



VILLAGE OF ESTERO PLANNING & ZONING BOARD

December 13, 2016

Village of Estero's First Comprehensive Plan Agenda

- What is a Comprehensive Plan
- Planning & Zoning Board Role
- The Process
- The Timeline
- What is included in a Comprehensive Plan
- Public Participation
- Next steps and input from Planning & Zoning Board

Comprehensive Plan Team Members

Village of
Estero

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Johnson
Engineering

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What is a Comprehensive Plan?

- Florida Statute §163.3177
- The Comprehensive Plan provides the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development.
- Includes community commitments to implement the plan
- Provides guidelines for the content of more detailed Land Development Regulations
- Comprehensive Plans are made up of separate Elements for each area of regulation, similar to chapters. Each Element contains Goals, Objectives, and Policies
- All mandatory and optional Elements of the Comprehensive Plan must be based upon relevant and appropriate data and analysis.



Role of Planning & Zoning Board in Comprehensive Planning

- State requires review by “Local Planning Agency” (LPA)
- Planning & Zoning Board is the Estero LPA
- LPA reviews drafts of the Comprehensive Plan Elements and makes recommendations to the Council
- Planning & Zoning Board can be host for public participation meetings in the Comprehensive Plan process



Comprehensive Plan Process

1. LPA Kick Off Meeting
2. Data & Analysis Gathering
3. Community Meeting - Informational Kick Off
4. Community Meeting - Vision Workshop
5. Formulation of Draft Elements
6. Community Meetings (3) – Element Goals, Objectives and Policies (GOPs); Themes; Document Framework
7. Formulation of Final Elements
8. LPA Workshops (2) - Full Comprehensive Plan
9. LPA Public Hearing - Full Comprehensive Plan
10. Council Workshop - Full Comprehensive Plan
11. Council Public Hearing - Transmittal of Comprehensive Plan to Department of Economic Opportunity (DEO)
12. Response to DEO Objections, Recommendations and Comments Report (ORC)
13. Council Public Hearing - Comprehensive Plan Adoption

LPA Involvement

Comprehensive Plan Timeline

Event	Date
LPA Meeting - Kick Off	December 2016
Community Meeting - Informational Kick Off	January 2017
Community Meeting - Vision Workshop	February
Community Meeting - Element GOPs	March
Community Meeting - Element GOPs	April
Community Meeting - Themes/Document Framework	April
LPA Workshops (2) - Full Comprehensive Plan	May – June
LPA Public Hearing - Full Comprehensive Plan	July
Council Workshop - Full Comprehensive Plan	August
Council Public Hearing - Transmittal of Comprehensive Plan to DEO	September
Council Public Hearing - Comprehensive Plan Adoption	December 2017

Required Comprehensive Plan Elements

- Future Land Use
- Transportation
- Housing
- Infrastructure
- Conservation & Coastal Management
- Recreation & Open Space
- Intergovernmental Coordination
- Capital Improvements
- Public School Facilities

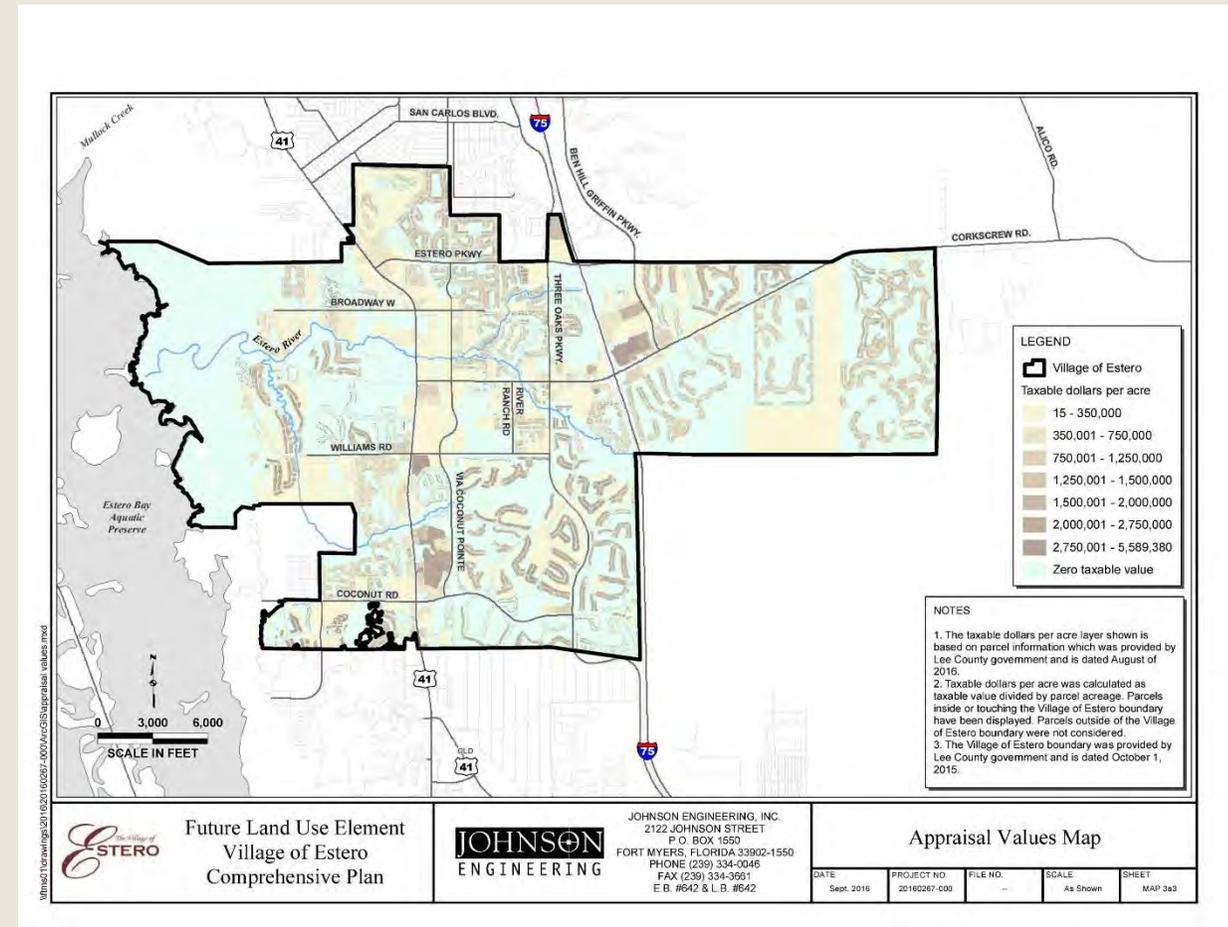
Other Required Sections:

- Public Participation
- Procedures for Monitoring, Evaluation, Appraising & Implementation



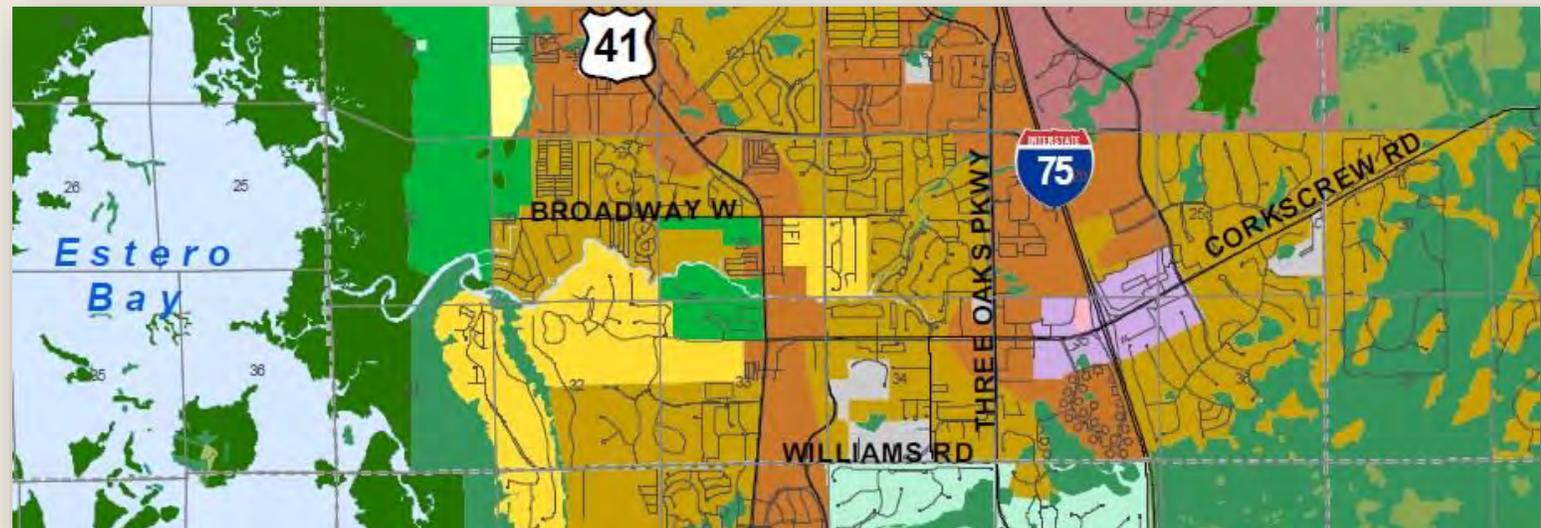
Data & Analysis – Future Land Use Element

- Historic and archeological inventory
- Existing land use
- Character of undeveloped land
- Property Values
- Topography & soils
- Redevelopment opportunities
- Natural resources



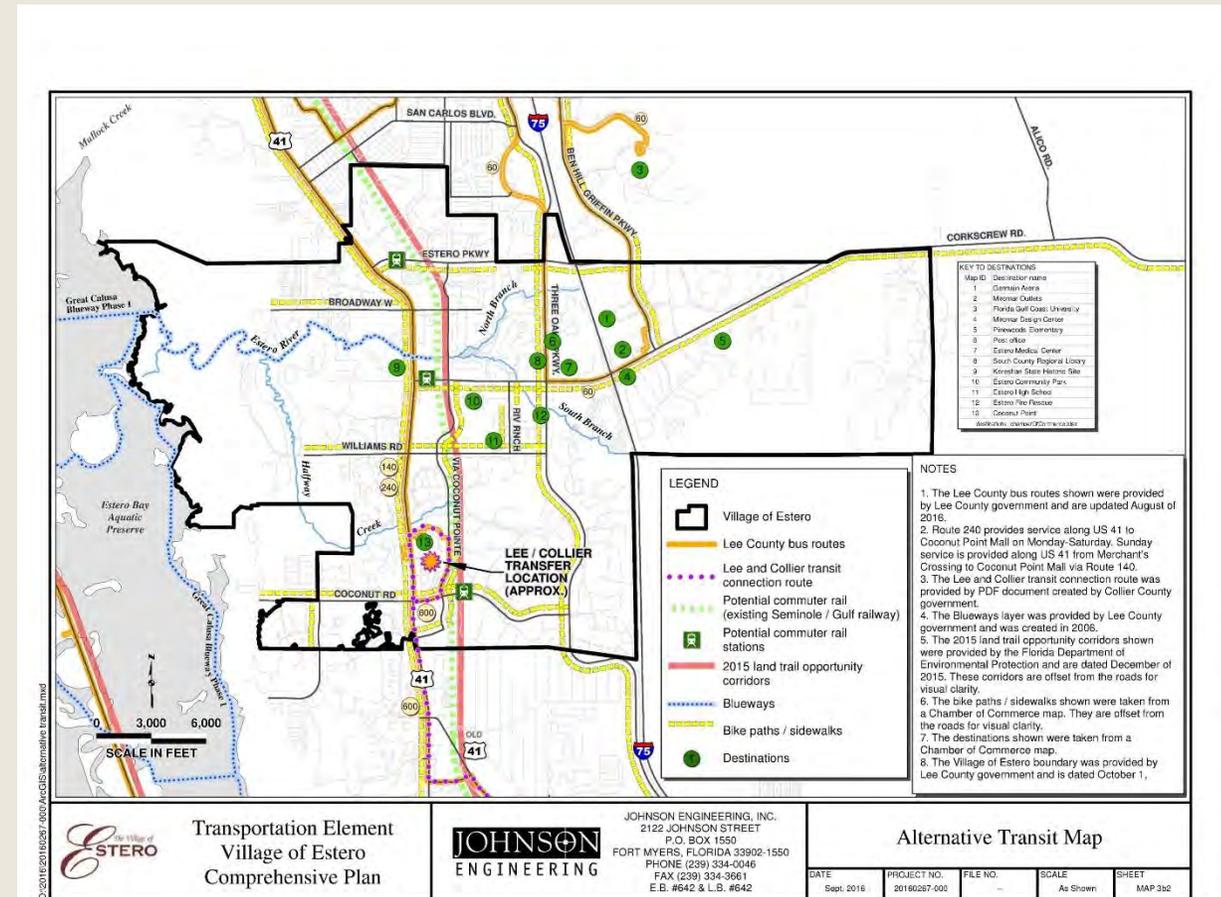
Future Land Use Element Issues to Address

- Future Land Use Categories “tailor made” for Estero
- Future Land Use Map
- Historic resources
- Redevelopment
- Design Principles
- Annexation



Data & Analysis – Transportation Element

- Roadways, bike/ped facilities
- Public Transit
- State/County/locally maintained
- Evacuation routes
- Mobility



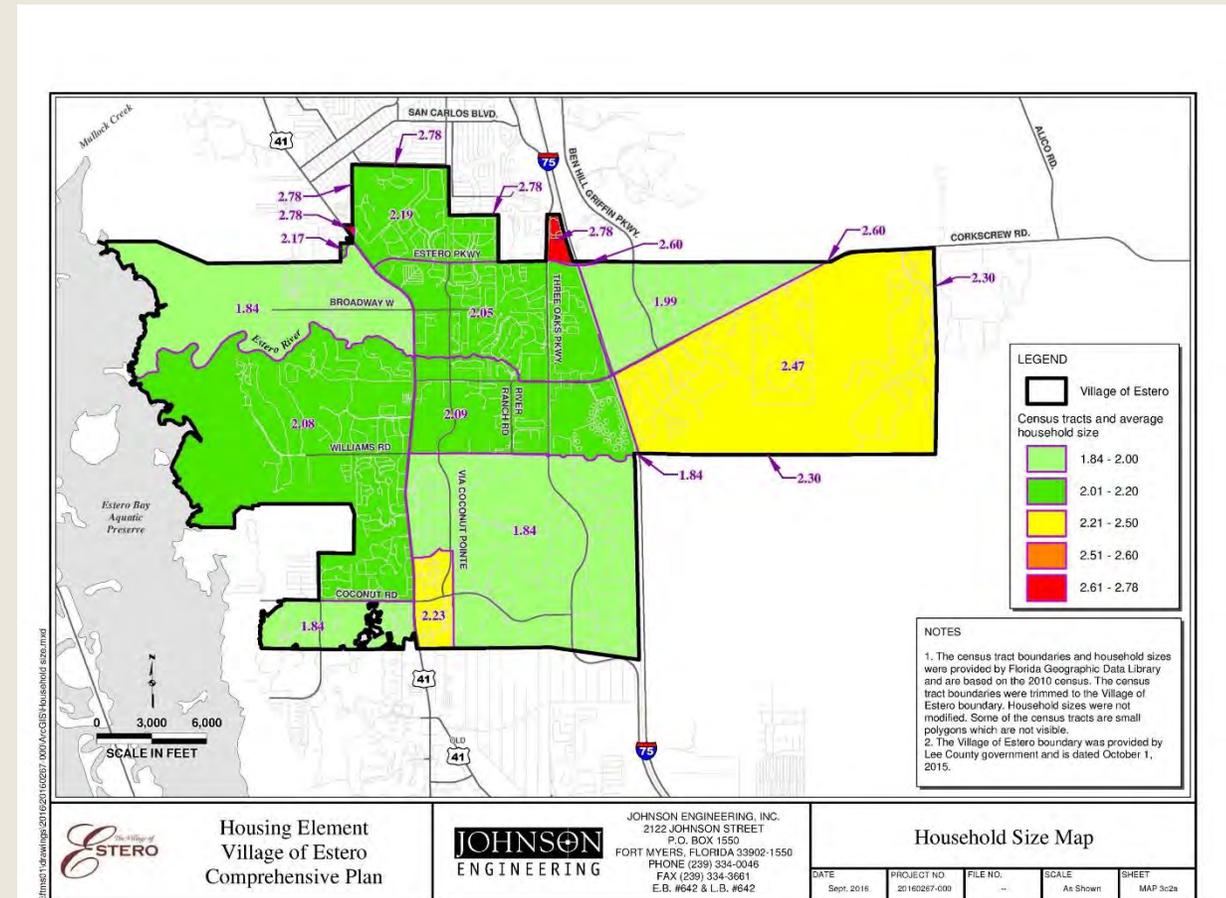
Transportation Element Issues to Address

- Future Transportation Map Series
- Functional Classifications / Level of Service (LOS)
- MPO Map implications
- Concurrency / Mobility
- Expansion of grid system beyond Village center
- Complete Streets
- Pedestrian Greenways & Pathways, Bikeways
- Mass transit update
- Multi-modal transportation
- Traffic calming approaches
- Road-scaping
- Road dieting
- Compatibility of land use and transportation
- Interconnectivity
- Commuter rail



Data & Analysis – Housing Element

- Inventory of housing stock
- Housing condition
- Projections for future households
- Minimum housing needs



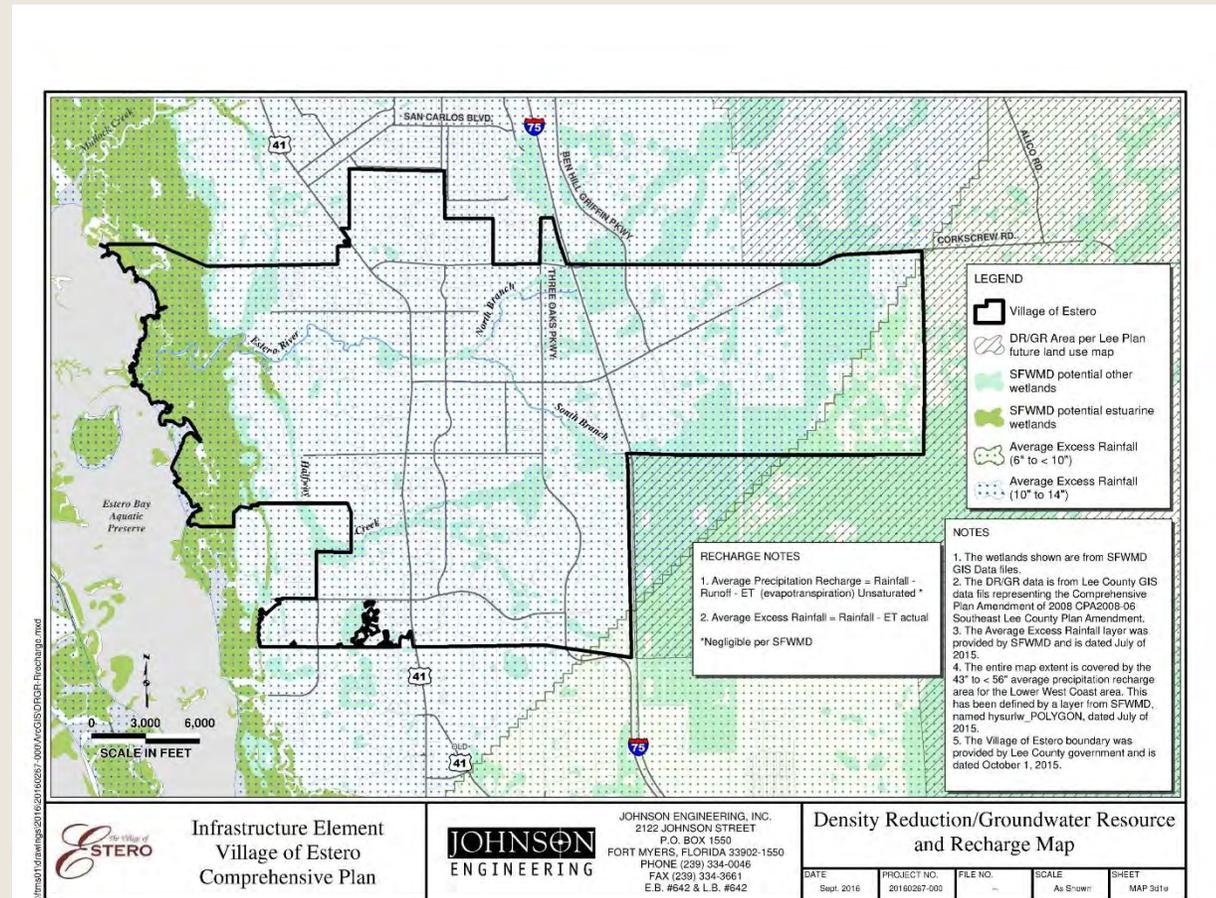
Housing Element Issues to Address

- Affordable / workforce housing
- Historically significant housing
- Quality of housing



Data & Analysis – Infrastructure Element

- Existing and proposed facilities
- Sanitary Sewer
- Solid Waste
- Drainage
- Potable Water
- Natural Groundwater Recharge





Infrastructure Element Issues to Address



Potable water

- Water supply facilities work plan
- Level of Service (LOS)
- Water consumption reduction targets
- Irrigation / landscaping restrictions

Sewer

- Adopt Lee County LOS?
- Conversion of septic to sewer (mandatory?)

Stormwater

- Stormwater / flooding
- Protection of water quality

Solid waste

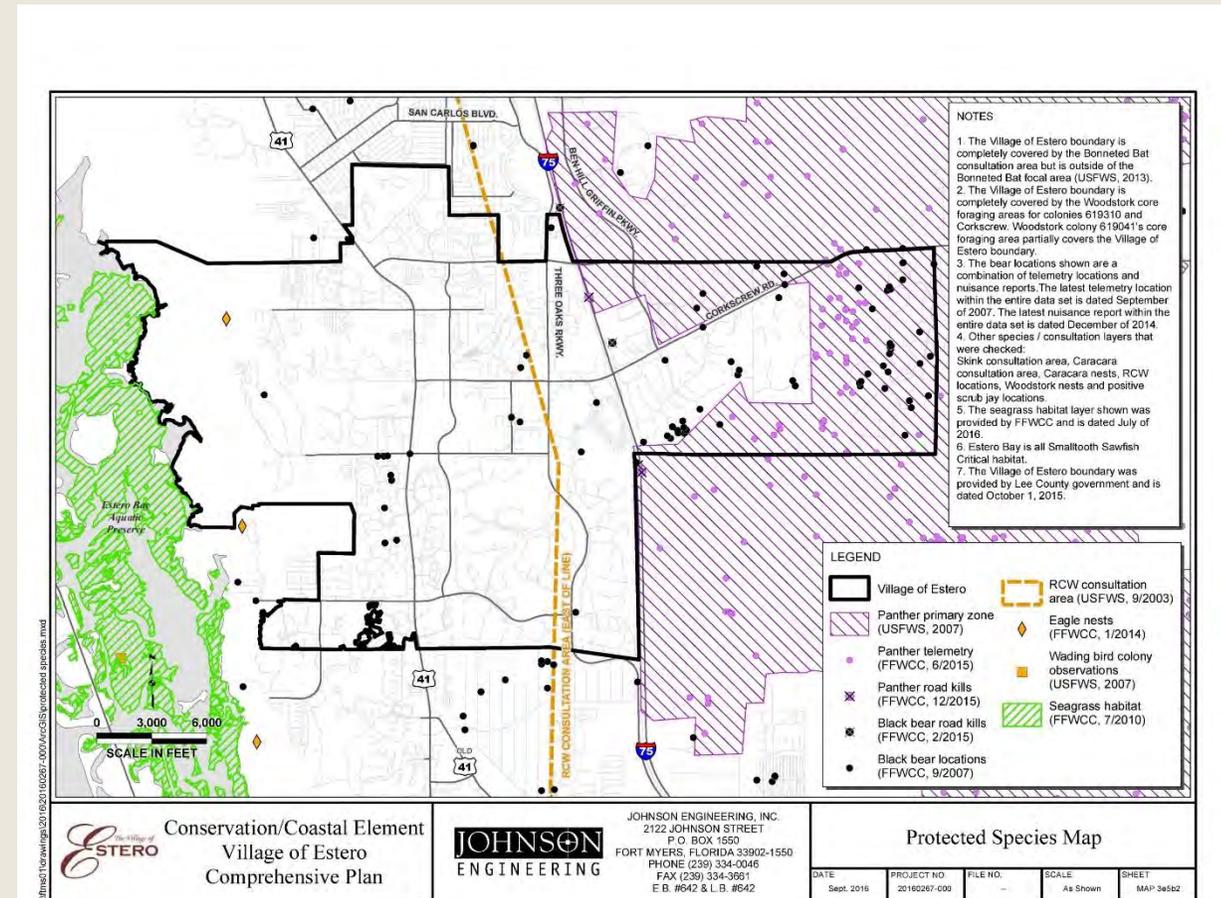
- Adopt Lee County LOS?

Groundwater

- Cooperate with County's well plugging policies

Data & Analysis – Conservation and Coastal Management Element

- Inventory of natural resources
- Floodplains
- Commercially valuable minerals
- Areas of soil erosion problems
- Coastal uses
- Wildlife, marine and vegetative communities
- Fisheries
- Coastal High Hazard Area, areas subject to sea level rise
- Public access to beach and shores
- Water dependent and water related uses
- Recreational and commercial working waterfronts



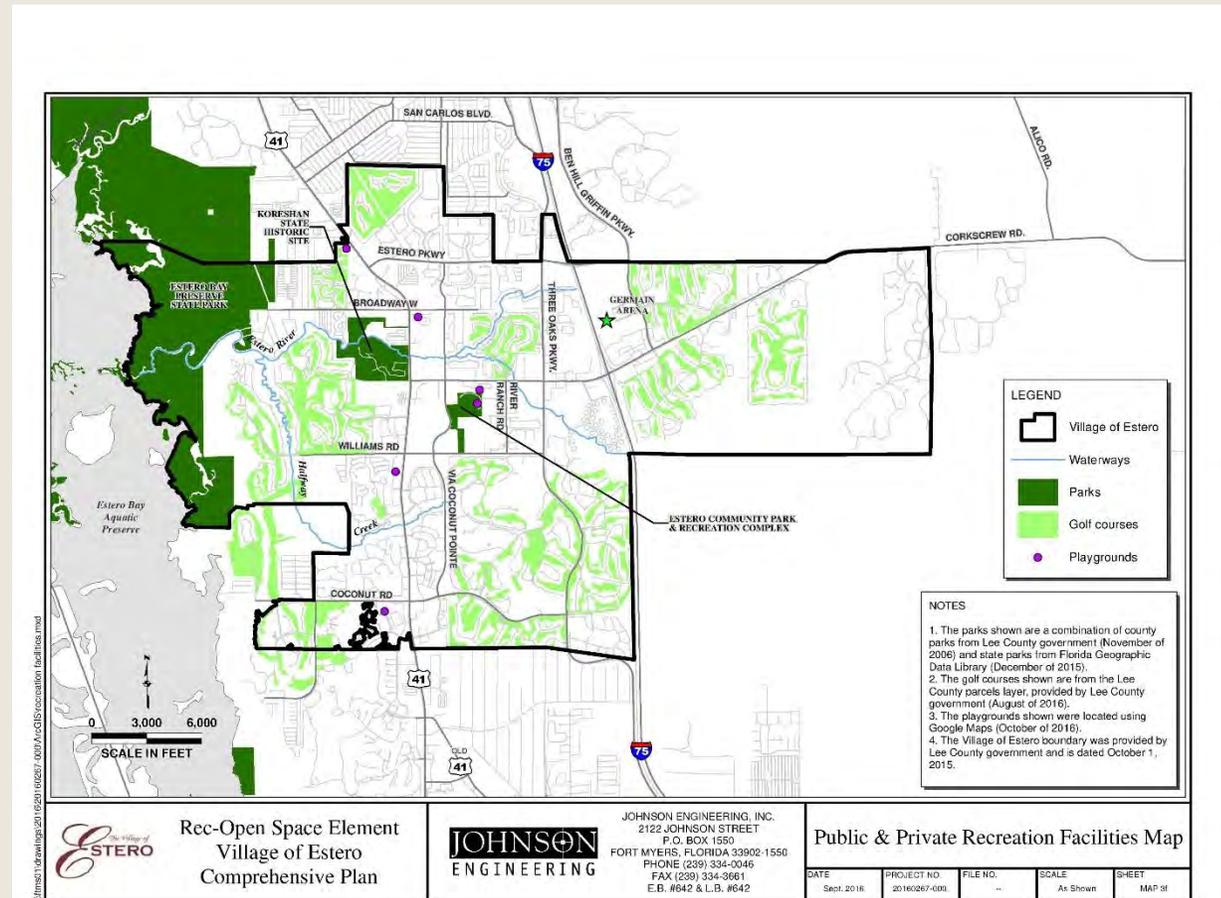
Conservation & Coastal Management Element Issues to Address

- Resource protection
- Sea level rise / flood & peril policies
- Coastal high hazard area (CHHA)
- Evacuation
- Post disaster strategies
- Water resource management
- Wetlands protection
*(distinguish between those claimed by other agencies
versus all wetlands)*



Data & Analysis – Recreation and Open Space Element

- Inventory of facilities
- Natural areas and open space
- Parks and playgrounds
- Beaches and waterways
- Other recreational facilities



Recreation & Open Space Element Issues to Address

- Whether or not to adopt an Estero LOS
- Determine recreational needs (community survey?)
- Trails & greenways
- Park master plan
- Estero bay management
- Private recreation areas
- Neighborhood / pocket parks
- Estero River utilization



Intergovernmental Element Issues to Address



■ County

- *Lee County*
- *Lee County MPO*

■ Adjacent city

- *Bonita Springs*

■ School Board

■ Other agencies

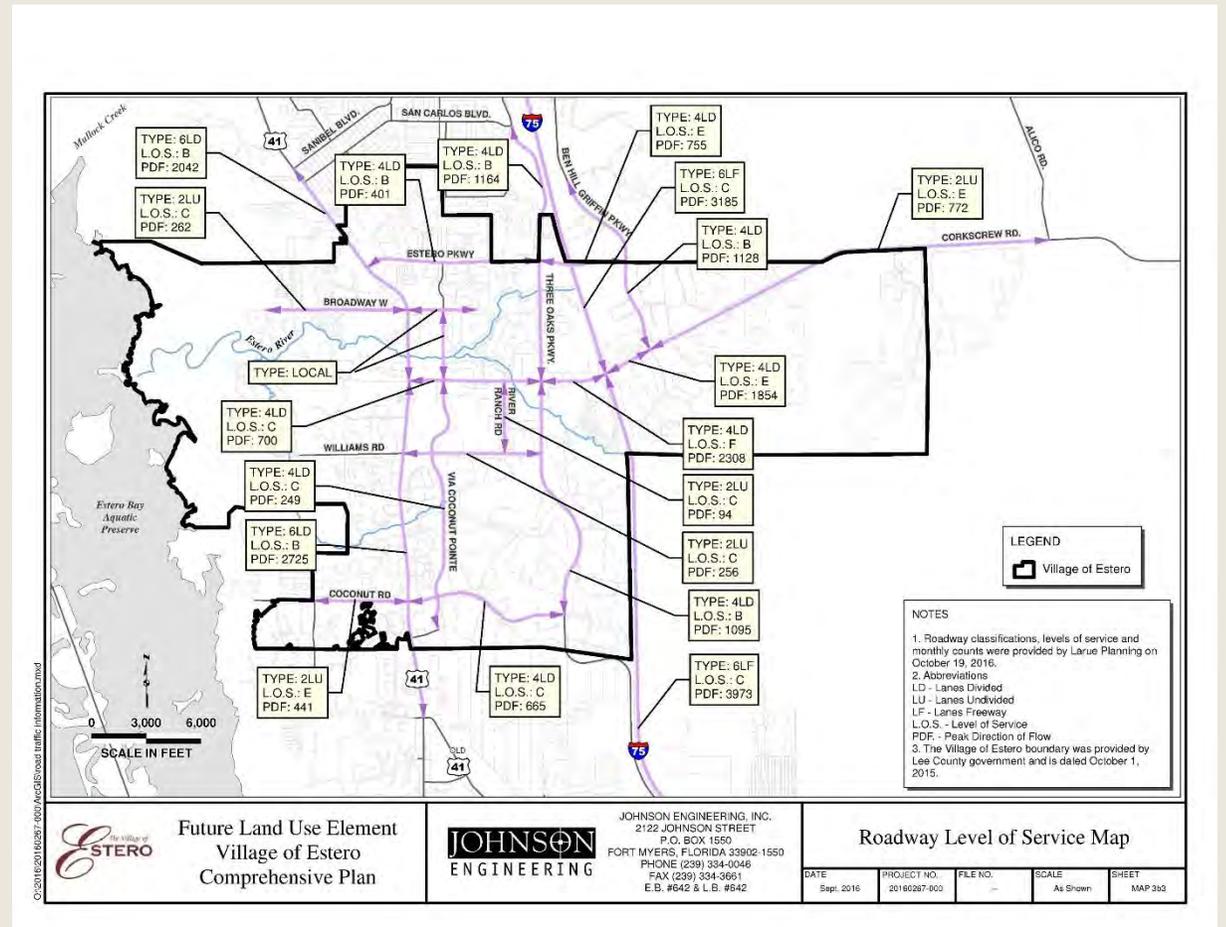
- *Florida Department of Transportation FDOT*
- *Florida Gulf Coast University FGCU*

■ State and region

- *Southwest Florida Regional Planning Council SWFRPC*
- *Department of Economic Opportunity DEO*
- *Florida Fish & Wildlife Conservation Commission FWC*
- *Florida Department of Environmental Protection FDEP*
- *South Florida Water Management District SFWMD*

Data & Analysis – Capital Improvements Element

- Levels of service
- Capital planning



Capital Improvements Element Issues to Address

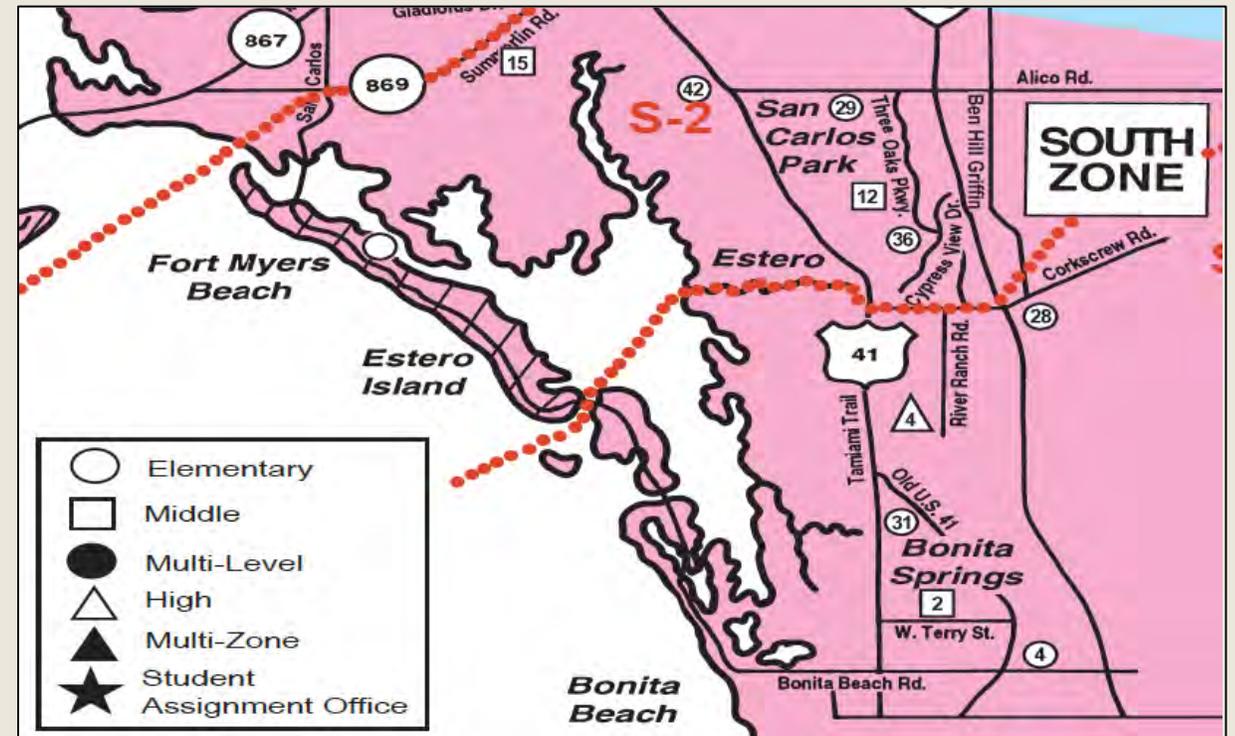
- 5-Year time frame
- Estimate public needs and costs
- Schedule of public projects, including local, state and federal



Stormwater Fund						
Deep Injection System Rebuilding	850,000	-	-	-	-	850,000
Renovation of collection and outfall system		500,000	500,000	-	-	1,000,000
Total	850,000	500,000	500,000	-	-	1,850,000
Water Improvements Fund						
Water Lateral/Meter Replacement	315,000	2,500,000	25,000	25,000	25,000	2,890,000
Water Main Design and Replacement	240,000	4,000,000	5,000,000			9,240,000
Total	555,000	6,500,000	5,025,000	25,000	25,000	12,130,000
Sewer Improvements Fund						
Lift Station & Pumps	100,000	500,000	500,000	-	-	1,100,000
Sewer Mains Cleaning, Videoing & Rehabilitation	260,000	4,000,000	5,000,000			9,260,000
Main Wastewater Pump Station Crane Installation	-	50,000	-	-	-	50,000
Total	360,000	9,550,000	500,000	-	-	10,410,000

Data & Analysis – Public School Facilities Element

- Levels of service
- Coordination with School District



Public School Facilities Element

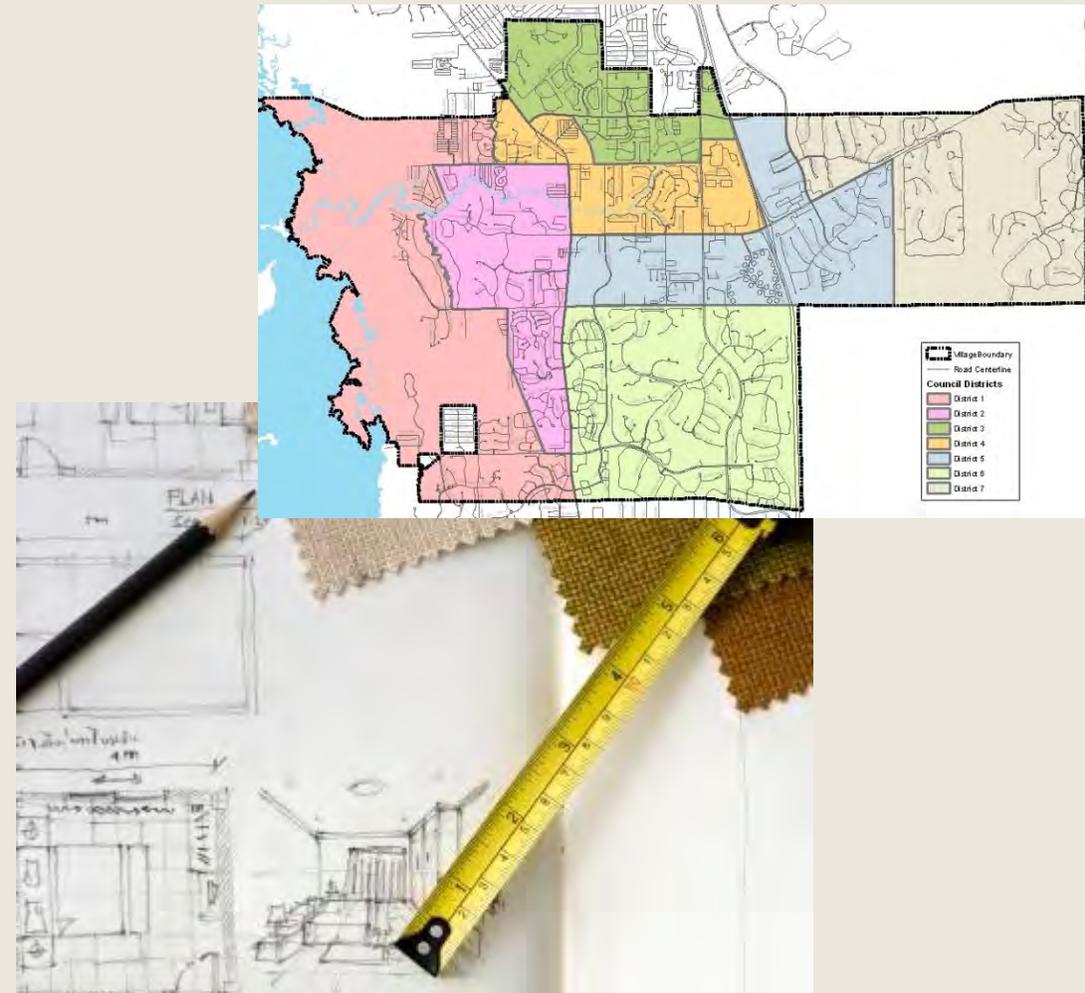
Issues to Address

- School concurrency acceptance
- Use Lee County's interlocal agreement
- Joint-use agreement on school recreation facilities



Developing the Plan

- Start with existing Plan
- Build on existing studies
- Prepare Data and Analysis
- Affirm Estero's Vision
- Formulate Goals, Objective and Policies



Public Notification

The comprehensive planning process is scheduled to take place over the next year. During that time, interested parties may sign up to receive notifications related to the comprehensive planning process, which will include:

- Upcoming meeting times and meeting agendas
- Documents available for download
- Surveys
- Other useful information

To receive these notifications, please visit larueplanning.com and complete the opt-in form. We can also be contacted via email at esteroplan@larueplanning.com

ESTERO OPT-IN FORM

Yes, I would like to be notified of meetings scheduled for the Village of Estero Comprehensive Planning process. Please send me upcoming meeting dates, agenda information, and the occasional survey to keep me engaged and advised as to our planning and development progress.

I would prefer all communications to come to me via:

Text #:

Email Address:

Phone #:

All of the Above

The following information is optional (but it sure would help)

First Name:

Last Name:

Street Address:

City/State/Zip Code:

My Areas of Interest: (check all that apply)

Future Land Use Water, Sewer & Storm Water Infrastructure Transportation

Recreation & Open Space Intergovernmental Coordination Public School Facilities

Conservation & Coastal Management Housing Capital Improvement

Other (please explain)

Reset

Submit

Next Steps

What should you, the LPA members, be doing or thinking about before the Community Kick Off meeting?

- Bring us a written list of your top 5 Comprehensive Plan issues or ideas.
- Urge other Estero residents and stakeholders to participate and attend.
- Inform other residents and stakeholders to “opt-in” for public notifications by visiting the LaRue Planning website.
- Be prepared to share your enthusiasm with those present at the meeting.

Um, yes...I have a question



QUESTIONS & COMMENTS

