

Comprehensive Plan Amendment

Village Center

Key Points

- Goal is a walkable, interconnected mixed-use Village Center area.
- New land use category – “Central Estero”
- Higher density and increased height can be allowed:
 - If certain criteria and requirements are met
 - Density and height would be reviewed by Council at the time of rezoning
 - “Tiered” system of increased density
- Criteria for higher density with increasing requirements as density increases.

Required – Basic road network and interconnections

(Draft Framework Map shows how you can connect streets)

*Optional** - Additional incentive density can be granted for items such as:

- Enhanced landscape and streetscape
- Public hiking and bicycling trails
- Gathering places (outdoor cafes, etc.)
- Public civic spaces
- Mixed use
- Public access to river
- Offsite public improvements

(*Many of these items were identified at the 1/12/16 public workshop)

- Tiers – Extra density is tied to incentive offerings based on 4 tiers or levels.
Higher density will be for more significant offerings to the Village.

	Base Density Units per Acre	Additional Incentive Density	Maximum Density Units per Acre
Tier 1	Up to 6	Up to 2	8
Tier 2	Up to 9	Up to 3	12
Tier 3	Up to 14	Up to 4	18
Tier 4	Up to 20	Up to 5	25

- Detailed requirements and incentives will be contained in Land Development Code Amendments.
- LDC deviations must be approved by Village Council at time of rezoning.

DRAFT Incentive Offer Concept for Village of Estero DRAFT
Feb. 29, 2016

Tier	Category	Description	Potential Point Range	Target # of Points	Potential Density
Tier 1	Interconnectivity Deduction	For designs that fall short of the connectivity prerequisites (such as block perimeter maximum size) outlined in Sec. 33-505 through Sec. 33-508, this allows projects to be considered if there is a demonstrable benefit in other categories.	deduct 10-20 points	Target: 50-65 points	6.1-8 units per acre
	Preserve Indigenous Vegetation	Protect more than the required minimum 80% of Indigenous habitat such as pine flatwoods, oak hammocks, cypress forests, cabbage palm stands, palmetto prairies, etc. Note: Only Properties that have habitat areas are eligible to earn points in this category.	2-10 points		
	Off-Site Public Improvements	Cross-walks, protected bike lanes, protected intersection (Dutch intersection)	2-25 points		
	Enhanced Landscaping	Landscaping of adjacent right of way or roadway median or planting strips. Greater percentage of native species used, and grouped as nature would group them (Canopy trees + small trees/large shrubs, understory shrubs, and groundcover), reduction in turf grass	1-15 points		
	Enhanced Streetscape	Sidewalks a minimum of 6' wide on both sides of the street if residential. Sidewalks a minimum of 8' wide on both sides of the street if non-residential.	1-15 points		
	Public Civic Spaces	Minimum % of site area is dedicated as public civic space and is open to the public 24/7.	1-15 points		
Tier 2	Public hike/ bike trails	Cycle Track along Tamiami Trail or see Framework Map	1-5 points	Target: 60-75 points	9.1-12 units per acre
	Gathering Places	Provision of a gathering space anchored by a restaurant, café, or pub	2-5 points		
	River Trail Easement	For every additional 10' of setback beyond mandatory 75' setback from the north side and 100; from the south side of the Estero River, (X) points are earned. Note: only properties that are adjacent to the River are eligible	1-5 points		
	Site for Civic Building	Transit station, school, village hall	1-10 points		
	Innovation Project	(to be negotiated between the Village and Applicant)	up to 5 points		
Tier 3	On-street Parking	Most streets have on-street parking	2-10 points	Target: 70-100 points	14.1-18 units per acre
	Reduced Off-Street Parking	Reduction in required off-street parking	2-10 points		
	Construct Civic Improvements	(list desired capital improvements and "to-do" list such as trails, etc. assign a point value to projects or portions of project funding)	2-10 points		
	Off-site Civic Spaces	(list desired property locations/acquisitions to create parks/squares/plazas or improvements to existing civic spaces. Assign a point value to projects or portions of project funding)	2-10 points		
	Innovation Project	(to be negotiated between the Village and Applicant)	up to 5 points		
Tier 4	Vertical mixed use	In addition to the gathering space(s) if there are non-residential uses such as office, retail, dining, at the ground floor, with residential above	2-5 points	Target: 90-120 points	20.1-25 units per acre
	With the permission of the Village of Estero, Developers seeking Tier 4 may choose to increase or augment incentive offers listed for tiers 1,2, or 3	(see above)	2-20 points		

Comprehensive Plan Amendments

Proposed by the Village of Estero
Draft, February 29, 2016

Language to be added is underlined.

Language to be removed is ~~struck through~~.

New language and language to be removed is also
highlighted.

I. Lee County - A Vision for 2030

21. **Estero** - To establish a community that embraces its historic heritage and protects the environment, while carefully planning for future development resulting from a desirable high quality of life, expanding economic opportunities, and proximity to Florida Gulf Coast University and the Southwest Florida International Airport. Estero's growth will be planned with strong neighborhoods, diverse economic generators, interconnected mixed-use centers, varied parks, public spaces, recreational facilities, and unique natural environments that fosters a sense of belonging and creates a sense of place. Estero will be a highly valued place to live, work, and visit because of development standards and design guidelines that promote:

- 1) desirable neighborhoods and public amenities;
- 2) vibrant economic centers;
- 3) attractive landscaping, streetscaping, lighting, signage, and architectural features; and
- 4) an interconnected transportation network.

The implementation of this vision will successfully link residential and commercial areas and uphold Estero as a vibrant Lee County community.

(Amended by Ordinance No. 14-16)

conditions, historic and developing growth patterns, and existing or future availability of public facilities and services. (The Future Land Use Map series also contains Map 2 and additional maps located in the appendix. A colored wall-size reproduction of Map 1 is also available.)

POLICY 1.1.1: The Future Land Use Map contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the **Village of Estero unincorporated portion of Lee County**. Map 16 and Table 1(b) are an integral part of the Future Land Use Map series (see Policies 1.7.6 and 2.2.2). They depict the extent of development through the year 2030. No development orders or extensions to development orders will be issued or approved **by Lee County** which would allow the Planning Community's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded (see Policy 1.7.6). The cities of Fort Myers, Cape Coral, Sanibel, Bonita Springs, **the and Town of Fort Myers Beach, and unincorporated Lee County** are depicted on these maps only to indicate the approximate intensities of development permitted under **their** comprehensive plans **of those cities**. Residential densities are described in the following policies and summarized in Table 1(a).

(Amended by Ordinance No. 94-29, 98-09, 07-12, 07-13)

POLICIES 1.1.2 through 1.1.11: *[no changes]*

POLICY 1.1.12: **The Central Estero area lies near US 41 in the heart of the Village of Estero. This area includes housing, employment, shopping, recreation, and civic uses and can accommodate additional development in walkable mixed-use patterns. Uses and densities must meet the standards for the Urban Community category unless land is rezoned as a planned development to apply alternate tiered standards for the Central Estero Area as described under Objective 19.8. Densities may exceed the standard density ranges in Table 1(a) only if the Village Council applies the alternate tiered standards through rezoning.**

II. Future Land Use

GOAL 1: FUTURE LAND USE MAP. To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl.

OBJECTIVE 1.1: FUTURE URBAN AREAS. Designate on the Future Land Use Map (Map 1) categories of varying intensities to provide for a full range of urban activities. These designations are based upon soil

GOAL 12: SAN CARLOS ISLAND.

[repeal Goal 12 and associated objectives and policies]

GOAL 13: CAPTIVA.

[repeal Goal 13 and associated objectives and policies]

GOAL 14: GREATER PINE ISLAND.

[repeal Goal 14 and associated objectives and policies]

GOAL 16: PRIVATE RECREATIONAL FACILITIES IN THE DR/GR.

[repeal Goal 16 and associated objectives and policies]

GOAL 17: BUCKINGHAM.

[repeal Goal 17 and associated objectives and policies]

GOAL 18: UNIVERSITY COMMUNITY.

[repeal Goal 18 and associated objectives and policies]

GOAL 19: ESTERO COMMUNITY PLAN. Promote the development of Estero as a community with a unique quality of life, distinct character, and diverse housing, economic, recreational, and social opportunities by:

- a. Protecting the natural resources, environment, and lifestyle;
- b. Establishing minimum aesthetic and design requirements;
- c. Managing the type, location, quality, design and intensity of future land uses;
- d. Providing greater opportunities for public participation in the land development approval process; and
- e. Promoting a true sense of place in Estero. *(Added by Ordinance No. 14-16)*

OBJECTIVE 19.1: CHARACTER & LAND USE. Promote community character through the implementation of planning and development practices that create a visually attractive community, an enhanced quality of life, and foster a unique sense of place. *(Added by Ordinance No. 14-16)*

POLICY 19.1.1: Support the unique character and quality of life within the Estero community by managing growth and development and by maintaining and executing **Lee Plan comprehensive plan** policies, Land Development Code (LDC) regulations, and other planning tools that:

- a. Implement and maintain commercial development standards for architecture, landscaping, buffering, signage, lighting designs and visual appearance of developments, transportation facilities, and other community amenities;
- b. Promote the use of low impact design, sustainable energy, water, and other environmental features;
- c. Establish higher density, mixed-use development within areas targeted on the Mixed-Use Overlay;
- d. Encourage the redevelopment and infill of underutilized commercial and residential lands; and
- e. Increase public participation in the land development approval process to ensure future development efforts support the Estero community plan and adopted **Lee Plan comprehensive plan** policies and LDC standards. *(Added by Ordinance No. 14-16)*

POLICY 19.1.2: **Lee County The Village of Estero** may not approve any proposed project that is inconsistent with **the Lee Plan this comprehensive plan** including, **specifically, the Estero Community Plan set forth in** this Goal 19 and its objectives and policies. **Wherever there is a conflict between the provisions of the Estero Community Plan and other provisions of the Comprehensive Plan or Land Development Code, it is specifically intended that the Estero Community Plan will be given priority and superiority.** Projects will be reviewed through a public process that includes the Estero community, property owners, and **Village officials Lee County staff** to ensure that the development is consistent with Estero's plan and vision. *(Added by Ordinance No. 14-16)*

POLICY 19.1.3: Encourage new developments that achieve the Estero community’s vision and planning goal and policies and are consistent with mixed-use design, architectural, location, connectivity and public access standards by establishing and implementing development incentives within the Lee Plan comprehensive plan and Land Development Code that:

- a. Promote urban integrated forms of mixed use development patterns in targeted areas, especially those designated Central Estero on the future land use map; identified on the Mixed-Use Overlay;
- b. Promote targeted industries in appropriate areas of Estero—e.g.: healthcare, arts and culture, technology, and research and development facilities;
- c. Promote the use of green design, sustainable energy, water, and other environmental features;
- d. Expedite development projects particularly in targeted incentive zones where the community has adopted mixed-use plans and LDC standards; and
- e. Enable infill of underutilized commercial and residential lands; and
- f. Encourage residential developments to use the bonus density established through the Lee Plan Urban land use categories.
(Added by Ordinance No. 14-16)

POLICY 19.1.4: Facilitate the redevelopment of properties constructed prior to the adoption of Estero Lee Plan Community Plan policies and LDC regulations by establishing incentives (including, but not limited to, utilization of Bonus Densities established through the Lee Plan Urban land use categories) and streamlined development processes that enable older properties to come into compliance with adopted Lee Plan comprehensive plan policies and LDC standards.
(Added by Ordinance No. 14-16)

POLICY 19.1.5: Recognize the unique historical and cultural values of the Estero Community by establishing and implementing development incentives and regulations within the Lee Plan comprehensive plan and Land Development Code that:

- a. Encourage the development of the Old Estero area into a mixed-use center;
- b. Incorporate design features of Estero’s historic structures into future architectural design, streetscape, and community-wide LDC standards; and
- c. Identify, protect, and promote historic resources and facilities such as those related to Koreshan Park, Old Estero area, and the Estero Community Park. *(Added by Ordinance No. 14-16)*

POLICY 19.1.6: Establish and promote Estero’s unique character and identity by enhancing the community’s boundaries through the use of gateway entry features such as ornamental landscape features, hardscape elements and Estero identification signs. Encourage the construction of, where feasible, that gateways are constructed by working with the Lee County and Florida Departments of Transportation and private property owners, to build the gateways at appropriate locations. *(Added by Ordinance No. 14-16)*

POLICY 19.1.7: Explore opportunities to identify, prioritize, and fund local capital improvement projects (particularly projects that enhance transportation and infrastructure systems) within the Estero community. Evaluate the feasibility of local, dedicated funding options—e.g.: MSBU, Tax Increment Finance District, or other similar mechanism. Capital projects that could be targeted for such funding include:

- a. Streetscape improvements such as roadway pavers, street furniture, street signs and lighting, trash receptacles, and other hardscape features—particularly in Old Estero and within new mixed-use centers;
- b. Pedestrian scale lighting;
- c. Landscaping and hardscape features—particularly along US 41;
- d. Public trails and greenways facilities;
- e. Blue way facilities that provide public access to Estero River;
- f. Multi-modal transportation facilities that expand or establish pedestrian, bike, transit, and rail services;
- g. Public space, park, and recreational facilities;

- h. Urban level infrastructure services and systems within mixed-use center areas; and
- i. Historic resources and facilities such as those associated with the Koreshan Park and Estero Community Park. *(Added by Ordinance No. 14-16)*

OBJECTIVE 19.2: MIXED-USE CENTERS AND ECONOMIC AREAS.

Promote Estero’s quality of life and diverse local economy by fostering the development of mixed-use centers and targeted economic areas, as a preference over the development of strip commercial centers. The aim of the mixed-use centers is to provide Estero with central gathering places for Estero’s residents, business people, and visitors. The aim of the economic areas is to provide the community a diverse employment and economic base while meeting the commercial, professional, and service needs of the people who live, work, and play within the community. *(Added by Ordinance No. 14-16)*

POLICY 19.2.1: Where feasible, provide for the development of walkable mixed-use **town** centers and economic areas featuring diverse housing options; government offices and public facilities; medical facilities; employment centers; public gathering places, parks, outdoor plazas, and other public spaces; greenway trails and pathways; and public access to the community’s natural resources through **Lee Plan comprehensive plan** policies and LDC regulations that support Estero’s distinct community character and the following community priorities:

- a. Support the development of a **central town village** center to unify the community;
- b. Improve the connectivity between Estero’s residential neighborhoods, economic areas, civic uses, and park and recreational facilities;
- c. Diversify the community’s economic base and employment opportunities;
- d. Encourage the development of targeted industry clusters—particularly health industries, professional services and businesses, and technology, research, and development;

- e. Expand multi-modal transportation options through improved pedestrian access, bikeways, transit service, and rail opportunities;
- f. Improve access to the community’s blueways—particularly the Estero river—, greenway trails, other open spaces;
- g. Promote the community’s cultural and historic resources; public spaces, parks, and recreational facilities; and other community amenities;

h. Provide ample and varied public gathering places including parks, plazas, sidewalks, benches, restaurants, coffee shops, and recreational facilities;

i. h. Commercial and mixed-use developments will Maintain a unified and consistent aesthetic/visual quality in landscaping, architecture, lighting, and signage **in all commercial and mixed-use developments;** and

i. i. Promote and incentivize private investment within mixed-use centers and economic areas. *(Added by Ordinance No. 14-16)*

POLICY 19.2.2: Facilitate the development of a **village town** center for the Estero community through the development of LDC standards, plans, and incentives that address the community’s need for a central civic and economic core that is connected to surrounding residential neighborhoods, commercial areas, and community park and recreational facilities. *(Added by Ordinance No. 14-16)*

POLICY 19.2.3: Establish a safe and desirable urban environment within the Estero community by adopting LDC standards that guide development in the community’s major economic areas near FGCU, along the U.S. 41 corridor, along Corkscrew Road, and in the Old Estero area that:

- a. Address streetscaping design and amenities, residential buffering standards, commercial center developments, signage, transportation facility needs, and other community concerns;
- b. Provide for the economic and employment needs of the Estero community by utilizing the Mixed-Use Overlay to facilitate the development of mixed-use centers along the US 41, Corkscrew Road, Three Oaks Parkway, Ben Hill Griffin Parkway, Via Coconut/Sandy Lane, and in the Old Estero area; and

- c. Encourage mixed-use centers at these locations. *(Added by Ordinance No. 14-16)*

POLICY 19.2.4: Ensure that future commercial and mixed-use developments meet the community’s planning priorities by requiring that all new commercial development which requires rezoning within Estero must be rezoned to a Commercial (CPD), Mixed Use (MPD), or Compact PD, as those districts may be amended from time to time. ~~Communities Planned Development (CCPD).~~ *(Added by Ordinance No. 14-16)*

POLICY 19.2.5: Except as set forth in Policy 19.2.5(a), the following uses are prohibited within Estero: “detrimental uses” (as defined in the Land Development Code, as amended); nightclubs or bar and cocktail lounges unless within a Group III Restaurant; tattoo parlors; and retail uses that require outdoor display in excess of one acre. Outdoor display in excess of one acre is permitted within the property located in the General Interchange Future Land Use Category west of I-75, south of Corkscrew Road, and east of Corkscrew Woodlands Boulevard. *(Added by Ordinance No. 14-16)*

POLICY 19.2.5(a): Nightclubs, bars, and cocktail lounges, which are not within a Group III Restaurant, may be permitted within a mixed use center approved as a Compact PD CCPD or MPD through the public hearing process. The Compact PD CCPD or MPD Project must include, at a minimum, a residential development of 1000 or more dwelling units and commercial development or activity which includes 1,000,000 square feet or more of floor area. These uses must be designed as part of an overall development project and placed within the project so that it is 1) located adjacent to entertainment and restaurant establishments and 2) located in the approximate center of the mixed-use development project. *(Added by Ordinance No. 14-16)*

POLICY 19.2.6: Encourage commercial developments within the Estero Planning Community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including, but not

limited to, bike paths and pedestrian accessways. *(Added by Ordinance No. 14-16)*

POLICY 19.2.7: Encourage the development of medical related uses on both sides of Coconut Road within Estero by working with hospital officials Economic Development Staff and other private property owners to create adopt appropriate land use policies, land development standards, identify appropriate sites and locations, and establish incentives for the development of health related facilities. Particular emphasis will focus on establishing a medical economic center in this area of in the southern section of Estero along U.S. 41. *(Added by Ordinance No. 14-16)*

POLICY 19.2.8: Facilitate the development of professional, and research and development economic areas by working with Economic Development Staff and private property owners to adopt land development standards, identify appropriate sites and locations, and establish incentives for the development of professional and research and development facilities. Particular emphasis shall be on locating such facilities in areas that are in the proximity of FGCU educational resources and high technology facilities. *(Added by Ordinance No. 14-16)*

OBJECTIVE 19.3: RESIDENTIAL NEIGHBORHOODS. Support Estero’s quality of life, promote the community’s unique character through the development of diverse, well-designed, and well-connected residential neighborhoods, and provide for the needs of multigenerational community by supporting a variety of housing types and neighborhood development forms. *(Added by Ordinance No. 14-16)*

POLICY 19.3.1: Support and enhance Estero’s residential character by establishing land development regulations that specifically address how the proposed residential neighborhoods:

- a. Are compatible with adjacent uses, public facilities, and infrastructure systems;
- b. Impact surrounding environmental and natural resources;
- c. Access, where applicable, nearby parks, public spaces, recreational facilities, and greenways, blueways, and natural open spaces;

- d. Connect to adjacent residential developments, mixed-use centers, economic areas, public facilities, natural resources, and other community facilities; and
- e. Contribute to the overall design, landscaping, and aesthetics that make up the community's character **as a harmonious place of beauty, spaciousness, and high quality.**

(Added by Ordinance No. 14-16)

POLICY 19.3.2: Meet the future residential and commercial needs of Florida Gulf Coast University by encouraging higher density residential developments, with a mix of unit types and design forms, including affordable housing and mixed-use centers, in close proximity to Florida Gulf Coast University. The development of such housing and mixed-use centers will consider the transitions between the adjacent residential neighborhoods, commercial centers, and park and recreational facilities. *(Added by Ordinance No. 14-16)*

POLICY 19.3.3: Establish LDC landscape requirements for the maintenance and development of a well-designed and landscaped community while providing appropriate transitions between residential uses and surrounding areas. Such landscaping requirements may be greater between residential and commercial uses, while less stringent within differing uses within a mixed-use center. *(Added by Ordinance No. 14-16)*

OBJECTIVE 19.4: TRANSPORTATION CONNECTIVITY AND MOBILITY. Facilitate the development of an interconnected community that enables people to easily access Estero's neighborhoods, commercial and mixed-use centers as well as other areas within the county and region through an integrated transportation and mobility system. *(Added by Ordinance No. 14-16)*

POLICY 19.4.1: Establish Land Development Code standards that ensure the development of a well-connected transportation system that includes pedestrian pathways, bikeways, transit, and roadways. These standards should:

- a. Require, where feasible, interconnects with adjacent uses;

- b. To the extent feasible, minimize access points onto primary road corridors by providing multiple access to adjacent properties;
- c. Link neighborhoods, commercial and mixed-use centers, public facilities, and parks; and
- d. Enable multi-modal transportation access (pedestrian, bike, vehicular, and transit) within and between the different neighborhoods, economic and employment centers, civic uses, and public space, park, and recreational facilities within the **Village of Estero Community.** *(Added by Ordinance No. 14-16)*

POLICY 19.4.2: Expand opportunities for Estero's transportation network of pedestrian and bicycle pathways, sidewalks, trails, and other facilities by working with the State of Florida and other local, state, and regional entities to:

- a. Construct multi-use pathways that feature shade trees, benches, bike racks, and other design elements to attract usage;
- b. Identify targeted funding sources including development contributions, private donations, public funding sources (e.g.: MSBU), or other mechanisms;
- c. Implement the greenways master plan within the Estero community by working with Lee County Parks Department;
- d. Utilize the FP&L right of way within Estero State Buffer Preserve by working with FP&L and Lee County;
- e. Establish a pedestrian-bike trail within or along the rail right of way for public recreation by working with the existing rail corridor and private developers; and
- f. **Encourage the development of an effective rail system by working with the existing rail corridor to improve and expand use of existing rail facilities.** *(Added by Ordinance No. 14-16)*
[the content of subsection f. has been moved to new Policy 19.4.6]

POLICY 19.4.3: All public and private rights-of-way within future mixed-use centers and the Old Estero area, as defined in the Land Development Code, are encouraged to be designed to include pedestrian ways, cross walks and traffic calming measures including, where appropriate, on-street parking, raised crosswalks, narrow lane widths or other similar mechanisms. *(Added by Ordinance No. 14-16)*

POLICY 19.4.4: Provide for well designed, safe, and multi-use transportation corridors by establishing, maintaining, and implementing complete street design guidelines for the major roadways within Estero including the US 41, Corkscrew Road, Via Coconut/Sandy Lane, and Three Oaks Parkway. In design, provide roadway and median landscape standards, access management guidelines, signage, street lighting, and sidewalks to ensure safe and effective pedestrian crossings within the context of a comprehensive pedestrian and bikeway system. *(Added by Ordinance No. 14-16)*

POLICY 19.4.5: Address regional transportation demands and considerations by proactively working with private developers, and the applicable advisory boards and other local, regional, and state agencies to improve transportation connectivity and mobility throughout Estero and to other communities. *(Added by Ordinance No. 14-16)*

POLICY 19.4.6: The Village hereby designates the CSX / Seminole Gulf rail corridor as a strategic regional transportation corridor to protect the corridor for future transportation purposes (see Map 3E). This designation has been recommended by the Lee County Metropolitan Planning Organization as a means for cities and counties along the rail corridor to recognize the regional nature of this asset and jointly commit to efforts to protect it in its entirety. This designation includes the designation of the rail corridor as a “transportation corridor” pursuant to F.S. 337.273. To implement this designation:

- a. The Village of Estero supports efforts of the Lee County Metropolitan Planning Organization to plan for hiking/biking/walking trails along the entire rail corridor, to add capability for commuter rail, light rail, or bus rapid transit service in Lee County and northern Collier County, and to maintain freight capability.
- b. The new Central Estero designation (see Policy 1.1.12 and Objective 19.8) and pending amendments to the Land Development Code demonstrate the Village’s commitment to transit-oriented development up to a half mile around future stations for commuter rail, light rail, or bus rapid transit. Transit-oriented development provides higher densities and intensities in a physical form that emphasizes walkability and connectivity and

provides a broad range of uses, reducing reliance on vehicle trips and parking lots. Stations could be placed at Coconut Point and near Corkscrew Road. Model procedures for station area planning and implementation are provided in the Florida TOD Guidebook, published by Florida DOT in December 2012.

- c. When creating its first Comprehensive Plan, the Village will designate the rail corridor into its own category on the Future Land Use Map. The allowable uses in this category would be determined by the entity owning or leasing the corridor provided the corridor remains in use for freight rail.
- d. The Village encourages Florida DOT to purchase the real estate interests in the entire rail corridor from Arcadia to north Naples from its current owner, CSX Transportation Inc. (which leases the corridor to Seminole Gulf Railway).
- e. The Village will formally oppose any attempts at abandonment of the rail corridor before the U.S. Surface Transportation Board, and will support use of federal rails-to-trails authority to railbank the corridor, if abandonment ever succeeds, in order to preserve the corridor for possible future rail service.

OBJECTIVE 19.5: NATURAL RESOURCES AND ENVIRONMENT.

Ensure that Estero’s natural environment enhances the character and quality of life of the community by protecting the natural resources of Estero, promoting the area’s natural environment to visitors and residents, and supporting public access to greenway and waterfront areas. *(Added by Ordinance No. 14-16)*

POLICY 19.5.1: Protect the natural environment and resources of Estero by maintaining, amending, and implementing Lee Plan comprehensive plan or LDC regulations that:

- a. Promote the quality of Estero’s natural environment, native species and habitats, and ecological resources; and
- b. Facilitate where feasible, new development to provide public access to Estero waterways and greenways, as appropriate. Particular emphasis shall be given to properties along Estero River, its tributaries, and any Estero open spaces;

- c. Incentivize the protection of Estero’s natural resources—e.g.: wetlands, uplands, historic flow ways, native habitat, or other ecological resources; and
- d. Require all new developments adjacent to Estero River or its tributaries to incorporate design techniques that protect the river’s water quality through improved runoff or stormwater discharge practices. These techniques may include: the preservation of wetland areas, the incorporation of Low Impact Development techniques, or other surface water quality enhancement technologies. *(Added by Ordinance No. 14-16)*

POLICY 19.5.2: Improve public access, use, and enjoyment of Estero’s waterfront and water-based resources by supporting the creation of community water-based amenities such as Estero Bay water taxi, marina facilities, or other water-dependent facilities. *(Added by Ordinance No. 14-16)*

POLICY 19.5.3: Support the long term protection of Estero’s environment and natural resources by working with local, regional, state, and national agencies and organizations to identify and preserve natural resources and the environment. *(Added by Ordinance No. 14-16)*

POLICY 19.5.4: The Estero Community attaches great importance to the integrity of provisions in the **Lee Plan comprehensive plan** and the Land Development Code with respect to the Density Reduction/Groundwater Resource Area (DR/GR) in so far as actions with respect to the DR/GR have an impact on the environment, natural resources, mobility, sense of place, and character of Estero. *(Added by Ordinance No. 14-16)*

OBJECTIVE 19.6: PUBLIC SPACES, PARKS, AND RECREATIONAL FACILITIES. Support Estero’s quality of life through the development of a broad array of community parks, public spaces, and recreational facilities. *(Added by Ordinance No. 14-16)*

POLICY 19.6.1: Promote the development of a variety of public spaces, park, and recreational facilities within Estero by collaborating with the State of Florida, private developers and other local, state, and

national organizations on the development of active and passive public resources and facilities. *(Added by Ordinance No. 14-16)*

POLICY 19.6.2: Expand the use, variety, and type of public spaces, parks, and recreational facilities within Estero by working with private developments to provide linkages, access, public parks, public space, and recreational amenities through the use of incentives, LDC requirements, and other development tools. *(Added by Ordinance No. 14-16)*

POLICY 19.6.3: Promote Estero Community Park as a hub for the entire community. **Improve the park’s integration with the community by improving the existing connection between the park and Estero High School and by constructing the originally planned westerly entrance onto Via Coconut Point.** *(Added by Ordinance No. 14-16)*

POLICY 19.6.4: Encourage the use of park areas to link neighborhoods, commercial and mixed-use centers, and other open space and recreational facilities through an integrated system of bike, pedestrian, and roadways connections. *(Added by Ordinance No. 14-16)*

POLICY 19.6.5: Consistent with the **Lee Plan** Parks, Recreation, and Open Space Element, integrate the Koreshan State Historic Site into the fabric of the community by collaborating with the appropriate agencies such as the State of Florida to improve the area’s landscaping, enhance pedestrian and bicycle access, historic resources and structures, and community park program and activities. *(Added by Ordinance No. 14-16)*

POLICY 19.6.6: Consistent with the **Lee Plan** Parks, Recreation, and Open Space Element, provide passive recreational opportunities within Estero State Buffer Preserve, Estero River, and Estero Bay by collaborating with the appropriate local, regional, and state agencies and private property owners to ensure the community’s parks, natural amenities, and open spaces have easy access, parking, trails, and other community amenities. *(Added by Ordinance No. 14-16)*

OBJECTIVE 19.7: PUBLIC PARTICIPATION. Ensure the public has meaningful and appropriate opportunities to participate in and comment

upon development in and around the Village of Estero community. (Added by Ordinance No. 14-16)

POLICY 19.7.1: As a courtesy, Lee County the Village of Estero will register citizen groups and civic organizations within the Estero community planning area that desire notification of pending review of Land Development Code amendments and Lee Plan comprehensive plan amendments. Upon registration, Lee County will provide Registered groups will be provided with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 14-16)

POLICY 19.7.2: Reserved. The Estero Community will establish an online document clearing house for their community, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations, and resolutions will be provided for public inspection. The county's failure to provide or to timely provide documents to the online document clearing house, or failure of the online document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 14-16)

POLICY 19.7.3: The owner or agent applying for Planned Developments, Rezonings, Variances, Special Exceptions, Plan Amendments, Administrative Amendments, and Development Orders within the Village of Estero must participate in a public information meeting pursuant to adopted Village regulations and policies. for county approval within the Estero Community must conduct one public informational session within the community in a publicly owned or leased facility where the agent will provide a general overview of the project for any interested citizens. Lee County encourages planning, zoning, and/or development services staff to participate at such public meetings. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing advance notice of the meeting place, time and date and providing security measures as needed. Subsequent to

this meeting and the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. If the applicant chooses to hold the public meeting before any established community groups, then the minutes of that meeting as may be applicable must be provided prior to a finding of sufficiency. (Added by Ordinance No. 14-16)

OBJECTIVE 19.8: CENTRAL ESTERO. Improve the quality of life for Estero's residents and visitors by providing additional housing and neighborhood types and more diverse economic activity in the heart of Estero.

POLICY 19.8.1: This comprehensive plan includes a Central Estero category on the future land use map (also referred to as the "Central Estero Area") which encourages housing, employment, shopping, recreation, and civic uses in a series of interconnected neighborhoods and mixed use areas. Policy 1.1.12 allows landowners in the Central Estero Area to develop within the standard density range and other requirements of the Urban Community category; however the Village of Estero encourages land to be developed or redeveloped with a greater mix of uses and higher densities when placed in walkable mixed-use patterns. The glossary defines 'density,' 'walkable,' and 'mixed-use pattern.'

POLICY 19.8.2: The Village will create a new planned development zoning district in the Land Development Code to help implement these policies. This zoning district will contain tiered standards that apply to the Village Center Area and may include sub-districts which may have specific policies applying therein. Rezoning to the new planned development zoning district must be sought to have the new standards and densities applied to specific development tracts. The Village's intention is to use this new zoning district whenever increases in density and intensity are requested in the Central Estero Area.

POLICY 19.8.3: For property in the Central Estero Area with vested development rights in existence as of April 17, 2015, developers may proceed on such vested rights as otherwise provided in this comprehensive plan and the Land Development Code, and applications for development approval based on such vested rights in the Central Estero Area which do not seek increases in either density or intensity shall not be required to seek rezoning. Determinations as to the nature, extent, and duration of such vested development rights shall be made by the Village Council, after public hearing.

POLICY 19.8.4: The Land Development Code will provide standards for four levels of development in the Central Estero Area that contribute to a walkable mixed-use environment in such area:

- a. Tier 1 provides a minimum network of connecting streets that will allow the public to move by car, bike, or on foot within and through development tracts.
- b. Tier 2 accommodates primarily residential neighborhoods with higher densities, a potential for a variety of housing types, and greater connectivity than Tier 1.
- c. Tier 3 accommodates mixed-use neighborhoods with similar attributes as Tier 2 but with higher levels of non-residential uses as well.
- d. Tier 4 allows an entire development tract to be planned as a compact community, as provided in Chapter 32.

POLICY 19.8.5: The Land Development Code will provide minimum standards for each tier and will describe public benefits that developers may offer to obtain specified incentives in each tier.

POLICY 19.8.6: Base and maximum residential densities will be set by the Village Council during the planned development rezoning process based on its determination of an application's compliance with this comprehensive plan and the specific standards and requirements for each tier. Increases in base residential densities may be allowed after consideration of incentive offers as provided in the Land Development Code. Densities cannot exceed the top of the following ranges:

- a. Tier 1: Base level is up to 6 dwelling units per acre of Tier 1-only land plus up to 2 additional dwelling units per acre of Tier 1-only

land after consideration of accepted incentive offers, for a maximum of 8 dwelling units per acre of Tier 1-only land.

- b. Tier 2: Base level is up to 9 dwelling units per acre of Tier 2 land plus up to 3 dwelling units per acre of Tier 2 land after consideration of accepted incentive offers, for a maximum of 12 dwelling units per acre of Tier 2 land.
- c. Tier 3: Base level is up to 14 dwelling units per acre of Tier 3 land plus up to 4 dwelling units per acre of Tier 3 land after consideration of accepted incentive offers, for a maximum of 18 dwelling units per acre of Tier 3 land.
- d. Tier 4: Base level is up to 20 dwelling units per acre of Tier 4 land plus up to 5 dwelling units per acre of Tier 4 land after consideration of accepted incentive offers, for a maximum of 25 dwelling units per acre of Tier 4 land.

POLICY 19.8.7: With respect to these base and maximum residential density calculations:

- a. For land in Tier 1-only, densities are calculated based on the definition of "Density" in the Glossary of the comprehensive plan, thus excluding non-residential land in Tier 1.
- b. For land in Tiers 2, 3, and 4, densities are calculated based on this definition except that non-residential land is included for these tiers only.

GOAL 20: BAYSHORE COMMUNITY.

[repeal Goal 20 and associated objectives and policies]

GOAL 21: CALOOSA HATCHEE SHORES.

[repeal Goal 21 and associated objectives and policies]

GOAL 22: BOCA GRANDE.

[repeal Goal 22 and associated objectives and policies]

GOAL 23: THE PALM BEACH BOULEVARD CORRIDOR.

[repeal Goal 23 and associated objectives and policies]

GOAL 24: COMMUNITY PLANNING.

[repeal Goal 24 and associated objectives and policies]

GOAL 25: NORTH CAPTIVA (Upper Captiva).

[repeal Goal 25 and associated objectives and policies]

GOAL 26: ALVA.

[repeal Goal 26 and associated objectives and policies]

GOAL 27: PAGE PARK COMMUNITY.

[repeal Goal 27 and associated objectives and policies]

GOAL 28: NORTH FORT MYERS.

[repeal Goal 28 and associated objectives and policies]

GOAL 29: OLGA COMMUNITY.

[repeal Goal 29 and associated objectives and policies]

GOAL 30: BURNT STORE MARINA VILLAGE.

[repeal Goal 30 and associated objectives and policies]

GOAL 31: DESTINATION RESORT MIXED USE WATER DEPENDENT (DRMUWD).

[repeal Goal 31 and associated objectives and policies]

GOAL 32: LEHIGH ACRES.

[repeal Goal 32 and associated objectives and policies]

GOAL 33: SOUTHEAST LEE COUNTY.

[repeal Goal 33 and associated objectives and policies]

GOAL 34: NORTHEAST LEE COUNTY PLANNING COMMUNITY.

[repeal Goal 34 and associated objectives and policies]

GOAL 35: NORTH OLGA COMMUNITY.

[repeal Goal 35 and associated objectives and policies]

GOAL 2: GROWTH MANAGEMENT. To provide for an economically feasible plan which coordinates the location and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

OBJECTIVE 2.12: DIVERSIFIED CLUSTER DEVELOPMENT.

The County In several future land use categories, the Village of Estero allows the potential for a mixture of different land uses including: residential, commercial/office, research and development, and medical. light industrial. (Added by Ordinance No. 09-06)

POLICY 2.12.1: The Village County encourages and promotes clustered, mixed use development within certain Future Urban Area land use categories to spur cluster development and smart growth within those areas of Lee County where sufficient infrastructure exists to support development, as well as continue to improve the economic well-being of the County; provide for diversified land development; and provide for cohesive, viable, well-integrated, and pedestrian and transit oriented projects. This is intended to encourage development to be consistent with Smart Growth principles. (Added by Ordinance No. 09-06)

POLICY 2.12.2: Reserved. Future development within the Tradeport and Industrial Development future land use categories is strongly encouraged to be designed to include a mixture of research and development, industrial, and related office uses, where appropriate. (Added by Ordinance No. 09-06)

POLICY 2.12.3: Future development within the Intensive Development, Central Urban, and Urban Community future land use categories is strongly encouraged to be development as a mixed use with two or more of the following uses: residential, commercial (including office), and light industrial (including research and development use). When residential use is one of three uses proposed, in a mixed use development, residential densities may be developed as provided for under the Glossary terms: "Mixed Use," "Mixed Use Building," and "Density." (Added by Ordinance No. 09-06)

GOAL 4: SUSTAINABLE DEVELOPMENT DESIGN. To pursue or maintain land development regulations which encourage creative site designs and mixed use developments patterns. Using an overlay, locate appropriate areas for Mixed Use, Traditional Neighborhood Development, and Transit Oriented Development. (Amended by Ordinance No. 94-30, 07-15)

OBJECTIVE 4.1: Maintain the current planned development rezoning process which combines site planning flexibility with rigorous review. (Amended by Ordinance No. 91-19, 94-30, 07-15)

POLICY 4.1.1: Development designs will be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site and to the existing and potential street pattern on surrounding sites, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements. (Amended by Ordinance No. 91-19, 00-22)

POLICY 4.1.2: Development designs will be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development. (Amended by Ordinance 91-19, 00-22)

OBJECTIVE 4.2: MIXED-USE OVERLAY. Designate areas on the Future Land Use Map for Mixed Use, Traditional Neighborhood, and Transit Oriented development patterns. (Added by Ordinance No. 07-15)

POLICY 4.2.1: The Village County will maintain an overlay in the future land use map series (Map 1, Page 6) identifying locations outside the Central Estero Area as defined in the Estero Community Plan that are also desirable for mixed use patterns because they that are located in close proximity to: public transit routes; education facilities; recreation opportunities; and, existing residential, shopping and employment centers. Development approvals in the Central Estero Area that had been based on a property having been within Lee County's prior mixed-use overlay designation may request minor

modifications to those approvals provided the modifications are in compliance with this Comprehensive Plan and Land Development Code and the modifications do not increase the previously approved densities and intensities. Appropriate locations for any future mixed-use overlay will have a positive impact on transportation facilities though increased transit service, internal trip capture, and reduced travel distance (preference will be given to locations serviced by multiple transit routes). An analysis showing the number of existing and potential residential units within the immediate and extended pedestrian shed (measured through connections and delineating pedestrian barriers) will be considered in identifying appropriate locations. (Added by Ordinance No. 07-15)

POLICY 4.2.2: The Mixed Use Overlay will not intrude into established single family neighborhoods. Connections to existing residential neighborhoods will be provided upon the residential neighborhood's desire and not precluded by the Mixed Use Development's design. (Added by Ordinance No. 07-15)

POLICY 4.2.3: Reserved. Any Planned Development project adhering to the Mixed Use Overlay standards, at the discretion of the Board of County Commissioners, may extend beyond the Mixed Use Overlay zone up to one quarter mile. (Added by Ordinance No. 07-15)

POLICY 4.2.4: Reserved. The Mixed Use Overlay may include areas within the Coastal High Hazard Area when unique public benefits exist. Such benefits may include providing workforce housing options for employees of businesses located on barrier islands when transit is provided between the workforce housing and the employment areas. (Added by Ordinance No. 07-15)

POLICY 4.2.5: Reserved. Encourage mixed use developments on sites that have existing connectivity to adjacent neighborhoods, qualify as a grayfield or brownfield sites, or are candidates for Transit Oriented Development. Properties lacking potential interconnections to adjacent properties will not be considered as preferred locations for the Mixed Use Overlay. (Added by Ordinance No. 07-15)

POLICY 4.2.6: Reserved. Staff will work with communities, specifically during the community planning process, to explain the benefits and address concerns related to mixed use/higher density developments to build the consensus needed to identify appropriate locations for the Mixed Use Overlay. (Added by Ordinance No. 07-15)

POLICY 4.2.7: Development located in the Mixed-Use Overlay that utilizes the Compact PD zoning category applying Chapter 32—Compact Communities of the Lee County Land Development Code will not be subject to the site location standards listed in Policy 6.1.2 and 6.1.2.7. (Added by Ordinance No. 11-18)

OBJECTIVE 4.3: Development, redevelopment, and infill rezonings located within the Mixed Use Overlay outside of the Central Estero Area that utilize the Compact PD or Mixed Use Planned Development (MPD) zoning category and meet the criteria in the policies below that incorporate the following Mixed Use, New Urbanism, Traditional Neighborhood Development (TND), and Transit Oriented Development (TOD) criteria will be allowed to use the area of commercial, office, light industrial, natural water bodies and other non-residential uses in their density calculations. These proposals must contribute to areas will be compact, multi-purpose, mixed use patterns centers which integrate commercial development with residential, civic, and open space within the same neighborhood or and buildings. (Added by Ordinance No. 07-15)

POLICY 4.3.1: Reserved. Developments within the Mixed Use Overlay conforming to Chapter 32—Compact Communities of the Land Development Code, will be deemed as meeting the principles listed in this objective. (Added by Ordinance No. 07-15, Amended by Ordinance No. 11-18)

POLICY 4.3.2: Mixed Uses: A balanced mixture of Carefully mixing complementary uses can will be provided to reduce overall trip lengths, to support pedestrian, bicycle and transit opportunities and create pedestrian friendly streetscapes.

- a. Mixed uses will be encouraged within individual buildings (e.g. residential above retail or office space) but may be located in separate buildings that can be easily reached using public sidewalks and streets.

- b. Mixed Use Overlay areas **not within the Central Estero Area** will provide public gathering places as described in Policy 19.2.1. **civic uses, such as green spaces or community centers.**
- c. Mixed uses **s development patterns** will be integrated within an overall design framework to create a pedestrian friendly, human scale environment, through objective, measurable criteria including size, scale, proportion, and materials detailed in the land development regulations. Flexibility in design will allow for choice and variety in architectural style.
- d. **The Mixed Use Overlay is intended for mixing uses that are complementary rather than conflicting, as those terms are used in the glossary's definition of mixed use. Primary and secondary uses will be determined based upon the needs of the community, character of the surrounding area, and characteristics of the transportation network.** *(Added by Ordinance No. 07-15)*
- g. Local climate and history will dictate the architectural and landscape design and natural methods of cooling and heating will be encouraged. Evaluate Green Building techniques as an alternative way to provide open space.
- h. Streets and roads will be fronted by design features including sidewalks which define and contribute to a pedestrian street character. Building design, placement, and entrances will be at a pedestrian scale and oriented towards streets or other public space such as parks or squares.
- i. The street system will equally serve automobile and non-automobile modes of transportation. Development will provide pedestrian and bicycle-friendly access, and will provide transit facilities to the development and the surrounding community.
- j. Large scale nonresidential establishments will incorporate development design techniques to integrate the establishment into the surrounding community. Such design techniques will include:
 1. creation of a series of smaller, well defined customer entrances to break up long facades and provide pedestrian scale and variety, that may be achieved through the use of liner buildings.
 2. limited number and size of signs.
 3. landscaping and use of pocket parks and courtyards adequate to soften large building masses.

POLICY 4.3.3: Site and Building Design: Integrate commercial, residential, civic, and open spaces to create multipurpose developments that feature unique style and ambiance through design, encouraging civic involvement and events to promote community interaction.

- a. Provisions for outdoor livability, including interconnected pedestrian and bike facilities, walkways, public plazas, ample seating, and walkable block size.
- b. Well defined centers and edges with public or civic space creating an element around which other development is located.
- c. Development plans will create focal points of signature buildings, civic spaces, natural amenities, and other prominent features through placement or street layout.
- d. Link pedestrian routes and bikeways with the street system or other public space such as parks or squares avoiding routes through parking lots and other locations out of the public realm.
- e. When necessary, development density and intensity will gradient from the center to the edge suitable to integrated surrounding land uses.
- f. The designs will include a pedestrian circulation system to connect the nonresidential uses with residential uses and areas.
- k. An “A/B” street grid system may be utilized where “A” streets meet all pedestrian oriented standards and create a continuous uninterrupted pedestrian friendly streetscape, while “B” streets may include a limited amount of properly designed non-pedestrian oriented uses.
- l. Crime Prevention Through Environmental Design (CPTED) guidelines will be incorporated to the maximum extent possible. *(Added by Ordinance No. 07-15)*

POLICY 4.3.4: Parking: Parking areas will be designed to minimize intrusiveness and impacts on the pedestrian character, through the following techniques:

- a. On-street parking with landscaping and design features, such as corner and mid-street bump outs, that afford traffic calming and produce a comfortable and safe pedestrian environment will be promoted.
- b. Parking lot locations will not separate pedestrian areas including sidewalks, squares, and plazas from the front of buildings containing the primary entrance.
- c. Parking lots will be screened from **all** streets, sidewalks, and open spaces, and will be designed to maintain or enhance the street edge.
- d. Parking lots will be designed with safe pedestrian connections to business entrances and public space to create a park-once environment.
- e. Reduction of paved parking areas will be evaluated wherever practicable through measures such as provision of shared parking and parking structures to serve multiple uses and alternative paving materials. Large expanses of pavement will be discouraged. Reduced ratios of required parking for non-residential uses will be provided in the land development regulations.

(Added by Ordinance No. 07-15)

POLICY 4.3.5: Automobile Access: ~~Automobile facilities~~ **Streets and Alleys:** Streets will be designed to provide safe access to, **through, and within each the** development.

- a. Internal **streets must meet Land Development Code standards found in Article II of Chapter 32 and traffic circulation system design** will include:
 1. **narrow traffic lanes and other** traffic calming techniques to maintain safe multi-modal transportation.
 2. an interconnected street grid system extended to adjacent sites at the least intrusive locations, **with interconnections no farther apart than set forth in the Land Development Code.**
 3. maximum use of common access drives **to arterial roads.**

4. a system of alleyways for service vehicles and access to parking.

5. convenient access to transit facilities.

6. **sidewalks shaded by rows of street trees.**

- b. **Major** points of ingress to and egress from arterial roads carrying through traffic will be located at the allowed intersection spacing and connect to the internal traffic circulation system.
- c. **A connector street system** **Public streets** will provide multiple vehicular, bicycle, and pedestrian linkages to adjacent local destinations, including residential neighborhoods, as an alternative to arterial and collector roads, except where such connections are precluded by physical layout of natural environmental features.
- d. Automobile-oriented uses will have a limited number of driveways, and drive-in or drive-up windows will be located to avoid conflict with pedestrian and bicycle traffic.
- e. Block sizes will be **established in the Land Development Code with a goal of being small enough to create a walkable environment and must meet the standards found in Article II of Chapter 32. ~~an~~ easily dispersed traffic flow. The presence of the following conditions may justify cul-de-sac streets that require an exception to the maximum block perimeters in Chapter 32:**
 1. **Wetlands or other indigenous native vegetation being preserved.**
 2. **An interstate highway or county-designated controlled access road.**
 3. **An adjoining residential subdivision that precludes connectivity.**
 4. **A surface water management lake that a regulatory agency requires to be in a configuration that interferes with the block perimeter standards.**

(Added by Ordinance No. 07-15)

POLICY 4.3.6: Community Green Space: Public space and landscaping will be provided that includes.

- a. Public areas will provide adequate urban landscaping that includes street trees, planted areas, and street furniture.
- b. Required surface and storm water management facilities will be designed as an integrally with civic spaces physical or visual amenity that provides usable open space or an aesthetic feature that resembles natural areas.
- c. Paved areas (including parking) will require overhead shading from tree canopy or building features based on factors such as scale of development and performance standards.

(Added by Ordinance No. 07-15)

POLICY 4.3.7: Connectivity and Buffering: Mixed use developments will be well integrated both internally and externally.

- a. Automotive, pedestrian and/or bicycle connections to adjacent commercial development will be provided.
- b. Connections to adjacent residential neighborhoods will not be precluded by the Mixed Use Development's design.
- c. Buffering of uses internal to a Mixed Use development are not required.
- d. Buffering from adjacent developments, when deemed absolutely necessary, will not preclude future interconnectivity.

(Added by Ordinance No. 07-15)

POLICY 4.3.8: Properties in a Mixed Use Overlay Zone, not within the Coastal High Hazard Area, will be considered as preferred receiving areas for Transferable Development Rights (TDRs) and will allow these TDRs to serve as a method for obtaining allowable bonus densities. *(Added by Ordinance No. 07-15)*

POLICY 4.3.9: The owner or agent for a rezoning request utilizing the Mixed Use Overlay must conduct one publicly noticed informational session, before sufficiency, where the agent will, at a minimum, present an overview of the project's consistency with this objective. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. *(Added by Ordinance No. 07-15)*
[the content of Policy 4.3.9 duplicates Policy 19.7.3]

OBJECTIVE 4.4: *[no changes proposed]*

GOAL 6: COMMERCIAL LAND USES. To permit orderly and well-planned commercial development at appropriate locations **within the county**.
(Amended by Ordinance No. 94-30)

OBJECTIVE 6.1: Development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 11 and other provisions of this plan. (Amended by Ordinance No. 94-30, 11-18)

POLICY 6.1.1: All applications for commercial development will be reviewed and evaluated as to:

- a. Traffic and access impacts (rezoning and development orders);
- b. Landscaping and detailed site planning (development orders);
- c. Screening and buffering (planned development rezoning and development orders);
- d. Availability and adequacy of services and facilities (rezoning and development orders);
- e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
- f. Proximity to other similar centers (rezoning); and
- g. Environmental considerations (rezoning and development orders).
(Amended by Ordinance No. 00-22)

POLICY 6.1.2: Commercial development must be consistent with the location criteria in this policy except where specifically excepted by this policy or by Policy 6.1.7, **or in Lehigh Acres by Policy 32.2.4 or if located in the Mixed Use Overlay and utilizing the Compact PD zoning category. Chapter 32 – Compact Communities of the Land Development Code.**

1. MINOR COMMERCIAL

- a. **Major function:** Provides for the sale of convenience goods and services.

- b. **Location:** The entire retail use, including buildings and outdoor sales area, must be located as follows except where this plan provides specific exceptions (e.g., Policy 6.1.7):
 - (1) On or near the intersection (within 330 feet of the adjoining rights-of-way of the intersection roads) of local and collector, local and arterial, or collector and collector roads. In Commercial Planned Developments where future road improvements that are included in the Capital Improvement Program will enable the property to qualify for the higher level of commercial development specified in Subsection 2 below, and which are conditioned to allow the increased commercial intensity when the roadway actually functions at the higher level of a collector road, the Minor Commercial use may extend beyond 330 feet of such intersections provided the Master Concept plan specifically indicates the phasing of the development from Minor to Neighborhood Commercial use. Proposed interconnections of future internal access roads or driveways servicing only the subject parcel with an arterial or collector will not comply with the requirements of this section;
 - (2) At the intersection (as defined below) of collector and arterial or arterial and arterial roads; or
 - (3) Within a residential planned development provided it is located and designed primarily to meet the commercial needs of the residents of the development.
- c. **Site Area:** Two acres or less.
- d. **Range of Gross Floor Area:** Less than 30,000 square feet.
- e. When developed as part of a Mixed Use planned development **or Compact planned development**, and meeting the use limitations, modified setback standards, signage limitations and landscaping provisions, retail uses may deviate from the locational requirements and maximum square footage limitations, subject to conformance with the Estero Community Plan as outlined in Policies 19.2.3 and 19.2.4, and through approval by the **Board of County Commissioners Village Council**.

2. NEIGHBORHOOD COMMERCIAL

- a. **Major function:** Provide for the sale of convenience goods and personal services such as food, drugs, sundries, and hardware items.
- b. **Typical leading tenants:** Supermarket and drug store.
- c. **Location:** Must be located as follows (except where this plan provides specific exceptions):

At the intersection of an arterial and a collector or two arterials so that direct access is provided to both intersecting roads. Such direct access may be provided via an internal access road to either intersecting road. ~~On Lee County's islands where there is no intersecting network of collectors and arterials, neighborhood commercial centers may be located using the standards for minor commercial centers.~~

- d. **Site Area:** 2 to 10 acres
- e. **Range of Gross Floor Area:** 30,000 to 100,000 square feet

~~f. In that portion of North Fort Myers lying between the Cape Coral city limits and the old S.A.L. railroad grade and north of the junction of the 41s, an exception to the strict adherence to the location standards in subsection (c) may be granted upon the approval of an application for Commercial Planned Development rezoning if the Board of County Commissioners makes a formal finding that the proposed project:~~

- ~~(1) is located on an existing arterial road;~~
- ~~(2) is located at the intersection of that arterial with a future collector or arterial that is indicated on the Official Trafficways Map; and~~
- ~~(3) will provide (or at least not interfere with) an acceptable alignment for the future roadway which is the justification for the approval, relative to both extensions from the point of intersection with the existing road.~~

3. COMMUNITY COMMERCIAL

- a. **Major function:** Some functions of neighborhood commercial, in addition to providing for the sale of retail goods such as clothing, variety items, appliances, and furniture.
- b. **Typical leading tenants:** Supermarket, drug store, minor department store, variety store, or discount center.
- c. **Location:** Must be located as follows (except where this plan provides specific exceptions):

- At the intersection of two arterials so that direct access is provided to both intersecting roads.
- Such direct access may be provided by an internal access road to either intersecting road.

- d. **Site Area:** 10 to 35 acres
- e. **Range of Gross Floor Area:** 100,000 to 400,000 square feet

~~f. Notwithstanding prohibitions contained elsewhere in this plan, community commercial development may be granted in a portion of the Suburban land use category in North Fort Myers lying between the Cape Coral city limits and the old S.A.L. railroad grade and north of the junction of the 41s upon the approval of an application for Commercial Planned Development rezoning if the Board of County Commissioners makes a formal finding that the proposed project:~~

- ~~(1) is located on an existing arterial road;~~
- ~~(2) is located at the intersection of that arterial with a future arterial road that is indicated on the Official Trafficways Map; and~~
- ~~(3) will provide (or at least not interfere with) an acceptable alignment for the future roadway which is the justification for the approval, relative to both extensions of that future roadway from the point of intersection with the existing road.~~

4. REGIONAL COMMERCIAL

- a. **Major Function:** Some functions of community commercial, in addition to providing a full range and variety of shopping goods for comparative shopping (such as general merchandise, apparel, furniture, and home furnishings).
- b. **Typical leading tenants:** One or more full-line department stores.
- c. **Location:** Must be located in such a manner as to provide direct access to two and preferably three arterial roads. Such direct access may be via an internal access road to one or more arterials.
- d. **Site Area:** 35 to 100 acres
- e. **Range of Gross Floor Area:** 400,000 to 1 million square feet or more.
- f. The Commercial Site location standards described in this policy do not apply to Regional Commercial development approved as a single mixed-use Development of Regional Impact containing regional shopping opportunities on a 483-acre portion of Section 9, Township 47 South, Range 25 East, that is bounded on the west by U.S. 41, on the east by the Seminole Gulf Railroad tracks, on the south by Coconut Road, and on the north by a line located one half mile north of Coconut Road designated Urban Community, provided that the DRI specifically addresses:
 - 1) Impacts to flow-ways,
 - 2) Community and Regional Park levels of service,
 - 3) Roadway levels of service,
 - 4) Public Schools,
 - 5) Fire protection services, and
 - 6) Affordable housing.

5. Commercial development “at the intersection” will extend no more than one-quarter mile from the centerline of the intersection and must include proper spacing of access points, with the following exception: in a commercial development approved under the planned development rezoning process, “at the intersection” may extend beyond one-quarter mile from the intersection, provided that:
 - a. direct access is provided to the development within one-quarter mile of the intersection;
 - b. an internal access road or frontage road provides access to the intersecting street prior to occupancy of the development; and
 - c. all access points meet Land Development Code requirements for safety and spacing.
 - d. the retail commercial use, including any outdoor sales, does not extend beyond one-half mile from the centerline of the intersection.
6. Any contiguous property under one ownership may, at the discretion of the ~~Board of County Commissioners~~ Village Council, be developed as part of the interstate General Interchange category, except in the Mixed Use Interchange district, provided the property under contiguous ownership to be developed as part of the interstate interchange does not extend beyond three-quarters of a mile from the interchange centerpoint. Applications seeking interstate uses outside of the interstate highway designated interchange area will be evaluated by the Board considering the following factors: percentage of the property within the interstate interchange; compatibility with existing adjacent land uses; and, compatibility with surrounding Future Land Use Categories. This is intended to promote planned developments under unified ownership and control, and to insure proper spacing of access points.
7. The location standards specified in Subsections 1-4 will apply to the following commercial developments: shopping centers; free-standing retail or service establishments; restaurants; convenience food stores; automobile dealerships; gas stations; car washes; and other commercial development generating large volumes of traffic.

These location standards will not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or professional offices; industrial, warehouse, or wholesale development; clubs, as defined in Chapter 34 of the Land Development Code (commercial clubs excepted); and other similar development. ~~The distinction in this subsection between these two major types of commercial uses does not apply in Lehigh Acres, where commercial uses are permitted in accordance with Policy 32.2.4. These location standards will not apply to property in the Mixed Use Overlay when Chapter 32 – Compact Communities of the Land Development Code is applied.~~

8. The standards specified in Subsections 1-4 for location, floor area and site area will serve as guidelines during the rezoning process (allowing limited discretion by the Board of County Commissioners Village Council in special cases in which retail uses are the only reasonable use of the parcel in light of its size, its proximity to arterials and collectors, and the nature of the existing and projected surrounding uses, including but not limited to environmental factors) but are strict requirements during the development order process in the case of zoning that existed prior to the effective date of the Lee Plan (December 21, 1984). The other standards specified in Subsections 1-4 will serve generally to indicate the types of development which are likely to fall within each commercial category. Proposed rezonings to commercial zoning districts that include both uses that are subject to the standards in Subsections 1-4 and uses that are not (see Subsection 7) may be found consistent with the Lee Plan by the Board of County Commissioners comprehensive plan by the Village Council even if the subject parcel does not comply with the applicable location standard; provided, however, that no development orders will be issued on any such parcel for any use to which the standards in Subsection 1-4 is applicable, and all such development orders must be consistent with the level of service requirements in Policy 95.1.3.

9. The location standards in this policy are not applicable in the following areas:
 - a. In the General Interchange land use category.
 - b. In Lehigh Acres where commercial uses are permitted in accordance with Goal 32
 - c. Within the Captiva community in the areas identified by Policy 13.2.1, in Area 9 of the University Community Conceptual Master Plan, or within the Mixed Use Overlay when utilizing Chapter 32 – Compact Communities of the Land Development Code
 - d. In the Density Reduction/Groundwater Resource land use category where some commercial development is permitted under Objective 33.3.
10. The Board of County Commissioners Village Council may approve applications for minor commercial centers that do not comply with the location standards for such centers but which are consistent with duly adopted CRA and the Estero Community Plans policies under Goal 19.
11. Uses that must comply with Subsections 1-4 may occur at the outside of a T-intersection so long as direct access is provided from at least two points on the adjacent intersecting road, one of which must be an extension of the other intersecting road.
12. Map 19 illustrates the existing Lee County intersections that are deemed to be consistent with the standards in subsections 2 and 3. Neighborhood and community commercial centers must be located at one of the designated intersections, at another intersection utilizing the list of Functional Classification for Arterial and Collector Roads, or in accordance with one of the exceptions under Goal 6, or in Lehigh Acres in accordance with Policies 1.8.1 through 1.8.3.

The map shows some intersections with half-circles and others with full circles. Half circles indicate that only the two intersection quadrants shown on the map are deemed to be consistent with the standards. All of the quadrants of intersections designated with full circles are deemed to be consistent with the standards. Proposed

neighborhood and community commercial centers that are located at the designated intersections are subject to all of the other Goals, Objectives and Policies of this Plan.

Functional classifications of new or improved streets will be established in accordance with the definitions of “arterial” and “collector” roads in Rule 9J-5.003. A list of Functional Classification for Arterial and Collector Roads, consisting of roads that meet this criteria, will be maintained by the Lee County Department of Transportation, for county maintained roads, and the Lee County Division of Development Services, for privately maintained roads. These functional classification lists will be adopted by Administrative Code. For the purpose of determining compliance with the locational standards of Policy 6.1.2, only those roads identified as Major Collector roads will be considered collector roads. Roads identified as Minor Collector or not included on the list will be considered local roads. The map will be revised annually during the county’s regular plan amendment cycle.

13. Freestanding single use commercial retail development of five (5) acres or more does not qualify as a Neighborhood Center as that term is used in the Suburban and Outlying Suburban Future Land Use Categories. *(Amended by Ordinance No. 93-25, 94-30, 98-09, 99-15, 99-18, 00-22, 02-02, 07-09, 10-05, 10-16, 10-19, 10-40, 11-18)*

POLICY 6.1.3: Commercial developments requiring rezoning and meeting Development of County Impact (DCI) exceeding thresholds defined in the Land Development Code must be developed as Commercial planned developments, Mixed Use planned developments, or Compact planned developments that are designed to arrange uses in an integrated and cohesive unit in order to:

- provide visual harmony and screening;
- reduce dependence on the automobile;
- promote pedestrian movement within the development;
- utilize joint parking, access and loading facilities;
- avoid negative impacts on surrounding land uses and traffic circulation;
- protect natural resources; and

- provide necessary services and facilities where they are inadequate to serve the proposed use. *(Amended by Ordinance No. 94-30, 00-22)*

XII. Glossary

BLOCK - A block is the smallest area of land that is surrounded by a public street (or in some cases by a private street or trail that is permanently accessible to the public). Blocks are subdivided into lots that face a street or other public way.

DENSITY - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made waterbodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, except in the Central Estero Area as specifically provided in Policy 19.8.1, and except within areas outside the Central Estero Area that are identified on the Mixed Use Overlay Map (Future Land Use Map Series Map 1 page 6 of 8) that have elected to use the process described in Objective 4.3. 4.2 and except within areas identified as Mixed Use Communities as identified on Map 17 where development rights are concentrated or transferred using the process described under Objective 33.3. Within the Captiva community in the areas identified by Policy 13.2.1, commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation. For true mixed use developments located on the mainland areas of the County, the density lost to commercial, office and industrial acreage can be regained through the utilization of TDRs that are either created from Greater Pine Island Coastal Rural future land use category or previously created TDRs. True mixed use developments must be primarily multi-use structures as defined in this Glossary as a mixed use building. If development is proposed in accordance with Policy 2.12.3, residential densities are calculated using the total land area included in the mixed use portion of the development. (Amended by Ordinance No. 98-09, 00-22, 03-21, 05-21, 07-09, 07-14, 09-06, 10-43)

INFILL - The use of vacant land within a predominantly developed area for further construction or development. These lands already have public services available but may require improvements to meet current development standards. (Added by Ordinance No. 07-14)

MIXED USE - Complementary uses of land within a comfortable walking distance. Complementary means uses are compatible with each other and would serve the same users without requiring a car or a bike/walk trip on a circuitous or inhospitable route. Complementary uses are the opposite of conflicting uses, for example industrial uses or commercial uses that have auto-oriented features near residential uses. The development, in a compact urban form, including residential and one or more different but compatible uses, such as but not limited to: office, industrial and technological, retail, commercial, public, entertainment, or recreation. These uses may be combined within the same building or may be grouped together in cohesive neighboring buildings with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance. True mixed use developments primarily consist of mixed use buildings as defined by this Glossary. (Amended by Ordinance No. 05-21, 07-14)

MIXED-USE BUILDING - Mixed-Use Building means a building that contains at least two different complementary land uses (i.e. commercial and residential, R & D and residential, office and residential, commercial and civic use open to the public) that are related. (Added by Ordinance No. 05-21)

MIXED-USE PATTERN - A physical pattern where streets form an interconnected network that surrounds traditional city blocks. Blocks may be subdivided into lots for individual buildings that can accommodate a variety of complementary land uses and building types.

REDEVELOPMENT - Development activity characterized by replacement of existing dilapidated or underperforming structures. The new development is usually at a higher level of intensity or density. (Added by Ordinance No. 07-14)

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) - A form of development that creates mixed-use, mixed-income neighborhoods that are compact, diverse and walkable. (Added by Ordinance No. 07-14)

TRANSIT ORIENTED DEVELOPMENT (TOD) - Development located within walking distance of a transit stop using a mixed use development pattern and that is mixed use and developed using Traditional Neighborhood Development standards. *(Added by Ordinance No. 07-14)*

WALKABLE - A characteristic of mixed use neighborhoods or districts where people can walk to nearby destinations on sidewalks or paths that encourage comfortable movement without driving.

Table 1(c)
Mixed Use Overlay/Lehigh Acres
Specialized Mixed Use Node Ratios

Future Land Use Map Category	Floor Area Ratio	Acres*	Percent Residential	Percent Non-Residential
Intensive Development	3	1,595	10-50%	50-90%
Central Urban	2	3,997	20-50%	50-80%
Urban Community	2	3,195	25-60%	40-75%
Suburban	1	391	30-70%	30-70%
Outlying Suburban	1	123	30-70%	30-70%

* Remaining acres are within non-residential areas that are situated within the overlay such as Public Facilities and Wetlands.

Lee Plan Future Land Use
Map 1, Page 1 of 8

[Land is being redesignated from Urban Community, Suburban, Outlying Suburban, Public Facilities, and Rural to the new Central Estero land-use category, as shown on the Framework Plan.]

Lee Plan Future Land Use
Map 1, Page 6 of 8
Special Treatment Areas -
Mixed Use Overlay

[The mixed-use overlay is being removed from all land within Estero. Policy 4.2.1 indicates that the mixed-use overlay could be reapplied in the future to land outside Central Estero that meets the stated criteria.]

Land Development Code Amendments

Proposed by the Village of Estero
Draft, February 29, 2016

Language to be added is underlined.

Language to be removed is ~~struck through~~.

New language and language to be removed is also **highlighted**, except in divisions that contain only new language.

CHAPTER 33 - ~~PLANNING~~ ESTERO COMMUNITY REGULATIONS

~~ARTICLE I. - IN GENERAL~~

DIVISION 1. - IN GENERAL

Sec. 33-1. - Transitional nature of this chapter. ~~Purpose and intent.~~

The purpose of This chapter ~~contains~~ is to adopt the guidelines and provisions ~~a planning community believes is~~ necessary to achieve the goals, objectives and policies set forth in the Lee County Comprehensive Plan applicable to the Village of Estero until these provisions can be merged with the remainder of the transitional land development code adopted by the Village Charter. ~~each recognized individual planning community located within unincorporated Lee County.~~ These provisions are intended to enhance, not replace, the regulations contained in the balance of this Code, unless a particular ~~planning community~~ specifically provides ~~ds~~ otherwise.

Sec. 33-2. - Reserved. ~~Applicability.~~

The following articles apply to the planning communities in unincorporated Lee County that are specifically identified in the Lee Plan. Each article covers an individual planning community, or specifically identified portion of a planning community, that has chosen to pursue adoption of standards for the particular community.

Sec. 33-3. - Reserved. ~~Effect of LDC provisions.~~

Development within the planning communities affected by this chapter must comply with all Lee County regulations, including the provisions of this Code. The planning community regulations are intended to supplement regulations in this Code, unless a particular planning community specifically provides otherwise.

Sec. 33-4. - Conflict.

A conflict between the provisions of this chapter and the balance of this Code will be resolved in accordance with the following. The provisions of the Comprehensive Lee Plan in effect at the time of the conflict is discovered will control. If the Comprehensive Lee Plan is silent with respect to the issue, then the standards articulated in this chapter will control. If the Comprehensive Lee Plan and this chapter are silent with respect to an issue, then the provisions within the balance of this Code will control.

Sec. 33-5. - Deviations/variances.

Deviations and variances from these provisions ~~set forth in each article~~ may be achieved under the standards specifically set forth ~~in this chapter by the~~ particular ~~planning community.~~ If ~~this chapter the article~~ does not contain a specific provision related to variances and deviations, then the relevant provisions in chapters 10 and 34 will apply.

Sec. 33-6. - Appeal.

Appeal of the application or interpretation of this chapter must be filed and processed in accord with section 34-145(a).

Secs. 33-7—33-50. - Reserved.

ARTICLE II. - ESTERO PLANNING

COMMUNITY

DIVISION 1. - IN GENERAL

Sec. 33-51. - Purpose and intent.

The purpose of this chapter division is to create standards for growth in the Estero Planning Community (see map in Appendix I), described in Goal 19 of the Lee County Comprehensive Plan. Specific high growth corridors may be designated as overlay districts and/or contain special regulations, subject to the provisions of this subdivision. The policies contained within this chapter article are intended to encourage mixed-use developments, interconnectivity, pedestrian activity, and to achieve and maintain a unique, unified and pleasing aesthetic/visual quality in landscaping, architecture, signage. The standards in this chapter Article II apply to all commercial, religious, institutional, and mixed use buildings within the Estero Community, except where the authority of a separate political jurisdiction supersedes county authority.

Sec. 33-52. - Applicability.

- (a) **Reserved. Scope.** The provisions of article II apply to all development located in the Estero Planning Community, as defined in section 33-53(a) and Goal 19 of the Lee County Comprehensive Plan.
- (b) **Development orders.** The provisions of this chapter article II apply to all development orders and limited review development orders described in sections 10-174(1), 10-174(2) and 10-174(4)a. that are requested within the Estero Planning Community. Compliance with these provisions will be required in order to obtain development order approval.
- (c) **Demonstrating compliance.** Compliance with the standards set forth in this chapter article must be demonstrated on the drawings or site development plans submitted in conjunction with an application for development order approval or with a building permit application if a development order is not required. This will not prevent simultaneous applications for a development order and building permit on the same parcel, however, the development order approval must precede the building permit approval.

Sec. 33-53. - Reserved. Planning community boundaries.

- (a) **Estero Planning Community.** The boundaries of the Estero Planning Community are as depicted in the Lee County Comprehensive Plan on Lee Plan Communities Map 16.
- (b) **Corkscrew Road Overlay.** The boundaries of the Corkscrew Road overlay district are as depicted in Appendix I on Map 1.
- (c) **Sandy Lane Overlay.** The boundaries of the Sandy Lane overlay district are as depicted in Appendix I on Map 1.
- (d) **US 41 Overlay.** The boundaries of the US 41 overlay district are as depicted in Appendix I on Map 2.

Sec. 33-54. - Community review.

The owner or agent applying for Planned Developments, Rezoning, Variances, Special Exceptions, Plan Amendments, and Development Orders within the Village of Estero must participate in a public information meeting pursuant to adopted Village regulations and policies to provide a general overview of the project for any interested citizens before the application can be found sufficient. Prior to a finding of sufficiency, the applicant must provide the Village with a summary of the concerns or issues that were raised at the meeting and a proposal for how the applicant will respond to any issues that were raised.

- (a) **Applications requiring review.** The owner or agent applying for the following types of county approvals must conduct one public informational session in accord with section 33-54(b) within the Estero Planning Community prior to obtaining a finding of sufficiency.
- (1) **Development orders.** This includes all applications for development orders requested within the Estero Planning Community.
 - (2) **Planned development zoning actions.** This includes administrative deviations amending the approved master concept plan or other provisions of the applicable zoning resolution.
 - (3) **Special exception and variance requests.** This includes all requests that will be decided by the hearing examiner.
 - (4) **Conventional rezoning actions.**

(5) **Permanent monument style identification** sign permits requested from the Building Department.

(b) **Meeting requirements.** The owner or agent submitting the application requiring review under this section must conduct one public informational session within the boundaries of the Estero Planning Community where the agent will provide a general overview of the project for any interested citizens. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

Sec. 33-55. - Existing development.

Existing planned developments may voluntarily bring a master concept plan into compliance with the **Comprehensive Plan Estero Plan** or any regulation contained in this **chapter division** administratively. No public hearing will be required if the sole intention is for existing planned developments to comply with these regulations.

Sec. 33-56. - Definitions.

The following definitions are in addition to those set forth in other chapters of this Code and are applicable to the provisions set forth in this **chapter article** only. If, when construing the specific provisions contained in this **chapter article**, these definitions conflict with definitions found elsewhere in this Code, then the definitions set forth below will control. Otherwise the definitions contained elsewhere in this Code will control.

Articulation means shapes and surfaces having joints or segments that subdivide the area or elements; the joints or members add scale and rhythm to an otherwise plain surface.

Big box/large retail/large footprint means a single use retailer of more than 50,000 square feet of building footprint, or a multi-use development, with more than 100,000 square feet of building area, excluding out parcel development.

Building footprint means the total area of land covered or occupied by an individual building, including all roofed areas and outdoor sales area. Walkways and public spaces are excluded from the calculation.

Column/pillar means freestanding vertical supports that generate unique features through the composition of the base, shaft and capital arrangement of column parts.

Facade means the vertical exterior surfaces of a building.

Fully shielded light fixture means a light fixture constructed in such a manner that all light emitted by the fixture, either directly from the lamp or a diffusing element, or indirectly by reflection or refraction from any part of the luminaire, is projected below the horizontal.

Human scale and proportion means the adequate positioning of building details and attributes that take into consideration the approximate eye level and average human height, in order to create a sense of its presence, or simply for it to be perceived and appreciated when encountered.

Interior access drive/street means any vehicular roadway, excluding alleys or driveways, located within the confines of the property.

Internal block means a building pad that does not front on a major road.

Liner building/structures means additional buildings located along a big box type structure to mask blank and unadorned walls. Liner buildings may also be used to help mass up or mass down the big box. Liner buildings may either be attached to the big box or be within 15 feet of the big box. (See Figure 11 in section 33-458) Liner buildings may either be an enclosed, partially enclosed, or a covered structure, including covered walkways.

Mall means a structure with multiple tenants with an internal public circulation spine (roofed or not roofed) with more than 450,000 square feet of retail space.

Monument sign or monument-style sign is a ground sign, the structural base of which is on the ground. The height of the base must be at least 24 but no more than 36 inches above the adjacent ground. The average width of the sign structure must exceed the total height of the sign structure. The width of the top of the sign structure must not exceed 120 percent of the width of the base. The sign copy area will be measured from the outside edges of the sign or the sign frame, whichever is greater, excluding the area of the supporting structures provided that the supporting structures are not used for advertising purposes.

Reflective pool means a geometric pool like structure with a minimum of six inches of water and a maximum of two feet of water in the structure. Reflective pools may not be connected to the water management system.

Open space square means an outdoor common space. Open space squares must have a minimum average dimension of 30 feet and a maximum average dimension of 65 feet. Open space squares may be interconnected to form a larger square or a series of squares and must be integrated into the pedestrian circulation pattern for the project. Open space squares must also be located in the front or middle of the center.

Out parcel buffer means building parcels that are placed along more than 75 percent of the public right-of-way, having no more than two rows of parking in the front, and a landscaped buffer (type “D,” minimum of six feet) provided at the front, back and the sides of the out parcel. Properties sharing common buffers may agree to install a joint buffer, at least eight feet in width, provided the buffer meets all type “D” buffer requirements, and includes three trees per 100 linear feet. When a building is located in the Corkscrew Road overlay area, a setback of no more than 20 feet from the Corkscrew Road right-of-way may satisfy the front landscaping requirements.

Parapet means a low protective wall at the edge of a terrace, balcony or roof.

Parking pods means a discrete parking lot with no more than four ingress/egress points, limited to a maximum of 120 parking spaces, and surrounded by a type “D” landscape buffer.

Pedestrian passageway means a pedestrian connection between buildings that allows safe access to other public spaces.

Pole sign is a freestanding sign composed of a single, double, or multiple pole or support structure, that is not a solid monument-style.

Storefront means the wood or metal armature of a window or door system, located within a ground-floor opening in the facade of a building.

Street furniture means objects that are constructed or placed above ground such as outdoor seating, kiosks, bus shelters, sculptures, tree grids, trash receptacles, fountains, and telephone booths, which have the potential for enlivening and giving variety to streets, sidewalks, plazas, and other outdoor spaces open to, and used by, the public.

Usable open space means a passive or active area set aside for the visitor enjoyment while adding to the diversity of the activities at the center.

Vernacular means building structure whose design is determined by an informal local tradition. A vernacular building is one that possess attributes common to other buildings in the region in terms of appearance, use of materials, dimensions, exterior decoration and approximate age. While there may be differences in attributes, it should “belong” and not seem out of place.

Sec. 33-57. - Deviations and variances.

If an applicant desires to deviate from any architectural, site design, landscaping or signage guidelines in article II, including all sections from 33-111 through 33-385, an applicant may do so at the time of zoning or development order if permitted under section 10-104(b). A rendered drawing to scale, showing the design, and clearly demonstrating the nature of the requested deviation must be submitted as part of the development order application. ~~Administrative deviations to a planned development may be allowed subject to a meeting within the Estero Planning Community in accord with section 33-54(b).~~

Secs. 33-58—33-99. - Reserved.

DIVISION 2. - DESIGN STANDARDS

Sec. 33-100. - Design standards.

The design standards included in this division are intended to help create a distinguished architectural style and appearance within ~~the Estero Planning Community and the specific overlay districts identified in section 33-53.~~ The standards provide design criteria intended to stimulate creative project designs, while fostering compatibility with surrounding developments.

These development provisions are intended to create an integral distinct community image, one that will enhance, unify, and harmonize properties throughout ~~the Estero Planning Community.~~

Secs. 33-101—33-110. - Reserved.

SUBDIVISION I. - BASIC ELEMENTS

[no changes to Subdivision I]

SUBDIVISION II. - ARCHITECTURAL

[no changes to Subdivision II]

SUBDIVISION III. - LANDSCAPING

[no changes to Subdivision III]

SUBDIVISION IV. - TRANSPORTATION

[no changes to Subdivision IV]

SUBDIVISION V. - SIGNS

[no changes to Subdivision V]

SUBDIVISION VI. - PATTERN BOOK

Sec 33-391. - Pattern books generally.

A pattern book describes the anticipated visual character and layout for a development project and can also illustrate proposed signage, landscaping, and other features. The pattern book then guides the design and construction of buildings and site improvements. Pattern books have become an Estero tradition, beginning in 2004 with the Coconut Point design review guidelines.

Sec 33-392. - Purpose and intent.

(a) An effective pattern book illustrates the design and character of a development project and provides details about design solutions to conditions that are specific to the site or to the target market. Pattern books assist village officials and the community during the rezoning process in visualizing how a development project would fit into the community, how its character would be unified internally, and to what extent it would implement policies in the Estero Community Plan and the standards in this chapter.

(b) The level of detail in a pattern book will vary based on the scale, scope, and timing of a development project and on the standards that apply.

(1) For larger developments and developments that will be phased over time, the pattern book identifies the placement of development features on a site, particularly those along the perimeter; defines the layout of proposed development in relationship to neighboring uses, adjacent streets, and public spaces; and depicts generalized architectural themes for buildings.

(2) For smaller developments, single-phased developments, and higher density and intensity projects such those in Tiers 2, 3 and 4 (see division 5 of this chapter), the pattern book incorporates more information such as general façade detailing, cross-sections of streets, and details on signage, landscaping, lighting, open space, and other features.

Sec 33-393. - Applicability.

(a) The Village of Estero encourages a pattern book to be submitted as part of applications for planned development zoning. Compliance with the pattern book may become a condition of rezoning.

(b) By itself, an approved pattern book does not overrule any Village regulations. However, where specific variances or deviations are requested as part of a zoning application, the details of those requests should be illustrated in the pattern book so that subsequent approval of those variances or deviations can be referenced to the pattern book.

Secs. 33-393—399. - Reserved.

DIVISION 3. - CORRIDOR STANDARDS OVERLAY DISTRICTS

Sec. 33-400. - Purpose and intent.

Overlay districts are Certain corridors within the Estero Planning Community that are of special concern and require special site design standards.

Sec. 33-401. - Applicability.

Whenever the requirements of Division 3 the overlay districts impose a different standard than the provisions of the remainder of this Code, the requirements of Division 3 the overlay district will govern. Except where specifically modified by the provisions of this subdivision, all other requirements of this Code apply.

SUBDIVISION I. - CORKSCREW ROAD OVERLAY AND SANDY LANE

Sec. 33-402. - Intent.

The Corkscrew Road and Sandy Lane overlay districts will be developed as the Estero Planning Community's Main Street, a corridor of architecturally appealing and attractively landscaped retail, office, residential and institutional developments that cater to the needs of the community. The boundaries of this district are depicted in Figure 8-b. These districts are depicted in Appendix I, Map 1.

Sec. 33-403. - Corner lots.

In addition to the requirements of section 10-620(c)(3), the development must create visually attractive street corners using distinctive building entryways in combination with landscaping or artwork. Buildings on corner lots must be designed with a maximum setback of 25 feet from each adjacent right-of-way and must provide pedestrian access from the street intersection (Refer to Figure 9).

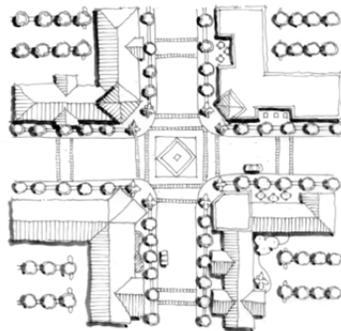


Figure 9. (s. 33-403)

Sec. 33-404. - Areas of public interest.

The development must be designed to create people-oriented spaces along the street that are visually attractive, take into consideration the human scale and proportion, and provide for pedestrian connections.

Sec. 33-405. - Street front activity.

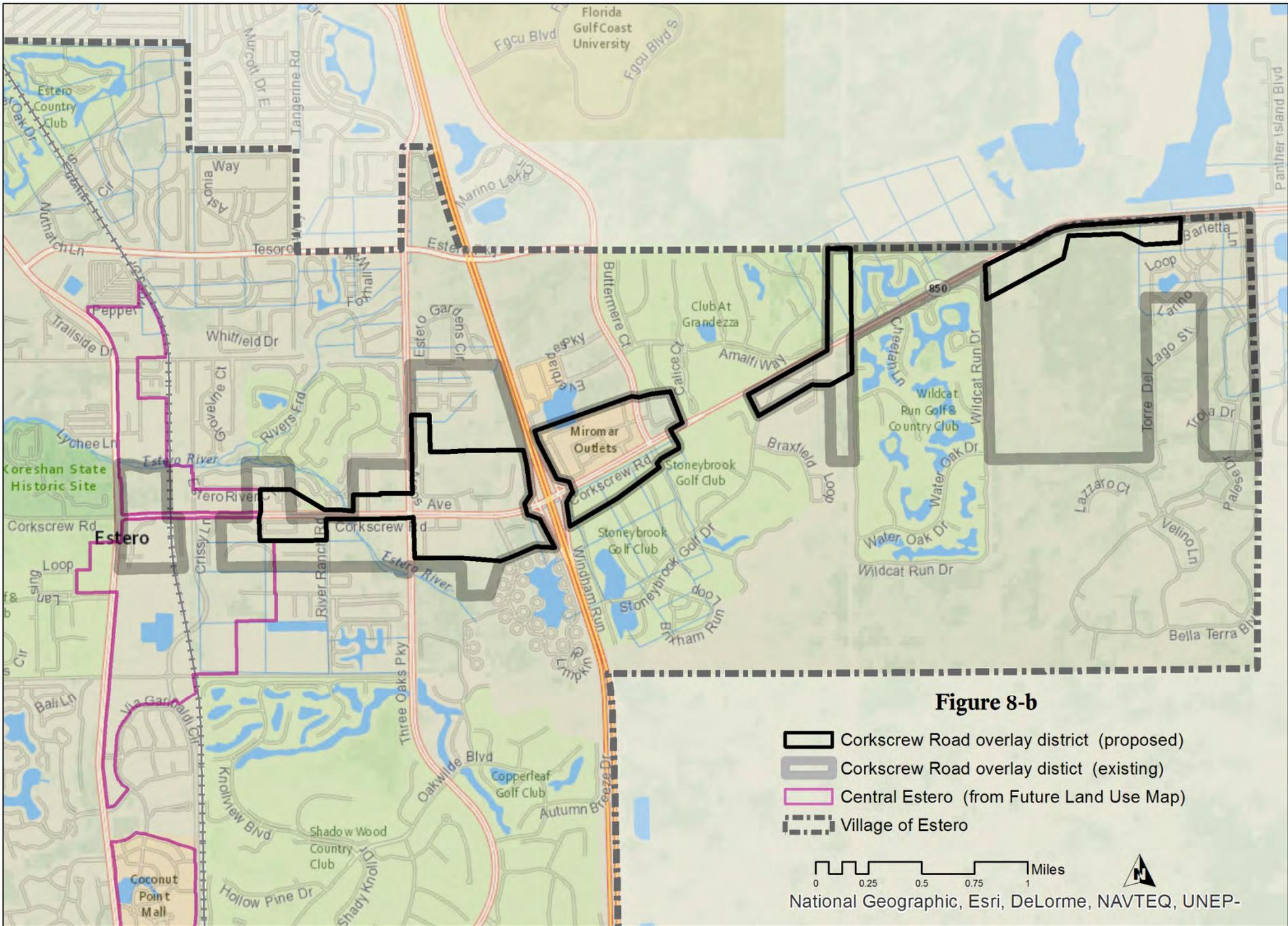
The development must be designed to create public spaces to allow for activity to take place along the street front, such as sidewalks and open areas.

Sec. 33-406. - Property development regulations.

Setbacks for the Corkscrew Road overlay district and Sandy Lane Overlay Districts are shown in the following Table 1. With the exception of setbacks set forth within Table 1, the property development regulations set forth in section 34-935 will apply. Table 1 specifically modifies and supersedes the provisions set forth in Section 34-935(b)(1).

To ensure conformity and development consistent with the goals and requirements of this section, developments that were approved prior to June 25, 2002, as part of a planned development, must also comply with the setback requirements contained in Table 1 to the extent the setback requirement was not specifically addressed as part of the planned development. Specific property development regulations that were approved as part of a planned development prior to June 25, 2002, are exempt from this section.

Table 1			
Dimensional Regulations	Special Notes	Corkscrew Road & Sandy Lane Overlay Districts	
Setbacks ¹	34-2191 et seq.	Minimum	Maximum
Street (feet) ²		0'	25'
Side yard (feet) ³		0'	N/A
Rear yard (feet)		25'	N/A
Water body (feet)		25'	N/A



Notes:

- (1) Building setback requirements must follow these General Requirements (See Figure 2):
 - a. Setbacks will be established to facilitate the creation of uniform streetscape.
 - b. Maximum right-of-way setbacks will be zero feet to 25 feet. This must allow for buildings to front directly onto the adjacent sidewalks, while providing for slight undulation (variety) in the definition and character of the corridor. The flexibility in this setback will also allow for the creation of small use areas (i.e. limited outdoor seating for restaurants and coffee shops, display of goods being sold, and small landscaped entrances) and enhance opportunities for activity. Automobile service stations and convenience food and beverage uses with fuel pumps may deviate from the maximum setback requirement per landscape requirements in section 33-435. Interior lots are permitted for developments provided that there is a minimum 75-foot setback for all parking lots.
 - c. Minimum of 40 percent of the building frontage will be required at the setback.
 - d. These setback requirements do not apply to properties fronting Corkscrew Road east of I-75.
- (2) The provisions of section 34-3131(a) “Vehicle Visibility at Intersections” is amended for the purposes of the Corkscrew Road and Sandy Lane overlay districts to read as follows:

Corner lots. On a corner lot, no obstruction may be planted or erected that materially obstructs traffic visibility within the triangular space bounded by the two intersecting right-of-way lines and a straight line connecting the two points on the street right-of-way lines 50 feet from their intersection. No structural and planting masses will be permitted between one and one-half feet and eight feet above the average grade of each street.
- (3) Developments are encouraged to provide side setbacks of five feet or less to create a continuous “street wall” of building frontage where possible. Where side setbacks are less than five feet, evidence must be presented that the land owner will be able to maintain the exterior wall. The exterior walls of buildings must meet fire protection standards.

Secs. 33-407—33-420. - Reserved.

SUBDIVISION II. - US 41

Sec. 33-421. - Intent and scope.

The US 41 overlay district will continue to grow as a commercial and residential corridor over the next decade, providing for the regional and local shopping needs of Estero and South Lee residents. The Village wishes purpose of the overlay district is to create a corridor that is well landscaped and aesthetically pleasing while providing for a free flow of traffic through South Lee County. The following regulations aim to create a roadway corridor that enhances the drive through experience of traveling through Estero; these regulations apply to all new development and redevelopment that abuts US 41, the Estero Planning Community. The US 41 Overlay is depicted on Appendix I, Map 2.

Sec. 33-422. - Parking lots.

- (a) Freestanding buildings or shopping center developments containing 7,500 gross square feet of space or less may provide no more than 20 percent of parking areas in the front of buildings and/or be limited to no more than one double row of parking. No more than 20 percent of the parking area may be located to the side of building, with the balance of parking located to the rear of the building.
- (b) For buildings exceeding 7,500 square feet, and fronting US 41, parking is encouraged to the sides or rear of the building.
- (c) Where parking is located adjacent to US 41, adequate screening, consisting of a minimum type “E” buffer, as specified in section 33-351, containing a two to three foot undulating landscaped berm, without a wall, is required. The intent is to screen parking areas but not buildings.

Secs. 33-423—33-430. - Reserved.

DIVISION 4. - SPECIFIC USES

SUBDIVISION I. - AUTOMOBILE SERVICE STATIONS AND CONVENIENCE FOOD AND BEVERAGE STORES

[no changes to Subdivision I]

SUBDIVISION II. - BIG BOX COMMERCIAL

[no changes to Subdivision II]

DIVISION 5. - ESTERO PD ZONING DISTRICT

Sec. 33-501. - Estero Planned Development zoning district.

(a) This land development code contains two zoning districts that encourage land in Central Estero to be developed or redeveloped with a greater mix of uses and higher densities when placed in walkable mixed-use patterns. One district is Compact Planned Development as described in Chapter 32 of this code. The other is Estero Planned Development as described in this division.

(b) The Estero Planned Development zoning district contains tiered standards that apply to three parts of Central Estero: the Village Center area immediately south of Corkscrew Road; the Health District on both sides of Coconut Road; and the River District immediately north of Corkscrew Road. Landowners may apply for rezoning to have these new standards and densities applied to specific tracts of land.

Sec. 33-502. - Applicability and designation on zoning maps.

The Estero Planned Development district may be requested only for land designated Central Estero on the comprehensive plan's future land use map. If rezoning is approved, the zoning map will indicate that the land has been assigned one of the following designations:

- (1) **Estero—Village Center**
- (2) **Estero—Health District**
- (3) **Estero—River District**

Sec. 33-503. - Applications and procedures.

Application requirements and approval procedures for this zoning district will be the same as for other planned development rezonings except that the master concept plan will be replaced by a tiered development plan as follows:

- (1) In place of designating "individual development areas" as required by section 34-373(a)(6)d, the development plan must indicate the connecting street network and proposed tier designations:
 - a. The development plan must show the proposed configuration and location of the connecting street network, including the connection points along the perimeter and the routes between those points (see section 33-506(a)).
 - b. The development plan must indicate that all land will be in Tier 1 and may indicate that certain portions of the land will also be in Tier 2 or Tier 3.
 - c. The development plan must show additional streets behind and between pad sites where these streets are required by section 33-506(g).
 - d. For land in Tier 1 only, the development plan must show any additional streets that _____
 - e. For land in Tiers 2 or 3, the development plan must show the location of all proposed streets and indicate the classification of streets as described in section 33-510.
- (2) Mixes of complementary uses of land are encouraged within the Estero Planned Development district. The development plan must indicate the proposed uses of land in each tier using the terminology in section 33-518 in place of the requirements in section 34-373(a)(8). If the

development plan includes pad sites along major roads, the proposed uses on those sites must also be indicated.

- (3) The development plan must demonstrate compliance with the additional standards in sections 33-505 through 33-508.

Sec. 33-504. – Tiers.

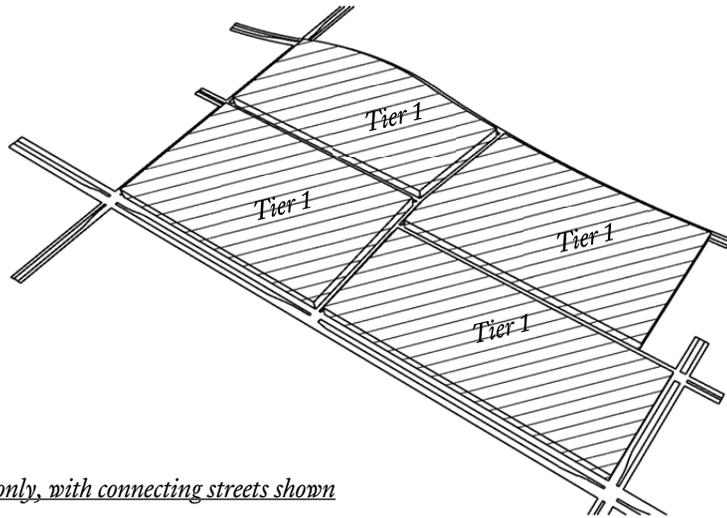
(a) This chapter provides standards for four levels of walkable mixed-use development in Central Estero:

- (1) *Tier 1* provides a minimum network of connecting streets that will allow the public to move by car, bike, or on foot within and through development tracts.
- (2) *Tier 2* accommodates primarily residential neighborhoods with higher densities, a variety of housing types, and greater connectivity than Tier 1.
- (3) *Tier 3* accommodates mixed-use neighborhoods with similar attributes as Tier 2 but with significant non-residential uses as well.
- (4) *Tier 4* allows an entire development tract to be planned as a compact community, as provided in Chapter 32.

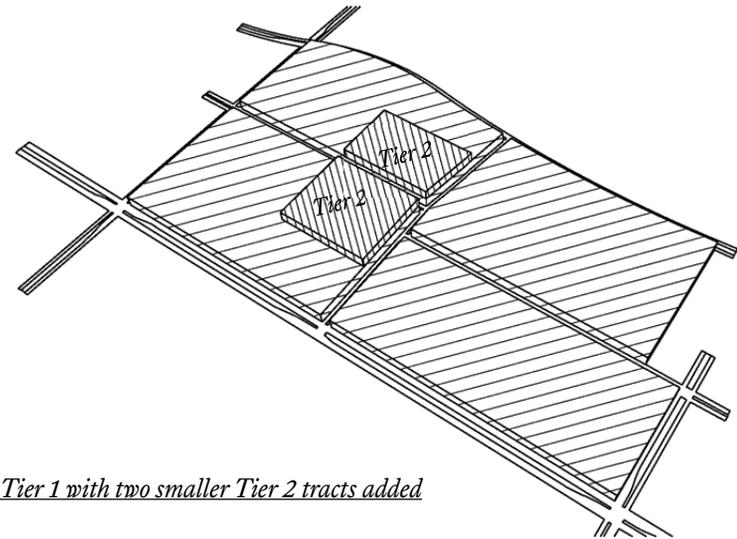
(b) Applications for the Estero Planned Development district must request at least Tier 1 for the entire property being rezoned. Applications may also request Tier 2 and/or Tier 3 on top of Tier 1 for portions of the property specified on the development plan. Tiers 2 and 3 can comprise entire compact neighborhoods or can be applied in increments down to a half block as parts of other neighborhoods. See examples of potential tier arrangements in Figure 16.

(c) Rezoning approvals for the Estero Planned Development district will not force the reduction in the overall number of dwelling units allowed by an unexpired master concept plan for the same tract and will not nullify any conditions of the original density grant. Approvals may require the reconfiguration of streets, individual development areas, access points, preserve areas, and other site planning details.

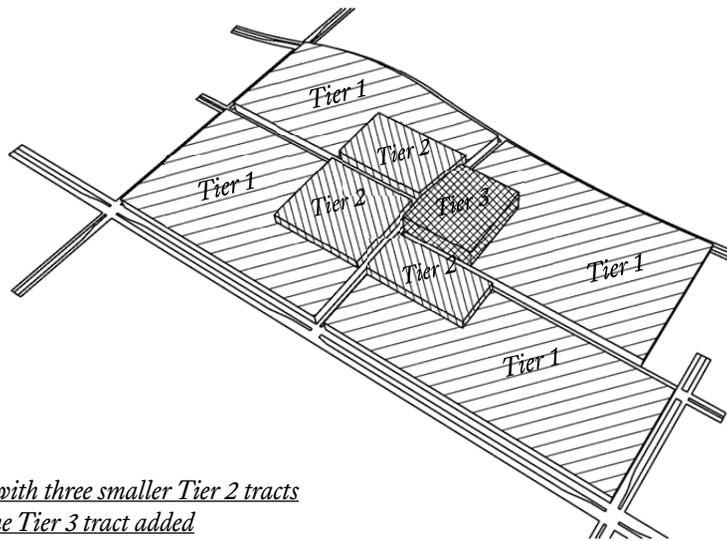
Figure 16



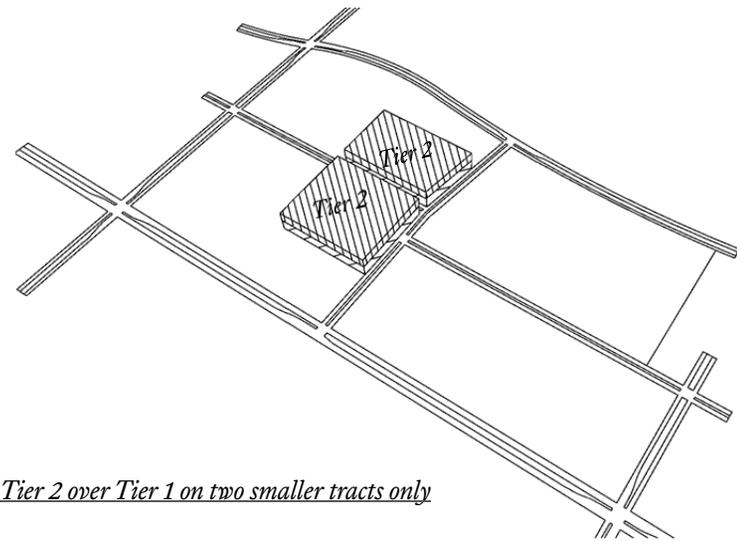
Tier 1 only, with connecting streets shown



Tier 1 with two smaller Tier 2 tracts added



*Tier 1 with three smaller Tier 2 tracts
and one Tier 3 tract added*



Tier 2 over Tier 1 on two smaller tracts only

Sec. 33-505. – Standards for specific tiers.

(a) Section 33-393 of this code encourages certain rezoning applications to include a pattern book that illustrates the anticipated visual character of new development including its architecture and landscaping.

- (1) All applications for the Estero Planned Development district must include a pattern book that meets the requirements listed below for the respective tier.
- (2) A pattern book is optional but recommended for Tier 4 applications.

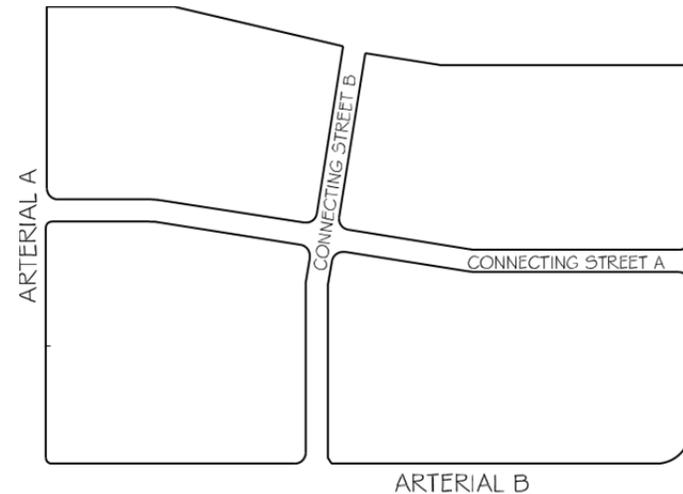
(b) The following additional standards apply to specific tiers. Where there are direct conflicts with another provision of this code, these standards will apply.

Sec. 33-506. – Tier 1 standards.

The following additional standards apply to land approved for Tier 1:

(a) Connecting streets.

- (1) If a Tier 1 application is approved, the applicant is formally committed to designing and constructing the network of connecting streets on the property. The connecting streets are local streets, most of which will not carry significant traffic volumes. Sidewalks and regularly spaced street trees are required on both sides of connecting streets.
- (2) The framework plan in division 6 (Figure 17) identifies the approximate points where connecting streets must will connect with surrounding streets (existing and future). The proposed internal alignment of connecting streets must be shown on the development plan and must provide reasonably direct routes, in no case more than 10% longer than the schematic length shown on the framework plan.
- (3) For development sites smaller than 10 acres, the connecting street must be constructed during the initial development phase.
- (4) For development sites larger than 10 acres, construction of the connecting streets may be phased provided the development plans propose a phasing plan acceptable to the Village that includes guarantees that the connecting street network will be fully constructed.
- (5) See section 33-506(i) for additional standards for connecting streets.



(b) Pattern books.

Pattern books for land proposed only for Tier 1 are less detailed than higher tiers but must include at least the following to demonstrate consistency with (or identify deviations from) the standards outlined in this section.

- (1) Illustrative colored site plan on an aerial photo that depicts:
 - a. Configuration and phasing of connecting streets, streets behind/between pad sites, and other access points as shown on the development plan, with cross-sections for each.
 - b. Bicycle/pedestrian circulation including connections to adjoining property.
 - c. Landscaped areas, preserved areas, open spaces, civic spaces, gathering places, natural and cultural resources, and community facilities.
 - d. Water management areas (conceptual).
 - e. Development areas, labeled with approximate acreages and with proposed uses using terminology in section 33-518.
- (2) Conceptual architectural elevations that depict generalized architectural themes for primary façades of buildings.

-
- (3) Where pad sites are to be developed separately, provide a plan that indicates what unifying themes will be common to those sites (architecture, signage, landscaping, etc.).
 - (4) For land adjoining the Estero River, provide a map showing the top of the riverbank, the regulatory floodway designated on the official flood maps adopted into Chapter 6 of this code, and the location of buildings and land alterations within 200 feet of the river.
 - (5) For tracts, blocks, or parcels where access would be controlled, provide a plan diagram that shows what land would have controlled access, the proposed method and extent of access control, and architectural elevations that depict the appearance of the controlled area from outside.

(d) Estero River buffer.

- (1) For land adjoining the Estero River, buildings and land alterations must maintain a separation area from the river. The minimum separation area is the larger of the following:
 - a. The full width of the regulatory floodway designated on the official flood maps adopted into Chapter 6 of this code
 - b. From the top of the river bank, 75 feet on the north side and 100 feet on the south side
- (2) Indigenous plant communities may not be cleared within the separation area except for the minimal removal necessary to allow the placement of recreational structures such as docks, boat launches, benches, trails, and pedestrian bridges, or for the minimal removal necessary to construct a required connecting street.

(e) Surface water management.

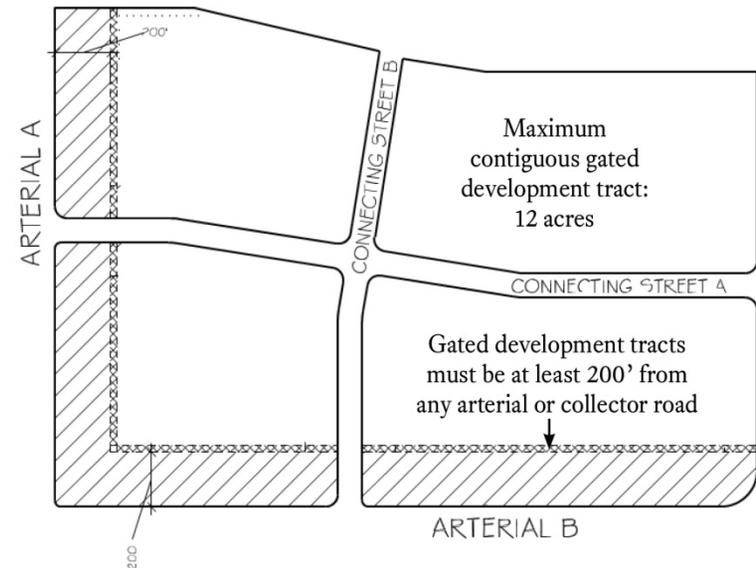
- (1) Development plans must arrange surface water management facilities to minimize impacts on connectivity and walkability. This can be accomplished by having a connecting street or pedestrian way cross larger lakes, by reducing the size of individual lakes, by placing lakes where passage is already constrained by adjoining uses such as the rail corridor, or similar arrangements.
- (2) Development plans must provide a unified surface water management system for at least the entire tract and should anticipate water management needs for future intensification of parts of the tract.

(c) Indigenous plant communities.

- (1) Chapter 10 of this code requires large developments to preserve a portion of the indigenous plant communities that exist on their sites. Developments requesting the Estero Planned Development district that will be required to meet those rules must indicate on their Tier 1 development plans how at least 80% of the indigenous cypress, oak, and cabbage palm plant communities that were on the site when the Village of Estero incorporated will be preserved. Primary preservation areas are those with the densest indigenous plant communities and the closest association with the historic Koreshan Unity settlement and its National Register Historic District.
- (2) These preserved plant communities may be counted toward the 50 percent preservation requirement in section 10-415(b).

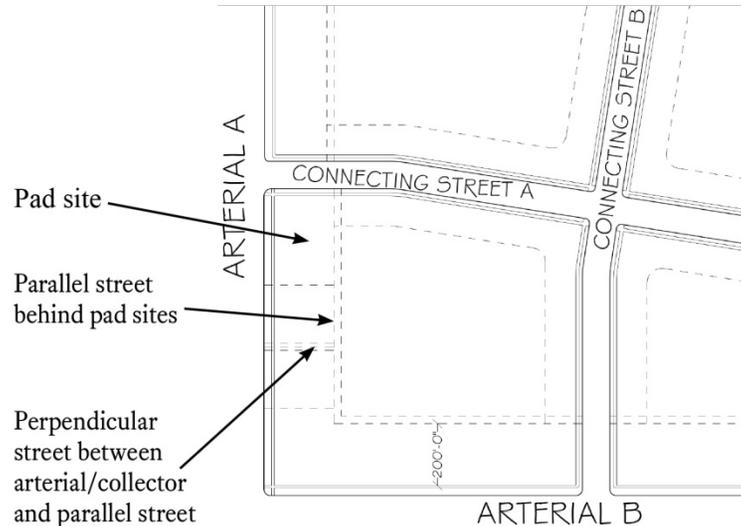
(f) Development tracts on Tier 1 land.

- (1) Development plans may propose any type of development in Tier 1 that is allowed in the Central Estero category and otherwise permissible by this land development code. The development plan must specify the type of development using the terminology in section 33-518.
- (2) The following rules will apply to all Tier 1 land except where Tier 2 or 3 has been designated on top of Tier 1:
 - a. The total number of dwelling units approved for Tier 1-only land may be constructed only on other Tier 1 land and must meet the following requirements:
 - i. These units must be concentrated on no more than 25% of the Tier 1 land.
 - ii. The remaining Tier 1 land may be used for non-residential uses, open space, surface water management, or held for potential future development.
 - iii. Land used for non-residential purposes will not be included in the acreage of Tier 1 land when determining density.
 - b. Any development tract with a perimeter secured by gates must meet these additional standards:
 - ii. The tract may not exceed 12 acres in size.
 - i. The tract must be located beyond 200 feet from an arterial or collector road to preserve future redevelopment potential.
 - c. Where development tracts abut an arterial or collector road, an additional access point must be provided wherever the spacing between two connecting streets or a connecting street and an arterial or collector exceeds 750 feet (where allowable by county/state DOT).



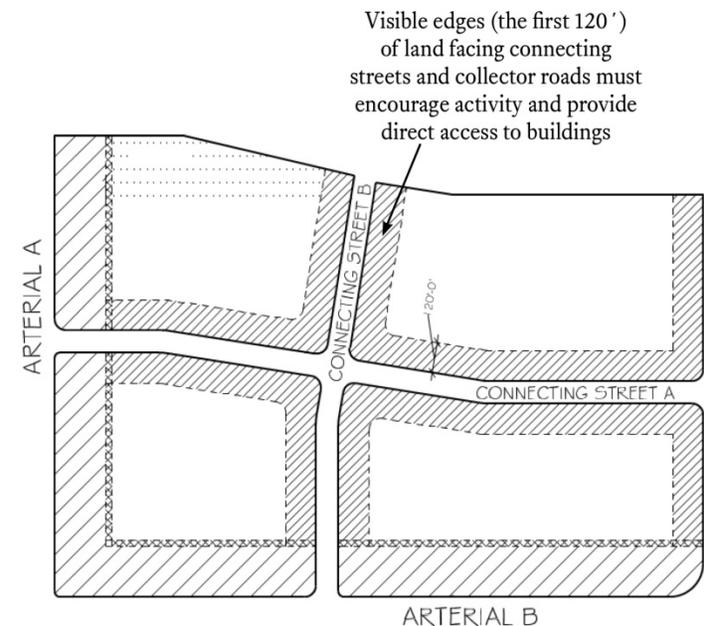
(g) Pad sites.

- (1) Development plans may propose pad sites (outparcels) along arterials and collectors for free-standing buildings, including commercial and mixed-use buildings. Pad sites accommodate individual highway-oriented uses in the immediate future without precluding future redevelopment at higher intensities in a compact walkable form.
- (2) The following street requirements apply when these sites are proposed.
 - a. A parallel street must be provided immediately behind these sites to provide access to and from connecting streets and to integrate these sites with their surroundings.
 - b. A short perpendicular street must be provided between the arterial or collector and the parallel street wherever the spacing between connecting streets exceeds 750 feet (where allowable by county/state DOT).
- (3) See section 33-506(h)(3) provides visible edge standards for pad sites.



(h) Visible edges.

- (1) The edges of development tracts can be critical transitions between private and public space. Where these edges adjoin streets accessible to the general public, buildings must present an attractive public face that contributes to public life and activity in the heart of Estero.
- (2) The following standards apply to the visible edges of development tracts that are within 120 feet of a connecting street or a collector road:
 - a. Buildings must have at least 80% of their principal street facade within the designated build-to zone. The maximum uninterrupted building length (or combined attached group) cannot exceed 200'.
 - b. Private parking spaces and lots must be located behind the building and may be accessed by a street, driveway, alley, or lane; these accesses may be secured with a operable metal gate if the gate's overall opacity does not exceed 50%.



- c. Building entrances must be clearly visible from and directly accessible from the connecting street.
 - i. One entrance must be provided for each single-family detached and attached dwelling.
 - ii. At least one common entrance must be provided for each multifamily and non-residential building unless units have individual entrances.
 - d. Building entrances may open directly to the sidewalk or indirectly through a secure raised dooryard or exterior courtyard that is separated from the sidewalk by a solid wall up to 42" tall. The wall may include a metal fence up to an additional 24" if the fence's opacity does not exceed 30%.
 - e. Solid walls or fences up to 42" tall may secure space between buildings but must be contiguous with, and not project beyond, any adjacent building's front façade unless part of an exterior courtyard entrance.
- (3) The following standards apply to the visible edges of development tracts that are designated as pad sites (see section 33-506(g)):
- a. Buildings must be oriented to the parallel street and have at least one entrance in each building clearly visible from and directly accessible from the parallel street.
 - b. Service and/or back-of-house functions may not be located between the building and the parallel street.
 - c. *[add aesthetic, screening & signage standards for highway frontage of pad sites here]*

(i) Street standards.

- (1) Streets on Tier 1 land may be any of the types checked below; see section 33-510 for descriptions.

Tier 1	Public (Type A)	Semi-public (Type B)	Private (Type C)
<u>Connecting streets</u>	✓		
<u>Streets behind/between pad sites</u>	✓		
<u>Other streets</u>		✓	✓

- (2) Typical cross-sections of connecting streets are shown below (except where four lanes might be required due to heavy traffic volumes).



(typical sidewalk and planting strip for blocks designated as Tier 1 or 2)



Typical sidewalk and planting strip for blocks designated as Tier 2

Typical sidewalk and street tree wells for blocks designated as Tier 2 or 3

- (5) Development plans should indicate the general location of utility lines so that utility easements can be coordinated in a manner that minimizes the impact of utility lines on landscaping. Deviations can be requested at the same time from general standards for utility easements if needed to allow the proposed placement of utilities.
- (6) When alleys or rear lanes are provided, they are the preferred location for “dry” utility lines such as electricity, telephone, cable television, and fiber optic cables. The rights-of-way of local streets are the preferred location for “wet” utility lines such as water and wastewater.

(j) Building placement on Tier 1 land.

- (1)
- (2)

- (3) Where required connecting streets or other local streets terminate at the rail corridor or other places where through passage cannot be provided at this time, right-of-way for the street must be provided to the edge of the development tract and the street must be temporarily terminated with a cul-de-sac or hammerhead turnaround in accordance with Chapter 19 of the *Florida Greenbook* (latest edition as published by Florida DOT). The developer is not obligated to obtain permission to cross the rail corridor or to extend a street across property owned by other parties but the developer and successor owners must allow these streets to be connected at such time as connections become feasible.

(4) For other streets, _____

Sec. 33-507. – Tier 2 standards.

In addition to the underlying Tier 1 standards, the following standards apply to land within this zoning district that is also approved for Tier 2.

(a) Primarily residential neighborhoods.

- (1) Tier 2 accommodates primarily residential neighborhoods that provide a variety of housing types in a walkable mixed-use pattern with higher densities and greater connectivity than Tier 1.
 - a. Tier 2 can comprise a small compact neighborhood or can be applied in increments down to a half block as parts of other neighborhoods.
 - b. Development plans may include non-residential uses in Tier 2 provided they do not exceed 10% of the floor area of Tier 2 residential uses. This allowance can accommodate gathering places (see section 33-508) which are desirable in Tier 2. Land used for non-residential purposes will be included in the acreage of Tier 2 land area when determining density; land used for private streets will not be included.
- (2) Development plans must indicate where Tier 2 will be located on the development tract being rezoned. Priority areas for Tier 2 are those that carry out the policies in the Estero Community Plan and which provide higher-intensity development in locations near the primary activity centers for neighborhoods.

(b) Variety of housing types.

- (1) Table 33-518 defines a variety of housing types that may be constructed in Tiers 2 and 3. These include detached houses (including cottages and sideyard houses), duplexes, apartment houses, rowhouses, live-work buildings, courtyard buildings, mixed-use buildings, pedestal buildings, and towers. All housing types may be occupied by owners or renters and may be sold through fee-simple or condominium deeds.
- (2) The Village’s goal is to have a significant variety of housing types in each neighborhood. To encourage flexibility, development plans are not required to identify specific housing types at the time of rezoning except that the location of buildings taller than 45 feet must be identified.

(c) Pattern books.

In addition to the underlying Tier 1 standards for pattern books, the following standards apply to Tier 2 land:

- (1) On the illustrative site plan, provide the following additional information:
 - a. Location, shape and size of proposed detention and retention areas.
 - b. Location and size of development tracts.
 - c. Location and cross-sections of streets, sidewalks, and off-street facilities for walking or biking.
 - d. A three dimensional diagram or rendering that shows the scale and massing of buildings proposed in each development tract.
 - e. Location and size of common parking areas.
 - f. Location and approximate size of lots.
- (2) Provide typical façade detailing for buildings that will be visible from streets.

(d) Compact surface water management.

- (1) Development plans are encouraged to include deviations from the surface water management standards in Chapter 10 in order to minimize the amount of land devoted to lakes and channels.
- (2) Best practices for compact surface water management include pervious or permeable paving to reduce stormwater runoff and steeper slopes or a higher percentage of bulkheads along lake banks.

(e) Public Civic Spaces.

- (1) The provision of publicly accessible civic spaces is optional in Tier 1 and is mandatory in Tiers 2 and 3. Civic spaces must be strategically placed to encourage activity. Development plans must indicate the proposed type and location of civic spaces.
- (2) Publicly accessible civic spaces may include greens, squares, plazas, neighborhood parks, playgrounds, community gardens, trails, nature preserves, etc. (see subsections 32-262(a) and (b)).

(f) Block standards.

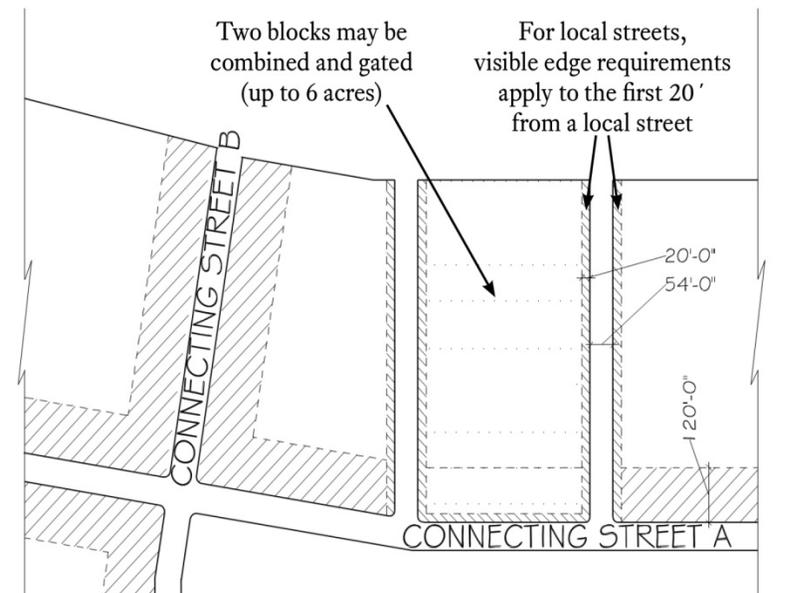
- (1) Developable land must be divided into blocks. Each block is surrounded by a public street or a private street or trail that is permanently accessible to the public. The streets or trails surrounding blocks may be straight, curved, or bent.
- (2) Block perimeters may not exceed 2,000 linear feet as measured along the inner edges of each surrounding street or trail right-of-way.
- (3) Block perimeters may be as large as 2,400 linear feet under the following conditions:
 - a. One side of the block faces an arterial or collector street or a railroad; or
 - b. The block contains or is bordered by a river, natural flowway, wetlands, or indigenous plant community that is being preserved; or
 - c. The block contains a lake or shared amenities for residents of that block.
- (4) In Tiers 2 and 3, blocks are encouraged to be subdivided with rear lanes or alleys to provide access to parking, service areas, and utilities. Block perimeter measurements are not affected by the presence of rear lanes or alleys in a block.

(g) Visible edges.

Edges along local streets in more intense areas take on increasing importance because more activity takes place outside vehicles. In addition to any applicable Tier 1 standards, the following visible edge standards apply in Tier 2 to the first 20 feet from the edge of local streets:

- (1) Buildings must have at least 80% of their principal street facade within the designated build-to zone. There is no designated maximum building length; appropriate articulation of the mass and form of buildings is encouraged.
- (2) Private parking spaces and lots must be located behind the building and be visually buffered from the street. Parking may be accessed by a street, driveway, alley, or lane; these accesses may be secured with a operable metal gate if the gate's overall opacity does not exceed 50%.

- (3) Building entrances must be clearly visible from and directly accessible from the street.
 - a. One entrance must be provided for each single-family detached and attached dwelling.
 - b. At least one common entrance must be provided for each multifamily and non-residential building unless units have individual entrances.
- (4) Building entrances may open directly to the sidewalk or indirectly through a secure raised dooryard or exterior courtyard that is separated from the sidewalk by a solid wall up to 42" tall. The wall may include a metal fence up to an additional 24" if the fence's opacity does not exceed 30%.
- (5) Solid walls or fences up to 42" tall may secure space between buildings but must be contiguous with, and not project beyond, any adjacent building's front façade unless part of an exterior courtyard entrance. In Tier 2, up to two blocks as defined in subsection (f) may be combined and secured by this solid wall or fence provided the density does not exceed 8 dwelling units per acre; the Tier 2 visible edge requirements will apply only to the perimeter of the combined blocks.



(h) Street standards.

(1) Streets on Tier 2 land may be any of the types checked below; see section 33-510 for descriptions.

<u>Tier 2</u>	<u>Public</u> (Type A)	<u>Semi-public</u> (Type B)	<u>Private</u> (Type C)
<u>Connecting streets</u>	<u>✓</u>		
<u>Streets behind/between pad sites</u>	<u>✓</u>		
<u>Other streets</u>		<u>✓</u>	<u>✓</u>

(2)

(3)

(4)

(i) Building placement.

(1)

Sec. 33-508. – Tier 3 standards.

In addition to the underlying Tier 1 standards, the following standards apply to land within this zoning district that is also approved for Tier 3.

(a) Greater mix of uses.

- (1) Tier 3 accommodates mixed-use neighborhoods with similar attributes as Tier 2 but with significant non-residential uses. Development plans must include non-residential uses in Tier 3 and they may range from 10% to 70% of the floor area of residential uses.
- (2) Development plans must indicate where Tier 3 will be located on the site being rezoned. Priority areas for Tier 3 are those that carry out the policies in the Estero Community Plan and which provide the primary center of activity for neighborhoods. Tier 3 land is often surrounded by or a central part of Tier 2 neighborhoods.
- (3) Land used for non-residential purposes will be included in the acreage of Tier 3 land area when determining density; land used for private streets will not be included.

(b) Gathering places.

- (1) The provision of publicly accessible gathering places is strongly encouraged in Tiers 1 and 2 and is mandatory in Tier 3.
- (2) Development plans must indicate the proposed type and location of gathering places, which should be strategically placed to encourage activity.
- (3) Gathering places allow the general public to congregate; examples include:
 - a. Outdoor spaces such as parks, plazas, and farmers markets.
 - b. Cultural venues such as theaters and museums.
 - c. Civic spaces that include meeting rooms.
 - d. Businesses such as restaurants, coffee shops, and fitness centers.
 - e. Religious and social institutions.
 - f. Amenities adjoining sidewalks and trails such as benches, exercise stations, and gazebos.

(c) Pattern books.

The pattern book requirements for Tier 3 are the same as for Tier 2.

(d) Compact surface water management.

- (1) Development plans are encouraged to include deviations from the surface water management standards in Chapter 10 in order to minimize the amount of land devoted to lakes and channels.
- (2) Best practices for compact surface water management include pervious or permeable paving to reduce stormwater runoff; steeper slopes or a higher percentage of bulkheads along lake banks; stormwater detained underground, etc.

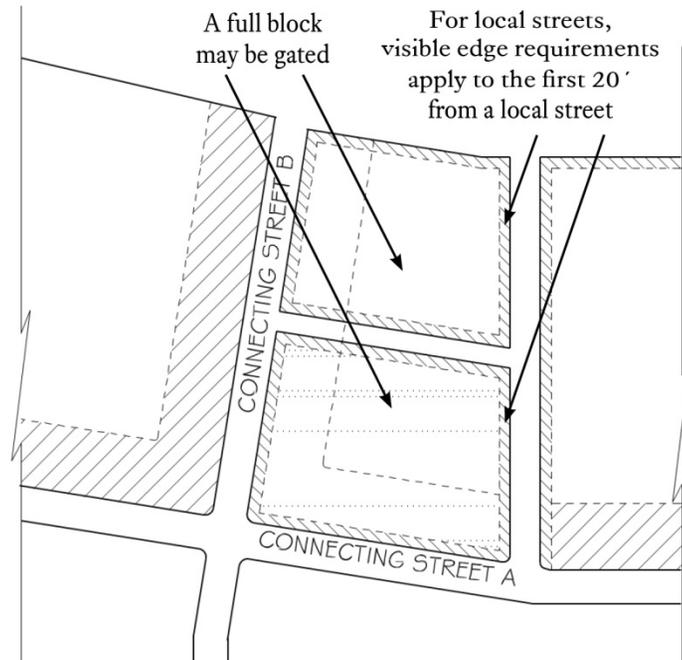
(e) Block standards.

- (1) Developable land must be divided into blocks. Each block is surrounded by a public street or a private street that is permanently accessible to the public. The streets surrounding blocks may be straight, curved, or bent.
- (2) Block perimeters may not exceed 1,600 linear feet as measured along the inner edges of each surrounding street or trail right-of-way.
- (3) Block perimeters may be as large as 2,000 linear feet under the following conditions:
 - a. One side of the block faces an arterial or collector street or a railroad; or
 - b. The block contains a lake or shared amenities for residents of that block.
- (4) Blocks are encouraged to be subdivided with rear lanes or alleys to provide access to parking, service areas, and utilities. Block perimeter measurements are not affected by the presence of rear lanes or alleys in a block.

(f) Visible edges.

Edges along local streets in more intense areas take on increasing importance because more activity takes place outside vehicles. In addition to any applicable Tier 1 standards, the following visible edge standards apply in Tier 3 to the first 20 feet from the edge of local streets:

- (1) Buildings must have at least 80% of their principal street facade within the designated build-to zone. There is no designated maximum building length; appropriate articulation of the mass and form of buildings is encouraged.
- (2) Private parking spaces and lots must be located behind the building and be visually buffered from the street. Parking may be accessed by a street, driveway, alley, or lane; these accesses may be secured with a operable metal gate if the gate's overall opacity does not exceed 50%.
- (3) Building entrances must be clearly visible from and directly accessible from the street.
 - a. One entrance must be provided for each single-family detached and attached dwelling.
 - b. At least one common entrance must be provided for each multifamily and non-residential building unless units have individual entrances.
- (4) Building entrances may open directly to the sidewalk or indirectly through a secure raised dooryard or exterior courtyard that is separated from the sidewalk by a solid wall up to 42" tall. The wall may include a metal fence up to an additional 24" if the fence's opacity does not exceed 30%.
- (5) Solid walls or fences up to 42" tall may secure space between buildings but must be contiguous with, and not project beyond, any adjacent building's front facade unless part of an exterior courtyard entrance. In Tier 2, up to two blocks as defined in subsection (f) may be combined and secured by this solid wall or fence, with the Tier 2 visible edge requirements applying only to the perimeter of the combined blocks.



(g) Street standards.

- (1) Streets or adjoining Tier 3 land may be any of the types checked below; see section 33-510 for descriptions.

Tier 3	Public (Type A)	Semi-public (Type B)	Private (Type C)
Connecting streets	✓		
Streets behind/between pad sites	✓		
Other streets	✓	✓	

- (2)
- (3)

(h) Building placement.

- (1)

Sec. 33-509. – Tier 4 standards.

The additional standards described above apply to Tiers 1, 2, and 3 only. Land approved for Tier 4 must meet the standards in Chapter 32 of this code and the remainder of this land development code.

Sec. 33-510. – Public and private streets.

(a) The public versus private nature of a street can vary. The following street classification is used in the Estero Planned Development district:

- (1) **TYPE A:** a *public street* that will be owned and maintained by the Village of Estero.
- (2) **TYPE B:** a *semi-public street* that will be privately owned and maintained but through a recorded easement is a street on which the general public has the right to travel by motor vehicle.
- (3) **TYPE C:** a *private street* that may or may not be accessible to the public; an easement for public use is not required.

(b) All streets must be designed and constructed to standards established by the Village of Estero.

- (1) **Type A** (public streets) must be dedicated to and accepted by the Village of Estero.
- (2) **Type B** (semi-public streets) will be privately maintained and will not be dedicated to the Village of Estero. The semi-public nature of these streets must be indicated on the plat and memorialized through a recorded easement that grants the general public the right to travel on them by motor vehicle.
- (3) **Type C** (private streets) will be privately maintained. The private nature of these streets must be indicated on the plat.

Sec. 33-511. – Public benefits and incentive offers.

Developers requesting Estero Planned Development or Compact Planned Development zoning may choose to offer _____ and may qualify for _____.
[description & details forthcoming]

Sec. 33-512. – Tier 1 incentive offers. *[description & details forthcoming]*

- (a) *Interconnectivity bonus/deduction.*
- (b) *Preserve additional indigenous vegetation.*
- (c) *Off-site public improvements.*
- (d) *Enhanced landscaping.*
- (e) *Enhanced streetscape.*
- (f) *Public civic spaces.*

Sec. 33-513. – Tier 2 incentive offers. *[description & details forthcoming]*

- (a) *Public hike/bike trails.*
- (b) *Gathering places.*
- (c) *River trail easement.*
- (d) *Site for civic building.*
- (e) *Innovation project.*

Sec. 33-514. – Tier 3 incentive offers. *[description & details forthcoming]*

- (a) *On-street parking.*
- (b) *Reduced off-street parking.*
- (c) *Construct civic improvements.*
- (d) *Off-site civic spaces.*
- (e) *Innovation project.*

Sec. 33-515. – Tier 4 incentive offers. *[description & details forthcoming]*

- (a) *Vertical mixed use.*
- (b) *Other offers.* Developers seeking Tier 4 may also choose any of the incentive offers listed for Tiers 1, 2, or 3.

Sec. 33-516. – Maximum residential density.

(a) Residential densities are established for each tier by the Village Council during the rezoning process. These density levels must be within the density ranges in the comprehensive plan (see Policy 19.8.4).

- (1) For land in Tier 1 only, densities are measured in dwelling units per gross residential acre of Tier 1-only land, as density is defined in the glossary of the comprehensive plan.
- (2) For land also in Tiers 2 or 3, or entirely in Tier 4, densities are measured in dwelling units per gross acre for each entire tier, including non-residential land in that tier but not including land used for private streets.

(b) Maximum residential densities for land in each tier are as follows:

TABLE 33-515

	<i>If all requirements are met:</i>	<i>If all requirements are met and incentive offers are accepted as providing significant public benefits:</i>
Tier 1	6	6.1 to 8
Tier 2	up to 9 ¹	9.1 to 12 ¹
Tier 3	up to 14	14.1 to 18
Tier 4	up to 20	20.1 to 25

¹ See special density limitation for certain Tier 2 blocks in section 33-507(e)

(c) During the rezoning process, the Village Council may reduce the residential densities listed above if deviations are granted from essential requirements upon which the allowable density increases in this zoning district were authorized.

Sec. 33-517. – Maximum building height.

- (a) Building heights in this zoning district are measured the same as for all other development in Estero.
- (b) Maximum building heights for land in each tier are as follows:

TABLE 33-516

	<i>If all requirements are met:</i>	<i>If all requirements are met and incentive offers are accepted as providing significant public benefits:</i>
Tier 1	45 feet	45 feet
Tier 2	50 feet	55 feet
Tier 3	60 feet	65 feet
Tier 4	70 feet	75 feet

Sec. 33-518. - Uses.

In lieu of the methods for assigning land uses set forth in sections 34-_____, requests for rezoning to the Estero Planned Development district will _____

TABLE 33-517

Tier 1 Tier 2 Tier 3

RESIDENTIAL

LODGING

BUSINESS

CIVIC & EDUCATION

Secs. 33-519—33-600. - Reserved.

DIVISION 6. - FRAMEWORK PLAN

Sec. 33-601. - Connecting network.

A framework plan is a schematic diagram for a network of interconnected streets, corridors, trails, and waterways that traverse development tracts. Constructing and maintaining this network is vital for creating a series of interconnected neighborhoods and mixed use areas instead of isolated development projects. Figure 17 is the framework plan for Central Estero.

Sec. 33-602. - Applicability.

Development plans prepared for Compact Planned Development and Estero Planned Development zoning requests must demonstrate their compliance with all required aspects of the framework plan.

Secs. 33-603—33-1000. - Reserved.

~~ARTICLE III. - GREATER PINE ISLAND~~

~~ARTICLE IV. - PAGE PARK PLANNING COMMUNITY^[2]~~

~~ARTICLE V. - LEHIGH ACRES PLANNING COMMUNITY~~

~~ARTICLE VI. - MATLACHA RESIDENTIAL OVERLAY~~

~~ARTICLE VII. - CALOOSAHATCHEE SHORES PLANNING COMMUNITY~~

~~ARTICLE VIII. - NORTH FORT MYERS PLANNING COMMUNITY~~

~~ARTICLE IX. - CAPTIVA~~

~~ARTICLE X. - NORTH OLGA~~

~~ARTICLE XI. - UPPER CAPTIVA~~

CHAPTER 34 – ZONING

ARTICLE IV. – SUPPLEMENTARY DISTRICT REGULATIONS

DIVISION 12. – DENSITY

SUBDIVISION II. – RESIDENTIAL DEVELOPMENT

Sec. 34-1494. - Density equivalents.

(a) **Applicability.** The density equivalents set forth in this subsection will be used in situations where it is necessary to convert permissible uses to residential dwelling unit equivalents. When permitted by the use regulations in a zoning district that permits dwelling units, the permissible density equivalents may not exceed the density limitations set forth in the zoning district or land use category (whichever is less) in which the property is located. In situations where the Lee Plan does not specify a standard density range, such as the interchange areas, the permissible density equivalents may not exceed ten dwelling units per acre.

(b) **Equivalency factors:**

- (1) Where health care, social service, adult living facilities (ALF), continuing care facilities, or other “group quarters” (df) are provided in dwelling units, wherein each unit has its own cooking facilities, density equivalents will be calculated on a 1:1 ratio.
- (2) Except as may be specifically set forth elsewhere in this chapter, where health care, social service, adult living facilities (ALF), continuing care facilities (CCF), or other “group quarters” (df) are provided in dwelling units or other facilities wherein each unit does not have individual cooking facilities and where meals are served at a central dining facility or are brought to the occupants from a central kitchen, density equivalents will be calculated at the ratio of four people equals one dwelling unit.

A planned development, for which the master concept plan states the number of persons that may occupy an approved adult living facility (ALF) or Continuing Care Facility (CCF), may request an amendment

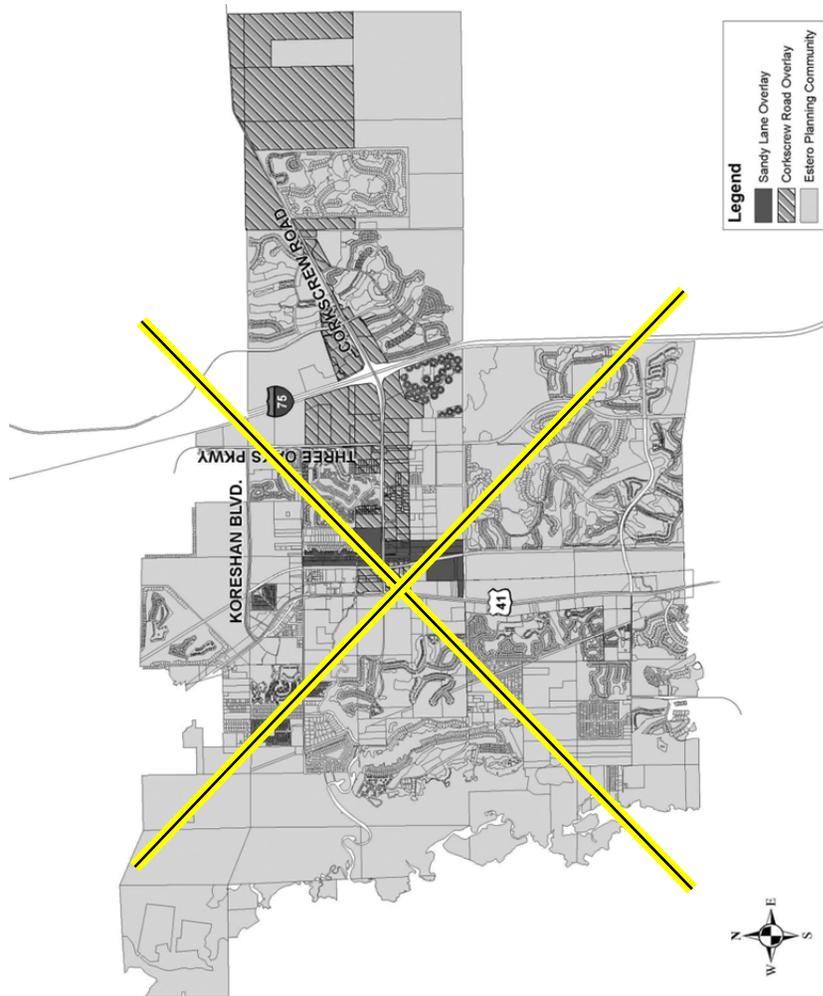
to the approved master concept plan to reflect the increased number of occupants based upon the equivalency factor set forth in this section (if applicable). Such amendment will be considered a minor administrative amendment that will be deemed to not increase density and may be approved pursuant to section 34-380(b) as long as existing floor space is not increased to accommodate the increased number of occupants. If increased floor space is required, then a public hearing will be required.

- (3) Notwithstanding subsection (b)(2) above, no density equivalency calculation is required for a bed and breakfast (df) in an owner-occupied conventional single-family residence (df) accommodating four or less lodgers. If the bed and breakfast will accommodate more than four lodgers, then the equivalency will be calculated as four lodgers equals one dwelling unit.
- (4) Notwithstanding subsection (b)(2) above, no density calculation is required for hospital, prison, jail, boot camp, detention center, or other similar type facility owned or operated by a County, state or federal agency.
- (5) Where dwelling or living units have “lock-off accommodations,” density will be calculated as follows:
 - a. Hotels/motels: “Lock-off units” will be counted as separate rental units regardless of size.
 - b. Timeshare units: Lock-off units will be counted as separate dwelling units whether or not they contain cooking facilities, as follows:
 - i. Studio units will be counted as 0.1 dwelling units;
 - ii. One bedroom units will be counted as 0.25 dwelling units;
 - iii. Two bedroom units will be counted as 0.5 dwelling units;
 - iv. Three or more bedrooms will be counted as a full dwelling unit.

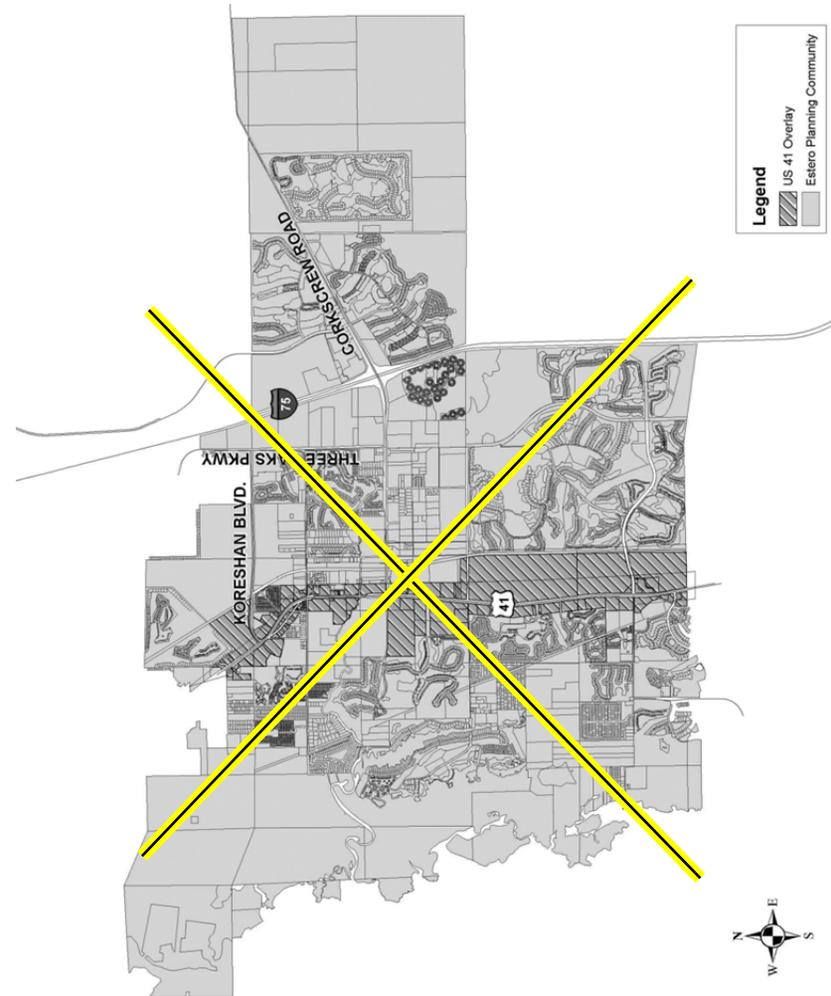
(6) Where dwelling or living units are smaller than 750 square feet, density will be calculated by counting each unit as 0.5 dwelling units.

(c) **Determination of permitted density.** The maximum permitted density shall be determined by multiplying the number of dwelling units permitted (see subsection (a) of this section) by the appropriate equivalency factor.

**APPENDIX I - PLANNING COMMUNITY AND
REDEVELOPMENT OVERLAY DISTRICT
BOUNDARIES AND LEGAL DESCRIPTIONS**



Map 1 - Estero Planning Community, Corkscrew/Sandy Lane Overlay



Map 2 - Estero Planning Community, US 41 Overlay

~~Map 3 – San Carlos Island Overlay District~~

~~Map 4 – San Carlos Island Zoning Overlay~~

~~Map 5 – Greater Pine Island Community Plan~~

~~Map 6 – Page Park Community Overlay Map~~

~~Map 7 – North Fort Myers Planning Community, Neighborhood Center #1~~

~~Map 8 – North Fort Myers Planning Community, Neighborhood Center #2~~

~~Map 9 – North Fort Myers Planning Community, Neighborhood Center #3~~

~~Map 10 – North Fort Myers Planning Community, Neighborhood Center #4~~

~~Map 11 – North Fort Myers Planning Community, Neighborhood Center #5~~

~~Map 12 – North Fort Myers Planning Community, Neighborhood Center #6~~

~~Map 13 – North Fort Myers Planning Community, Neighborhood Center #7~~

~~Map 14 – Caloosahatchee Shores Planning Community~~

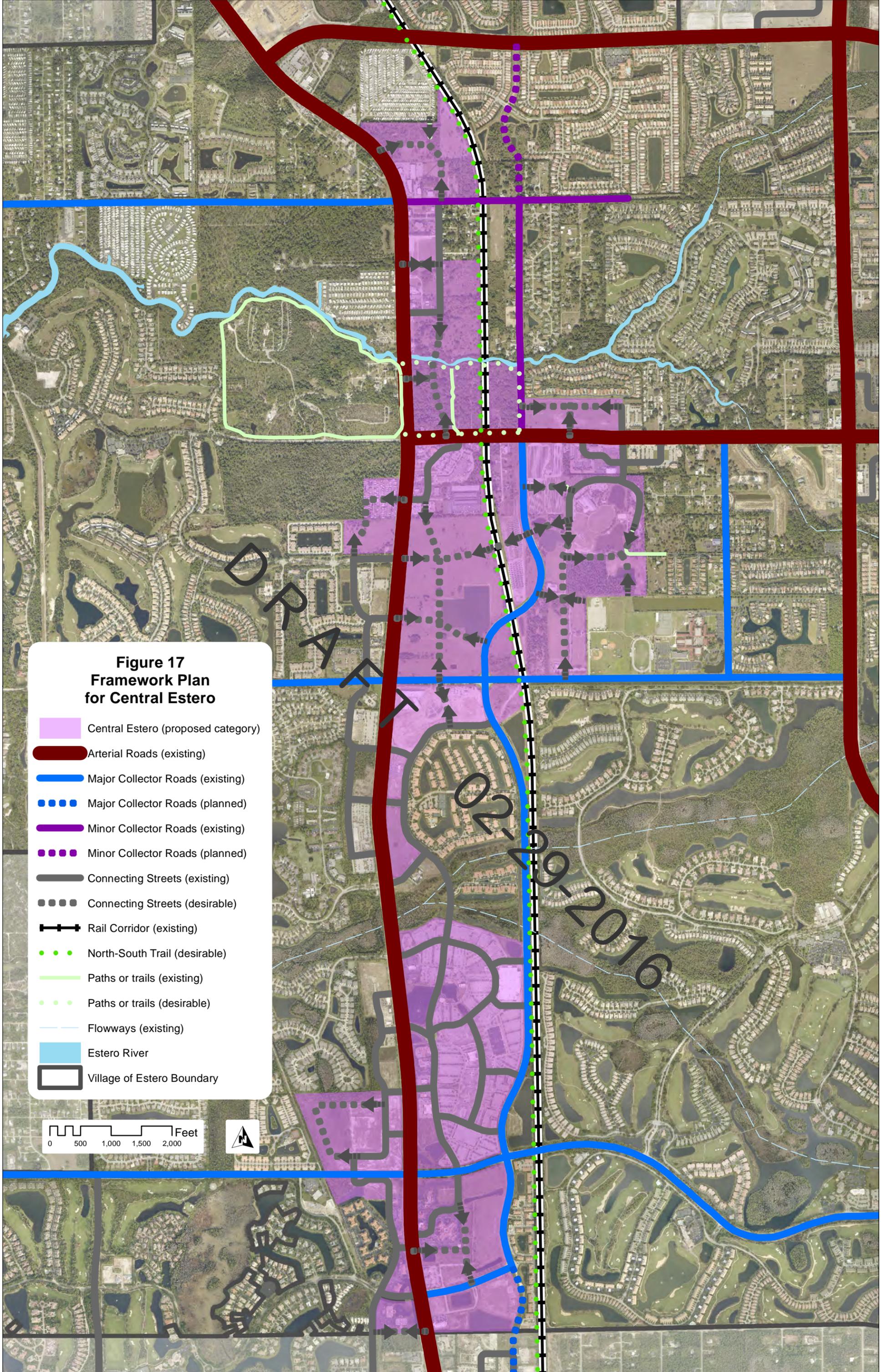
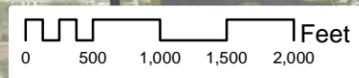
~~Map 15 – Caloosahatchee Shores Planning Community: State Route 80 Corridor Overlay~~

~~Map 16 – Matlacha Residential Overlay~~

~~Map 17 – Upper Captiva LDC Boundary~~

**Figure 17
Framework Plan
for Central Estero**

-  Central Estero (proposed category)
-  Arterial Roads (existing)
-  Major Collector Roads (existing)
-  Major Collector Roads (planned)
-  Minor Collector Roads (existing)
-  Minor Collector Roads (planned)
-  Connecting Streets (existing)
-  Connecting Streets (desirable)
-  Rail Corridor (existing)
-  North-South Trail (desirable)
-  Paths or trails (existing)
-  Paths or trails (desirable)
-  Flowways (existing)
-  Estero River
-  Village of Estero Boundary



DRAFT
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