiburon)	344.9	921.2	2,279	6.6	2.5	Urban Community	Mixed Use Overlay	Transitional Mixed Use
Coconut Point	Coconut Point MPD (fka Simon Suncoast MPD/DRI)	98.1	482.4	1,214	12.4	2.5	Urban Community	Mixed Use Overlay	Transitional Mixed Use
Mayfair Village	Mayfair Village RPD	5.52	5.52	16	2.9	2.9	Outlying Suburban	-	Transitional Mixed Use
Meadow Brook	San Marino Pines (fka Allendale) RPD	87.01	116.15	452	5.2	3.9	Outlying Suburban	-	Village Neighborhood 1
The Reef	Corlico Villages	70.81	81.26	317	4.5	3.9	Urban Community	-	Transitional Mixed Use
Estero Park	Estero Park	5.02	5.02	30	6.0	6.0	Suburban	-	Village Neighborhood 2
Estero on the River	Estero on the River MPD	0	85.3	530	0.0	6.2	Urban Community	Mixed Use Overlay	Village Center
The Lakes of Estero	The Lakes of Estero (fka Corkscrew Hammocks PUD)	35.26	50.14	234	6.6	4.7	Suburban	-	Village Neighborhood 2
Coastal Village	University Lakes Village	22.8	22.8	200	8.8	8.8	Urban Community	-	Village Neighborhood 2
Coconut Crossing	Coconut Road MPD	11.16	46.36	142	12.7	3.1	Urban Community	-	Village Center
Downtown Estero	Southland Village	34.1	34.1	310	9.1	9.1	Urban Community	Mixed Use Overlay	Transitional Mixed Use
Proposed Estero Crossing	Estero Crossing CPD	35	42.97	350	10.0	8.1	Urban Community	Mixed Use Overlay	Transitional Mixed Use
Proposed Monte Cristo	Monte Cristo per 2-07-047	165.43	396.6	724	4.4	1.8	Suburban	-	Village Neighborhood 1
							Wetlands	-	Wetlands

Ungated Communities

Future Land Use Element Data & Analysis

URBAN SPRAWL

The determining factors in discouraging proliferation of urban sprawl are listed per Florida Statute Section 163.3177(6)(a)9.b, and each factor is addressed below.

The future land use element shall be determined to discourage the proliferation of urban sprawl if it incorporates a development pattern or urban form that achieves four or more of the following:

(I) Directs or locates economic growth and associated land development to geographic areas of the community in a manner that does not have an adverse impact on and protects natural resources and ecosystems.

- *The economic growth areas are designated as Village Center, Transitional Mixed Use and Urban Commercial categories on the Future Land Use Map. These categories are central to the Village, along major corridors in proximity to existing development and services. The economic growth areas are removed from and intended to protect the natural and conserved areas of Estero Bay to the west and Density Reduction / Groundwater Resource designated areas to the east.*

(II) Promotes the efficient and cost-effective provision or extension of public infrastructure and services.

- *The concentration of growth areas designated as Village Center, Transitional Mixed Use and Urban Commercial in central areas of the Village and along developed corridors is intentional to maximize the use of existing infrastructure where services are available and more cost-effective to deliver. Furthermore, the Village's Transportation Element contains a policy to discourage the increase of density to the east where infrastructure and services are not as available and more costly to deliver.*

(III) Promotes walkable and connected communities and provides for compact development and a mix of uses at densities and intensities that will support a range of housing choices and a multimodal transportation system, including pedestrian, bicycle, and transit, if available.

- *The Community Design Sub Element of the Future Land Use Element concentrates on policies related to the promotion of walkability and connectivity for residential, commercial and mixed use development types. The Future Land Use Element, particularly the Village Center and Transitional Mixed Use categories, incentivize mixed use compact development with densities and intensities that support a variety of housing types. The concept of Placemaking is a foundation of the Future Land Use Element and Community Design Sub Element, including illustrations and guidance on multimodal infrastructure solutions for the types of pedestrian, bicycle, and transit opportunities that support a walkable community.*

(IV) Promotes conservation of water and energy.

- *The Conservation Future Land Use category is designed to protect and ensure the conservation of large areas of the Village including water resources, such as the large scale Estero Bay Buffer Preserve and smaller scale conservation areas within communities. Energy conservation is an outcome of the centralized development pattern of the Future Land Use Map that positions the highest densities and intensities in the central nodes of the community. Energy conservation also results from the multimodal infrastructure solutions discussed above.*

(V) Preserves agricultural areas and activities, including silviculture, and dormant, unique, and prime farmlands and soils.

Future Land Use Element Data & Analysis

- *A total of 251 acres in the Village (or 1.5% of the Village’s land area) is used for agricultural. Given the limited nature of agriculture in the Village, the Future Land Use policies acknowledge continuance of existing bona fide agricultural uses.*

(VI) Preserves open space and natural lands and provides for public open space and recreation needs.

- *Nearly one-third of the Village is designated on the Future Land Use Map in the categories of Public Parks and Recreation, Wetlands and Conservation. The designation of these lands on the Future Land Use Map demonstrates the Village’s commitment to preservation of public open spaces, natural lands and recreational areas. The Village further promotes new designations of such spaces through Placemaking policies and policies that call for protection of natural resources in the Conservation and Coastal Management Element. (The table below is an excerpt from **Figure 6** above.)*

Future Land Use (FLU) Category	Acreage by FLU Category	Percent of Village Area
Public Parks & Recreation	118	0.73%
Wetlands	2,888	17.80%
Conservation	2,217	13.66%
Total	5,223	32.19%

(VII) Creates a balance of land uses based upon demands of the residential population for the nonresidential needs of an area.

- *Estero is uniquely situated with nonresidential assets including two regional shopping facilities (Coconut Point and Miromar Outlets), as well as a major employer with the world headquarters for Hertz corporation. While the Village’s most predominant land use is single family residential, commercial land area is the second most predominant. The Village’s Future Land Use Element is designed to accommodate future needs by introducing opportunities for higher density and mixed use development on the smaller parcels that are situated for development, infill and redevelopment. The Village Neighborhood and Urban Commercial Future Land Use categories acknowledge and protect the existing housing and commercial patterns. The Village Center and Transitional Mixed Use categories are established for the purpose of allowing varied, higher density housing and mixed use development types to balance residential and nonresidential growth opportunities and to respond to changing needs.*

(VIII) Provides uses, densities, and intensities of use and urban form that would remediate an existing or planned development pattern in the vicinity that constitutes sprawl or if it provides for an innovative development pattern such as transit-oriented developments or new towns as defined in s. 163.3164.

- *In order to address the sprawling pattern of development that exists in the Lee County vicinity, the Village Future Land Use Element and Future Land Use Map designates nearly 1,524 acres of land in the Village Center, Urban Commercial, and Transitional Mixed Use Future Land Use categories, which provide for areas in the Village intended for concentration of medium to high density residential, mixed use, commercial, employment, and recreational opportunities.*

Future Land Use Element Data & Analysis

FACILITIES ANALYSIS

The narrative below provides a summary of the analysis of the availability of facilities and services as the basis for the Future Land Use Map per Florida Statute Section 163.3177(6)(a)8.a.

TRAFFIC CIRCULATION & HURRICANE EVACUATION ROUTES

The existing traffic circulation system is illustrated in the Roadway Level of Service Map incorporated in the Comprehensive Plan. A full analysis of the existing traffic circulation system is provided in the Transportation Element Data and Analysis.

The Future Land Use Map is assembled with the concentration of higher density and intensity development situated in central locations where activities can be concentrated and mixed so that alternatives to vehicular access for nearby residents are viable.

Given the Village's recent incorporation, the major roadways are County or State maintained, including the hurricane evacuation routes of US 41, Corkscrew Road, and I-75. The policies of the Transportation Element identify that the Village will periodically review conditions of roadways in the Village to identify needs to be considered as part of the capital improvement plan.

PUBLIC TRANSIT

Lee Tran is the provider of public transportation in Estero. Lee Tran is operated by Lee County. A significant connection point and transfer location between Lee Tran and Collier Area Transit is located in Estero at Coconut Point.

The Future Land Use Map is assembled with the concentration of higher density and intensity development situated in central locations where activities are proposed to be concentrated and mixed along the corridors of the Lee Tran bus routes, as shown on the Alternative Transportation Map incorporated in the Comprehensive Plan.

Policies of the Transportation Element are directed at further coordination with Lee Tran to promote viability of increases in service within Estero.

WASTEWATER

As outlined in the Data and Analysis for the Infrastructure Element, the proposed population growth in the ~~ten-year planning horizon~~long-term planning period and associated nonresidential development is accommodated with the capacity available from the wastewater service providers, Lee County Utilities and Bonita Springs Utilities.

The concentration of growth areas designated as Village Center, Transitional Mixed Use and Urban Commercial on the Future Land Use Map are in central areas of the Village and along developed corridors to maximize the use of existing infrastructure where services are available and more cost-effective to deliver.

Future Land Use Element Data & Analysis

SOLID WASTE

As outlined in the Data and Analysis for the Infrastructure Element, the proposed population growth in the ~~ten-year planning horizon~~long-term planning period and associated nonresidential development is accommodated with the capacity available from the solid waste service provider, Lee County.

The concentration of growth areas designated as Village Center, Transitional Mixed Use and Urban Commercial on the Future Land Use Map are in central areas of the Village and along developed corridors to maximize the use of existing infrastructure where services are available and more cost-effective to deliver.

POTABLE WATER

As outlined in the Data and Analysis for the Infrastructure Element, the proposed population growth in the long-term planning period~~ten-year planning horizon~~ and associated nonresidential development is accommodated with the capacity available from the water service providers, Lee County Utilities and Bonita Springs Utilities.

The concentration of growth areas designated as Village Center, Transitional Mixed Use and Urban Commercial on the Future Land Use Map are in central areas of the Village and along developed corridors to maximize the use of existing infrastructure where services are available and more cost-effective to deliver.

PARKS AND RECREATION

As outlined in the Data and Analysis for the Recreation and Open Space Element, the proposed population growth in the long-term planning period~~ten-year planning horizon~~ is accommodated with the capacity available in existing parks.

The public involvement associated with this comprehensive plan revealed that parks and recreation facilities are a great priority for community members who participated. A Public Parks and Recreation Future Land Use category is designated on the Future Land Use Map to ensure identification and protection of these resources. Policies of the Future Land Use Element, particularly Placemaking policies in the Community Design Sub Element, emphasize the importance of publicly accessible and functional open spaces and gathering places in new developments.

To address future needs and facilities Village-wide, policies within the Recreation and Open Space Element identify that the Village will prioritize a master planning effort to assess current conditions and identify and prioritize recreation and open space needs and desires of the community.

PUBLIC SCHOOLS

To address the trend toward an increased school population, the Village's Future Land Use policies allow for schools in most Future Land Use designations. Schools are specifically indicated as allowable on the Future Land Use Categories summary table found in Policy FLU-1.2.1.

To address school facility capacity challenges and needs, the goals, objectives and policies of the Public School Facilities Element are structured to promote coordination with the School District on planning for improvements and addition of school facilities.

Future Land Use Element Data & Analysis

ARCHEOLOGICAL, HISTORIC AND CULTURAL RESOURCES

INTRODUCTION

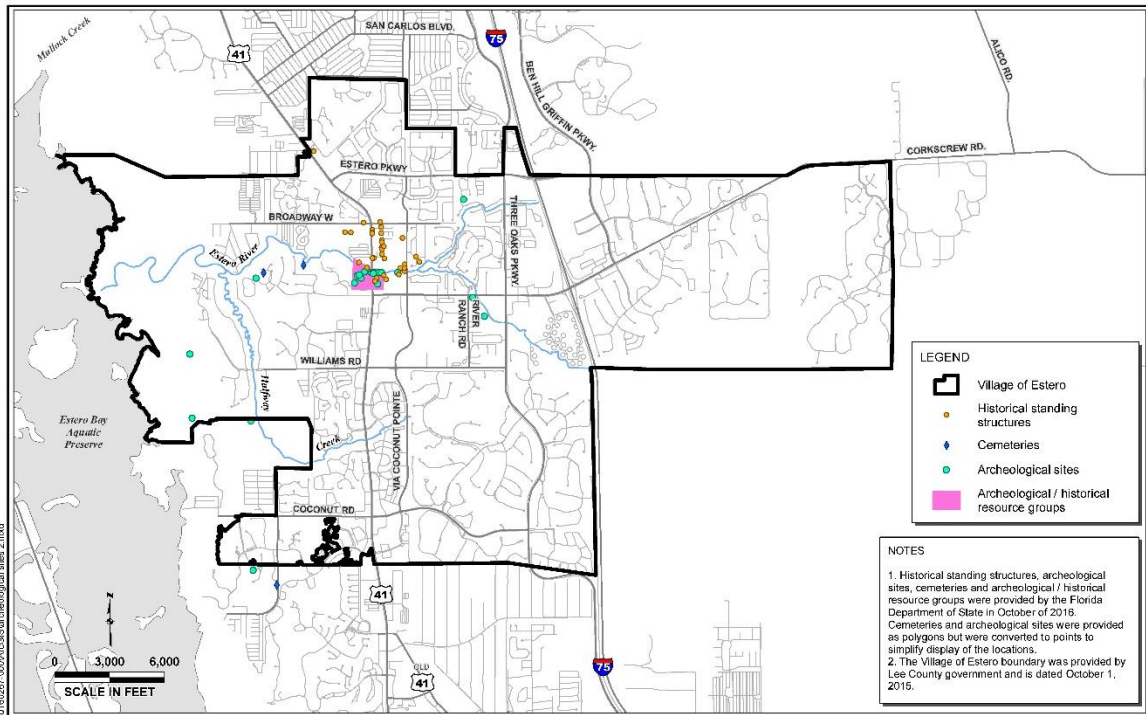
The purpose of the Archeological, Historic and Cultural Resource related policies of the Comprehensive Plan are to provide general information on identified site and resources and ensure the protection of natural and historic properties in the Village of Estero.

HISTORIC CONTEXT

Portions of today's Village of Estero were originally incorporated as the Town of Estero in 1904. The Town of Estero was abolished in 1907. Many of the identified historic structures in the Village of Estero are part of this early history.

Structures dating to the early history of this area include a post office, store, blacksmith, saw mill, schools, an Art Hall for the symphony orchestra and theater group. Some of these remaining historic structures are being maintained at the Koreshan State Historic Site. An early school and restored 1902 house can be found in the Estero Community Park. Additionally, a four-room school with indoor plumbing and Mediterranean Revival styling was built in 1921 to accommodate 100 students. Called the Broadway Estero School, it operated until 1949 and still sits next to the old post office on Broadway.

Archeological resources in the Village of Estero reflect the diverse natural areas of Southwest Florida and the Village's early history. Mapping of Historical standing structures, archeological sites, cemeteries and archeological / historical resource groups are mapped below per the Florida Department of State in October 2016.



LEGEND

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

NOTES

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

<p style="font-size: 8px;">Future Land Use Element Village of Estero Comprehensive Plan</p>	<p style="font-size: 8px;">JOHNSON ENGINEERING, INC. 2122 JOHNSON STREET P.O. BOX 1550 FORT MYERS, FLORIDA 33902-1550 PHONE: (239) 334-0946 FAX: (239) 334-3961 E.B. #642 & L.B. #642</p>	<p style="font-size: 10px;">Historically and Archeologically Significant Areas Map</p>			
DATE: Sept 2016	PROJECT NO.: 20160267-020	FILE NO.: -	SCALE: As Shown	SHEET: M41-5	

Future Land Use Element Data & Analysis

RESOURCES

Florida Master Site File

The Florida Master Site File is the State's archive for information on archaeological sites, historical structures and field surveys for such sites. It is administered by the Bureau of Archaeological Research, Division of Historical Resources, within the Florida Department of State.

The Master Site File does not designate properties as "historic." Entries into the Master Site File depend on the reporting of outside individuals and organizations. About 35,000 sites are entered on the Master Site File. Recording is mandated if State funds are used to conduct the historic surveys; otherwise it is voluntary.

Listing on the Master Site File does not require any minimal site age (although most sites entered are more than 50 years old), nor a level of site significance.

The sites listed in the Master Site File within the Village of Estero include:

Archeological Sites listed on the Florida Master Site File

- Lone Slash Pine
- Lone Cabbage Palm
- Dead Tree Site
- Halfway Creek
- Koreshan Unity Scatter
- Founder's House
- Estero Riverbank
- Rookery
- Koreshan Waterline for Planetary Court
- Membership Cottage
- Small Machine Shop
- Guiding Star Publishing House Foundation
- Limerock Retaining Wall
- Machine and Woodworking Building Foundation
- Boatworks #2 & Blacksmith & Plumbing
- Apiary
- Estero on The River Scatter
- Boatworks/Plumbing Shop/Apiary Scatter
- Publishing House Scatter
- College of Life Scatter
- Critter Site
- Cactus Site
- Koreshan Bakery

Historic Structures listed on the Florida Master Site File

- Estero School
- Corkscrew Rd Store
- Whitten Grove and Store
- Soto Place
- Fernandez Hall
- Alvarez Home
- Alvarez Packinghouse
- County Barn
- John Hall
- School House
- Meade/Loughman House
- Sandy Lane House
- Menge Place
- Menge Packing House
- Boomer Caretaker House
- Boomer House
- Rugg Home
- Lewis Home
- Trebell Garage
- 20575 S. Tamiami Trail
- Edith Trebell House
- 20950 S. Tamiami Trail
- 3440 Broadway
- Rustic Tea Garden Outhouse

Future Land Use Element Data & Analysis

- Holly Park House
- Lockwood House
- 20721 Highlands Avenue
- Campbell-Bigelow Farm
- "Sunlit"/ Hayes House
- Koreshan Boat House
- Seaboard Air Line
- CSX Railroad

Historic Cemeteries listed on the Florida Master Site File

- Johnson Cemetery
- Koreshan Unity Cemetery
- Horseshoe Bend on River Koreshan Unity

Historic District listed on the Florida Master Site File

Koreshan Unity Settlement Historic District

Lee County Historic Preservation Ordinance

The Lee County Historic Preservation Ordinance designated sites and districts of historic significance within the jurisdiction of the County. Improvements to properties designated are generally evaluated for compliance with the United States Secretary of Interior's Standards of Rehabilitation and any specific guidelines designated for the site and/or district.

Lee County Historic Preservation Designations within the Village of Estero:

- Koreshan State Historic Site/Koreshan Settlement
- Happehatchee (Historic House)
- Estero Community Park Historic District consisting of the Estero Schoolhouse and the Hall (Collier) House

National Register of Historic Places

The National Register of Historic Places is an official listing of historically significant sites and properties throughout the country. Maintained by the National Park Service, U.S. Department of Interior, it includes districts, sites, buildings, structures and objects that have been identified and documented as being significant in American history, architecture, archaeology, engineering or culture. These sites and properties reflect the prehistoric occupation and historical development of our nation, state, and local communities.

Listing in the National Register does not, in itself, impose any obligation on the property owner, or restrict the owner's basic right to use or dispose of the property as he or she sees fit. It does, however, encourage the preservation of significant historic resources. Protection of historic resources is done through the local (municipal or county) designation process.

National Register of Historic Places Listings:

- Koreshan Unity Settlement Historic District

Future Land Use Element Data & Analysis

Architectural and Historical Surveys

- An Archaeological Site Inventory and Zone Management Plan for Lee County, Florida; Piper Archaeological Research, 1987
- Lee County Historic and Architectural Survey Florida Preservation Services; December 1986.

- To support the preservation of the Village's historic and archeological assets, Future Land Use policies support the recognition and identification of historic features and encouragement and incentivization of preserving historic assets.