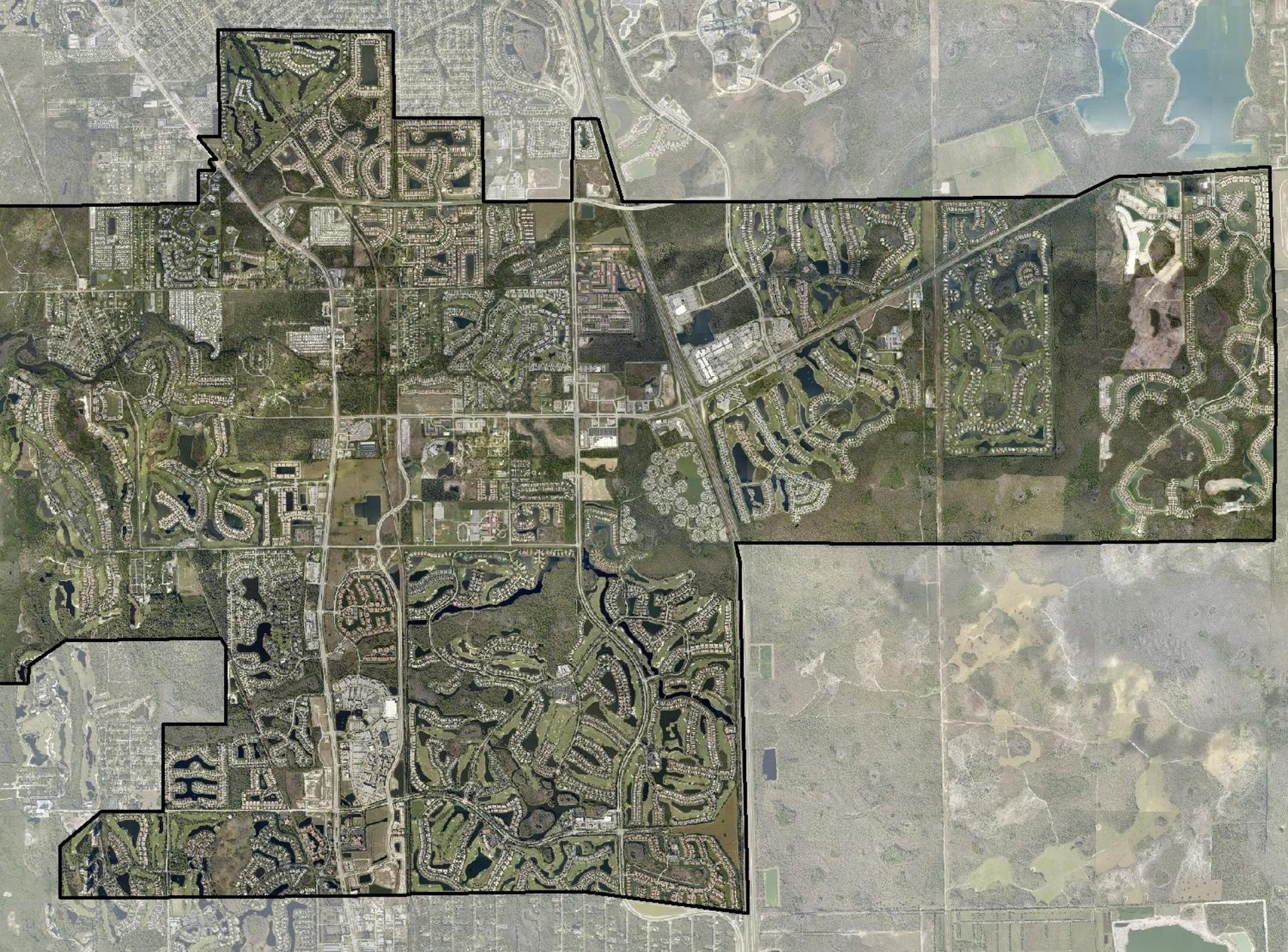


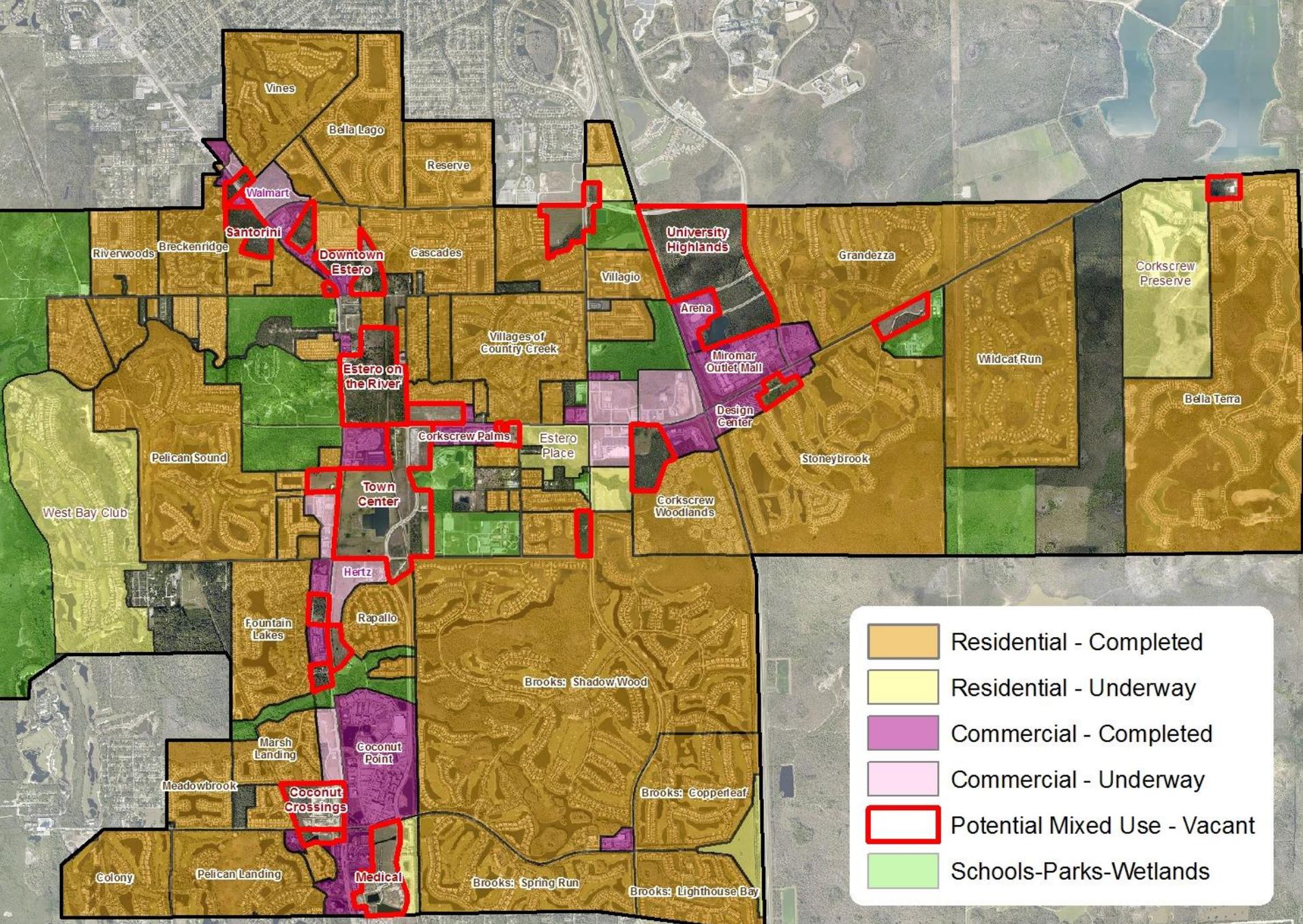
Village Council Workshop

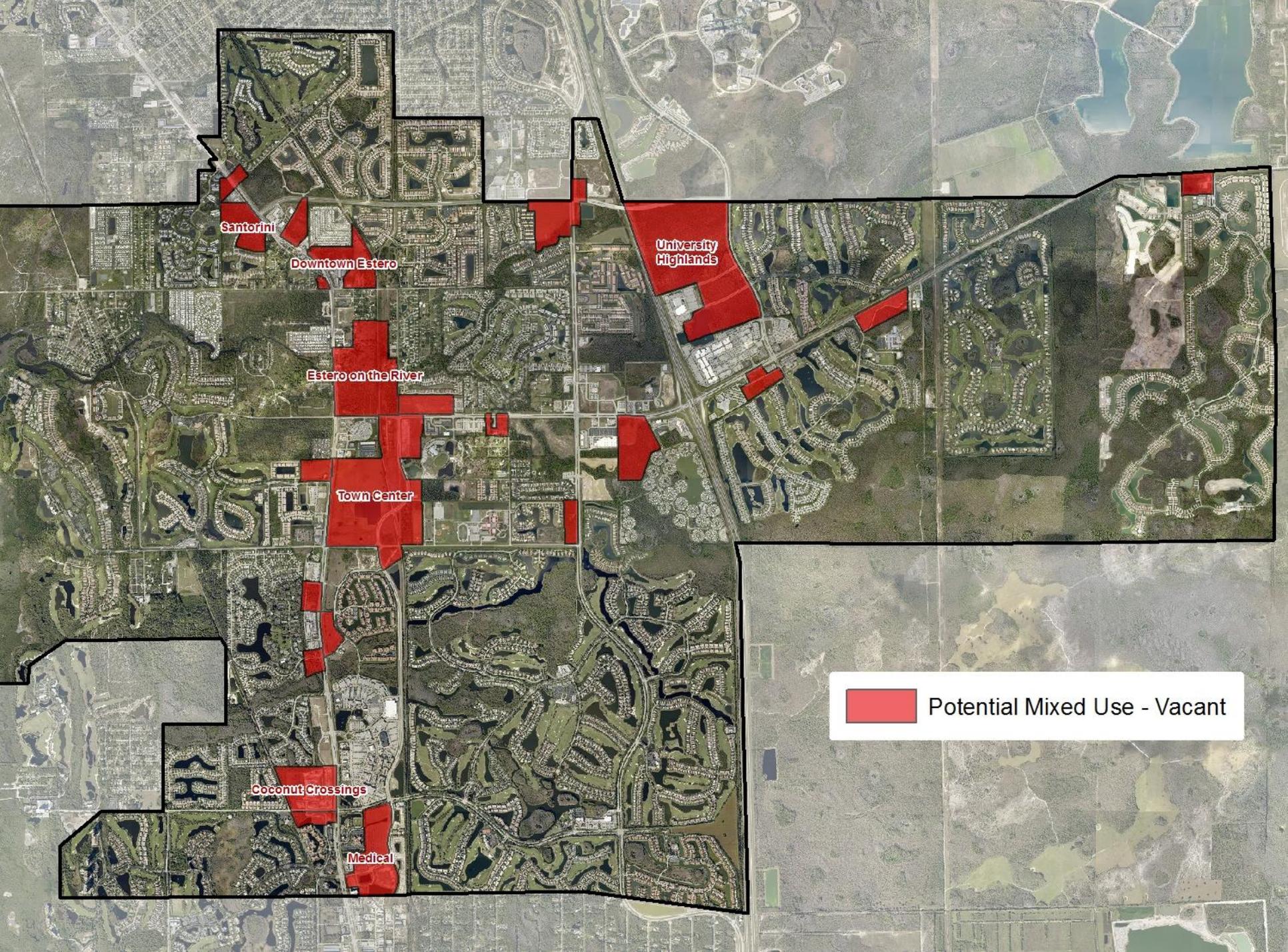
October 28, 2015

Where We Have Been

- Community planning initiative (2013-2014)
- Zoning-in-progress resolutions (April 2015)
- Planning contract with Spikowski/Harry (May 2015)
- Public meeting on interim comprehensive plan amendments (August 2015)
- Process paused to consider objections
- Meetings to discuss counter-proposals, including a density incentive structure (October 2015)
- Workshop today to brief Village Council







Santorini

Downtown Estero

University Highlands

Estero on the River

Town Center

Coconut Crossings

Medical

 Potential Mixed Use - Vacant

How is What's Left Different?

- Much smaller tracts
- Adjacent to major thoroughfares & infrastructure
- Zoning mismatch
- Fundamentally different market context

Zoning Mismatch...

LIFE STAGE INFLUENCES HOUSING CHOICE GEN Y MOVES TO HOME OWNERSHIP IN NEAR FUTURE

Year	Student Housing	Single & Roommate Rental	Rent as Couple / 1st Home	Young Family Own	Mature Family Own	Empty Nester Downsize Own	Retiree Senior Housing
2008	Gen Y	Gen Y	Gen X	Gen X	Baby B	Baby B	Eisen Baby B
2010	Gen Y	Gen Y	Gen Y	Gen X Gen Y	Baby B Gen X	Baby B	Eisen Baby B
2015	Gen Y	Gen Y	Gen Y	Gen Y	Gen X	Baby B Gen X	Eisen Baby B
2020	Gen Z	Gen Y	Gen Y	Gen Y	Gen X Gen Y	Gen X Baby B	Baby B

Regional-scale retail market already well served. Need to balance any new retail supply with new consumer demand

Demographic trends are showing an unprecedented convergence in demand for walkable, mixed-use development

Zoning Mismatch...

Boomer parents competing against their kids for condos

BY YLAN Q. MUI

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BOOMERS CONTINUED ON A8

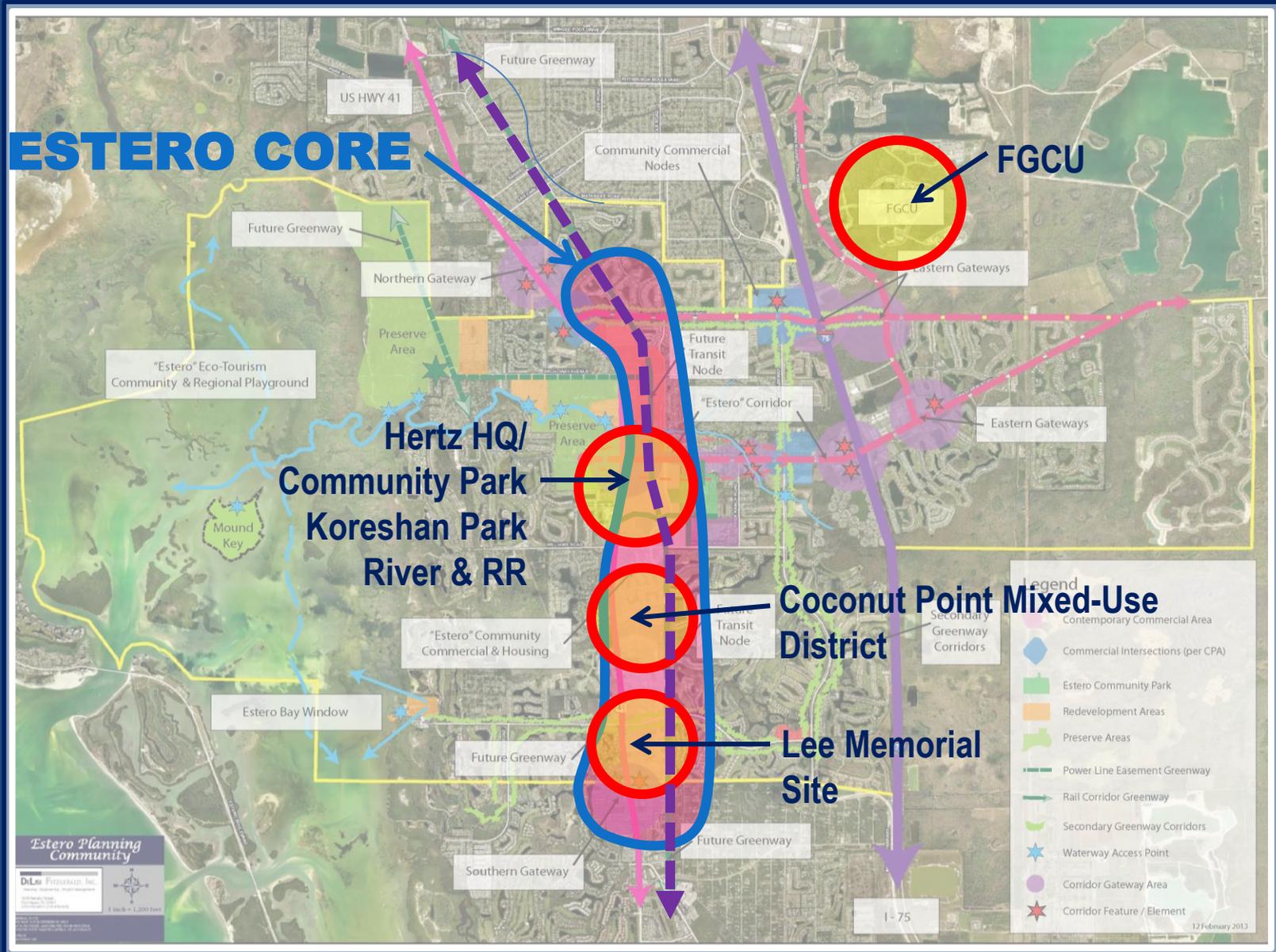
D.C. allure fades for millennials

A high-level civic group is studying how to keep the area appealing. **C1**

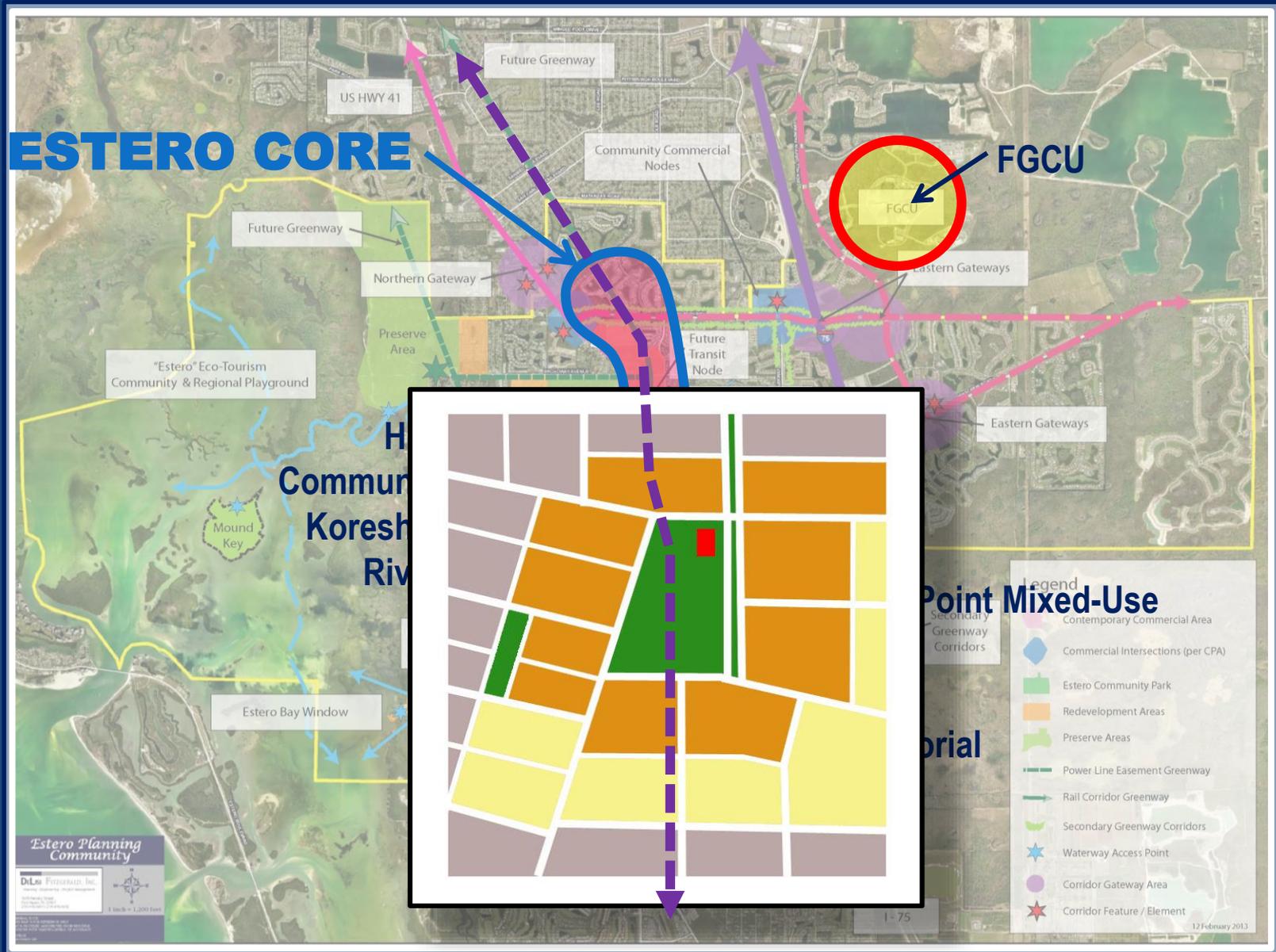
Strategic Response:

- **Place-making**
- **Neighborhood Structure**

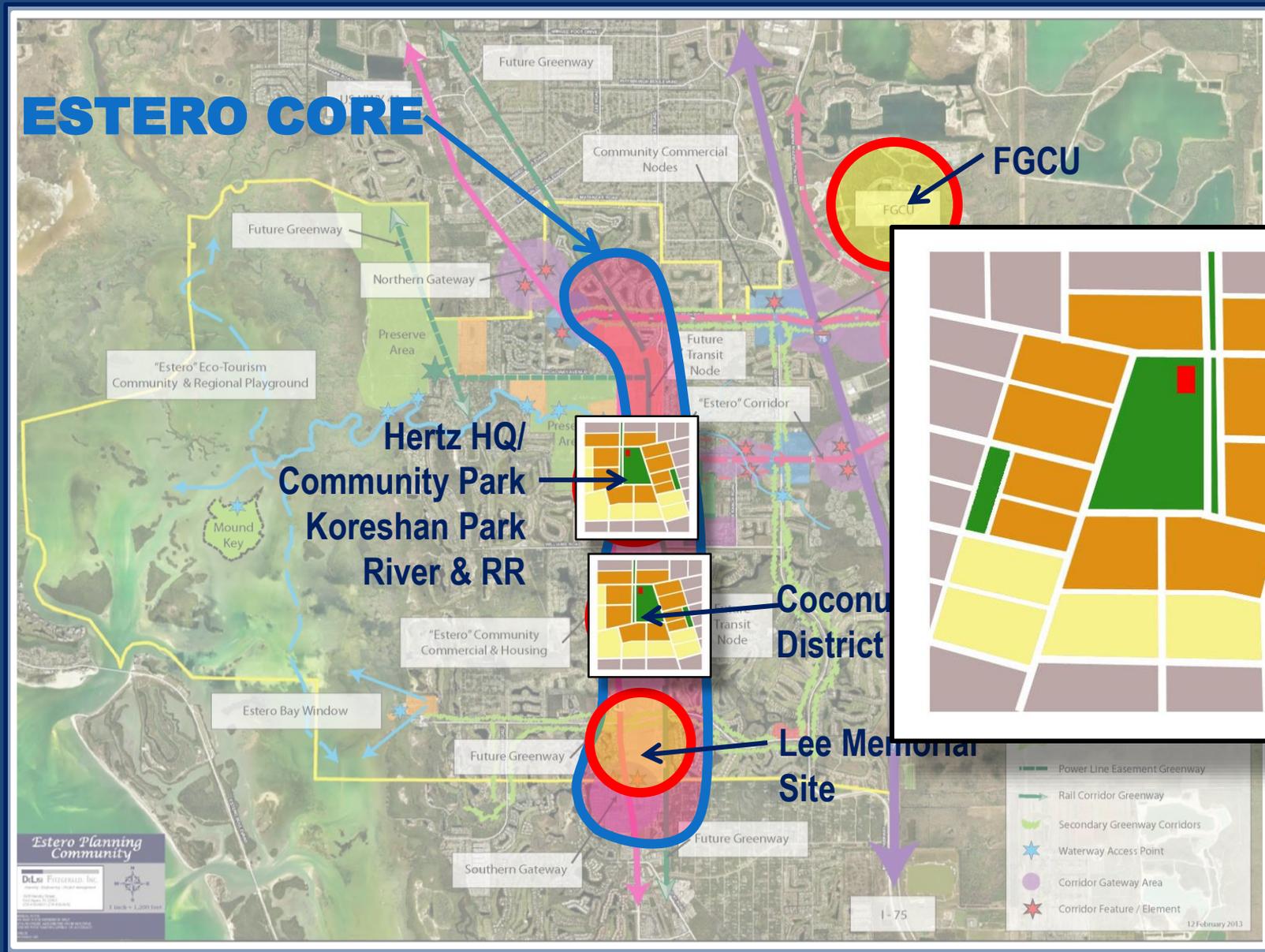
Possible Anchors

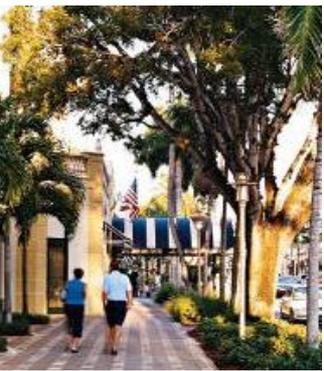


Place-type attributes:



Place-type attributes





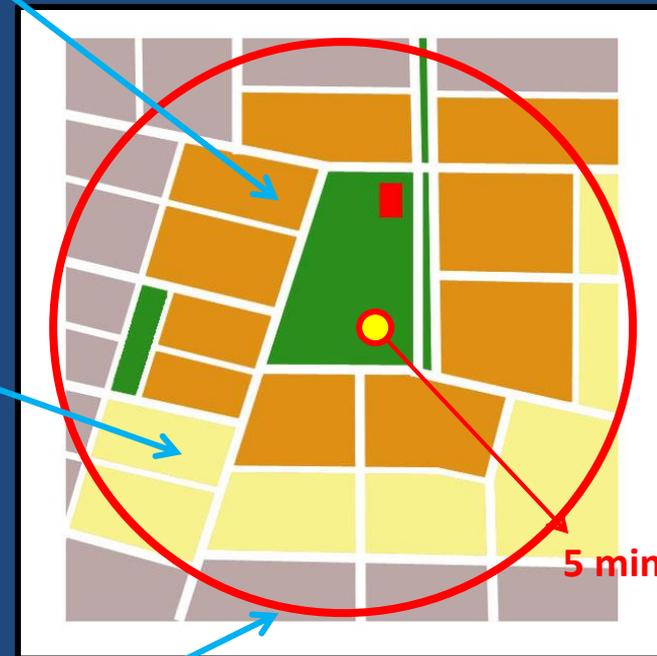
Neighborhood Center



Neighborhood General



Neighborhood Edge



5 min

Neighborhood Center

Neighborhood General

Neighborhood Edge

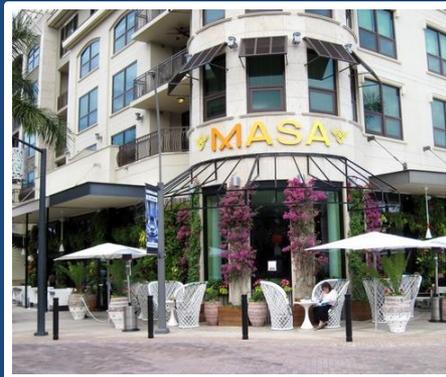
Small:
(Village Center)



Medium:
(Health/Wellness District)



Large:
(Coconut Point)



Neighborhood-Scale Parks and Amenities:



Variety of residential and lifestyle options...



Workplaces...



***"5 Places to live next:
Where you'll want
to be in 2016...."***



Seattle Metropolitan

Complete Streets:

Complete streets use a combination of a diffuse network, and context appropriate street design, to ensure mobility for walkers, bicyclists, motorists and transit users, regardless of age or physical capacity.



Diversity of residential types, serving different housing and care needs...

Continuing care retirement community

- ✓ *Independent Living*
- ✓ *Assisted Living*
- ✓ *Critical Care*

Aging at home

- ✓ *In-home care*
- ✓ *Facilitated care
(in-home monitoring, etc.)*
- ✓ *Easy, direct access to daily needs,
recreational and cultural amenities*
- ✓ *Home delivery – food/medication/etc.*
- ✓ *Easy access to transit, or personalized
transportation services at low cost*



Diversity of residential types, serving different housing and care needs...



*From cottages
& apartments,
to courtyard
and single-
family homes...*

A full range of daily needs and activities

- within easy walking distance
- or a short shuttle ride or phone call away...



Fine-Grained Street Networks:

Pros:

- Distribute traffic efficiently, reducing congestion by providing exponentially more route options between destinations, that are both shorter and more convenient, maximizing capacity per lane-mile
- Inherently flexible – easily able to support a full range of building types and land-uses on attractive, walkable, complete streets
- Allow convenient access to daily needs without having to use large capacity arterial networks

Cons:

- Not ideal for long-distance travel

Large Arterial-Dependent Street Networks:

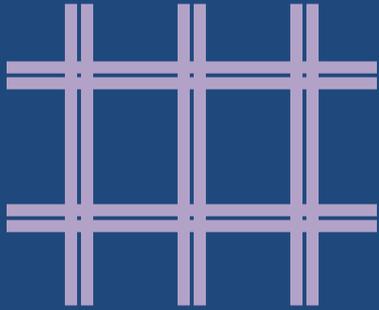
Pros:

- Provides a theoretical ability to carry large volumes of traffic at relatively high speeds, for long distances

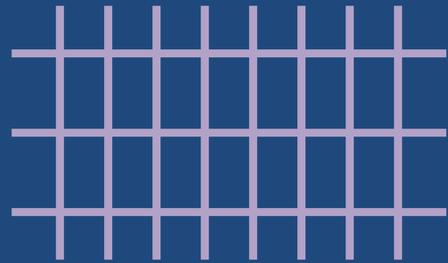
Cons:

- Concentrates traffic, increasing congestion, and typically require much longer routes
- Tends to create environments not well-suited for walking or bicycling
- Has problematic interface between high-speed environment and low-speed environments necessary to access adjoining land uses
- Tends to favor large-scale regional destination uses, over neighborhood-scale businesses
- Theoretical capacity per lane-mile constrained by intersection capacity

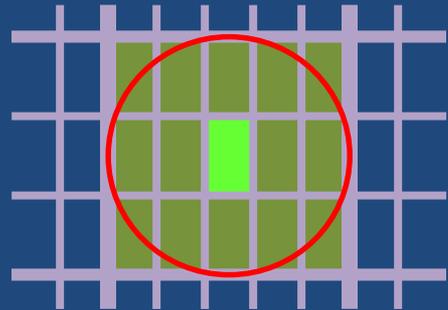
Why is this important?



Small Network = Big Roads



Big Network = Small Roads



Mixed Network...

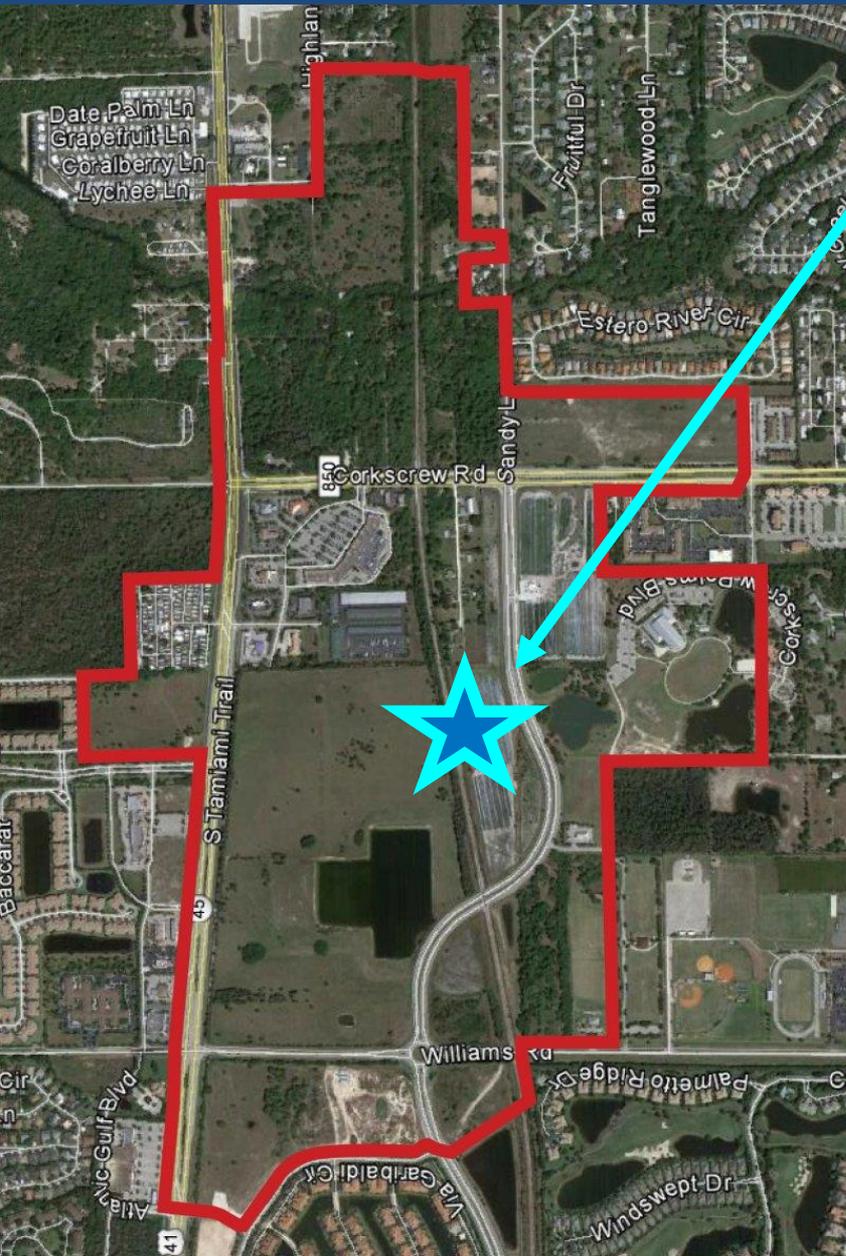


Corkscrew Road



Coral Way (Miracle Mile),
Downtown Coral Gables, Florida –
37,000 ADT

Typical Node: (Village Center/River North)



ANCHORS:

- ✓ Civic Center
- ✓ Transportation Hub
- ✓ Entertainment
- New Main Entrance to Estero Community Park
- Potential Site for Village Hall
- Possible Commuter Rail or Bus Rapid Transit Station
- Performing Arts Theater?

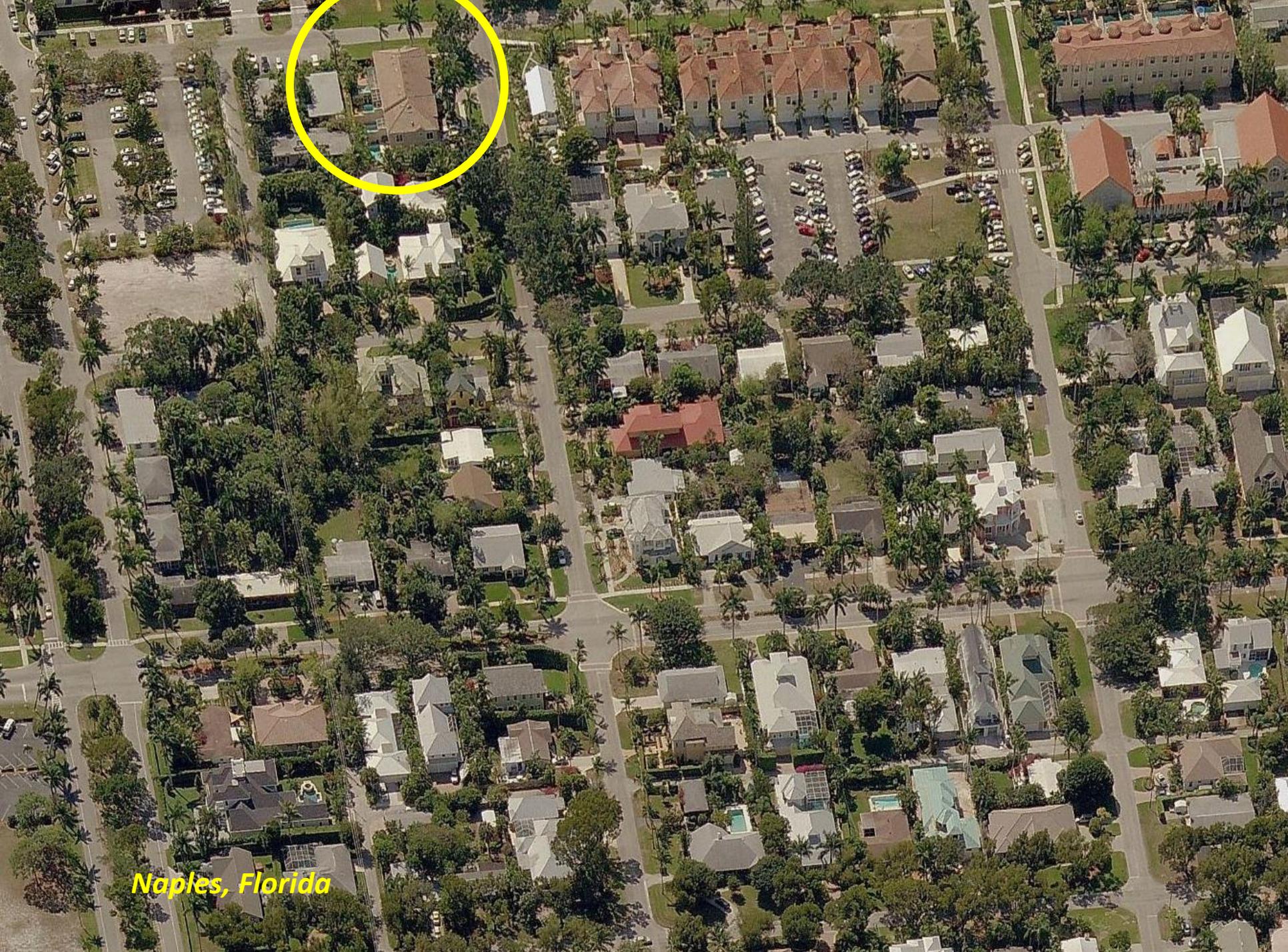


Place-making/ Neighborhood Structure

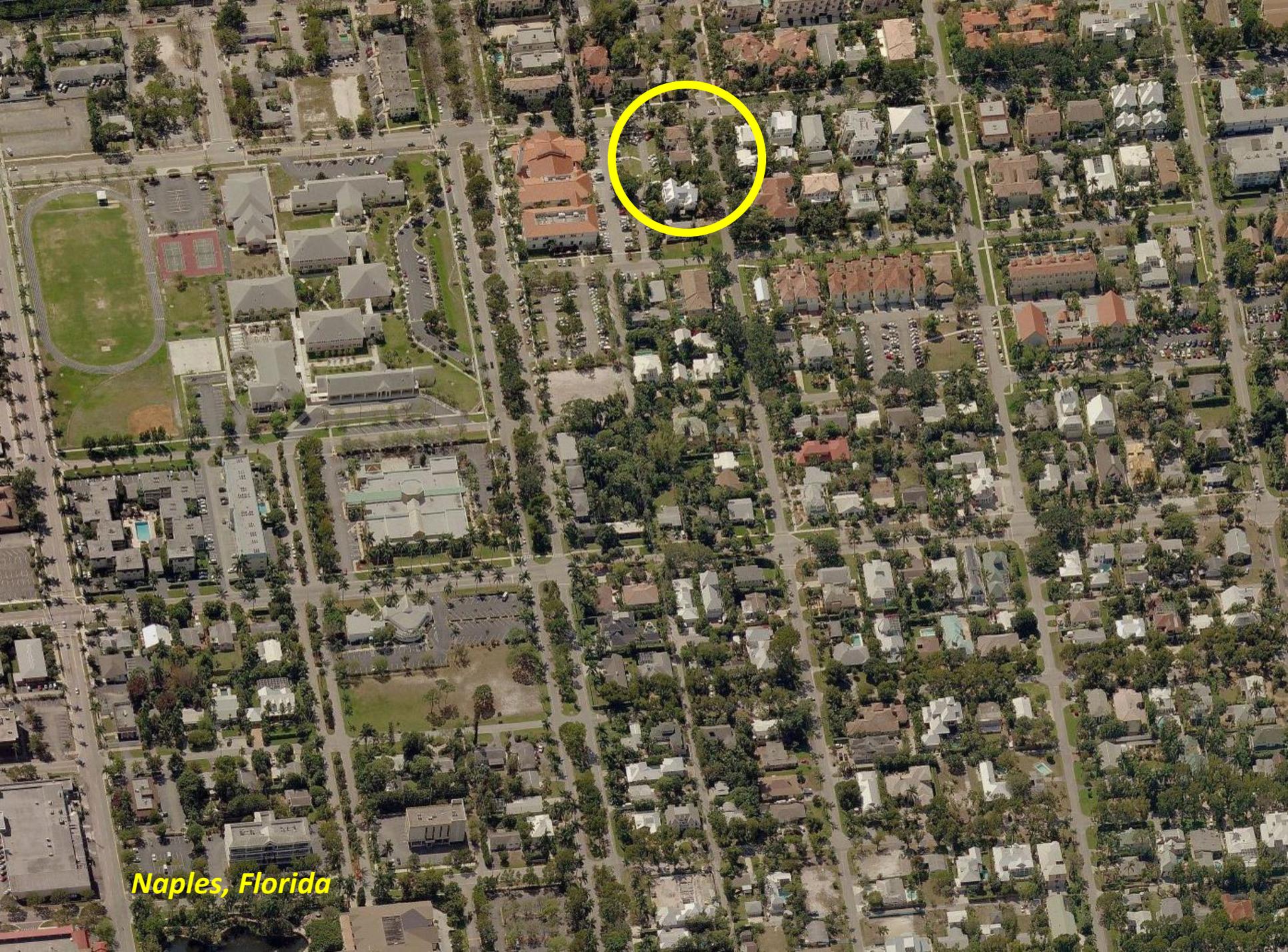
Case Study
Examples



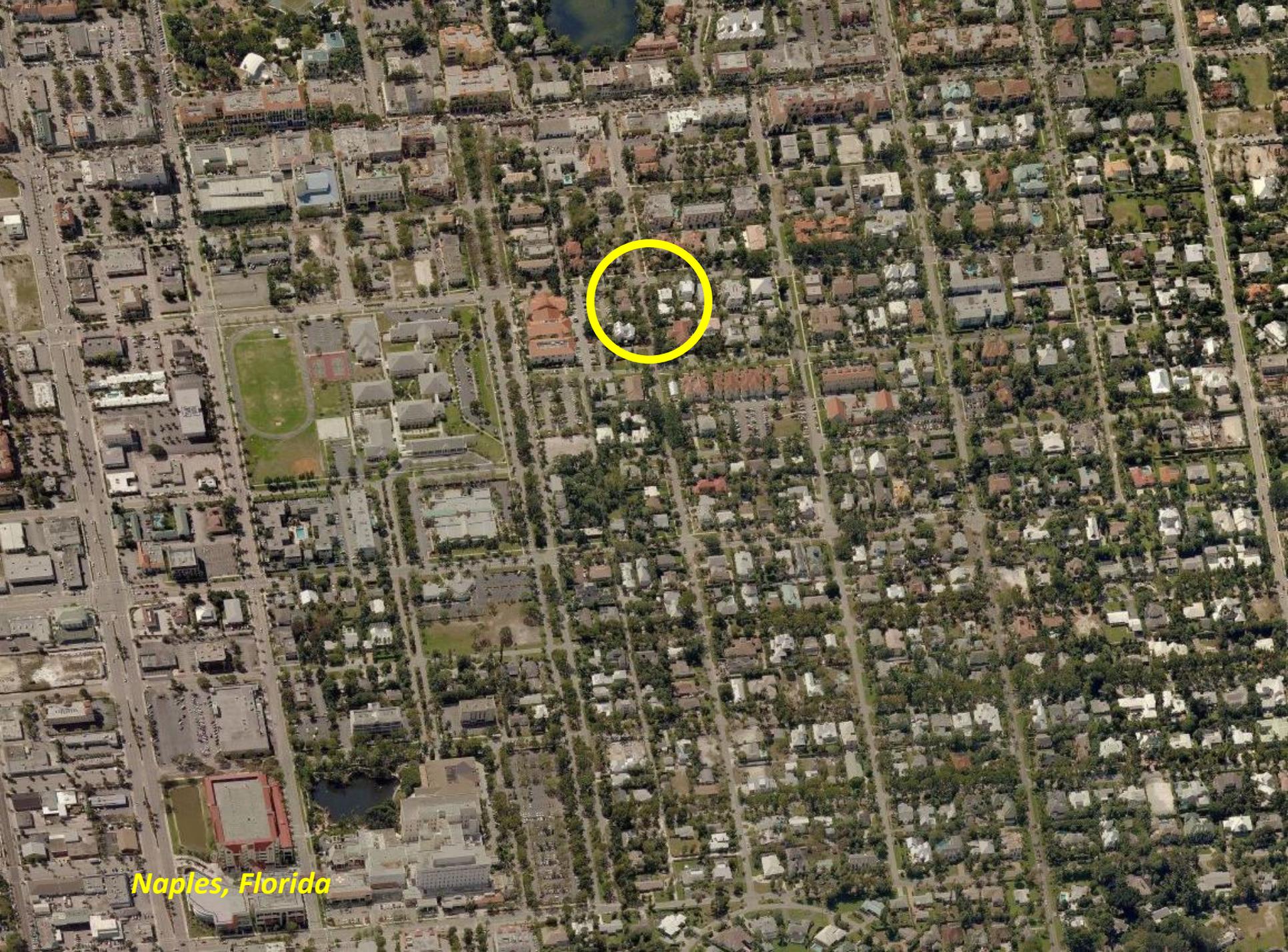
Naples, Florida



Naples, Florida



Naples, Florida



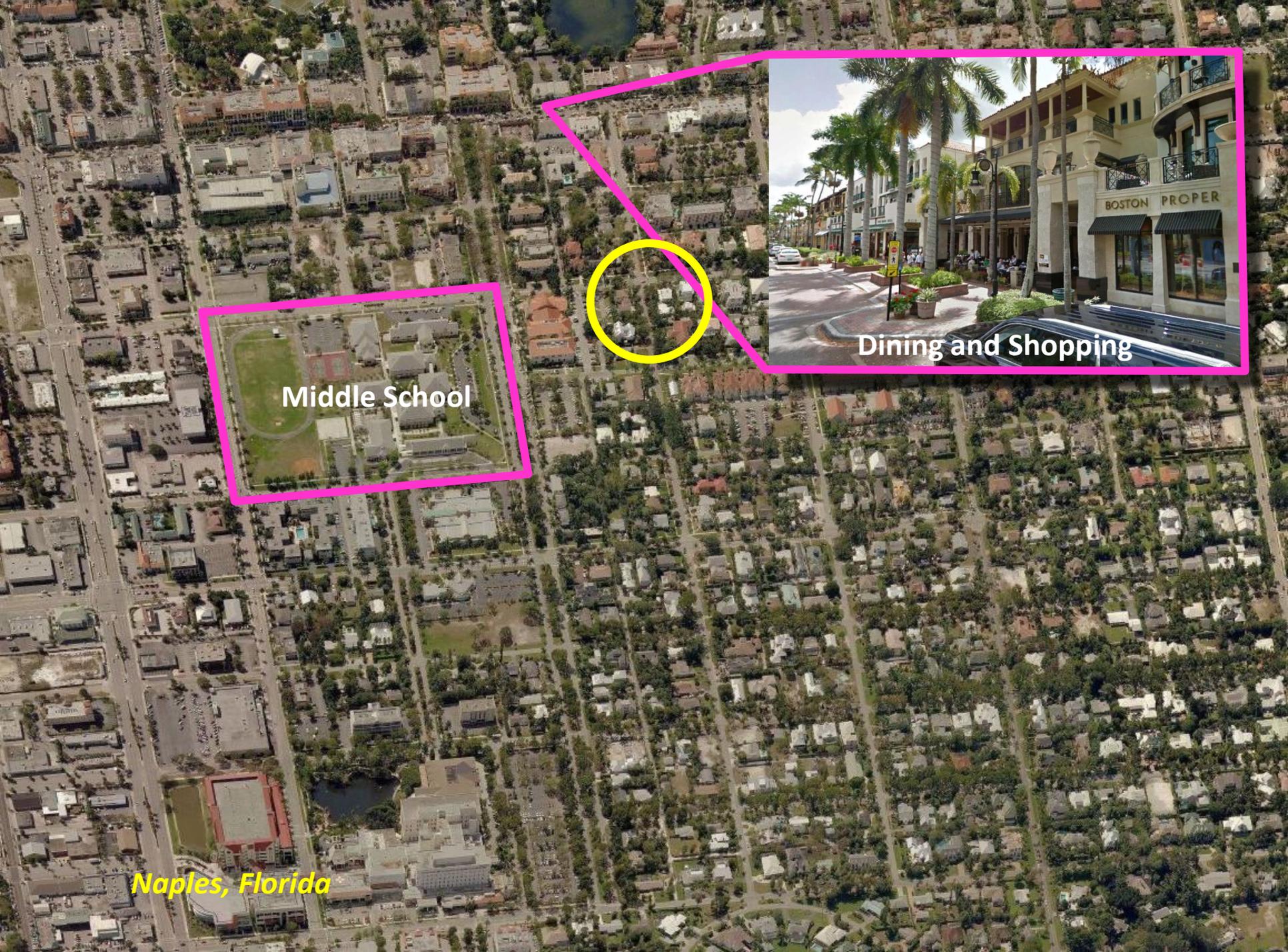
Naples, Florida



Middle School



Naples, Florida



Middle School

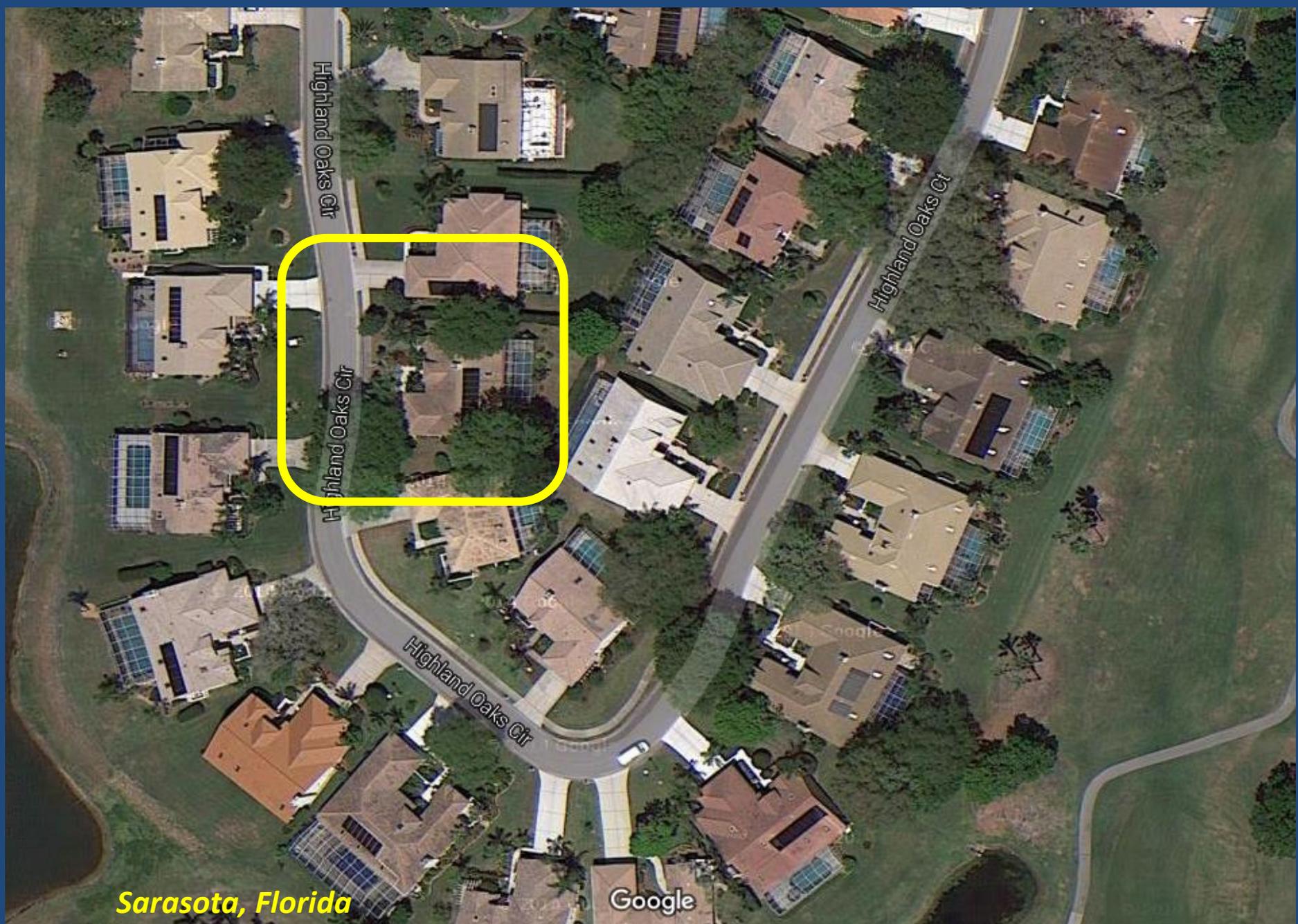
Naples, Florida



Dining and Shopping



Sarasota, Florida



Highland Oaks Cir

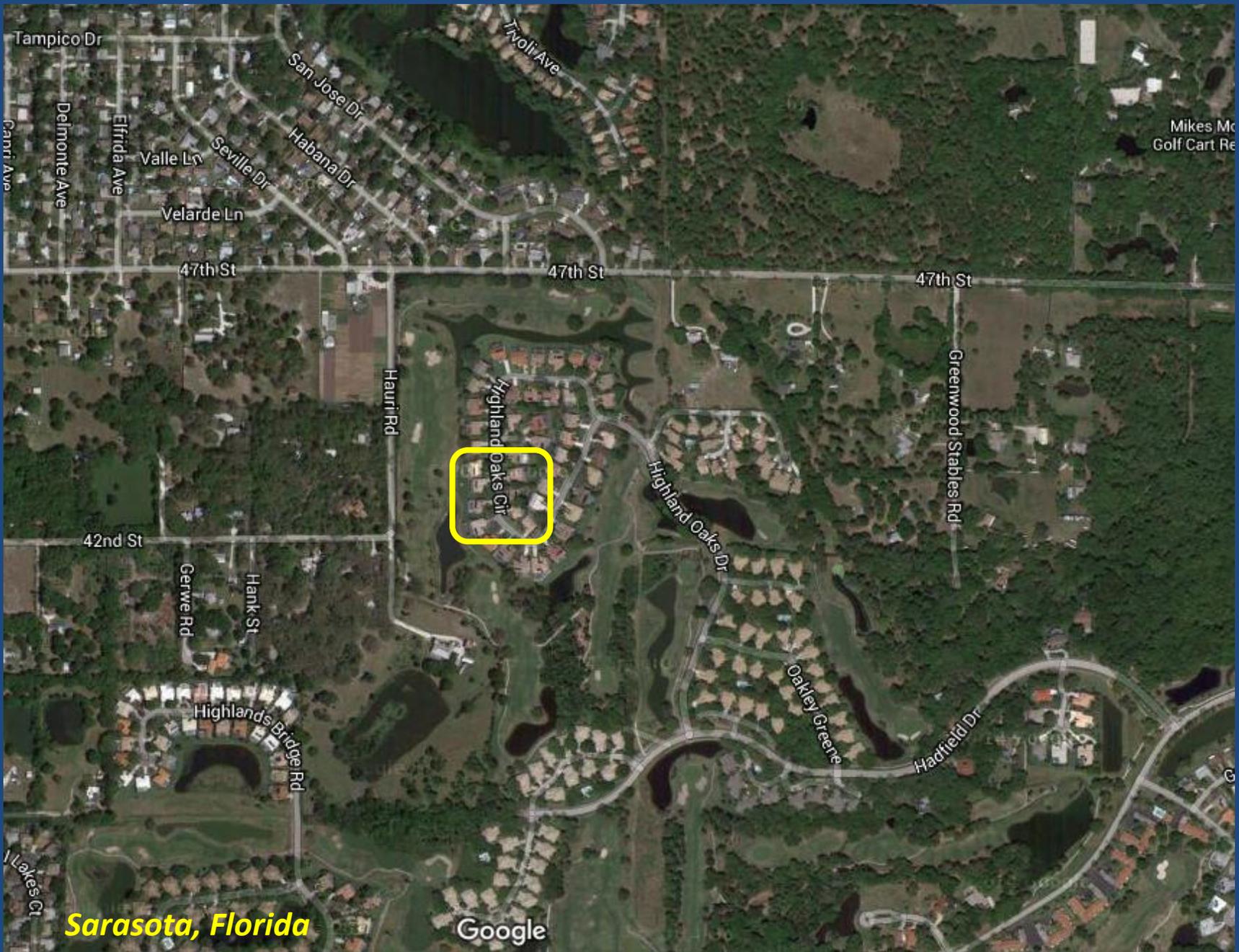
Highland Oaks Cir

Highland Oaks Ct

Highland Oaks Cir

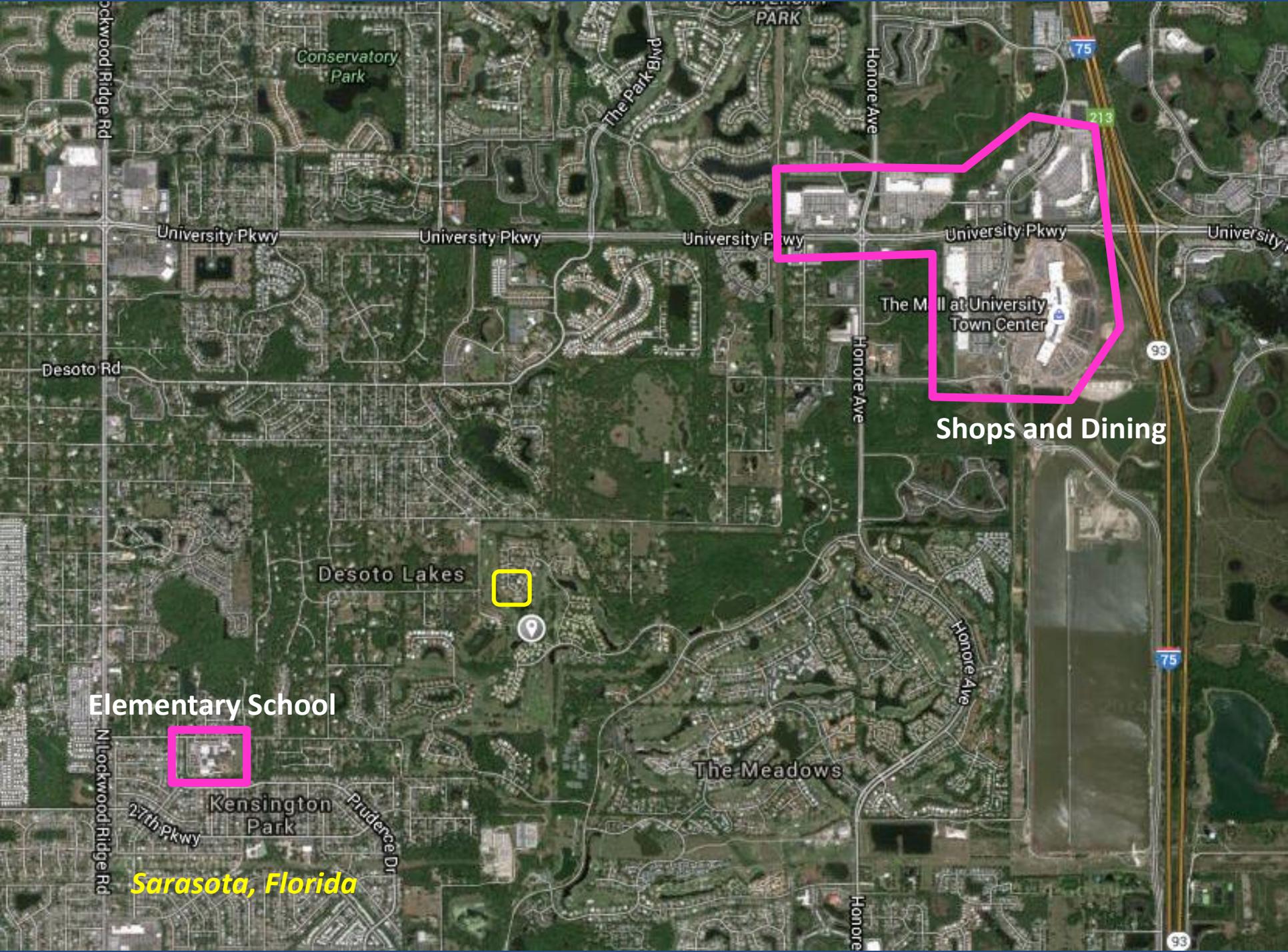
Sarasota, Florida

Google



Sarasota, Florida

Google



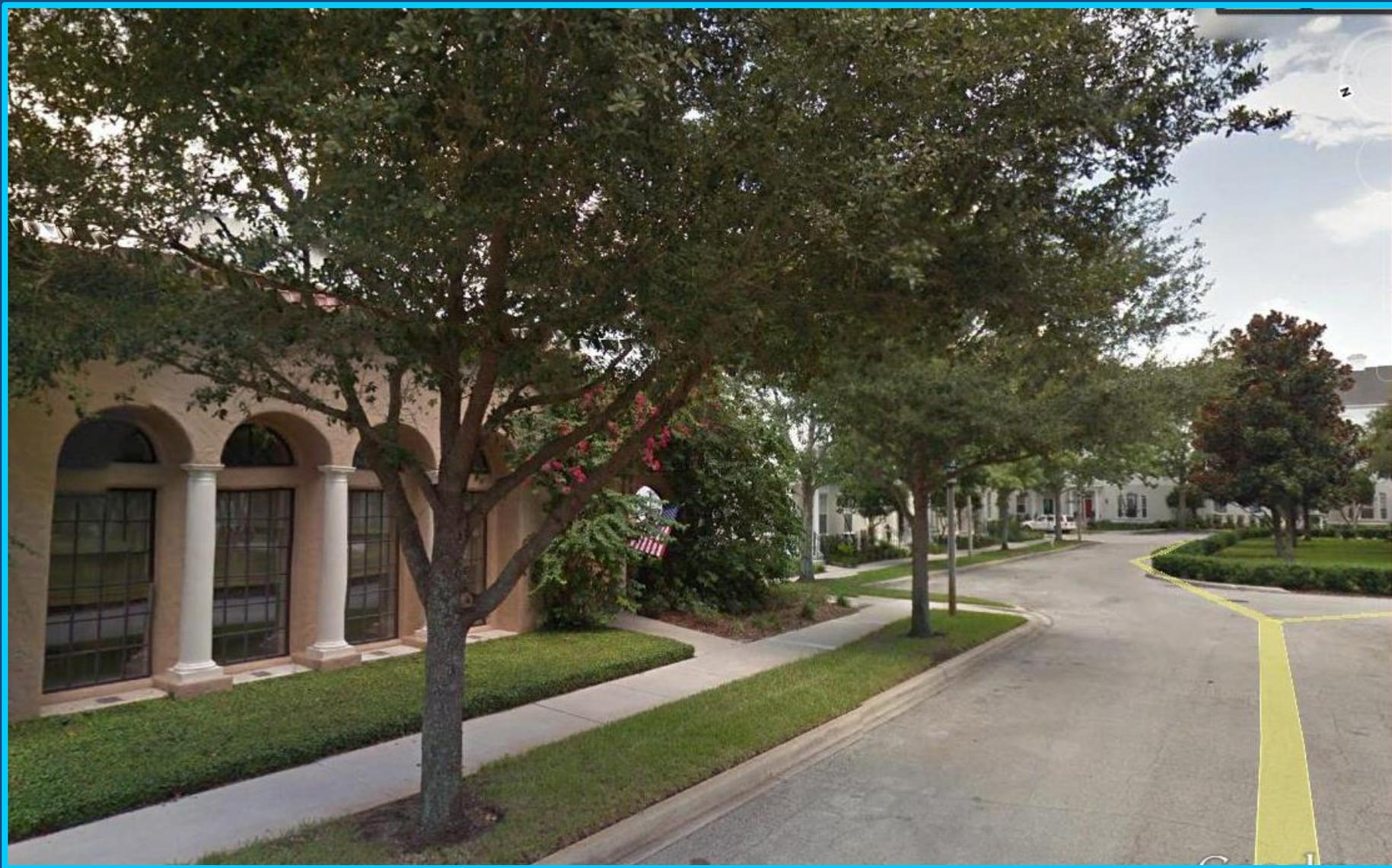
Shops and Dining

Elementary School

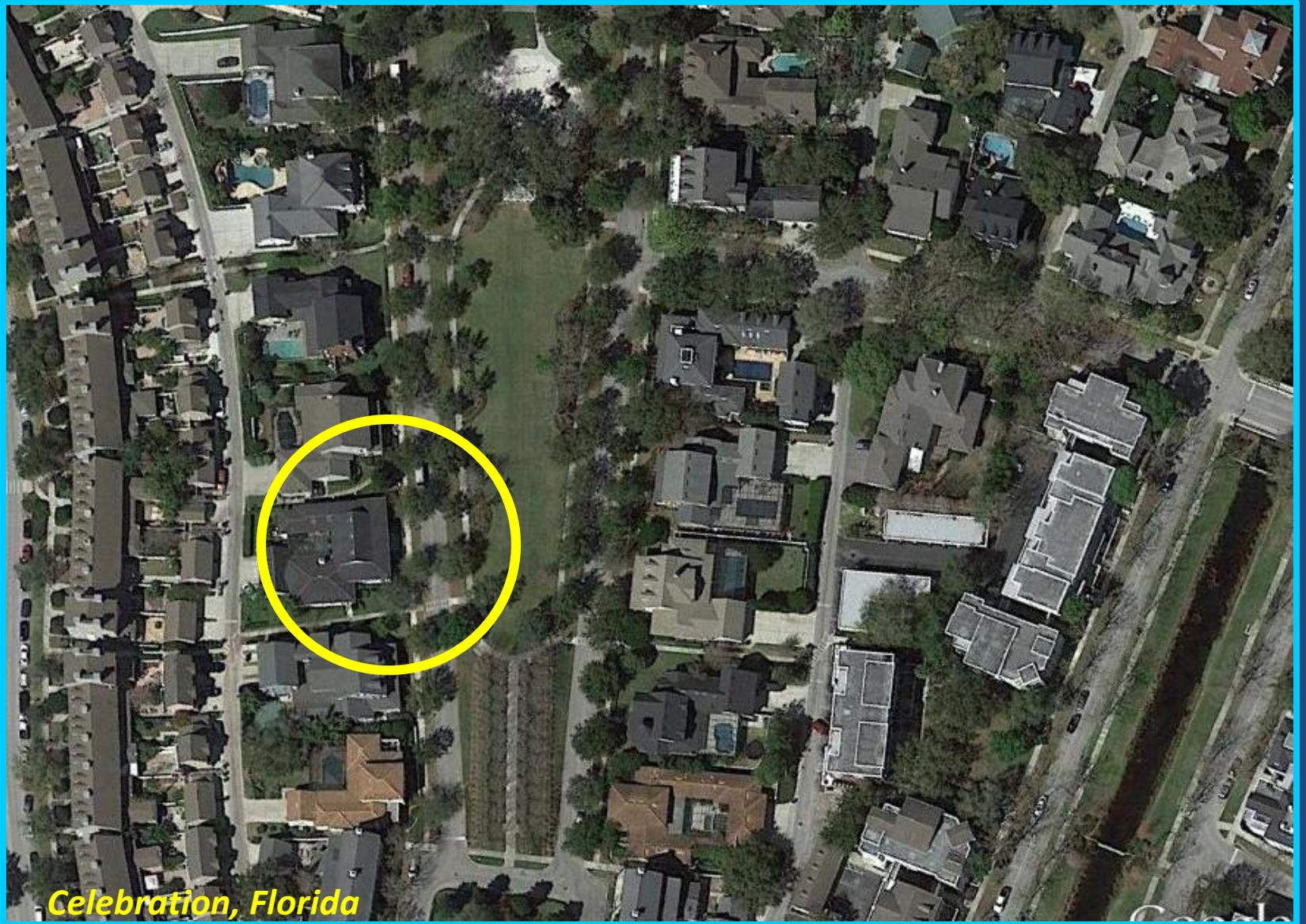
Sarasota, Florida



Celebration, Florida



Celebration, Florida



Celebration, Florida



K-8
Neighborhood
School

Playground

Park

Park

Celebration, Florida

K-8
Neighborhood
School



Shops and Dining

856 ft
Celebration, Florida

Imagery Date: 2/18/2015 28°19'12.51" N 81°32'28.46" W elev 88 ft eye alt 3779 ft

Google earth

Zoning Mismatch...

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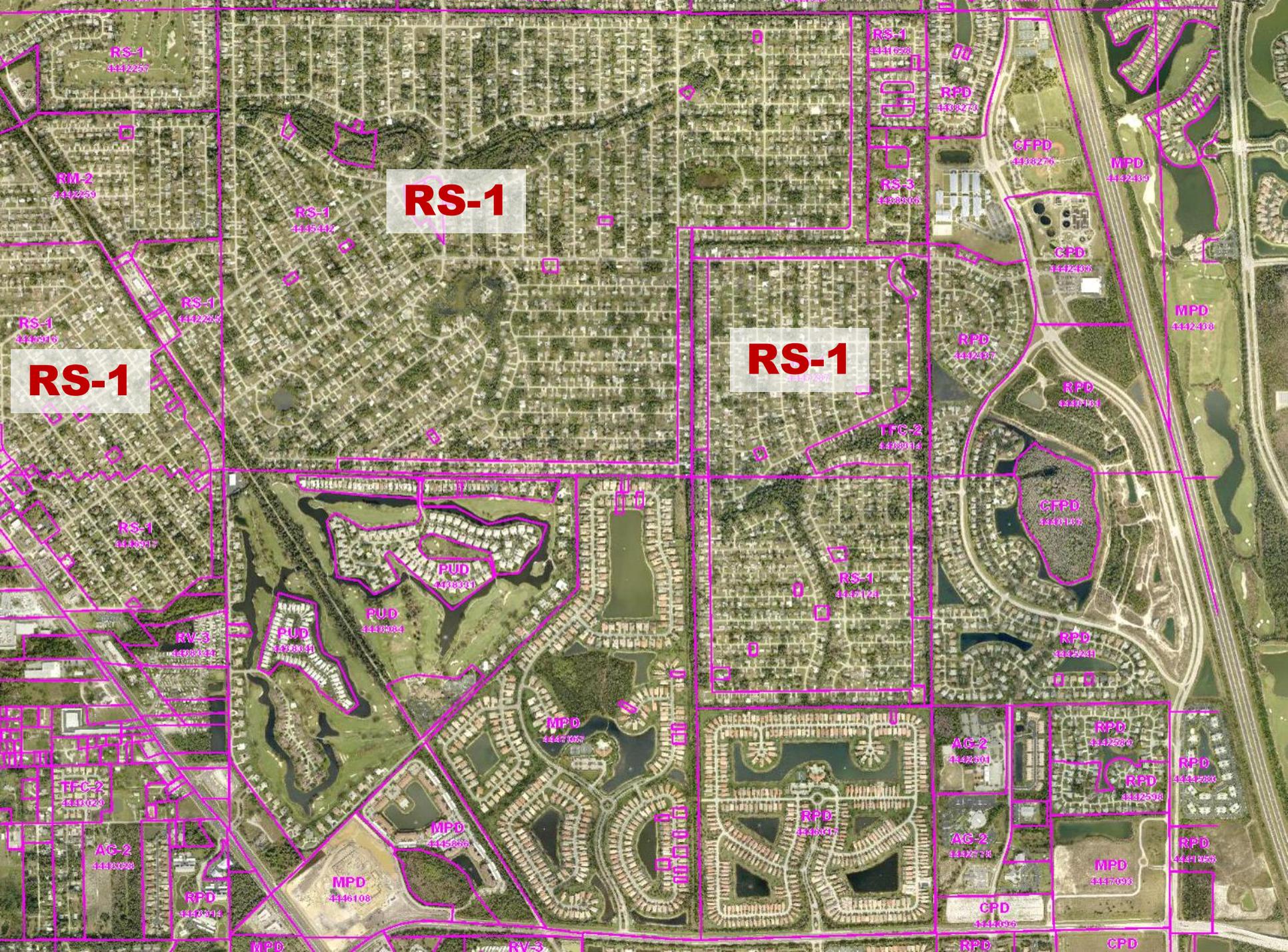
BOOMERS CONTINUED ON A8

D.C. allure fades for millennials

A high-level civic group is studying how to keep the area appealing. **C1**

CONVENTIONAL ZONING

- Zoning districts assigned to large areas
- Designed to separate incompatible uses
- Ideal for uniform suburban areas



RS-1

RS-1

RS-1

RS-1
4442257

RM-2
4442253

RS-1
4445442

RS-1
4441628

RPD
4438270

CFPD
4438270

WPD
4442430

RS-1
4440910

RS-1
4442263

RS-3
4400900

CPD
4442430

WPD
4442430

RPD
4442437

RPD
4441000

LTC-2
4470014

RS-1
4440917

PUD
4440901

RS-1
4440124

CFPD
4440124

PUD
4440904

RV-3
4438132

RPD
4442241

LTC-2
4438020

MPD
4447007

AG-2
4442001

RPD
4442000

RPD
4442000

AG-2
4440000

MPD
4445000

RPD
4440017

AG-2
4440070

WPD
4447000

RPD
4447000

RPD
4440014

MPD
4446100

CPD
4440000

WPD
4447000

MPD

RV-3

RPD

CPD

'PLANNED DEVELOPMENT' ZONING

- Public hearing for each development
- Site plans – negotiation -- conditions
- Ideal for providing latitude to developers

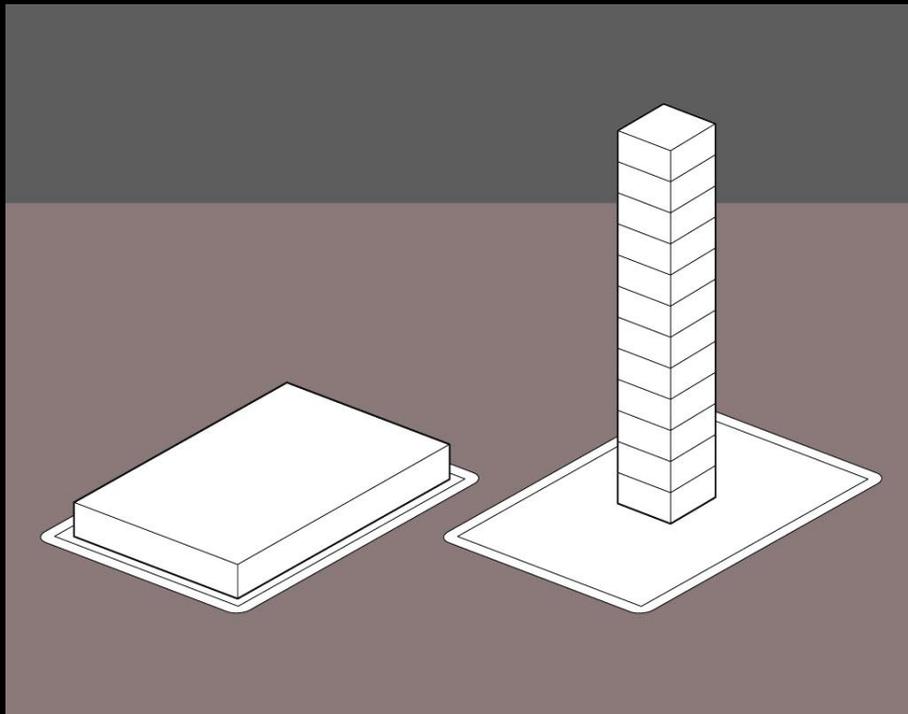
- Conventional zoning
- Planned development zoning

Both types can be modified with
“form-based” coding techniques

“Form” refers to the size and
configuration of buildings AND streets
AND public spaces

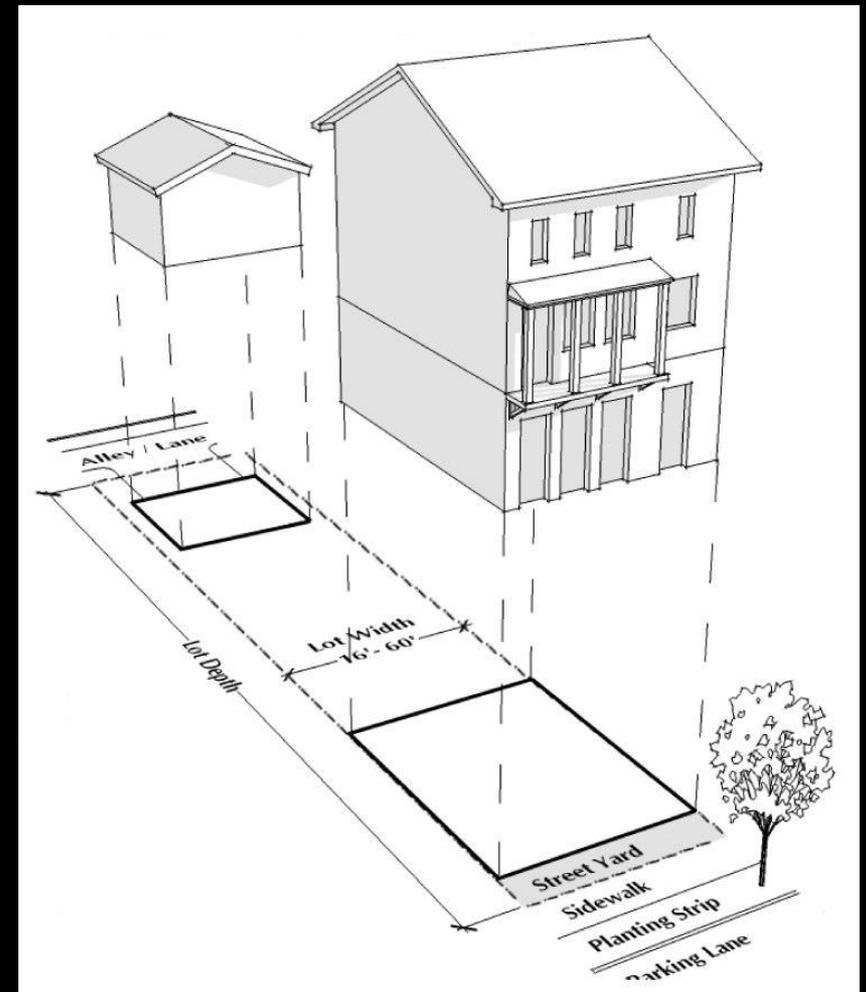
Many Codes:

...building placement can be fairly random



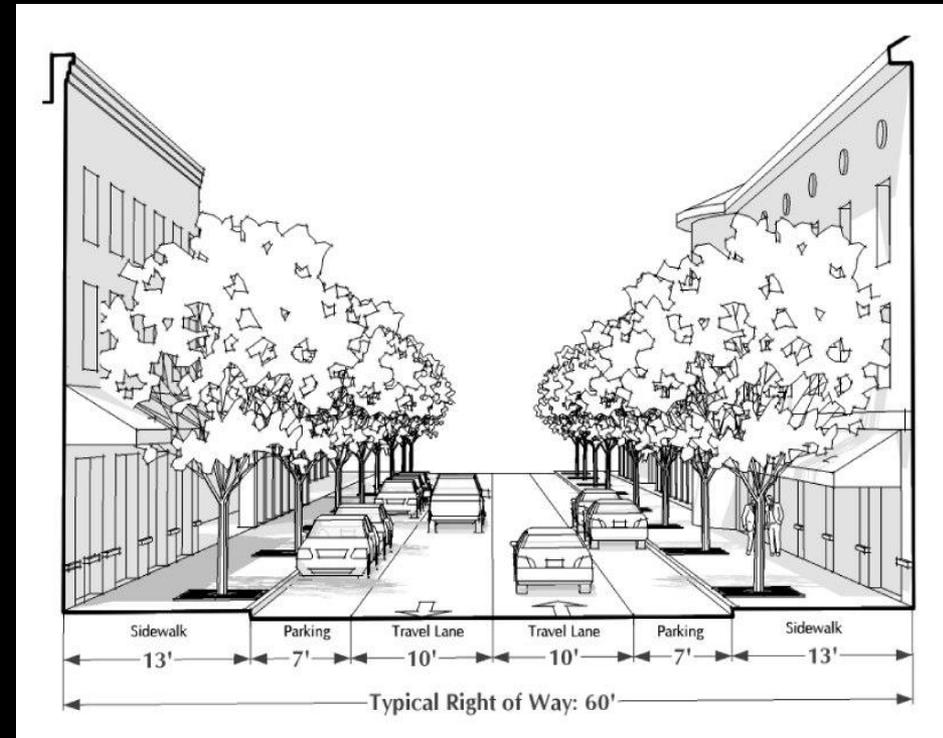
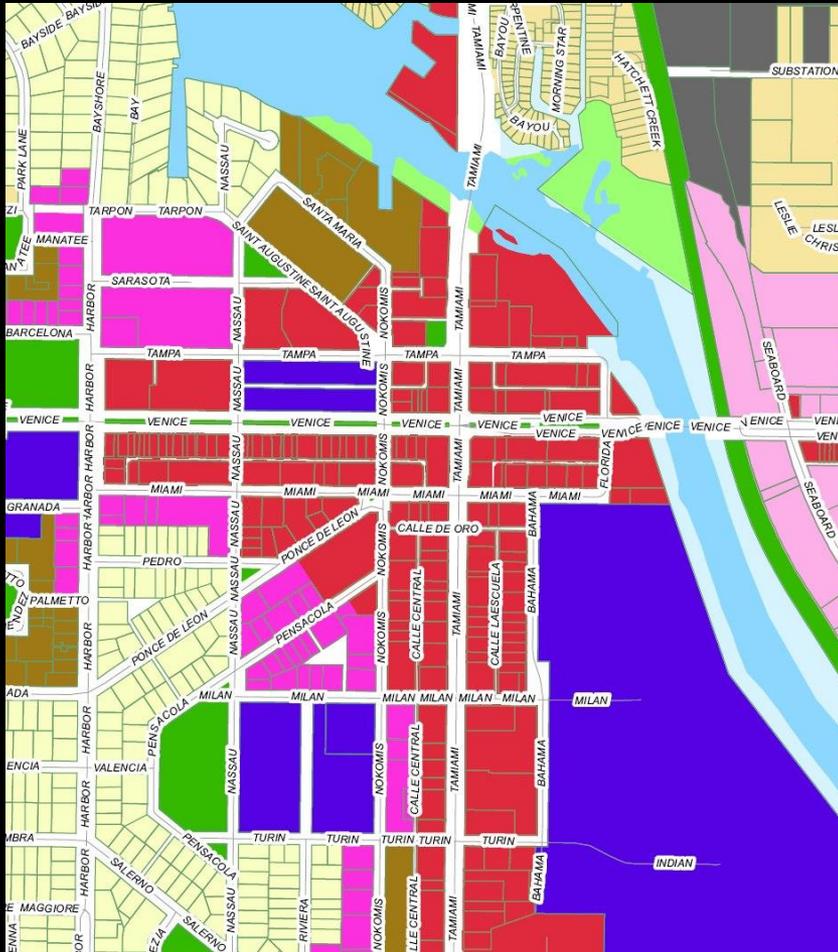
Form-based:

...focus on building placement



Most codes:
...ignore streets

Form-based:
...include streets



Most codes: ...mostly text

Sec. 1-1. Designation and citation of Land Development Code.

The ordinances embraced in the following chapters and sections shall constitute and be designated as the "Lee County, Florida, Land Development Code," and also may be cited as the "Lee County Land Development Code."

(Ord. No. 94-12, § 1, 4-20-94)

State law references: Requirement that county codify and publish its ordinances, F.S. § 125.68.

Sec. 1-2. Rules of construction and definitions.

(a) In the construction of this Land Development Code, and of all ordinances, the rules and definitions set out in this section shall be observed, unless inconsistent with the manifest intent of the Board of County Commissioners. The rules of construction and definitions in this section do not apply to any section of this Land Development Code that contains any express provisions excluding their application, or where the subject matter or context of such section may be repugnant thereto.

(b) *Generally.*

(1) All general provisions, terms, phrases and expressions contained in this Land Development Code will be liberally construed in order that the true intent and meaning of the Board of County Commissioners may be fully carried out.

(2) Terms used in this Land Development Code, unless otherwise specifically provided, have the meanings prescribed by the statutes of the state for the same terms.

(3) In the event of any difference in meaning or implication between the text of this Land Development Code and any caption, illustration, summary table or illustrative table, the text shall control.

(4) Any words used in the present tense shall include the future; and any words in the singular number shall include the plural, and vice versa, unless the context clearly indicates the contrary, and words of the masculine gender shall be construed to include the feminine gender and vice versa.

(5) Unless the context clearly indicates the contrary, where a regulation involves two or more items, conditions, provisions or events connected by the conjunction "and," "or" or "either . . . or," the conjunction shall be interpreted as follows:

- a. "And" indicates that all the connected terms, conditions, provisions or events shall apply.
- b. "Or" indicates that the connected terms, conditions, provisions or events may apply singly but not in any combination.
- c. "Either . . . or" indicates that the connected terms, items, conditions, provisions or events shall apply singly but not in combination.

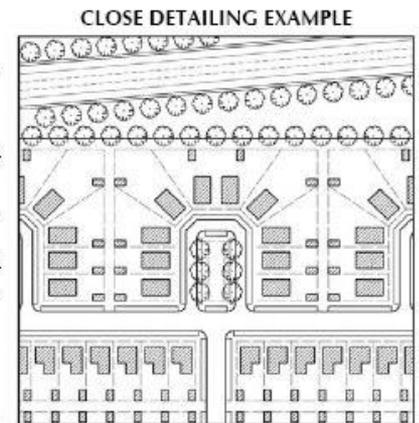
(6) The provisions of this Land Development Code shall be liberally construed so as to effectively carry out its purpose in the interest of the public health, safety and welfare.

(7) This Land Development Code constitutes the minimum requirements adopted for the promotion of the public health, safety, comfort, convenience and general welfare. Where any provisions of this Land Development Code conflict such that one provision causes greater restrictions to be imposed than another provision, the provision imposing the greater restriction or regulation will control.

State law references: Construction of statutes, F.S. ch. 1.

Form-based: ...highly illustrated

- iv. The proposed street network should respect topography and designated environmental resources and be modified accordingly to avoid damages to such resources.
- v. Sidewalks and rows of street trees must be provided on both sides of all streets; street trees may be omitted where arcades or colonnades meet the standards in Section 6.11.5.e or where a street adjoins a natural area being preserved. To allow healthy tree growth, when street trees will be planted in tree wells or in planting strips narrower than 10 feet, the developer must support the surrounding sidewalk and parking lane with structural soil or provide an equivalent soil volume using a method acceptable to the county's urban forester. See also Sections 6.11.5.i and j regarding street trees.
- vi. Dead-end streets are not permitted except where physical conditions such as highways, sensitive natural resources, or unusual topography provide no practical connection alternatives. Each dead end must be detailed as a close (a small green area surrounded by a common driveway serving adjoining lots) and should provide pedestrian connectivity to the maximum extent practicable.
- vii. All streets must be publicly dedicated. Private streets and closed or gated streets are prohibited.



Most codes:

...focus on uses of land

- 19. Baths, Turkish
- 25. Boxing arena
- 28. Chinchillas, retail sales
- 41. Eleemosynary institutions
- 42. Embalming business
- 95. Physical culture institution
- 109. Potato chip manufacturing
- 127. Tombstones, retail sales
- 135. Turkish bath

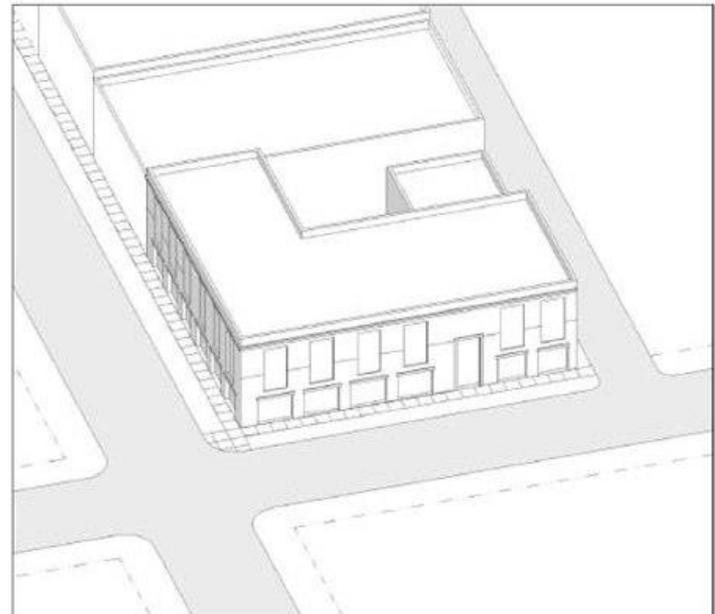
Form-based:

...more focus on form of buildings and streets

ARCHITECTURAL TYPES COMMERCIAL BLOCK

A building designed for occupancy by retail, service, and/or office uses on the ground floor, with upper floors also configured for those uses or for dwelling units.

Each Commercial Block shall be designed to comply with the following standards, and the frontage type requirements of this Code for the applicable zone, except where the frontage type requirements are modified by this Section.



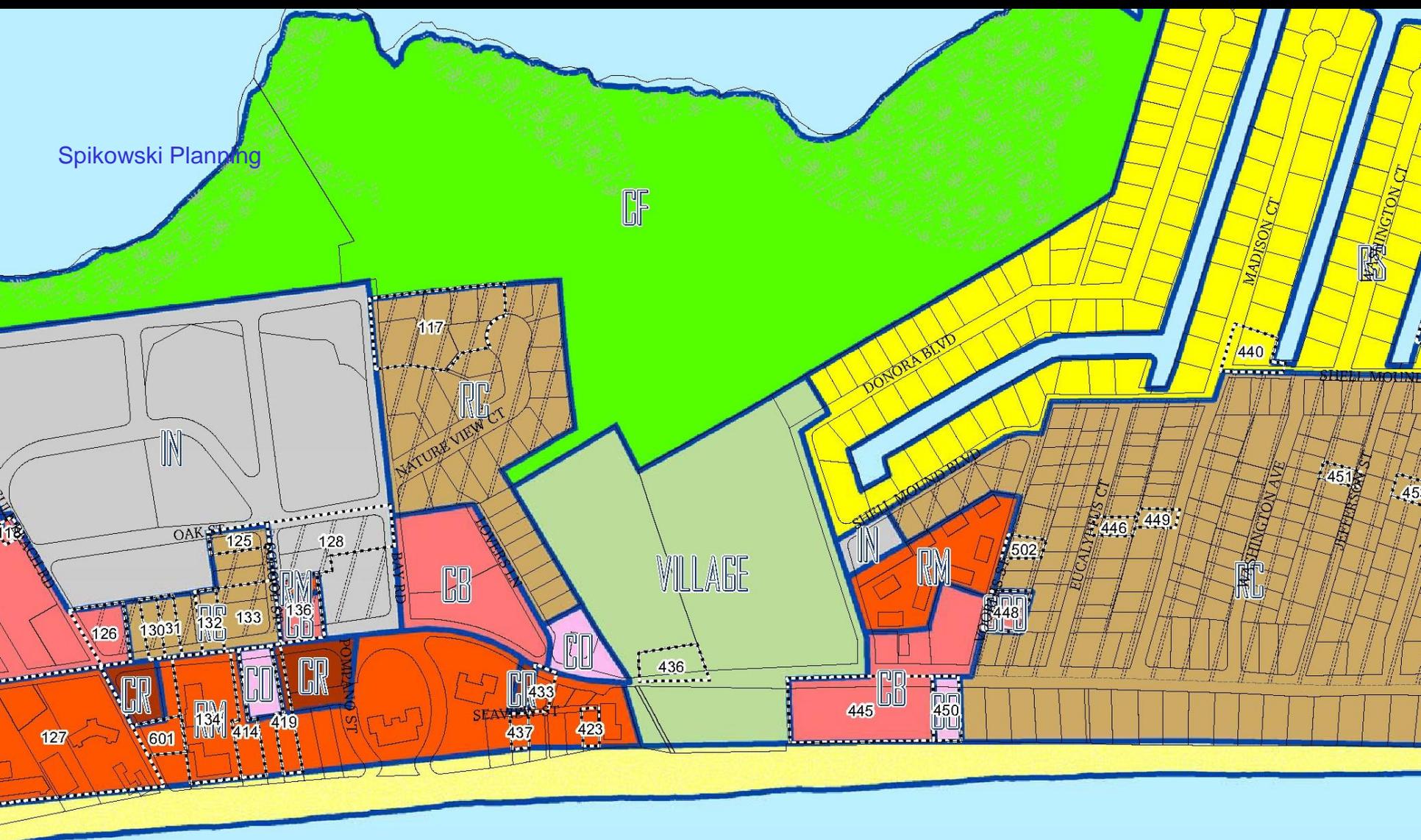
Recent adjustments for Village Center

- Will create new categories on the Future Land Use Map for the Village Center
- Categories will allow Village Council to authorize density bonuses for “above and beyond” commitments such as design, landscaping, river access, public spaces
- A framework plan will ensure connectivity of streets and paths, replacing earlier idea for the Village to create conceptual regulating plans

Village Council Workshop

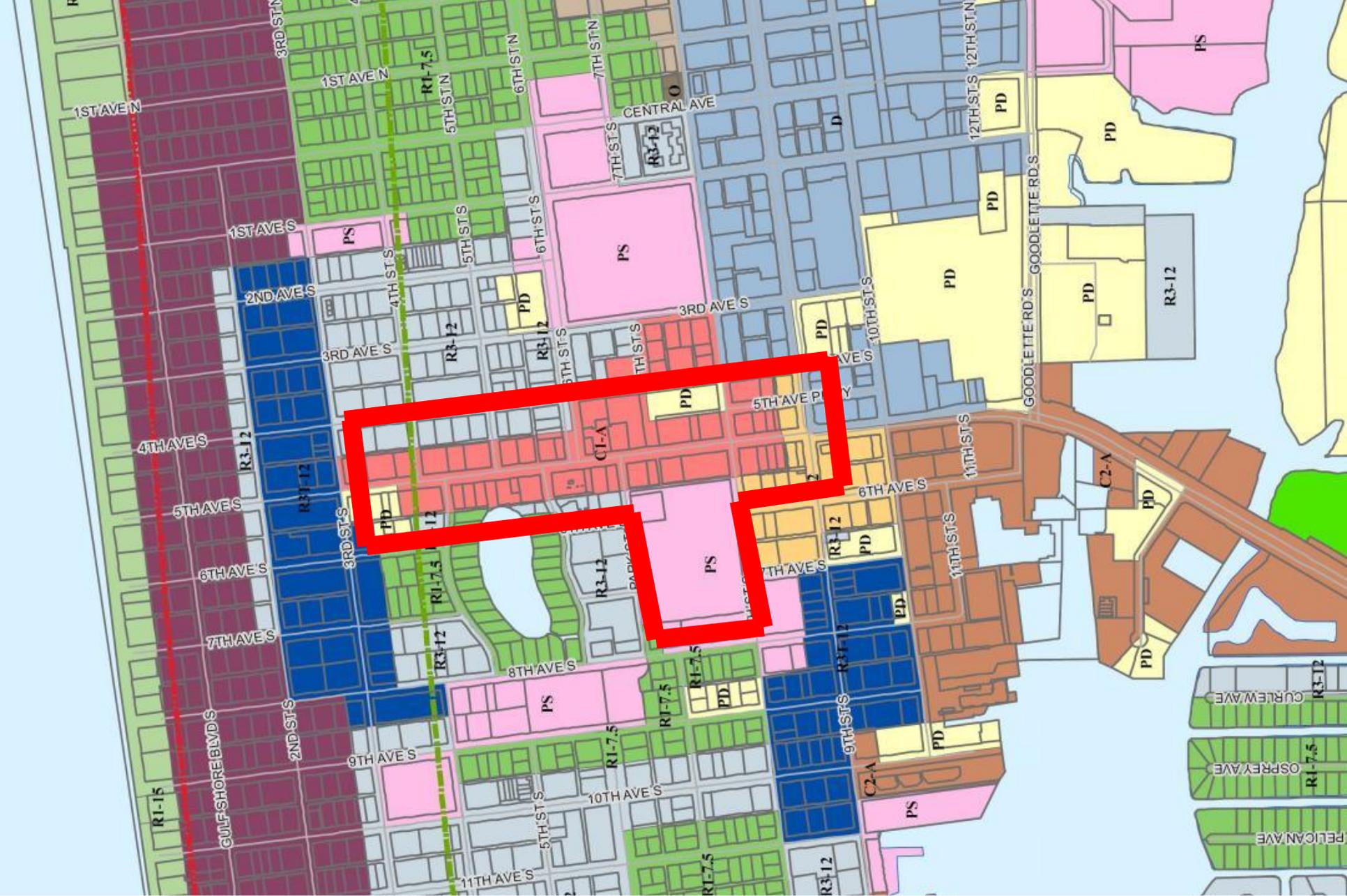
October 28, 2015

Spikowski Planning



Form-based zoning district

Fort Myers Beach



Form-based overlay

Fifth Avenue South, Naples

