



Land Development Code Workshop



November 2020

Overview

- Review of LDC Chapters
- Next Steps
- Questions and Comments



MODULE 2A & 2B IN BOLD	
CHAPTER 1:	General Provisions
CHAPTER 2:	Administration
CHAPTER 3:	Zoning Districts
CHAPTER 4:	Use Specific Standards
CHAPTER 5:	Site Development Standards
CHAPTER 6:	Signage
CHAPTER 7:	Natural Resources
CHAPTER 8:	Public Facility Funding and Coordination
CHAPTER 9:	Nonconformities
CHAPTER 10:	(10-4 Definitions)

MODULE 2A & 2B IN BOLD	
CHAPTER 1:	General Provisions
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CHAPTER 7:	Natural Resources
CHAPTER 8:	Public Facility Funding and Coordination
CHAPTER 9:	Nonconformities
CHAPTER 10:	(10-4 Definitions)

The LDC modules discussed in this presentation and previous workshops are available to the public at:
<https://estero-fl.gov/land-development-code/>

Chapter 5: Site Development Standards

- **Consolidates development standards that govern the physical design of development projects, including requirements for:**
 - **Parking**
 - **Street and sidewalk networks**
 - **Landscaping**
 - **Fences/ walls and lighting**
 - **Architectural, form, and building design**
 - **Green building**
 - **Residential impacts**
 - **Utilities**

Chapter 5:	Site Development Standards
Section 5-1	General Site Development Standards
Section 5-2	Off-Street Parking, Bicycle Parking, and Loading Standards
Section 5-3	Mobility and Connectivity Standards
Section 5-4	Landscape Standards
Section 5-5	Fence and Wall Standards
Section 5-6	Exterior Lighting Standards
Section 5-7	Architectural, Form, and Design Standards
Section 5-8	Green Building Standards
Section 5-9	Plat Standards
Section 5-10	Utilities
Section 5-11	Fire Safety
Section 5-12	Refuse and Solid Waste Disposal Facilities
Section 5-13	Residential Impact Standards
Section 5-14	Clearing, Grading, and Filling of Land

Section 5-2: Off Street Parking, Bicycle Parking, and Loading Standards

- **Minor updates to minimum parking standards**
 - All uses now have parking requirements
 - Small reduction for retail uses, restaurants, and hospitals
 - Most standards carried forward
- **Updated and simplified parking lot location and design standards**
- **New electric vehicle (EV) charging station standards**
- **New basic bicycle parking standards:**
 - 5% of the number of vehicle parking spaces
 - Adapts industry standards for design

Chapter 5: Site Development Standards
Section 5-2: Off-Street Parking, Bicycle Parking, and Loading Standards

TABLE 5-205.B.1: MINIMUM NUMBER OF OFF-STREET PARKING SPACES²⁴⁹

Use Type	Minimum Number of Vehicular Parking Spaces		
	Current ²⁴⁹		Proposed ²⁴¹
	Single Use Development	Multiple Use Development	
Repair shop, household	1/250 sf (minimum 5); dead storage calculated at same rate	1/350 sf; dead storage calculated at same rate	1/250 sf (minimum 5)
Research and development laboratories	n/a (existing use, no parking requirements listed)		1/600 sf
Resource recovery to energy facility	n/a (existing use, no parking requirements listed)		1 per employee at largest shift
Restaurant, convenience	n/a (existing use, no parking requirements listed)		1 per 4 seats
Restaurant, fast casual or fast food	13/1,000 sf of total floor area including outdoor eating area [N9]		13/1,000 sf of total floor area including outdoor eating space
Restaurant, standard	14/1,000 sf total floor area including outdoor eating area [N8] [N9] [N10]	12.5/1,000 sf total floor area including outdoor eating area	12.5/1,000 sf total floor area including outdoor eating area
Retail sales	1/250 sf (minimum 5); dead storage calculated at same rate	1/350 sf; dead storage calculated at same rate	1/400 sf
Satellite earth stations and amateur radio antennas	(Only an accessory use in existing code)		1 when used as a primary use
Schools, elementary, middle and high	Public: As required by state law Private HS: 1 per employee plus 1 per 10 students Private elementary school: 1 per employee plus 1 per 40 students		Public: As required by state law Private HS: 1 per employee plus 1 per 10 students Private elementary school: 1 per employee plus 1 per 40 students
Self storage	1/25 storage units (Minimum 5 spaces)		1 per 25 storage units (minimum 5)
Showroom, wholesale	n/a (new use)		2/1,000 sf
Tattoo or body piercing establishment	1/300 sf	1/350 sf	1/300 sf
Tobacco shop	1/250 sf (minimum 5); dead storage calculated at same rate	1/350 sf; dead storage calculated at same rate	1/250 sf (minimum 5)
Training and rehabilitation	n/a (existing use, no parking requirements listed) ²⁴⁹		1/350 sf
Utility, major	1 per employee at largest shift		1 per employee at largest shift
Utility, minor	n/a (new use)		Determined by Director
Vehicle and boat rental and sales ²⁵⁰	1/700 sf (minimum 5); dead storage: 1/1,500 sf	1/700 sf; 0 for dead storage	1/700 sf (minimum 5); dead storage: 1/1,500 sf

²⁴⁹ This is a renaming of existing social services groups II in the transitional LDC. Table 34-2020(b) in the transitional LDC includes minimum parking requirements for social services groups I, III and IV, but not group II.

²⁵⁰ This is a new use; the analogous use in Table 34-2020(b) of the transitional LDC used for comparison is "Retail or business establishments: Very large products or commodities."

Landscape standards include:

5-403. Estero Plant Palette (NEW)

- Material Standards

5-404. Tree Preservation (EXPANDED)

5-405. General Tree Standards & Tree Credits

- **Street Trees count as General Tree Credits (NEW)**

5-406. Perimeter Buffers

5-407. Building Perimeter Plantings

5-408. Open Space and Stormwater Management Areas

- **Open Space designation priorities (NEW)**

5-409. Parking and Vehicular Access Area Landscaping

5-410. Screening of Service Areas

5-411. Installation and Maintenance Standards

- **Cultivated Tree Removal / Renovation (NEW)**

5-412. Supplemental Landscaping for Specific Uses

5-413. Irrigation Standards (UPDATED)



Chapter 5: Site Development Standards - Sec. 5-4 Landscape Standards

5-403. Estero Plant Palette (NEW)

- **Comprehensive list in Appendix**
- **Recommended plantings based on Estero look and feel & survivability, success in Estero climate**
 - Shade Trees (38)
 - Ornamental Trees (12)
 - Palms (24)
 - Shrubs (57)
 - Groundcovers (17)
 - Vines (3)
 - Grasses (7)

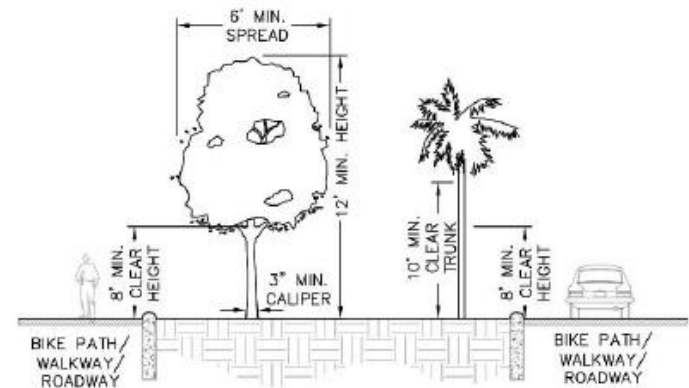
TABLE E-1: RECOMMENDED SHADE TREES		
(*) in Common Name field and Green Shading = Native		
Common Name	Botanical Name	Photo
Red Mulberry*	Morus rubra	
Pond Apple*	Annona glabra	
Iron Wood*	Carpinus caroliniana	
White Mangrove*	Laguncularia racemosa	
West Indian Mahogany*	Swietenia mahogoni	
Red Mangrove*	Rhizophora mangle	
Coastal-Plain Willow*	Salix caroliniana	
Paradis Tree*	Simarouba glauca	
Loblolly Bay*	Gordonia lasianthus	

Chapter 5: Site Development Standards - Sec. 5-4 Landscape Standards

5-403 Plant Material Standards – carried forward

- **Inconsistencies resolved and standards maintained**
- **Quality: Florida No. 1 or better**
- **75% of required trees must be native**

Trees
12 feet in height, 6-foot spread, 3-inch caliper
8 feet of clear trunk



5-404. Tree Preservation (EXPANDED)

A. Purpose

A “tree worthy of preservation” includes:

any tree listed in the **Florida Champion Tree** Records compiled by the state
any **heritage tree** (live oak, South Florida slash pine, or longleaf pine 20-inch caliper dbh or greater)

any **native tree which is four-inch caliper dbh or greater**, of the species listed in Appendix G: Protected Tree List, including 39 families of trees and including **healthy sabal palms that are a minimum eight-foot clear trunk.**

- *Transitional Code defined Tree Preservation as any tree listed in the Florida Champion Tree Records only. Estero LDC expands trees worthy of preservation to additionally include heritage trees and any native tree 4-inches caliper dbh listed as protected*

5-404. Tree Preservation (EXPANDED)

B. Applicability

Prohibits cutting down, destroying, removing, relocating, defoliating through the use of chemicals or other methods, or otherwise damaging any “tree worthy of preservation” without a tree removal permit

Protection and requirement for removal/replacement now applies to **Florida Champion Trees** and:

any **heritage tree** (live oak, South Florida slash pine, or longleaf pine 20-inch caliper dbh or greater)

any **native tree which is four-inch caliper dbh or greater**, of the species listed in Appendix G: Protected Tree List, including 39 families of trees and including **healthy sabal palms that are a minimum eight-foot clear trunk**

Chapter 5: Site Development Standards - Sec. 5-4 Landscape Standards

5-405. General Tree Standards & Tree Credits

- **Street Trees count as General Tree Credits (NEW)**

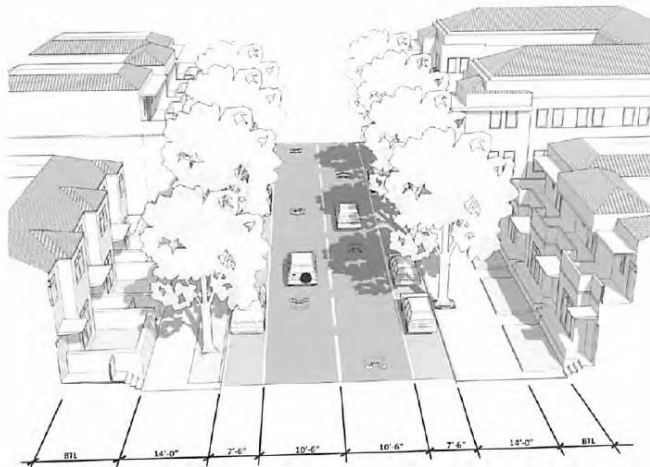


TABLE 5-405.B: GENERAL TREE STANDARDS [1]³⁶⁴

Types of Development	Minimum Required General Trees
Single-family dwelling development constructed on individual (single) lots.	Provide one tree for each 3,000 square feet of development area. The preferred location for installation is on common property (around a clubhouse, lakes, dry detention area or other similar areas).
Single-family dwelling development on a conventional zoning district lot with minimum lot sizes of 6,500 square feet or greater	Two trees for each lot
Other residential development (including recreational vehicle development).	Provide one tree for each 3,000 square feet of development area. The preferred location for installation is on common property (around a clubhouse, lakes, dry detention or other similar areas).
All other developments.	Provide one tree for each 3,500 square feet of development area.

Chapter 5: Site Development Standards - Sec. 5-4 Landscape Standards

5-406. Perimeter Buffers

Carried Forward

Purpose: provide screening between parcels on which there are incompatible land uses and along road rights-of-way.

- Commercial projects that are part of **mixed-use developments** are not required to provide buffers between uses within the project. They are required to provide buffers adjacent to development and adjacent lands on the perimeter of the project.

TABLE 5-406.B.3: BUFFER TYPES (PER 100 LINEAR FEET) [1]

Standard	Buffer Types					
	A	B	C	D	E	F
Minimum Width in Feet	Five	15	20	20	30	50
Minimum Number of Trees (per 100 linear feet)	Four	Five	10	Five [4]	10	15
Minimum Number of Shrubs (per 100 linear feet)	—	Hedge [3]	30	Hedge [3]	30	Hedge [3]
Wall Required [2]	—	—	Eight feet in height, solid fence	—	Eight feet in height, solid fence	—

NOTES³⁶⁹

- [1] All landscape buffer designs should complement adjacent project buffers to help in establishing a continuous landscape theme within the Village.
- [2] A solid masonry or concrete wall, berm, or wall and berm combination shall be at least eight feet in height. All trees and shrubs required in the buffer shall be placed on the residential side of the wall (if applicable). The height of the wall shall be measured from the average elevation of the road or roads abutting the property, as measured along the centerline of the streets, at the points of intersection of the roads with the side lot lines (as extended) and the midpoint of the lot frontage. Walls shall be constructed to ensure that historic flow patterns are accommodated and all stormwater from the site is directed to on-site detention/retention areas in accordance with the SFWMD requirements.
- [3] Hedges shall be planted in double staggered rows and be maintained to form a 36-inch high (F type buffers shall be 48 inches at installation and be maintained at 60 inches high) continuous visual screen within one year after time of planting. In situations where the elevation of the ROW is higher than the elevation of the adjacent property, the effective plant screen shall have an elevation of 36 inches as measured from the highest elevation within the buffer area resulting from the combination of the berm and/or plants. Clustering of shrubs that would not create a continuous visual screen, but would add interest to the landscape design, is allowed, subject to review by the Director.
- [4] Trees within the ROW buffer shall be appropriately sized in mature form so that conflicts with overhead utilities, lighting, and signs are avoided. The clustering of trees and use of palms within the ROW buffer will add design flexibility and reduce conflicts.

Chapter 5: Site Development Standards - Sec. 5-4 Landscape Standards

Open Space and Stormwater Management Areas consolidated and simplified

TABLE 5-408.C: OPEN SPACE STANDARDS		
Type of Development	Open Space as Percentage of Development Area [1]	
	Small Project [2]	Large Project [2]
Two-family attached each on an individual lot where minimum lot size is 3,750 sq. ft. per unit	None	None
All other Residential, including ALF, independent living, continuing care, and multifamily	35	40
Other: All other uses including, but not limited to commercial, industrial, places of worship, recreational vehicle parks, community facilities, schools (excluding Lee County School District schools), etc.	30	40
Planned Developments	30	40
NOTES:		
[1] Multiple use sites with conventional zoning shall comply with each corresponding use percentage in this table.		
[2] A Large project is ten acres or more in land area or two acres or more in impervious area.		

E. Open Space Designation Priorities (NEW)

The priority for the designation of open space on a specific development site is encouraged to be as follows, in order of priority:

- **Preservation of native and indigenous vegetation onsite.**
- **Open space of public interest** where no such vegetation is onsite for preservation. See subsection G below for design elements.

Chapter 5: Site Development Standards - Sec. 5-4 Landscape Standards

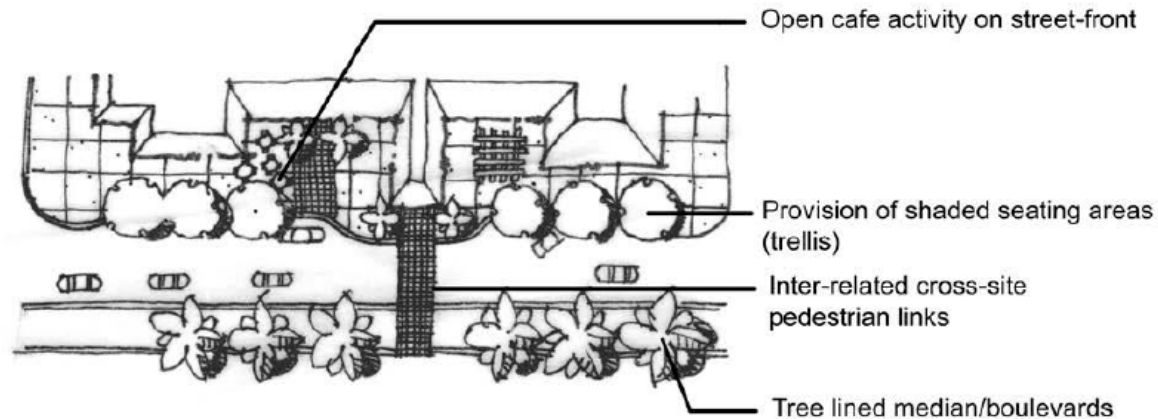
• Open Space designation priorities (NEW)

Sec. 5-408.

G. Open Space of Public Interest³⁸⁴

1. Places of public interest/open space are intended to provide for areas of public interest within commercial developments and shall be provided where possible. These areas shall be equipped with amenities such as seating areas, structures that provide shade, drinking fountains, and other amenities. For example, see Figure 5-408.G: Open Space of Public Interest.
2. Open-air restaurants and cafes are encouraged.
3. Landscaping elements such as plantings, fencing, and changes of paving material are encouraged to demarcate change in function of a public area and adjacent road. Where necessary, traffic calming devices shall be applied to slow down traffic.

Figure 5-408.G: Open Space of Public Interest



Chapter 5: Site Development Standards - Sec. 5-4 Landscape Standards

• **Cultivated Tree Removal / Renovation (NEW)**

5-411. Installation and Maintenance Standards

- Subject to health or safety condition per Sec. 2-505.D.3, Tree Removal Standards.
- Replacement Trees shall be from Estero Plant Palette and qualify as a Larger Tree (16' height) per Sec. 5-405.C.2.
- Max. 10% of the required trees within an existing approved Landscape Plan may be replaced within a one year period.
- Replaced or removed trees shall not be located within one contiguous area and shall be evenly dispersed throughout the project.

Applicable to sites with Development Orders, NOT single family homes



CLARION

JOHNSON
ENGINEERING

NANCY E.
STROUD, PA

Chapter 5: Site Development Standards - Sec. 5-4

Landscape Standards

5-413. Irrigation Standards (UPDATED)

- Standards added to address water supply protection and water conservation measures
 - Water shall be conserved by allowing differential operation schedules based on hydrozone.
 - Soil, slope, and other site characteristics shall be considered in order to minimize water waste (overspray or overflow to impervious surfaces)
 - Low trajectory spray heads and/or low volume water distributing or application devices
 - Reuse water where available
 - Drought-tolerant, site-specific, and shade producing plants are encouraged to diminish irrigation demands
 - All required underground sleeves shall be shown on the development order site drainage plan.

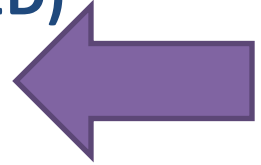


Chapter 5: Site Development Standards - Section 5-7 Architectural, Form and Design Standards

Standards include:

5-703. Architectural Styles and Characteristics (UPDATED)

- Mediterranean Revival (5 substyles), Florida Vernacular (3 substyles), Alternative Styles (Prairie or Iconic)



5-704. Historic Preservation

5-705. Site Contextual Standards

- Mixed Use Development Standards (NEW)



5-706. Building Design Standards

- Exterior Color (UPDATED)



5-707. Supplemental Standards for Specific Uses

Section 5-7 Architectural, Form and Design Standards

5-703. Architectural Styles and Characteristics (UPDATED)

A. Primary Architectural Styles

Mediterranean Revival (5 substyles) and Florida Vernacular (3 substyles) are designated as the Village's primary architectural styles.

Figure 5-703.A.1.D: Mediterranean Revival Defining Elements



5-703.A.2.C: Florida Vernacular Defining Elements



Section 5-7 Architectural, Form and Design Standards

5-703. Architectural Styles and Characteristics (UPDATED)

B. Alternative Styles

- Alternative Styles subject to criteria and approval through review process
- Prairie



- Iconic: Buildings that are used for civic purposes and that are adjacent to public gathering places

Section 5-7 Architectural, Form and Design Standards

5-706. Building Design Standards

- Exterior Color (UPDATED)

D. Exterior Building Color

1. Exterior building colors shall be neutral, warm earth tones or subdued pastels. White or gray are prohibited as a predominant color.

Where applicable, brightly colored trims, cornices, or columns may be used to create a special effect or setting. However, these contrasts shall create a harmonious impact, complementing the principal structure as well as existing surrounding building structures.



Section 5-7 Architectural, Form and Design Standards

Mixed Use Development Standards (NEW)

5-705. Site Contextual Standards

1. Placemaking
2. Crime Prevention Through Environmental Design (CPTED)
3. Climate Responsiveness
4. Tier Applicability – Tier standards of Section 3-707.D of the LDC concerning walkability of mixed-use projects

Applies to any mixed use project



Section 5-7 Architectural, Form and Design Standards

Mixed Use Development Standards (NEW)

5-705. Site Contextual Standards

Applies to any mixed use project

Placemaking Amenity	Standard
Mix of Use Ratio	No single use over 80% of gross floor area
Housing Choices	At least 2 distinct housing types, no more than 80% of a single housing type
Gathering Place	10% of site shall be designed for use of occupants of the site and the public
Multi modal & integrated mobility	Multiple travel modes served (vehicle, transit, bike and pedestrian)
Connectivity	Sidewalks, street trees, internal & external cross access

Section 5-7 Architectural, Form and Design Standards

Mixed Use Development Standards (NEW)

5-705. Site Contextual Standards

Applies to any mixed use project

Placemaking Amenity	Standard
Roads	Alleys, traffic calming where appropriate
Parking	At least half of parking to sides or behind buildings
Transit	Design for LeeTran stop or shelter
Community Identity	Gateway monument at primary entrance
Community heritage	Preserve historic landmarks, specimen trees (can be waived where not feasible)
Arts, culture and creativity	Include public art
Environmental feature	Include one: green infrastructure, nature trail, educational signage (can be waived where not feasible)

Section 5-7 Architectural, Form and Design Standards

Mixed Use Development Standards (NEW)

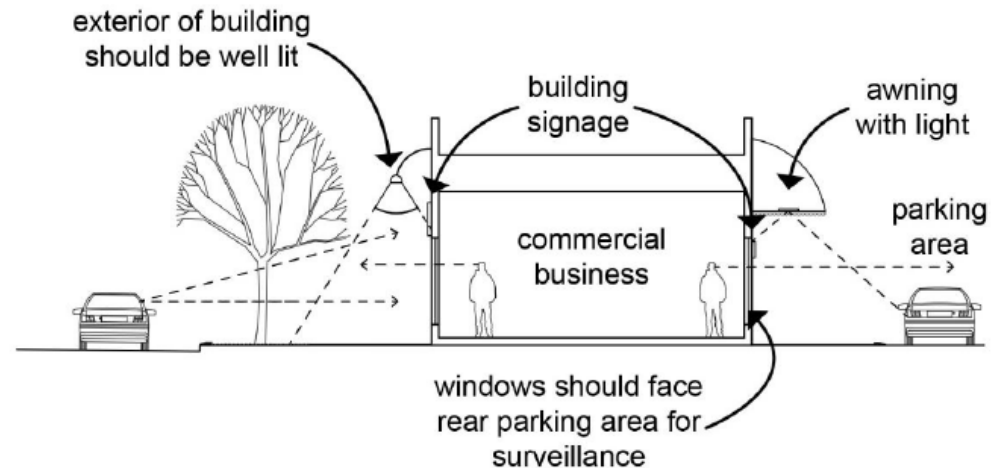
5-705. Site Contextual Standards

Applies to any mixed use project

Crime Prevention Through Environmental Design (CPTED) standards address:

- Natural Surveillance
- Natural Access Control
- Territorial Reinforcement

Figure 5-705.C.1.B-1: CPTED Natural Surveillance Design Elements



Section 5-8: Green Building Standards

- **Requires development to include sustainable features**
 - Residential:** 6 to 29 units: 3 points req.
30+ units: 4 points req.
 - Nonresidential:** 8,000 to 25,000 sf: 3 points req.
Over 25,000 sf: 4 points req.
- **Provides a menu of green building options that provide developers flexibility**
- **Categories:**
 - Development Location
 - Energy Conservation
 - Alternative Energy
 - LEED Certification or Equivalent
 - Passive solar
 - Water Conservation and Water Quality
 - Vegetation
 - Urban Agriculture
 - Building Materials
 - Universal Design
 - Transportation
- **LEED Gold or equivalent on alternative rating system exempt from point requirement**

Chapter 5: Site Development Standards
Section 5-8: Green Building Standards

TABLE 5-804.B: GREEN BUILDING POINT SYSTEM	
Development Feature	Points Earned
Pre-wire a minimum of 50 percent of residential dwelling units in the development for solar panels	0.50
Pre-wire a minimum of 25 percent of residential dwelling units in the development for solar panels	0.25
Install solar panels on a minimum of 50 percent of dwelling units contained in single-family, two family, townhouse, or multi-family dwellings	1.50
Install solar panels on a minimum of 75 percent of dwelling units contained in single-family, two-family, townhouse, or multi-family dwellings	2.00
Install solar panels on primary structure, and at least 50 percent of buildings in a nonresidential development	1.50
Install solar panels on primary structure, and at least 75 percent of buildings in a nonresidential development	2.00
Install solar panels on 100 percent of buildings in a nonresidential development	2.50
LEED Certification or Equivalent	
Construct the principal building(s) to meet or exceed LEED® Bronze certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's International Green Construction Code	1.50
Construct the principal building(s) to meet or exceed LEED® Silver certification or equivalent standards of the National Green Building Standard™/NGBS Green or the International Code Council's International Green Construction Code	2.50
Passive Solar	
Orient a minimum of 75 percent of the single-family detached or two-family dwellings or lots in the development within 20 percent of the east-west axis for maximum passive solar exposure	2.00
Orient a minimum of 50 percent of the single-family detached or two-family dwellings or lots in the development within 20 percent of the east-west axis for maximum passive solar exposure	1.50
Orient a minimum of 25 percent of the single-family detached or two-family dwellings or lots in the development within 20 percent of east-west for maximum passive solar exposure	0.75
Orient at least 50 percent of the nonresidential buildings in a development with an axis oriented within 20 percent of east-west for maximum passive solar exposure	1.50
Orient at least 25 percent of the nonresidential buildings in a development with an axis oriented within 20 percent of east-west for maximum passive solar exposure	1.00
Water Conservation and Water Quality	
Design all areas required to be landscaped as an integrated system to meet on-site stormwater quality requirements for the development through incorporation of low impact development design principles and use of best management practices for on-site storm-water management. These areas shall use vegetated pervious surfaces or other measures such as permeable pavements to infiltrate the capture of water volume on-site. Piped conveyances must discharge to pervious areas.	2.50
Use low-impact development techniques, including but not limited to grass buffers and swales or bioretention (rain garden or porous landscape detention, sand filters, and permeable pavement systems) to meet half of stormwater management requirements	1.00
Install a green/vegetated roof on the primary structure, or on at least 50 percent of primary buildings in a multi-building complex; green/vegetated roofs shall include vegetation on at least 50 percent of the roof area and shall use only plant materials permitted by Section 5-4, Landscape Standards	1.50
All showerheads and handheld showers achieve 2.0 GPM or less	0.50



Sec. 5-6 Exterior Lighting Standards

5-604 E. Lighting standards have been updated for new LED Technology, regulating Color Temperature and BUG (Backlight, Uplight, Glare)

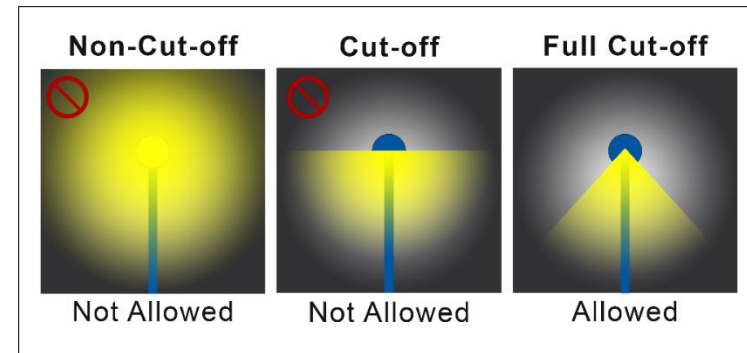
5-604 D. Full Cut-off and Fully Shielded Fixtures Required (Retained)

5-605 Standards for Specific Uses and Site Features

- Combination of modified and new standards to achieve safe lighting that does not intrude off the site for special cases: Off-street parking areas, sports and performance venues, pedestrian areas, wall-pack lights on the side of buildings, canopies, and decorative landscape lighting

5-604 A. Hours of Illumination

- Adds a 10:00 PM cut-off time for lighting adjacent to residential developments
- Applies to nonresidential and mixed use, except agriculture



Sec. 5-13 Residential Impact Standards

New Standards for development of commercial uses on land that contains residential uses, is within 300 feet of land containing or zoned for residential

- Addressed at development order application
- Hours of operation may be limited
- Required parking provided off-street, placed to minimize impact to adjacent residences
- Access points arranged to avoid traffic conflict with residential areas
- Parking lots abutting residences screened with perimeter buffer
- Pedestrian connections to public sidewalks and nearby residential areas encouraged
- Noise directed away from residences



Chapter 5: Site Development Standards – Additional Sections

- **5-3 Mobility and Connectivity Standards**
 - Carries forward existing technical requirements
 - County bus stop requirements will be enforced by Village
 - Sidewalks required on one side of the road within residential subdivisions and on both sides in commercial development

- **5-10 Utilities**
 - Carries forward requirement for connecting to water and sewer (within ¼ mile, if available, depending on density, square footage or gallons per day flow).



Chapter 6: Signage

- Carries forward most of the existing sign regulations from the transitional LDC
- Billboards prohibited per comprehensive plan
- New tables that illustrate sign requirements at-a-glance
- Clarified prohibition on pole signs

Chapter 6: Signage

Section 6-1 General

Section 6-2 Measurement, Construction, and Maintenance Standards

Section 6-3 Restrictions Based on Location

Section 6-4 Nonconforming Signs

TABLE 6-1: PERMANENT SIGNS IN RESIDENTIAL DEVELOPMENT			
General Requirements			
Maintenance	A homeowners' association or similar entity shall be responsible for maintenance of each sign		
Location	Set back 15 ft from edge of public right-of-way		
Location	Set back 15 feet from an entrance road, except that if the sign is in the median strip of the entrance boulevard, the minimum required setback is five feet		
Illumination	May be illuminated with a steady light shielded so as not to interfere with vehicular traffic, subject to Section 5.5, Exterior Lighting Standards.		
Design	May incorporate or be incorporated into accessory entrance structural features such as a project wall or landscaping		
Residential Development Signs			
Specific Signs	Number	Maximum Height & Sign Area	Other Requirements
	Boulevard entrance: 1 in median,		Shall only include

Chapter 7: Natural Resources

- **Consolidates Natural Resource Standards in one chapter**
- **Carries forward existing protections from the transitional LDC**
- **Removes material from the transitional code specific to other parts of Lee County**
- **Section 7-1** includes the purpose of the chapter to protect natural, historic, and scenic resources, including air, water, and ecological integrity

Chapter 7: Natural Resources

Section 7-1 Natural Resources General Standards

Section 7-2 Environmental and Natural Resource Standards

Section 7-3 Flood Hazard Reduction Standards

Section 7-4 Marine Facilities, Structures, and Equipment Standards

Section 7-5 Hurricane Preparedness



Section 7-2: Environmental and Natural Resource Standards

Environmental protections grouped by subject

- **Sec.7-201 Wildlife and Habitat Protection**
 - Protects **bald eagles** including, including incentives available for plans that allow a buffer around protected nests such as reclaiming “lost” density elsewhere on the site
 - Carries forward the Lee County **Manatee** Protection Plan
 - Habitats of species listed for protection by the state or federal government also protected (**30 animals** and **15 plants** in Appendix H)
- **Sec. 7-202 Wellfield Protection**
 - Protects potable groundwater by carrying forward transitional LDC
 - Clarifies technical language on identifying well protection zones



Section 7-2: Environmental and Natural Resource Standards

Environmental protections grouped by subject

- **Sec. 7-203 Wetlands Protection**
 - Carries forward wetlands protections
- **Sec. 7-204 Mangrove Protection**
 - Carries forward protection and restoration of mangroves including requirements for restoration plans
- **Sec. 7-205 Clean Water Protection**
 - Carries forward standards for discharging water into sewers or receiving waters
- **Sec. 7-206 Surface Water Management**
 - Carries forward standards on water runoff and retention
 - Excavation bank slopes for new projects must be 6:1
 - First Floor at one foot over Flood Insurance Rate Map Base Flood Elevation *or* one foot over the 100 year, three day design elevation, *whichever is greater.*



Chapter 7: Natural Resources

- **Section 7-3 Flood Hazard Reduction Standards**
 - Carried forward from transitional code
 - FEMA Standards
 - Includes its own administrative provisions and definitions for easy approval of the standards by State and Federal agencies.
- **Section 7-4 Marine Facilities, Structures, and Equipment Standards**
 - Carries forward standards for slips, docks and dock boxes, boat ramps, seawalls, etc.
- **Section 7-5 Hurricane Preparedness**
 - Carries forward hurricane-related standards, including formulas for determining hurricane shelter availability and evacuation impacts



Chapter 8: Public Facility Funding and Coordination

- **Updates** the road and park impact fee provisions per Village Ordinances 2018-09 and -10
- **References** Lee County's fire protection, EMS, and school impact fees
- **Reduced use of credits** from 20 years to 10 years
- **Updates concurrency** to be consistent with plan policies and state law. Concurrency requirements for potable water, sanitary sewer, solid waste disposal, surface water management, and public schools are mandatory
- Transportation concurrency removed (not mandatory per state); addressed by traffic impact studies (Sec. 5-308)

Chapter 8: Public Facility Funding and Coordination

Section 8-1 Impact Fees

Section 8-2 Concurrency Management

TABLE 8-102.B: ROAD IMPACT FEE SCHEDULE

Land Use Type	Unit	Road Impact Fee Due
Residential		
Single-family residence (Detached)	Dwelling Unit	\$9,966
Multi-Family, Low Rise (including two-family attached and townhome 1-2 story)	Dwelling Unit	\$7,750
Multi-Family, Mid-Rise (3-10 stories)	Dwelling Unit	\$5,760
Multi-Family, High-Rise (11+ stories)	Dwelling Unit	\$4,700
Mobile home/RV park	Pad/Park site	\$5,293
Assisted Living Facility (ALF)	Dwelling Unit	\$2,138
Continuing Care Retirement Community	Dwelling Unit	\$2,540
Hotel/Motel or timeshare	Room/unit	\$4,497
Retail Commercial		
Shopping Center	1,000 sq. ft.	\$11,476
Bank	1,000 sq. ft.	\$25,579
Car wash, Self-service	Stall	\$6,112

Chapter 9: Nonconformities

- **Establishes development rules** for uses, structures, lots, or landscaping that was conforming at time developed or installed, but no longer complies (ex: mobile home parks)
- Generally allows to continue in place, but establishes rules governing what happens when discontinued or destroyed.
- Current rules generally carried forward.
- Bring older properties into compliance as is feasible

- **9-304 Structures Damaged by Fire or Other Natural Forces** carries forward an allowance to rebuild to accommodate legally documented actual uses after disaster damages 50% of value, and allows lawfully existing single-family dwellings and mobile homes to be rebuilt without expansion

Chapter 9: Nonconformities

Section 9-1 Purpose

Section 9-2 Nonconforming Use of Land

Section 9-3 Nonconforming Buildings and Use of Buildings

Section 9-4 Nonconforming Uses of Buildings

Section 9-5 Nonconforming Lots

Section 9-6 Nonconforming Screening and Buffering

Section 9-7 Nonconformities Created by Eminent Domain Proceedings or Voluntary Donation of Land for Public Purpose

Section 9-8 Uses approved by Special Exception or Permit

Next Steps

- November workshops and meetings
- Feedback from Council and Boards
- Production of “Public Hearing Draft,” and adoption-ready document
- Public Hearings in December/January

eComments can be submitted via the following webpage link for public comments:
<https://estero-fl.gov/land-development-code/>



CLARION

JOHNSON
ENGINEERING

NANCY E.
STROUD, PA

Questions and Discussion

