

for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers ~~planning~~ cCommunity Planning Panel will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, and recreation facilities and areas and the water access points.

*Staff recommends transmitting Policy 28.5.6 as revised.*

**Policy 28.5.7: Small Site Conservation Program.** The North Fort Myers Community Planning Panel will work with the Department of County Lands and Department of Parks and Recreation to explore the feasibility of establishing a small site conservation program to transfer land acquisitions or conservation easement to link larger parks, preserves, and mitigation areas; protect native trees and vegetation, creeks, wetland systems, and wildlife movement corridors; and provide connections to greenways and blueways.

*County staff resources are already identified to assist the Board of County Commissioners' conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) with this process. As to the Division of County Lands specifically, they are an independent division created to provide Real Estate Services in support of Board adopted projects. Staff does not recommend transmittal of Policy 28.5.7.*

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers cCommunity Planning Panel will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

*Policy 28.5.8 will require the initiative of the North Fort Myers community planning panel to coordinate with the Department of Community Development and Public Works. Staff recommends transmitting Policy 28.5.8 as revised.*

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Community Development Department of Environmental Science will work with the North Fort Myers cCommunity Planning Panel to identify opportunities for the establishment and protection of wildlife movement corridors to include the review of development to provide for and interconnections of conservation easements to provide for facilitate wildlife movement through the county.

*Policy 28.5.9 will require the initiative of the North Fort Myers Community Planning Panel to contact the Division of Environmental Sciences to initiate this work. Staff recommends transmitting Policy 28.5.9 as revised.*

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers ~~c~~Community Planning Panel will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

*Staff recommends transmitting Objective 28.6 as revised.*

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to ~~mail or to provide timely mail the~~ notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

*Staff recommends transmitting Policy 28.6.1 as revised.*

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and 2020 Lee Plan status updates. Hearing Examiner recommendations, decisions, and resolutions and Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

*Similar policies are in place for Estero, Captiva, Boca Grande, and Caloosahatchee Shores. Staff recommends transmitting Policy 28.6.2 as revised.*

**Policy 28.6.3: Project Referrals & Public Information Meetings.** The North Fort Myers Community Planning Panel will be given the first opportunity for one public informational meeting for any rezoning, variance or special exception in North Fort Myers at a location and time of mutual convenience. The applicant for any rezoning, variance or special exception request within the North Fort Myers Planning Community must conduct one public informational session where the applicant will provide a general overview of the project for any interested citizen. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. 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.

*Staff does not recommend directing applicants of rezoning, variance or special exceptions to make presentations to a specific organization. However, staff supports a requirement for applicant to apprise the public concerning their proposed development plans. Staff recommends transmitting Policy 28.6.3 as revised. That language is very similar to policy language in effect for Estero, Captiva, Caloosahatchee Shores, and Palm Beach Boulevard. Staff recommends transmitting Policy 28.6.3 as revised.*

**FUTURE LAND USE MAP CHANGE:** This plan amendment includes a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres will be changed to Commercial and 11.41 acres will be changed to Conservation Lands.

The Current Future Land Use Categories would allow for up to 325 dwelling units and 262,340 square feet of Commercial. The requested change to the FLUM will allow no dwelling units, and up to 835,882 square feet of commercial with a Floor Area Ratio of 0.2597.

The Orchid Road FLUM change affects several property owners and multiple parcels. After the application was agreed upon, a representative of several parcels south of Pine Island Road writing on behalf of four other property owners asked that their property be removed from the application. The request for the Future Land Use amendment has already been agreed to by staff and is part of this application.

An analysis of the Pine Island Road and adjacent street systems was prepared by Lee County Department of Transportation staff and the results indicated that with the proposed commercial development will not exceed or maximize the level of service specified for Pine Island Road or the adjacent street system. The property owners' representative has provided data and analysis to support this FLUM amendment and that analysis has been sent to the LPA under separate cover.

The site is adjacent to the City of Cape Coral on three sides and is located near intense commercial uses. Staff has concerns that the site could some day be annexed into the City of Cape Coral and be developed under the City's regulations. Staff recommends transmittal of the Future Land Use Map change as indicated on the attached map including the approximately 11.41 acres of proposed Conservation Lands. If the applicant wants to change the configuration of Conservation Lands or remove the above mentioned parcel then staff does not recommend transmittal of the FLUM portion of this amendment.

### **PART III - LOCAL PLANNING AGENCY**

## REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: March 24, 2008

### A. LOCAL PLANNING AGENCY REVIEW

Staff introduced the North Fort Myers Community Plan and discussed some of the issues with the amendment. Staff mentioned that there is an issue that will come up with most of the community plans; and that is the core level of service issue. Several of the proposed policies in this amendment will require financial expenditures from the county that exceed the County's core level of service. Staff told the LPA that alternate funding will need to be identified. Another key issue is the reference to the North Fort Myers Community Planning Panel. They would need to stay active and that may not be the case. Another issue is the reference to the Horizon Council to get help with economic development issues, and that exceeds their core level of service.

The chairperson for the North Fort Myers Community Planning Panel spoke to the LPA and told them his group is not dissolving, rather they are reorganizing. He told the LPA that they are reorganizing their by-laws to become an ongoing organization and that they will keep going forward and will always be there.

An LPA member asked if the plan addressed storm water runoff. Staff responded that they had received comments from reviewers of the amendment that they were surprised that was not addressed because that is a huge issue in North Fort Myers.

DATE OF PUBLIC HEARING: September 29, 2008

### B. LOCAL PLANNING AGENCY REVIEW

Staff discussed the staff report and explained the recommended changes. After hearing the staff presentation the LPA opened the meeting for public comment. Most of the public comment pertained to the proposed Future Land Use Map change. The areas staff recommended for Conservation Lands were not supported by the property owner whose parcel contained the majority of the recommended Conservation Lands.

One member of the North Fort Myers Community Planning Panel spoke to the LPA and told them that the planning panel would like to have the opportunity to reword some of the policies that staff recommended not be transmitted. A member of the LPA told him the planning panel would need to act quickly and have some compromise language for the BoCC Transmittal Hearing.

Staff read two changes to the policies that were provided to them prior to the meeting. Those changes read as follows:

**Policy 28.4.2: Medical District Planning.** The North Fort Myers community will work with the Department of Community Development, Department of Human Services, Lee County Health Department, Lee County Medical Society and Lee Memorial Health Systems to complete an analysis of the market support for needed medical facilities in North Fort Myers.

**Policy 28.4.5: Septic Tank and Waste Water Treatment.** The North Fort Myers community

supports the concept of a single source for sewage service within the North Fort Myers community.

The LPA continued discussion about the proposed Future Land Use Map change and agreed that they would recommend transmittal of the change to Commercial, but that the areas shown as Conservation Lands would remain as their existing Future Land Use Map classification, which is Suburban at two units per acre and Central Urban.

**C. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

1. **RECOMMENDATION:** Recommend that the Board of County Commissioners transmit CPA 2007-00056 as recommended by staff with the exception of the Future Land Use Map recommendation. Include revised Policies 28.4.2 and 28.4.5. Recommend transmittal of the Future Land Use Map with the areas shown on the proposed Future Land Use Map as Conservation Lands to remain as their existing Future Land Use Map designation.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

**D. VOTE:**

NOEL ANDRESS	<u>AYE</u>
LES COCHRAN	<u>AYE</u>
RONALD INGE	<u>AYE</u>
JACQUE RIPPE	<u>ABSENT</u>
CARLETON RYFFEL	<u>ABSENT</u>
RAE ANN WESSEL	<u>AYE</u>
LELAND TAYLOR	<u>ABSENT</u>

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: October 22, 2008

**A. BOARD REVIEW:**

Staff explained to the Board that the LPA recommended transmittal of CPA 2007-00050 as recommended by staff with two changes. Staff told the Board that at the LPA meeting the President of the North Fort Myers Community Planning Panel told the LPA that they would like to work with staff and present some revised language to the BoCC. The LPA told him that those changes should be made quickly so they could be presented to the Board at Transmittal Hearing.

Staff told the Board that they had met with members of the North Fort Myers Community Planning Panel and one resident of the community and had drafted the following changes and recommended including them in the proposed amendment. Staff read the following changes into the record.

**Policy 28.1.4:** To support the diversity of housing types available, the North Fort Myers community supports utilizing the Mixed Use Overlay to apply to small scale mixed use projects with residential above or adjacent to retail and service uses.

**Policy 28.1.5:** Consider revisions to the Land Development Code to establish buffers between existing large lot residential subdivisions and emerging adjacent higher density and intensity uses.

**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish annual five-year planning targets for the delivery of units.

**Policy 28.1.10:** The North Fort Myers community supports incorporating into the Mixed Use Overlay the addition of single person apartment types of 500 square feet or less and the evaluation of flexibility for all types of fees associated with the development of those units.

**Policy 28.1.11:** Accessory apartments, such as Mother-in-Law or student housing units, will be considered affordable units, allowing these units to be considered Bonus Density when calculating allowable density.

**Objective 28.2: LAND USE: CENTERS AND CORRIDORS.** By 2012, identify and pursue overlay districts, corridors, and redevelopment.

**Policy 28.2.2:** Preliminary Designation of Town Centers. The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development, and redevelopment.

- North Cleveland Avenue and Hancock Bridge Parkway
- North Tamiami Trail - Pondella Road to the Caloosahatchee River
- Bayshore and I-75

**Policy 28.2.9:** The following uses are prohibited within the North Fort Myers Planning Community: “detrimental uses” (as defined in the Land Development Code).

**Policy 28.2.10:** The North fort Myers community supports a review of County codes that address the provision of interconnection between existing land uses to minimize access onto primary road corridors and to improve the safety for non-motor transportation.

**Policy 28.3.2:** Gateways, Streetscape, and Landscape Improvements. The North Fort Myers community will work with Lee County DOT and Roadway Landscape Advisory Committee to prepare, complete, and review plans for streetscape plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community.

**Policy 28.3.5:** Standards for Walkable Urban Thoroughfares. The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center.

**Objective 28.4:** By 2012, recommendations for the community facilities and services needed for the Town Centers, Neighborhood Centers, and Corridors will be identified and recommendations to address these needs will be considered in the capital improvement planning programs of operational departments.

**Policy 28.4.1:** Effectiveness of Existing Plan Objectives and Policies. County Objectives and Policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis.

**Policy 28.4.2:** The North Fort Myers community supports a collaborative effort (Hospital Board, private providers, public health and economic agencies) to complete an analysis of the feasibility to provide supportive medical services and facilities in one or more centers identified in the North Fort Myers vision.

**Policy 28.4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as street resurfacing, repairs, maintenance roadway capital improvements, drainage swales, and other surface water management system improvements, with the North Fort Myers cCommunity Planning Panel so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers cCommunity Planning Panel encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

**Policy 28.4.4: Water Supply and Waste Water Planning & Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments. Regardless of ownership the North Fort Myers Community Planning Panel would request that the Lee County Department of Public Works coordinate services for waste water and

water supply so that no area designated under this plan is under served.

**New Policy:**

**Policy 28.6.3:** The North Fort Myers community will conduct an annual “town hall meeting”. The community will invite the participation of the North Fort Myers District Commissioner, and appropriate County staff who can provide an update on public works needs in North Fort Myers and progress in addressing those needs. This progress report is intended to include topics such as:

- congestion or capacity problems on existing facilities;
- changes in the scope or timing of planned improvements;
- successes and failures in meeting levels of service

**New Objective 28.7 and subsequent Policies:**

**OBJECTIVE 28.7:** The North Fort Myers community supports the creation of a project specific, time specific, cost specific redevelopment plan for the North Fort Myers Downtown Waterfront area.

**Policy 28.7.1:** The North Fort Myers community supports the integration of the redevelopment plan for waterfront downtown with the planning for the alignment, functional classification, and location of any Hancock Bridge Parkway expansion.

**Policy 28.7.2:** The redevelopment plan will consider the stormwater needs and water and sewer needs that result from the transportation and land use changes of Downtown Waterfront.

**Policy 28.7.3:** The land use component of downtown waterfront will include land uses that assist in completing North Fort Myers employment base, and broaden housing base for those who will be employed by the new center.

**FUTURE LAND USE MAP CHANGE:** Transmit a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres of Commercial and 11.41 acres of Conservation Lands.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

Motion to transmit CPA 2007-00050 with the language that was revised following the LPA meeting as recommended by staff.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The Board of County Commissioners accepted the findings of fact as advanced by staff and the LPA.

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<b>AYE</b>
<b>TAMMARA HALL</b>	<b>AYE</b>
<b>ROBERT P. JANES</b>	<b>AYE</b>
<b>RAY JUDAH</b>	<b>AYE</b>
<b>FRANKLIN B. MANN</b>	<b>AYE</b>

## DATE OF ORC REPORT: \_\_\_\_\_

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

**TAMMARA HALL**

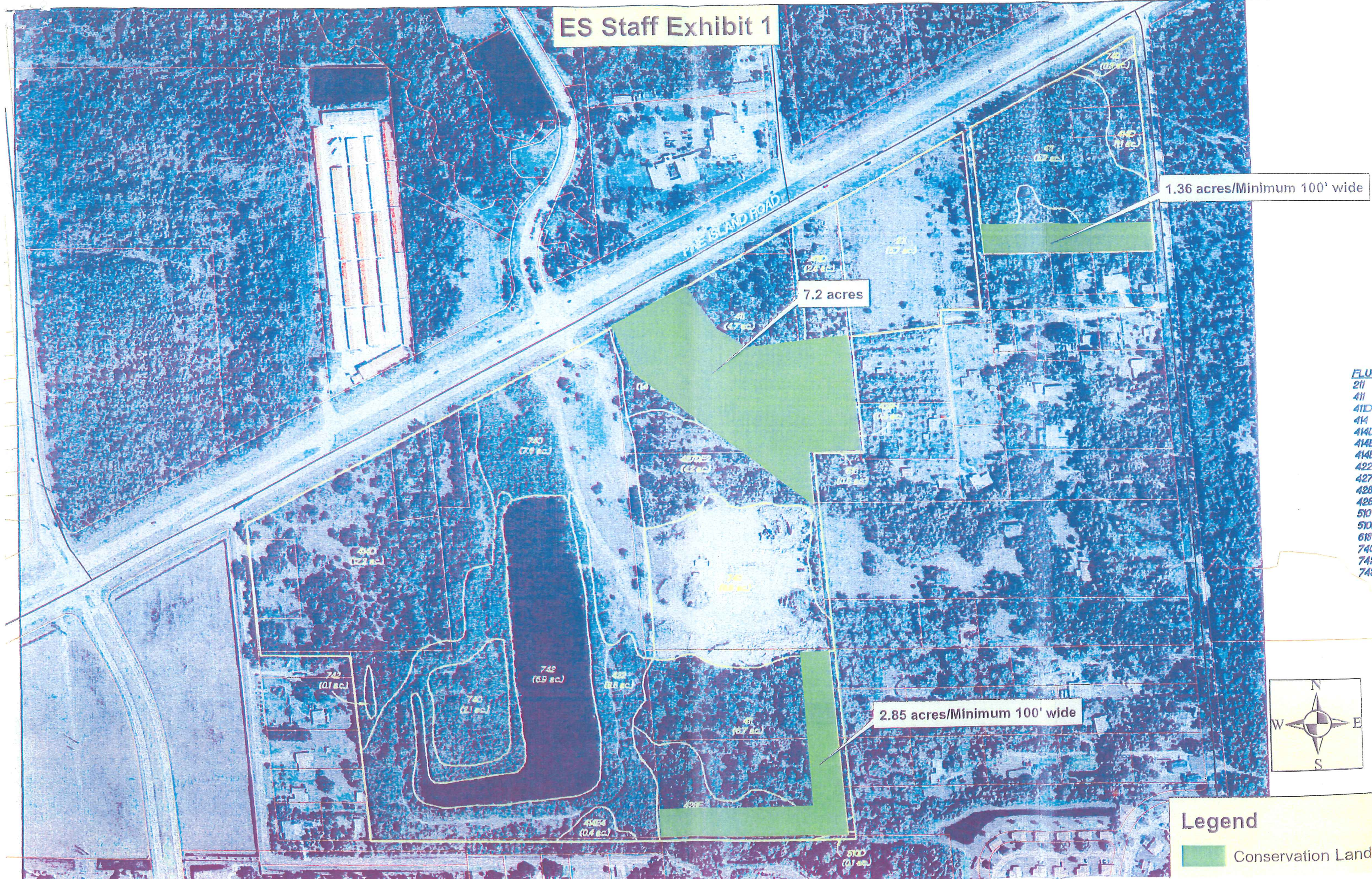
**ROBERT P. JANES**

**RAY JUDAH**

**FRANKLIN B. MANN**

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# ES Staff Exhibit 1

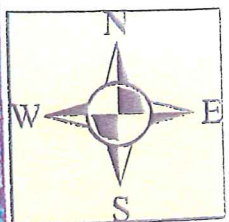


1.36 acres/Minimum 100' wide

7.2 acres

2.85 acres/Minimum 100' wide

FLUC  
211  
411  
41D  
414  
414D  
414E  
414E  
422  
427L  
428E  
428H  
510  
510D  
618  
740  
742  
743



## Legend

Conservation Lands

### Existing Future Land Use



LEE COUNTY  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING

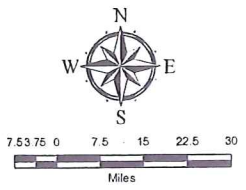
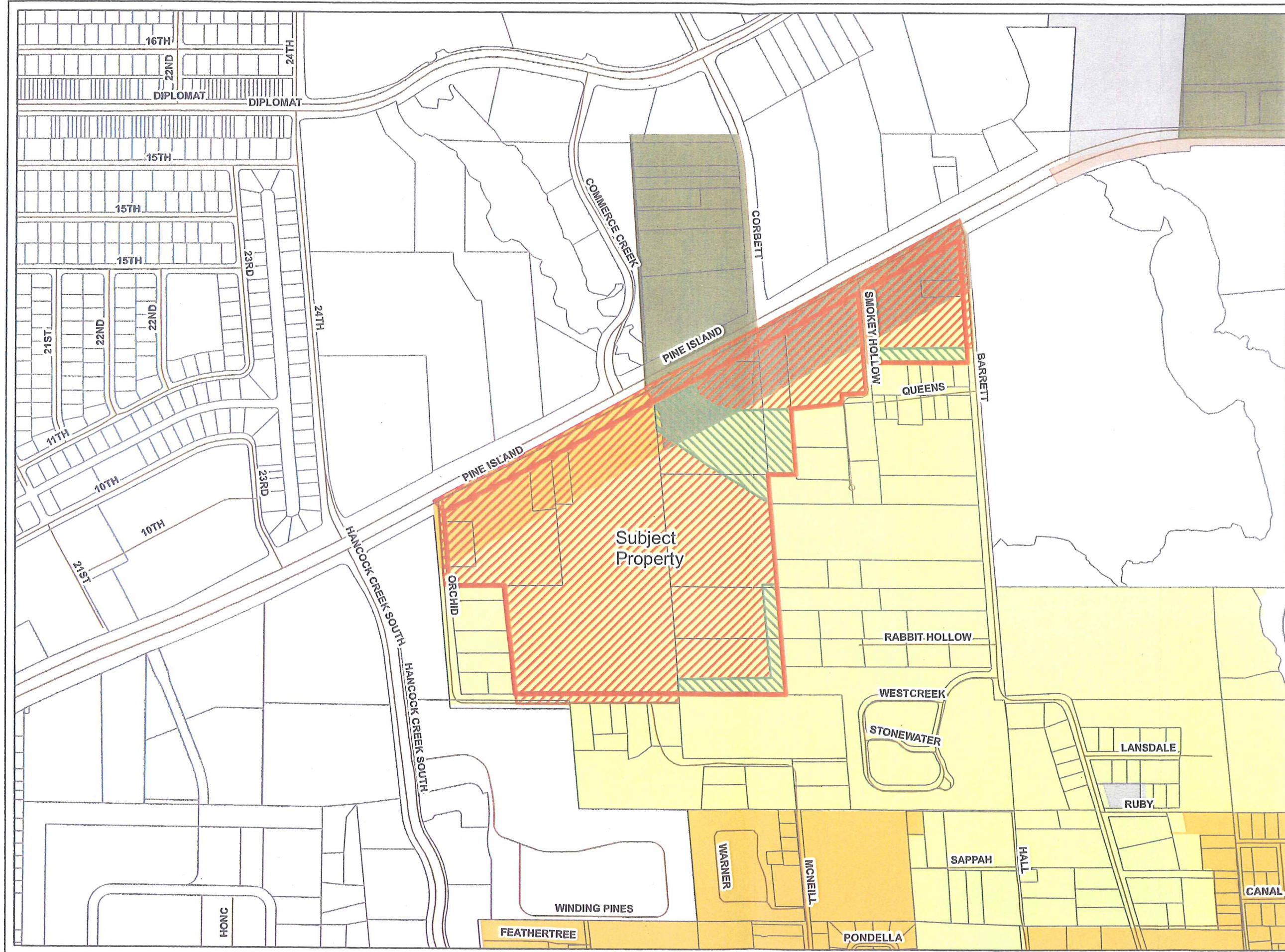


Map Generated: October 2nd

# CPA2007-56 NORTH FORY MYERS COMMUNITY PLAN

Proposed Future Land Use  
Staff Recommendation






-  Proposed Commercial
-  Proposed Conservation
-  Intensive Development
-  Central Urban
-  Suburban
-  Sub-Outlying Suburban
-  Public Facilities
-  Subject Property

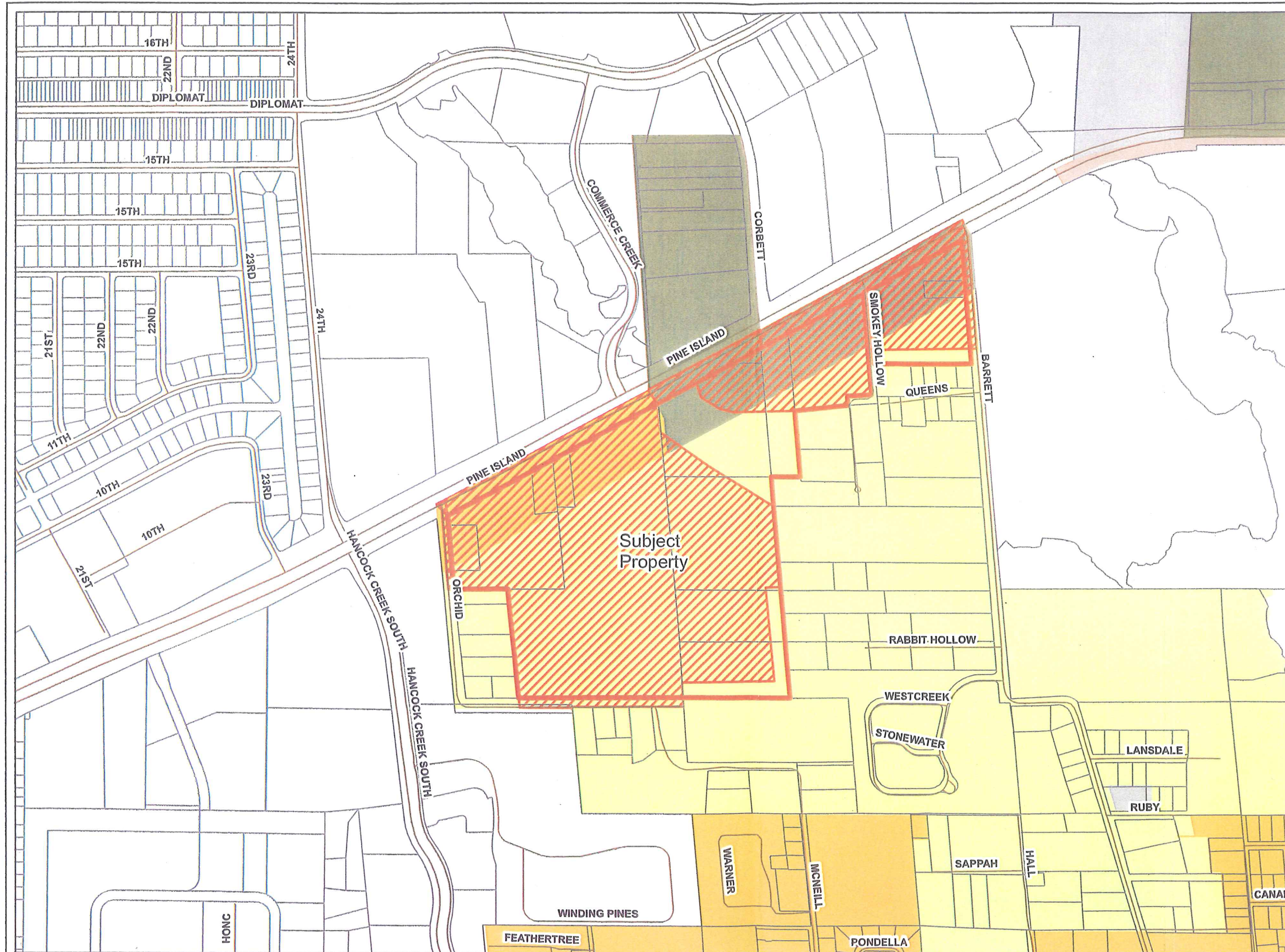


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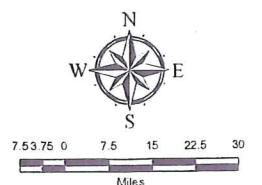
# CPA2007-56 NORTH FORY MYERS COMMUNITY PLAN

Proposed Future Land Use  
LPA Recommendation

-  Proposed Commercial
-  Intensive Development
-  Central Urban
-  Suburban
-  Sub-Outlying Suburban
-  Public Facilities
-  Subject Property



 **LEE COUNTY**  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING



Map Generated: October 2nd

**CPA2007-56  
NORTH FORT MYERS  
BoCC SPONSORED  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**BoCC Public Hearing Document  
for the  
February 25<sup>th</sup>, 2009 Adoption Hearing**

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*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 533-8585*

**January 16, 2009**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2007-00056**



Text Amendment



Map Amendment

	<b>This Document Contains the Following Reviews:</b>
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: September 24, 2008

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

**A. SPONSOR:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**B. APPLICANT**

NORTH FORT MYERS COMMUNITY PLANNING PANEL

**2. REQUEST:**

Amend the Vision Statement and Future Land Use Element of the Lee Plan to incorporate the recommendations of the North Fort Myers Community Planning effort. Establish a new Vision Statement, Goal, Objectives, and Policies specific to North Fort Myers. Amend the Future Land Use Map for property containing approximately 85.3 acres located between orchid Road and Barrett Road, south of Pine Island Road, from Central Urban, Suburban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a revised Goal specific to the North Fort Myers Planning Community has been adopted.

**THE BOARD OF COUNTY COMMISSIONERS VOTED TO TRANSMIT THE FOLLOWING  
TEXT AND MAP AMENDMENT TO THE DEPARTMENT OF COMMUNITY AFFAIRS:**

**VISION STATEMENT:**

19. North Fort Myers - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old OS 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this areas close proximity to downtown fort Myers and its riverfront location. The US 41 corridor from Pondella Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses.

19. North Fort Myers - Over the course of the current planning effort, a new vision for the future of North Fort Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

Town Center developments along the Caloosahatchee River and on Bayshore Road at I-75 offer new destinations for living, shopping, working, and socializing. Designed with walkable streets and streetscapes, ground level shops and restaurants, high quality housing, and connections to nearby parks, waterfronts, and natural areas, these new Centers are becoming signposts for positive changes throughout the community.

New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways. North Fort Myer's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance. First-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

New buildings are designed to fit the area's early design character. Simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers' reputation as a great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers' neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

**GOAL 28: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing, existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community.

**OBJECTIVE 28.1: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed for each neighborhood and corridor by the North Fort Myers community.

**Policy 28.1.1 Code Enforcement.** The North Fort Myers community supports the continuation of the initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of code violations. The County will provide periodic reports of enforcement activities to the North Fort Myers community.

**Policy 28.1.2: Neighborhood District Planning.** The North Fort Myers community will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

**Policy 28.1.3: Housing Maintenance and Repair.** The North Fort Myers community will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

**Policy 28.1.4:** To support the diversity of housing types available, the North Fort Myers community supports utilizing the Mixed Use Overlay to apply to small scale mixed use projects with residential above or adjacent to retail and service uses.

**Policy 28.1.5:** Consider revisions to the Land Development Code to establish buffers between existing large lot residential subdivisions and emerging adjacent higher density and intensity uses.

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers community's programs and planning initiatives.

**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish five-year planning targets for the delivery of units.

**Policy 28.1.8: Site Assessment and Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers community will prepare a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for

potential pilot or demonstration projects. The study will also identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

The evaluation should focus on sites with the following general characteristics:

- Located within the Intensive Development, Central Urban, and Urban - Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;
- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

**Policy 28.1.9: Technical Assistance and Public Education.** The North Fort Myers community will explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to for the North Fort Myers community.

**Policy 28.1.10:** The North Fort Myers community supports incorporating into the Mixed Use Overlay the addition of single person apartment types of 500 square feet or less and the evaluation of flexibility for all types of fees associated with the development of those units.

**Policy 28.1.11:** Accessory apartments, such as Mother-in-Law or student housing units, will be considered affordable units, allowing these units to be considered Bonus Density when calculating allowable density.

**Objective 28.2: LAND USE: CENTERS AND CORRIDORS.** By 2012, identify and pursue overlay districts, corridors, and redevelopment.

**Policy 28.2.1: Market Assessment and Planning Targets.** The North Fort Myers community will work with the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis;
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

**Policy 28.2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development, and redevelopment.

- North Cleveland Avenue and Hancock Bridge Parkway
- North Tamiami Trail - Pondella Road to the Caloosahatchee River

- Bayshore and I-75.

**Policy 28.2.3: Town Center Sector Planning and Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton and North Cleveland Avenue;
- North Tamiami Trail and Del Prado Boulevard;
- North Tamiami Trail and Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail and Pine Island/Bayshore Roads;
- Bayshore Road and Slater Road; and
- Bayshore Road and Hart Road

For these areas, the community favors neighborhood-serving mixed use development' pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;
- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking'
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing; and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers community will work with the Department of Community Development, the North Fort Myers Chamber of

Commerce, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

**Policy 28.2.9:** The following uses are prohibited within the North Fort Myers Planning Community: “detrimental uses” (as defined in the Land Development Code).

**Policy 28.2.10:** The North fort Myers community supports a review of County codes that address the provision of interconnection between existing land uses to minimize access onto primary road corridors and to improve the safety for non-motor transportation.

**OBJECTIVE 28.3: TRANSPORTATION.** By 2012 the North Fort Myers community will have neighborhood, corridors and community interface improvements identified.

**Policy 28.3.1: Transportation Corridors.** By 2009 the North Fort Myers community will review Metropolitan Planning Organization and Lee County Department of Transportation 2030 plan for recommendations and improvements applicable to the North Fort Myers Community planning area.

**Policy 28.3.2: Gateways, Streetscape, and Landscape Improvements.** The North Fort Myers community will work with Lee County DOT and Roadway Landscape Advisory Committee to prepare, complete, and review plans for streetscape plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community.

**Policy 28.3.3: Planning and Design of Arterials and Collectors.** Decisions regarding future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers community and North Fort Myers stakeholders.

**Policy 28.3.5: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center.

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers community will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

**Objective 28.4:** By 2012, recommendations for the community facilities and services needed for the Town Centers, Neighborhood Centers, and Corridors will be identified and recommendations to address these needs will be considered in the capital improvement planning programs of operational departments.

**Policy 28.4.1:** Effectiveness of Existing Plan Objectives and Policies. County Objectives and Policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis.

**Policy 28.4.2:** The North Fort Myers community supports a collaborative effort (Hospital Board, private providers, public health and economic agencies) to complete an analysis of the feasibility to provide supportive medical services and facilities in one or more centers identified in the North Fort Myers vision.

**Policy 28.4.5: Septic Tank and Waste Water Treatment.** The North Fort Myers community supports the concept of a single source for sewage service within the North Fort Myers community.

**OBJECTIVE 28.5: PARKS, RECREATION and CONSERVATION.** By 2012 identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers community will work with the Department of Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers community and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Policy 28.5.4: Stewardship and Management of Conservation 20/20 Lands.** The North Fort Myers community will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers community will work to identify sites and corridors for nomination submittal to the established Lee County Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers community will work with the Department of Parks and Recreation to implement recommendations for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers planning community will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, recreation facilities and areas and the water access points.

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers community will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Department of Environmental Science will work with the North Fort Myers community to identify opportunities for the establishment and protection of wildlife movement corridors and interconnection of conservation easements to facilitate wildlife movement through the county.

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers community will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to provide

timely notice will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and Lee Plan status updates. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.3:** The North Fort Myers community will conduct an annual "town hall meeting". The community will invite the participation of the North Fort Myers District Commissioner, and appropriate County staff who can provide an update on public works needs in North Fort Myers and progress in addressing those needs. This progress report is intended to include topics such as:

- congestion or capacity problems on existing facilities;
- changes in the scope or timing of planned improvements;
- successes and failures in meeting levels of service

**OBJECTIVE 28.7:** The North Fort Myers community supports the creation of a project specific, time specific, cost specific redevelopment plan for the North Fort Myers Downtown Waterfront area.

**Policy 28.7.1:** The North Fort Myers community supports the integration of the redevelopment plan for waterfront downtown with the planning for the alignment, functional classification, and location of any Hancock Bridge Parkway expansion.

**Policy 28.7.2:** The redevelopment plan will consider the stormwater needs and water and sewer needs that result from the transportation and land use changes of Downtown Waterfront.

**Policy 28.7.3:** The land use component of downtown waterfront will include land uses that assist in completing North Fort Myers employment base, and broaden housing base for those who will be employed by the new center.

**FUTURE LAND USE MAP CHANGE:** Transmit a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres of Commercial and 11.41 acres of Conservation Lands (See attached Map).

The following Vision Statement and Goal, Objectives, and Policies were submitted by the North Fort Myers Community Planning Panel. Staff's recommended language for transmittal is shown beginning on Page 20 of 53. The language submitted by the applicant with staff's revisions shown in strike-through/double-underline format followed by staff comments is in Part II of this report beginning on Page 30 of 53.

#### VISION STATEMENT:

~~19. North Fort Myers - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old OS 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this areas close proximity to downtown fort Myers and its riverfront location. The US 41 corridor from Pondella Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses.~~

19. North Fort Myers - Over the course of the current planning effort, a new vision for the future of North Fort Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

Town Center developments along the Caloosahatchee River and on Bayshore Road at I-75 offer new destinations for living, shopping, working, and socializing. Designed with walkable streets and streetscapes, ground level shops and restaurants, high quality housing, and connections to nearby parks, waterfronts, and natural areas, these new Centers are becoming signposts for positive changes throughout the community.

New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways. North Fort Myer's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance-first-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

New buildings are designed to fit the area's early design character - simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers' reputation as a great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers' neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

**GOAL 28: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process.

**OBJECTIVE 28.1: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed by neighborhood and corridor.

**Policy 28.1.1 Code Enforcement.** Support the continuation and expansion of the code enforcement initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of violations. The County will provide periodic reports of enforcement activities to the North Fort Myers Community Planning Panel.

**Policy 28.1.2: Neighborhood District Planning.** The North Fort Myers Community Planning Panel will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

**Policy 28.1.3: Housing Maintenance & Repair.** The North Fort Myers Community Panel will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

**Policy 28.1.4 Small Scale Mixed Use Projections.** To increase the diversity of housing types available for residents, the Department of Community Development will amend the Mixed Planned Development Category to allow for small scale mixed use projects with residential above or in close proximity to retail and service uses.

**Policy 28.1.5: Conservation of Large Lot Neighborhoods.** Lee County will protect large lot residential by requiring significant buffers between existing lots and higher density residential development or the placement of transitional density units along the perimeter.

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers Community Planning Panel's programs and planning initiatives.

**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish annual planning targets for the delivery of units.

**Policy 28.1.8: Site Assessment & Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development

Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers Community Planning Panel should participate in a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. Identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

The evaluation should focus on sites with the following general characteristics:

- Located within the Intensive Development, Central Urban, and Urban - Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;
- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

**Policy 28.1.9: Technical Assistance & Public Education.** Explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to the North Fort Myers Community Planning, community-based organizations, and community housing organizations.

**Policy 28.1.10: New Housing Type in Overlays.** Incorporate into Overlay Districts the addition of single person apartment types of 500 square feet or less and have their density calculated as 1/3 of a unit and only pay 1/3 of impact fees.

**OBJECTIVE 28.2: LAND USE: CENTERS & CORRIDORS.** By 2012 identify and pursue overlay districts and corridors.

**Policy 28.2.1: Market Assessment & Planning Targets.** The North Fort Myers Community Planning Panel will work with the Horizon Council and the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis;
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

**Policy 28.2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development.

- North Cleveland Avenue & Hancock Bridge Parkway.
- North Tamiami Trail – Pondella Road to the Caloosahatchee River.

- Bayshore & I-75.

**Policy 28.2.3: Town Center Sector Planning & Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers Community Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton & North Cleveland Avenue;
- North Tamiami Trail & Del Prado Boulevard;
- North Tamiami Trail & Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail & Pine Island/Bayshore Roads;
- Bayshore Road & Slater Road; and
- Bayshore Road & Hart Road

For these areas, the community favors neighborhood-serving mixed use development' pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods.

parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers Community Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare revised Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;
- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking;
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers Community Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing;
- and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers Community Planning Panel will work with the Department of Community Development, the North Fort Myers Chamber, Horizon Council, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

**Policy 28.2.9: Use Compatibility.** By the end of 2008, Lee County will review existing restrictions on the location of uses considered detrimental by the community, e.g. adult-oriented businesses, bottle club establishments, freestanding bars or lounges, or businesses with significant outdoor stage, display, or delivery areas, pawn shops, gambling establishments, and gun/firearm shops from locating near existing or approved residential neighborhoods, mixed use developments including residential, public park and recreation facilities, and public or private schools.

**Policy 28.2.10: Cross Parcel Access.** The Department of Community Development will conduct a review of existing Land Development Code provisions requiring commercial developments to provide privately-owned road and sidewalk connections between adjacent existing and planning commercial uses to minimize access points onto primary road corridors.

**OBJECTIVE 28.3: TRANSPORTATION.** By 2012 will have neighborhood, corridors and community interface improvements identified.

**Policy 28.3.1: Transportation Corridors.** By 2009 review Metropolitan Planning Organizations and Lee County Department of Transportations 2030 plan for recommendations and improvements for the North Fort Myers Community planning area.

**Policy 28.3.2: Gateways, Streetscape, & Landscape Improvements.** The North Fort Myers Community Planning panel will work with the Lee County Roadway Landscape Advisory Committee to complete plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers Community Planning Panel.

**Policy 28.3.3: Planning & Design of Arterials & Collectors.** Decisions regarding the functional classification and future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers Community Planning Panel and other North Fort Myers stakeholders.

**Policy 28.3.4 Hancock Bridge Parkway Extension.** The county will initiate a study to determine the feasibility, cost, and timing of the eastward extension of Hancock Bridge Parkway. The scope of the study should address the following:

- effect on regional traffic and circulation patterns;
- preferred alignment and conceptual design cross-section for the roadway;
- land use and design recommendations for redevelopment of property along the roadway;
- preliminary regulatory strategies to ensure appropriate redevelopment; and
- preliminary cost estimates and timeline for engineering design, right-of-way acquisition, and project construction.

**Policy 28.3.5: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center. Such standards may draw on guidance in Institute for Traffic Engineers Proposed Recommended Practice, Contest Sensitive Solutions for Designing Major Urban Thoroughfares for Walkable Communities.

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers Community Planning Panel will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

**Policy 28.3.8: I-75 Interchange & Del Prado Extension.** The county will complete a detailed analysis of the feasibility of a new I-75 interchange and the potential alignment for a connection to Del Prado Boulevard. As part of the analysis, impacts on existing neighborhoods, local streets, and conservation lands should be evaluated and reported to the North Fort Myers Community Panel. The report should include the termination point of Nalle Grade Road at US 41 and I-75.

**OBJECTIVE 28.4: COMMUNITY FACILITIES & SERVICES.** By 2012 the community facilities and services needed to meet the needs of Town Centers, Neighborhood Centers and corridors will be identified and deficiencies addressed.

**Policy 28.4.1: Effectiveness of Existing Plan Objectives & Policies.** County objectives and policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis. Proposed changes affecting existing or planned facilities and services in North Fort Myers, including changes in the scope or timing of planned capital improvements, will be reported to include input from the North Fort Myers Community Planning Panel and North Fort Myers stakeholders.

**Policy 28.4.2: Medical District Planning.** The North Fort Myers Community Planning Panel will work with the Department of Community Development, Horizon Council, Human Services Department, Lee County Health Department, Medical Society, and Lee Memorial Health Systems to develop a collaborative effort for funding a feasibility study for this project. They should also work together to complete an analysis for the feasibility of developing a new hospital, 24/7 urgent care facility, ambulatory surgery center, physician specialty offices and related medical diagnostic and lab services in the northeast area of North Fort Myers. The analysis should provide the following:

- a preliminary development program indicating the types, sizes, and phasing of buildings and site improvements;
- an evaluation of sites with the potential to support the preliminary development program including an evaluation of infrastructure capacity;

- a market assessment and financing plan to assess project feasibility by private and public sectors;
- recommended planning policy and regulatory changes required to support a preferred development strategy;
- a preliminary development timeline and estimate of timeline for achieving necessary entitlements; and
- Identify other or associated uses within the Medical Corridor.

**Policy 28.4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as street resurfacing, repairs, maintenance, drainage swales, and other surface water management system improvements, with the North Fort Myers Community Planning Panel so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers Community Planning Panel encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

**Policy 28.4.4: Water Supply and Waste Water Planning & Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments. Regardless of ownership the North Fort Myers Community Planning Panel would request that the Lee County Department of Public Works coordinate services for waste water and water supply so that no area designated under this plan is under served.

**Policy 28.4.5: Septic Tanks & Waste Water Treatment.** Encourage Lee County to enforce the state statute and any other regulations regarding required hook up to existing sewage lines for all properties. To support and encourage the expansion of new sewer lines to discourage new septic tank systems and replace existing septic tanks.

Provide for and continue support for effective water conservation policies to include appropriate public educational campaigns and county staffing. Encourage the expansion of reuse to include both commercial and residential opportunities.

**OBJECTIVE 28.5: PARKS, RECREATION & CONSERVATION.** By 2012 identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers Community Planning Panel will work with the Department Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a

hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers Community Planning Panel and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Policy 28.5.4: Stewardship & Management of Conservation 20/20 Lands.** The North Fort Myers Planning Panel will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers Community Planning Panel will work with the Division of County Lands and Department of Parks and Recreation to identify additional sites and corridors for acquisition under the Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers Community Planning Panel will work with the Department of Parks and Recreation to implement recommendations for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers Community Planning Panel will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, and recreation facilities and areas and the water access points.

**Policy 28.5.7: Small Site Conservation Program.** The North Fort Myers Community Planning Panel will work with the Department of County Lands and Department of Parks and Recreation to explore the feasibility of establishing a small site conservation program to transfer land acquisitions or conservation easement to link larger parks, preserves, and mitigation areas; protect native trees and vegetation, creeks, wetland systems, and wildlife movement corridors; and provide connections to greenways and blueways.

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers Community Planning Panel will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- = Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- = The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.

- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Community Development Department of Environmental Science will work with the North Fort Myers Community Planning Panel to identify opportunities for the establishment and protection of wildlife movement corridors to include the review of development to provide for interconnections of conservation easements to provide for wildlife movement.

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers Planning Panel will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding 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, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and 2020 Plan status updates. Hearing Examiner recommendations and resolutions and Administrative Variances and for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.3: Project Referrals & Public Information Meetings.** The North Fort Myers Community Planning Panel will be given the first opportunity for one public informational meeting for any rezoning, variance or special exception in North Fort Myers at a location and time of mutual convenience.

## **B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:**

1. **RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the following:

### **VISION STATEMENT:**

**19. North Fort Myers** - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old US 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this areas close proximity to downtown fort Myers and its riverfront location. The US 41 corridor from Pondella

Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses.

19. North Fort Myers - Over the course of the current planning effort, a new vision for the future of North Fort Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

Town Center developments along the Caloosahatchee River and on Bayshore Road at I-75 offer new destinations for living, shopping, working, and socializing. Designed with walkable streets and streetscapes, ground level shops and restaurants, high quality housing, and connections to nearby parks, waterfronts, and natural areas, these new Centers are becoming signposts for positive changes throughout the community.

New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways. North Fort Myer's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance. First-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

New buildings are designed to fit the area's early design character. Simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers' reputation as a great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers' neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

**GOAL 28: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community.

**OBJECTIVE 28.1: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed for each neighborhood and corridor by the North Fort Myers community.

**Policy 28.1.1 Code Enforcement.** The North Fort Myers community supports the continuation of the initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of code violations. The County will provide periodic reports of enforcement activities to the North Fort Myers community.

**Policy 28.1.2: Neighborhood District Planning.** The North Fort Myers community will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

**Policy 28.1.3: Housing Maintenance and Repair.** The North Fort Myers community will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers community's programs and planning initiatives.

**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish five-year planning targets for the delivery of units.

**Policy 28.1.8: Site Assessment and Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers community will prepare a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. The study will also identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

The evaluation should focus on sites with the following general characteristics:

- Located within the Intensive Development, Central Urban, and Urban - Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;
- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

**Policy 28.1.9: Technical Assistance and Public Education.** The North Fort Myers community will explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to for the North Fort Myers community.

**OBJECTIVE 28.2: LAND USE: CENTERS and CORRIDORS.** By 2012, identify and pursue overlay districts and corridors.

**Policy 28.2.1: Market Assessment and Planning Targets.** The North Fort Myers community will work with the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis;
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

**Policy 28.2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development.

- North Cleveland Avenue and Hancock Bridge Parkway.
- North Tamiami Trail – Pondella Road to the Caloosahatchee River.
- Bayshore and I-75.

**Policy 28.2.3: Town Center Sector Planning and Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and

building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton and North Cleveland Avenue;
- North Tamiami Trail and Del Prado Boulevard;
- North Tamiami Trail and Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail and Pine Island/Bayshore Roads;
- Bayshore Road and Slater Road; and
- Bayshore Road and Hart Road

For these areas, the community favors neighborhood-serving mixed use development' pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;
- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking'
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;

- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing;
- and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers community will work with the Department of Community Development, the North Fort Myers Chamber of Commerce, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

**OBJECTIVE 28.3: TRANSPORTATION.** By 2012 the North Fort Myers community will have neighborhood, corridors and community interface improvements identified.

**Policy 28.3.1: Transportation Corridors.** By 2009 the North Fort Myers community will review Metropolitan Planning Organization and Lee County Department of Transportation 2030 plan for recommendations and improvements applicable to the North Fort Myers Community planning area.

**Policy 28.3.2: Gateways, Streetscape, and Landscape Improvements.** The North Fort Myers community will work with the Lee County Roadway Landscape Advisory Committee to review plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community.

**Policy 28.3.3: Planning and Design of Arterials and Collectors.** Decisions regarding future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers community and North Fort Myers stakeholders.

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers community will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

**OBJECTIVE 28.4: COMMUNITY FACILITIES and SERVICES.** By 2012 the community facilities and services needed to meet the needs of Town Centers, Neighborhood Centers and corridors will be identified by the North Fort Myers community.

**Policy 28.4.1: Effectiveness of Existing Plan Objectives and Policies.** County objectives and policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis. Proposed changes affecting existing or planned facilities and services in North Fort Myers, including changes in the scope or timing of planned capital improvements, will include input from the North Fort Myers community and North Fort Myers stakeholders.

**Policy 28.4.2: Medical District Planning.** The North Fort Myers community will work with the Department of Community Development, Department of Human Services, Lee County Health Department, Lee County Medical Society and Lee Memorial Health Systems to complete an analysis of the market support for needed medical facilities in North Fort Myers.

**Policy 28.4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as roadway capital improvements, with the North Fort Myers community so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers community encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

**Policy 28.4.4: Water Supply and Waste Water Planning and Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments.

**Policy 28.4.5: Septic Tank and Waste Water Treatment.** The North Fort Myers community supports the concept of a single source for sewage service within the North Fort Myers community.

**OBJECTIVE 28.5: PARKS, RECREATION and CONSERVATION.** By 2012 identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers community will work with the Department of Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers community and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Policy 28.5.4: Stewardship and Management of Conservation 20/20 Lands.** The North Fort Myers community will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers community will work to identify sites and corridors for nomination submittal to the established Lee County Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers community will work with the Department of Parks and Recreation to implement recommendations for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers planning community will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, and recreation facilities and areas and the water access points.

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers community will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Department of Environmental Science will work with the North Fort Myers community to

identify opportunities for the establishment and protection of wildlife movement corridors and interconnection of conservation easements to facilitate wildlife movement through the county.

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers community will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to provide timely notice will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and Lee Plan status updates. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.3:** The applicant for any rezoning, variance or special exception request within the North Fort Myers Planning Community must conduct one public informational session where the applicant will provide a general overview of the project for any interested citizen. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. 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.

**FUTURE LAND USE MAP CHANGE:** This plan amendment includes a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres will be changed to Commercial and 11.41 acres will be changed to Conservation Lands.

The Current Future Land Use Categories would allow for up to 325 dwelling units and 262,340 square feet of Commercial. The requested change to the FLUM will allow no dwelling units, and up to 835,882 square feet of commercial with a Floor Area Ratio of 0.2597.

The Orchid Road FLUM change affects several property owners and multiple parcels. After the application was agreed upon, one of the property owners of a small parcel south of Pine Island Road writing on behalf of four other property owners asked that their property be removed from the application.

An analysis of the Pine Island Road and adjacent street systems was prepared by Lee County Department of Transportation staff and the results indicated that with the proposed commercial development will not exceed or maximize the level of service specified for Pine Island Road or the adjacent street system.

The site is adjacent to the City of Cape Coral on three sides and is located near intense commercial uses. Staff has concerns that the site could some day be annexed into the City of Cape Coral and be developed under the City's regulations. Staff recommends transmittal of the Future Land Use Map change as indicated on the attached map including the approximately 11.41 acres of proposed Conservation Lands. If the applicant wants to change the configuration of Conservation Lands or remove the above mentioned parcel then staff does not recommend transmittal of the FLUM portion of this amendment.

## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The North Fort Myers Community Plan is the result of over a two-year long effort of the North Fort Myers Community Planning Panel and the residents of North Fort Myers.
- Lee County hired a consultant, HDR, to assist them Planning Panel, the North Fort Myers Community and Lee County in the development of the plan.
- The Community Plan was funded by \$50,000 of community planning funds provided by the Board of County Commissioners.
- All meetings with the Planning Panel and the community were held at various locations in North Fort Myers, primarily at the Shell Factory.
- Follow up meetings attended by staff were held with the North Fort Myers Community Planning Panel.
- This amendment will add a new Vision Statement, a new Goal, Objectives, and Policies to the Lee Plan, and will amend the Future Land Use Map.

## **C. BACKGROUND INFORMATION**

The North Fort Myers Community Plan is a collective effort of local area citizens who formed a nine-member community planning panel to create a vision and plan for the North Fort Myers community. Each planning panel member was a chairperson for one of nine sub-committees that was made up of area residents. The sub-committees addressed the following: Land Use; Environment; Communication; Transportation; Infrastructure; Affordable Housing; Community Character; Economic Development; and Health and Human Services.

In the spring of 2006 the North Fort Myers Community Planning Panel was invited to participate in the selection process to assist Lee County in the selection of a planning consultant to help them write their community plan. The firm of HDR Engineering was selected and hired by Lee County. The consultants, along with Lee County staff took a bus tour of North Fort Myers and discussed land use and other issues relevant to the community. The planning consultants held several public meetings

with residents of North Fort Myers to receive input and suggestions on what to include in the community plan.

A draft plan was submitted to Lee County and the community in January of 2008 and was revised based on input from staff and the community. The Final Report was submitted to Lee County in February, 2008. This proposed new Vision Statement, Goal, Objectives, Policies and Future Land Use Map amendment are a result of work done on the North Fort Myers Community Plan.

## **PART II - STAFF DISCUSSION AND RECOMMENDED REVISIONS**

### **A. STAFF DISCUSSION**

This new Goal for North Fort Myers is intended to express the community's desire to achieve its vision for the future as identified in their most recent community planning endeavor. The existing Vision Statement is being replaced with the community's new vision for the future. The new Future Land Use Goal, and subsequent Objectives and Policies as revised by staff in strike-through/double underline, is set forth.

#### **VISION STATEMENT:**

~~19. North Fort Myers - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old US 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this areas close proximity to downtown fort Myers and its riverfront location. The US 41 corridor from Pondella Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses:~~

19. North Fort Myers - Over the course of the current planning effort, a new vision for the future of North Fort Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

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New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways. North Fort Myer's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance. First-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

New buildings are designed to fit the area's early design character. Simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers' reputation as a great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers' neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

*This Vision Statement for North Fort Myers was drafted during the community planning process by the community with the help of their consultant. Staff has no objection to this new Vision Statement for North Fort Myers.*

**GOAL 28: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing, existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community.

*Staff has no objection to Goal 28.*

**OBJECTIVE 28.1: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed by for each neighborhood and corridor by the North Fort Myers community.

*Staff recommends transmitting Objective 28.1 as revised.*

**Policy 28.1.1 Code Enforcement.** The North Fort Myers community sSupports the continuation and expansion of the code enforcement initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of code violations. The County will provide periodic reports of enforcement activities to the North Fort Myers cCommunity Planning Panel.

*As proposed by the Planning Panel, this policy anticipates expansion of the Code Enforcement initiatives for North fort Myers. Compliance with this policy will require additional staff time and financial resources to expand services and prepare reports. The funding source for this envisioned expansion and service has not been identified. Staff recommends transmitting Policy 28.1.1 as revised.*

**Policy 28.1.2: Neighborhood District Planning.** The North Fort Myers cCommunity Planning Panel will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

*Staff has no objection to Policy 28.1.2 as revised.*

**Policy 28.1.3: Housing Maintenance & and Repair.** The North Fort Myers Ccommunity Panel will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

*Staff recommends transmittal of Policy 28.1.3 as revised.*

**Policy 28.1.4 Small Scale Mixed Use Projections.** To increase the diversity of housing types available for residents, the Department of Community Development will amend the Mixed Planned Development Category to allow for small scale mixed use projects with residential above or in close proximity to retail and service uses.

*The Lee Plan Future Land Use map series identifies areas that are located in the Lee County Mixed Use Overlay. That map may be amended to include additional areas in North Fort Myers after the Town Center, Neighborhood Center, and Corridor regulations are drafted by the consultant the County is in the process of hiring. Staff does not recommend transmittal of Policy 28.1.4, but recognizes that changes to the Mixed Use Overlay map may be required subsequent to the drafting of Town Center, Neighborhood Center, and Corridor regulations.*

**Policy 28.1.5: Conservation of Large Lot Neighborhoods.** Lee County will protect large lot residential by requiring significant buffers between existing lots and higher density residential development or the placement of transitional density units along the perimeter.

*Policy 28.1.5 needs clarification. The terms "significant buffers" and "transitional density" are subject to interpretation. Staff does not recommend transmittal of Policy 28.1.5.*

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers cCommunity's Planning Panel's programs and planning initiatives.

*Staff recommends transmitting Policy 28.1.6 as revised.*

**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish annual five-year planning targets for the delivery of units.

*Staff resources will be necessary to estimate the North Fort Myers "fair share" of need by housing type and to establish annual planning targets for the delivery of units. Establishing annual planning targets is not a reasonable expectation. Staff recommends transmitting Policy 28.1.7 as revised.*

**Policy 28.1.8: Site Assessment & and Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers ~~c~~Community Planning Panel ~~should participate in~~ will prepare a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. The study will also ~~identify~~ neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

The evaluation should focus on sites with the following general characteristics:

- Located within the Intensive Development, Central Urban, and Urban - Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;
- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

*As submitted, Policy 28.1.8 requires the Department of Community Development and the Department of Human Services staff to conduct studies and prepare designs and financial analyses for the potential pilot or demonstration projects proposed by this policy. Compliance with this policy will require additional staff time and financial resources to prepare the study. Staff recommends transmitting Policy 28.1.8 as revised.*

**Policy 28.1.9: Technical Assistance & and Public Education.** The North Fort Myers community will explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to ~~for the North Fort Myers c~~Community Planning, ~~community-based organizations, and community housing organizations.~~

*Staff recommends transmitting Policy 28.1.9 as revised.*

**Policy 28.1.10: New Housing Type in Overlays.** ~~Incorporate into Overlay Districts the addition of single person apartment types of 500 square feet or less and have their density calculated as 1/3 of a unit and only pay 1/3 of impact fees.~~

*Lee County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations to implement the North Fort Myers Community Plan. The consultant may address Policy 28.1.10 while developing those regulations, but staff does not recommend transmittal of this policy.*

**OBJECTIVE 28.2: LAND USE: CENTERS & and CORRIDORS.** By 2012, identify and pursue overlay districts and corridors.

*Lee County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations to implement the North Fort Myers Community Plan. Staff has no objection to Objective 28.2 as revised.*

**Policy 28.2.1: Market Assessment & and Planning Targets.** The North Fort Myers cCommunity Planning Panel will work with the Horizon Council and the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis;
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

*The Horizon Council is an all-volunteer group that is an advisory board the the BoCC for economic development issues. To date, it has not had any responsibility for individual community planning, commercial or retail development activities such as those activities cited in the NFM community plan.*

*The Economic Development Office is staff to the Horizon Council. Economic Development does not have as there Core Services, community planning, commercial or retail development. Thus far, the Economic Development Office has worked to increase the high-skill, high wage jobs that will diversify Lee County's economy.*

*This policy also requires the Department of Community Development to participate in an analysis of the market support for retail, office, hospitality, and moderate to high density residential uses in North Fort Myers. This effort will require the County to devote personnel and possibly financial resources to complete the analysis and prepare a report that would ultimately be used as a guide in future planning decisions.*

**Policy 28.2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development.

- North Cleveland Avenue &and Hancock Bridge Parkway.
- North Tamiami Trail – Pondella Road to the Caloosahatchee River.
- Bayshore &and I-75.

*The County is in the process of hiring a planning consultant to develop Town Center, Neighborhood Center, and Corridor regulations. Policy 28.2.2 identifies the general areas of the Town Centers. Staff has no objection to Policy 28.2.2 as revised.*

**Policy 28.2.3: Town Center Sector Planning &and Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers cCommunity Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

*The County is in the process of hiring a consultant to develop Land Development regulations specific to areas identified in the North Fort Myers Community Plan as Town Centers. Staff recommends transmitting Policy 28.2.3 as revised.*

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. If in the process of developing those regulations it is determined that increased development intensity in Town centers is needed, then changes to the Land Development Code can be made at that time. An increase in allowable density and increased building height will require an amendment to the Lee Plan during a future round of Lee Plan amendments. Staff has no objection to Policy 28.2.4.*

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton & North Cleveland Avenue;
- North Tamiami Trail & Del Prado Boulevard;
- North Tamiami Trail & Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail & Pine Island/Bayshore Roads;
- Bayshore Road & Slater Road; and
- Bayshore Road & Hart Road

For these areas, the community favors neighborhood-serving mixed use development' pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-

family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. Staff recommends transmitting Policy 28.2.5 as revised.*

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers cCommunity Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare a revised Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;
- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking;
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. Staff recommends transmitting Policy 28.2.6 as revised.*

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers cCommunity Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing;
- and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. Staff recommends transmitting Policy 28.2.7 as revised.*

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers cCommunity Planning Panel will work with the Department of Community Development, the North Fort Myers Chamber of Commerce, Horizon Council, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

*County staff is in the process of hiring a planning consultant to address Policy 28.2.8. Staff recommends transmitting Policy 28.2.8 as revised.*

**Policy 28.2.9: Use Compatibility.** By the end of 2008, Lee County will review existing restrictions on the location of uses considered detrimental by the community, e.g. adult-oriented businesses, bottle club establishments, freestanding bars or lounges, or businesses with significant outdoor stage, display, or delivery areas, pawn shops, gambling establishments, and gun/firearm shops from locating near existing or approved residential neighborhoods, mixed use developments including residential, public park and recreation facilities, and public or private schools.

*Uses are reviewed for compatibility during the rezoning process. If a use is allowed on property located in a particular zoning category, then permits can be obtained to locate that use. If the community proposes to adopt Land Development Code amendments to further restrict the location of uses within the planning community that are considered detrimental, staff has no objection. Staff does not recommend transmittal of Policy 28.2.9.*

**Policy 28.2.10: Cross Parcel Access.** The Department of Community Development will conduct a review of existing Land Development Code provisions requiring commercial developments to provide privately-owned road and sidewalk connections between adjacent existing and planning commercial uses to minimize access points onto primary road corridors.

*Chapter 10 of the Land Development Code addresses Policy 28.2.10. The County cannot require existing commercial uses to provide connections to lands that are developed subsequent to the existing development unless that was a condition of the development order or zoning. Sec. 20-295 reads:*

***Sec. 10-295. Street stubs to adjoining property.***

*Street stubs to adjoining areas shall be provided where deemed necessary by the director of development review to give access to such areas or to provide for proper traffic circulation. Street stubs shall be provided with a temporary cul-de-sac turnaround within the minimum required platted right-of-way. When adjoining lands are subsequently developed, the developer of the adjoining land shall pay the cost of extending the street and restoring it to its original design cross section. Where a developer proposes private local streets with controlled admittance, he may propose an alternate means of interconnection provided that such means does not require all local traffic to use the arterial*

network. All interconnections shall be designed to discourage use by through traffic. Staff does not recommend transmittal of Policy 28.2.10.

Staff does not recommend transmittal of Policy 28.2.10.

**OBJECTIVE 28.3: TRANSPORTATION.** By 2012 the North Fort Myers community will have neighborhood, corridors and community interface improvements identified.

The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. The North Fort Myers community will have the opportunity to work with the consultant to achieve Objective 28.3. Staff recommends transmitting Objective 28.3 as revised.

**Policy 28.3.1: Transportation Corridors.** By 2009 the North Fort Myers community will review Metropolitan Planning Organizations and Lee County Department of Transportation's 2030 plan for recommendations and improvements for applicable to the North Fort Myers Community planning area.

Staff recommends transmitting Policy 28.3.1, as revised.

**Policy 28.3.2: Gateways, Streetscape, & and Landscape Improvements.** The North Fort Myers cCommunity Planning panel will work with the Lee County Roadway Landscape Advisory Committee to complete review plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning cCommunity Planning Panel.

Policy 28.3.2 will require the Lee County Roadway Landscape Advisory Committee to complete plans for streetscape and landscape improvements in gateway locations and along major roadways. That Committee does not develop landscape plans, but they do routinely review them. Staff recommends transmitting Policy 28.3.2 as revised.

**Policy 28.3.3: Planning &and Design of Arterials &and Collectors.** Decisions regarding the functional classification and future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers cCommunity Planning Panel and other North Fort Myers stakeholders.

County staff has technical standards in place for determining the functional classification of roads in Lee County. County staff typically holds public workshops at the design stage for road projects. Staff recommends transmitting Policy 28.3.3 as revised.

**Policy 28.3.4 Hancock Bridge Parkway Extension.** The county will initiate a study to determine the feasibility, cost, and timing of the eastward extension of Hancock Bridge Parkway. The scope of the study should address the following:

- = effect on regional traffic and circulation patterns;
- = preferred alignment and conceptual design cross-section for the roadway;
- = land use and design recommendations for redevelopment of property along the roadway;
- = preliminary regulatory strategies to ensure appropriate redevelopment; and
- = preliminary cost estimates and timeline for engineering design, right-of-way acquisition, and project construction.

*Lee County DOT has already initiated a preliminary corridor study for a possible extension of an arterial roadway from the existing Hancock Bridge Parkway to a point on Business 41. That study does not include design or regulatory standards. Staff does not recommend transmittal of Policy 28.3.4.*

**Policy 28.3.5: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center. Such standards may draw on guidance in Institute for Traffic Engineers Proposed Recommended Practice, Contest Sensitive Solutions for Designing Major Urban Thoroughfares for Walkable Communities.

*The County is in the process of hiring a consultant to develop Land Development Regulations to implement Town Center, Neighborhood Center, and Corridor plans. Policy 28.3.5 will be addressed during that planning process. Staff does not recommend transmitting Policy 28.3.5.*

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers Community Planning Panel will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

*Policy 28.3.6 will require the initiative of the North Fort Myers Planning community to contact Lee County Transit to arrange meetings, request information and provide input. Staff recommends transmitting Policy 28.3.6 as revised.*

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

*Staff has no objection to Policy 28.3.7.*

**Policy 28.3.8: I-75 Interchange & Del Prado Extension.** The county will complete a detailed analysis of the feasibility of a new I-75 interchange and the potential alignment for a connection to Del Prado Boulevard. As part of the analysis, impacts on existing neighborhoods, local streets, and conservation lands should be evaluated and reported to the North Fort Myers Community Panel. The report should include the termination point of Nalle Grade Road at US 41 and I-75.

*The County has completed the corridor study for Del Prado Blvd. Staff does not recommend transmitting Policy 28.3.8.*

**OBJECTIVE 28.4: COMMUNITY FACILITIES & SERVICES.** By 2012 the community facilities and services needed to meet the needs of Town Centers, Neighborhood Centers and corridors will be identified by the North Fort Myers community and deficiencies addressed.

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. It is not known how those regulations will affect community facilities and services or how much it will cost to address those needs. There is no funding identified for any improvements that may be required. Staff recommends transmitting Objective 28.4 as revised.*

**Policy 28.4.1: Effectiveness of Existing Plan Objectives & Policies.** County objectives and policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis. Proposed changes affecting existing or planned facilities and services in North Fort Myers, including changes in the scope or timing of planned capital improvements, will be reported to include input from the North Fort Myers Community Planning Panel and North Fort Myers stakeholders.

*The Lee Plan is amended regularly and an Evaluation and Appraisal report is required to be undertaken every seven years. Policy 28.4.1 will require the initiative of the North Fort Myers Planning Panel to provide input to County staff for planned capital improvement projects. Staff recommends transmitting Policy 28.4.1 as revised.*

**Policy 28.4.2: Medical District Planning.** The North Fort Myers Community Planning Panel will work with the Department of Community Development, Horizon Council, Human Services Department, Lee County Health Department, Medical Society, and Lee Memorial Health Systems to develop a collaborative effort for funding a feasibility study for this project. They should also work together to complete an analysis for the feasibility of developing a new hospital, 24/7 urgent care facility, ambulatory surgery center, physician specialty offices and related medical diagnostic and lab services in the northeast area of North Fort Myers. The analysis should provide the following:

- ~~= a preliminary development program indicating the types, sizes, and phasing of buildings and site improvements;~~
- ~~= an evaluation of sites with the potential to support the preliminary development program including an evaluation of infrastructure capacity;~~
- ~~= a market assessment and financing plan to assess project feasibility by private and public sectors;~~
- ~~= recommended planning policy and regulatory changes required to support a preferred development strategy;~~
- ~~= a preliminary development timeline and estimate of timeline for achieving necessary entitlements; and~~
- ~~= Identify other or associated uses within the Medical Corridor.~~

*This policy contemplates the County contributing funding for, and participating in, the exploration of a Medical District in the North Fort Myers community. Compliance with this policy will require County*

*financial and staff resources to implement. There is no funding source specified for this endeavor. Staff does not recommend transmittal of Policy 28.4.2.*

**Policy 28.4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as street resurfacing, repairs, maintenance roadway capital improvements, drainage swales, and other surface water management system improvements, with the North Fort Myers cCommunity Planning Panel so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers cCommunity Planning Panel encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

*Staff does not recommend including routine maintenance activities in this policy, such as minor repairs to roadways. Repairs or improvements to drainage swales or other surface water management systems also may be routine maintenance. Staff recommends transmitting Policy 28.4.3 as revised.*

**Policy 28.4.4: Water Supply and Waste Water Planning & Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments. Regardless of ownership the North Fort Myers Community Planning Panel would request that the Lee County Department of Public Works coordinate services for waste water and water supply so that no area designated under this plan is under served.

*New development in Lee County that exceeds established density and intensity thresholds are required to extend sewer and water to serve the site. Lee County provides sewer service to the Waterway Estates neighborhood, east to U.S. 41, but the majority of North Fort Myers is not served by Lee County. Staff recommends transmitting Policy 28.4.4 as revised.*

**Policy 28.4.5: Septic Tanks & Waste Water Treatment.** Encourage Lee County to enforce the state statute and any other regulations regarding required hook up to existing sewage lines for all properties. To support and encourage the expansion of new sewer lines to discourage new septic tank systems and replace existing septic tanks.

Provide for and continue support for effective water conservation policies to include appropriate public educational campaigns and county staffing. Encourage the expansion of reuse to include both commercial and residential opportunities.

*Lee County does enforce all existing regulations. New development in Lee County that exceeds established density and intensity thresholds are required to extend sewer and water to serve the site. Lee County provides sewer service to the Waterway Estates neighborhood, east to U.S. 41, but the majority of North Fort Myers is not provided sewer service by Lee County. Staff does not recommend transmittal of Policy 28.4.5.*

**OBJECTIVE 28.5: PARKS, RECREATION & CONSERVATION.** By 2012 identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

*Staff recommends transmitting Objective 28.5 as revised.*

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers ~~c~~Community Planning Panel will work with the Department of Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

*Policy 28.5.1 will require the initiative of the North Fort Myers community planning panel to coordinate with the Department of Parks and Recreation. Staff recommends transmitting Policy 28.5.1 as revised.*

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

*Staff has no objection to Policy 28.5.2.*

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers ~~c~~Community Planning Panel and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

*Staff recommends transmitting Policy 28.5.3 as revised.*

**Policy 28.5.4: Stewardship & Management of Conservation 20/20 Lands.** The North Fort Myers ~~c~~Community Planning Panel will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

*Staff recommends transmitting Policy 28.5.4 as revised.*

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers ~~c~~Community Planning Panel will work with the Division of County Lands and Department of Parks and Recreation to identify additional sites and corridors for acquisition under the Conservation nomination submittal to the established Lee County Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

*Staff recommends transmitting Policy 28.5.5 as revised.*

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers ~~c~~Community Planning Panel will work with the Department of Parks and Recreation to implement recommendations

for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers ~~planning~~ cCommunity Planning Panel will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, and recreation facilities and areas and the water access points.

*Staff recommends transmitting Policy 28.5.6 as revised.*

**Policy 28.5.7: Small Site Conservation Program.** ~~The North Fort Myers Community Planning Panel will work with the Department of County Lands and Department of Parks and Recreation to explore the feasibility of establishing a small site conservation program to transfer land acquisitions or conservation easement to link larger parks, preserves, and mitigation areas; protect native trees and vegetation, creeks, wetland systems, and wildlife movement corridors; and provide connections to greenways and blueways.~~

*County staff resources are already identified to assist the Board of County Commissioners' conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) with this process. As to the Division of County Lands specifically, they are an independent division created to provide Real Estate Services in support of Board adopted projects. Staff does not recommend transmittal of Policy 28.5.7.*

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers cCommunity Planning Panel will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;
- and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

*Policy 28.5.8 will require the initiative of the North Fort Myers community planning panel to coordinate with the Department of Community Development and Public Works. Staff recommends transmitting Policy 28.5.8 as revised.*

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Community Development Department of Environmental Science will work with the North Fort Myers cCommunity Planning Panel to identify opportunities for the establishment and protection of wildlife movement corridors to include the review of development to provide for and interconnections of conservation easements to provide for facilitate wildlife movement through the county.

*Policy 28.5.9 will require the initiative of the North Fort Myers Community Planning Panel to contact the Division of Environmental Sciences to initiate this work. Staff recommends transmitting Policy 28.5.9 as revised.*

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers Community Planning Panel will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

*Staff recommends transmitting Objective 28.6 as revised.*

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to provide timely mail the notice; will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

*Staff recommends transmitting Policy 28.6.1 as revised.*

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and 2020 Lee Plan status updates. Hearing Examiner recommendations, decisions, and resolutions and Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

*Similar policies are in place for Estero, Captiva, Boca Grande, and Caloosahatchee Shores. Staff recommends transmitting Policy 28.6.2 as revised.*

**Policy 28.6.3: Project Referrals & Public Information Meetings.** The North Fort Myers Community Planning Panel will be given the first opportunity for one public informational meeting for any rezoning, variance or special exception in North Fort Myers at a location and time of mutual convenience. The applicant for any rezoning, variance or special exception request within the North Fort Myers Planning Community must conduct one public informational session where the applicant will provide a general overview of the project for any interested citizen. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. 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.

*Staff does not recommend directing applicants of rezoning, variance or special exceptions to make presentations to a specific organization. However, staff supports a requirement for applicant to apprise the public concerning their proposed development plans. Staff recommends transmitting Policy 28.6.3 as revised. That language is very similar to policy language in effect for Estero, Captiva, Caloosahatchee Shores, and Palm Beach Boulevard. Staff recommends transmitting Policy 28.6.3 as revised.*

**FUTURE LAND USE MAP CHANGE:** This plan amendment includes a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres will be changed to Commercial and 11.41 acres will be changed to Conservation Lands.

The Current Future Land Use Categories would allow for up to 325 dwelling units and 262,340 square feet of Commercial. The requested change to the FLUM will allow no dwelling units, and up to 835,882 square feet of commercial with a Floor Area Ratio of 0.2597.

The Orchid Road FLUM change affects several property owners and multiple parcels. After the application was agreed upon, a representative of several parcels south of Pine Island Road writing on behalf of four other property owners asked that their property be removed from the application. The request for the Future Land Use amendment has already been agreed to by staff and is part of this application.

An analysis of the Pine Island Road and adjacent street systems was prepared by Lee County Department of Transportation staff and the results indicated that with the proposed commercial development will not exceed or maximize the level of service specified for Pine Island Road or the adjacent street system. The property owners' representative has provided data and analysis to support this FLUM amendment and that analysis has been sent to the LPA under separate cover.

The site is adjacent to the City of Cape Coral on three sides and is located near intense commercial uses. Staff has concerns that the site could some day be annexed into the City of Cape Coral and be developed under the City's regulations. Staff recommends transmittal of the Future Land Use Map change as indicated on the attached map including the approximately 11.41 acres of proposed Conservation Lands. If the applicant wants to change the configuration of Conservation Lands or remove the above mentioned parcel then staff does not recommend transmittal of the FLUM portion of this amendment.

### **PART III - LOCAL PLANNING AGENCY**

## REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: March 24, 2008

### A. LOCAL PLANNING AGENCY REVIEW

Staff introduced the North Fort Myers Community Plan and discussed some of the issues with the amendment. Staff mentioned that there is an issue that will come up with most of the community plans; and that is the core level of service issue. Several of the proposed policies in this amendment will require financial expenditures from the county that exceed the County's core level of service. Staff told the LPA that alternate funding will need to be identified. Another key issue is the reference to the North Fort Myers Community Planning Panel. They would need to stay active and that may not be the case. Another issue is the reference to the Horizon Council to get help with economic development issues, and that exceeds their core level of service.

The chairperson for the North Fort Myers Community Planning Panel spoke to the LPA and told them his group is not dissolving, rather they are reorganizing. He told the LPA that they are reorganizing their by-laws to become an ongoing organization and that they will keep going forward and will always be there.

An LPA member asked if the plan addressed storm water runoff. Staff responded that they had received comments from reviewers of the amendment that they were surprised that was not addressed because that is a huge issue in North Fort Myers.

DATE OF PUBLIC HEARING: September 29, 2008

### B. LOCAL PLANNING AGENCY REVIEW

Staff discussed the staff report and explained the recommended changes. After hearing the staff presentation the LPA opened the meeting for public comment. Most of the public comment pertained to the proposed Future Land Use Map change. The areas staff recommended for Conservation Lands were not supported by the property owner whose parcel contained the majority of the recommended Conservation Lands.

One member of the North Fort Myers Community Planning Panel spoke to the LPA and told them that the planning panel would like to have the opportunity to reword some of the policies that staff recommended not be transmitted. A member of the LPA told him the planning panel would need to act quickly and have some compromise language for the BoCC Transmittal Hearing.

Staff read two changes to the policies that were provided to them prior to the meeting. Those changes read as follows:

**Policy 28.4.2: Medical District Planning.** The North Fort Myers community will work with the Department of Community Development, Department of Human Services, Lee County Health Department, Lee County Medical Society and Lee Memorial Health Systems to complete an analysis of the market support for needed medical facilities in North Fort Myers.

**Policy 28.4.5: Septic Tank and Waste Water Treatment.** The North Fort Myers community

supports the concept of a single source for sewage service within the North Fort Myers community.

The LPA continued discussion about the proposed Future Land Use Map change and agreed that they would recommend transmittal of the change to Commercial, but that the areas shown as Conservation Lands would remain as their existing Future Land Use Map classification, which is Suburban at two units per acre and Central Urban.

**C. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

1. **RECOMMENDATION:** Recommend that the Board of County Commissioners transmit CPA 2007-00056 as recommended by staff with the exception of the Future Land Use Map recommendation. Include revised Policies 28.4.2 and 28.4.5. Recommend transmittal of the Future Land Use Map with the areas shown on the proposed Future Land Use Map as Conservation Lands to remain as their existing Future Land Use Map designation.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

**D. VOTE:**

NOEL ANDRESS	<u>AYE</u>
LES COCHRAN	<u>AYE</u>
RONALD INGE	<u>AYE</u>
JACQUE RIPPE	<u>ABSENT</u>
CARLETON RYFFEL	<u>ABSENT</u>
RAE ANN WESSEL	<u>AYE</u>
LELAND TAYLOR	<u>ABSENT</u>

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: October 22, 2008

**A. BOARD REVIEW:**

Staff explained to the Board that the LPA recommended transmittal of CPA 2007-00050 as recommended by staff with two changes. Staff told the Board that at the LPA meeting the President of the North Fort Myers Community Planning Panel told the LPA that they would like to work with staff and present some revised language to the BoCC. The LPA told him that those changes should be made quickly so they could be presented to the Board at Transmittal Hearing.

Staff told the Board that they had met with members of the North Fort Myers Community Planning Panel and one resident of the community and had drafted the following changes and recommended including them in the proposed amendment. Staff read the following changes into the record.

**Policy 28.1.4:** To support the diversity of housing types available, the North Fort Myers community supports utilizing the Mixed Use Overlay to apply to small scale mixed use projects with residential above or adjacent to retail and service uses.

**Policy 28.1.5:** Consider revisions to the Land Development Code to establish buffers between existing large lot residential subdivisions and emerging adjacent higher density and intensity uses.

~~**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish annual five-year planning targets for the delivery of units.~~

**Policy 28.1.10:** The North Fort Myers community supports incorporating into the Mixed Use Overlay the addition of single person apartment types of 500 square feet or less and the evaluation of flexibility for all types of fees associated with the development of those units.

**Policy 28.1.11:** Accessory apartments, such as Mother-in-Law or student housing units, will be considered affordable units, allowing these units to be considered Bonus Density when calculating allowable density.

**Objective 28.2: LAND USE: CENTERS AND CORRIDORS.** By 2012, identify and pursue overlay districts, corridors, and redevelopment.

**Policy 28.2.2:** Preliminary Designation of Town Centers. The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development, and redevelopment.

- North Cleveland Avenue and Hancock Bridge Parkway
- North Tamiami Trail - Pondella Road to the Caloosahatchee River
- Bayshore and I-75

**Policy 28.2.9:** The following uses are prohibited within the North Fort Myers Planning Community: “detrimental uses” (as defined in the Land Development Code).

**Policy 28.2.10:** The North fort Myers community supports a review of County codes that address the provision of interconnection between existing land uses to minimize access onto primary road corridors and to improve the safety for non-motor transportation.

**Policy 28.3.2:** Gateways, Streetscape, and Landscape Improvements. The North Fort Myers community will work with Lee County DOT and Roadway Landscape Advisory Committee to prepare, complete, and review plans for streetscape plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community.

**Policy 28.3.5:** Standards for Walkable Urban Thoroughfares. The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center.

**Objective 28.4:** By 2012, recommendations for the community facilities and services needed for the Town Centers, Neighborhood Centers, and Corridors will be identified and recommendations to address these needs will be considered in the capital improvement planning programs of operational departments.

**Policy 28.4.1:** Effectiveness of Existing Plan Objectives and Policies. County Objectives and Policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis.

**Policy 28.4.2:** The North Fort Myers community supports a collaborative effort (Hospital Board, private providers, public health and economic agencies) to complete an analysis of the feasibility to provide supportive medical services and facilities in one or more centers identified in the North Fort Myers vision.

**Policy 28.4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as street resurfacing, repairs, maintenance roadway capital improvements, drainage swales, and other surface water management system improvements, with the North Fort Myers cCommunity Planning Panel so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers cCommunity Planning Panel encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

**Policy 28.4.4: Water Supply and Waste Water Planning & Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments. Regardless of ownership the North Fort Myers Community Planning Panel would request that the Lee County Department of Public Works coordinate services for waste water and

water supply so that no area designated under this plan is under served.

#### **New Policy:**

**Policy 28.6.3:** The North Fort Myers community will conduct an annual “town hall meeting”. The community will invite the participation of the North Fort Myers District Commissioner, and appropriate County staff who can provide an update on public works needs in North Fort Myers and progress in addressing those needs. This progress report is intended to include topics such as:

- congestion or capacity problems on existing facilities;
- changes in the scope or timing of planned improvements;
- successes and failures in meeting levels of service

#### **New Objective 28.7 and subsequent Policies:**

**OBJECTIVE 28.7:** The North Fort Myers community supports the creation of a project specific, time specific, cost specific redevelopment plan for the North Fort Myers Downtown Waterfront area.

**Policy 28.7.1:** The North Fort Myers community supports the integration of the redevelopment plan for waterfront downtown with the planning for the alignment, functional classification, and location of any Hancock Bridge Parkway expansion.

**Policy 28.7.2:** The redevelopment plan will consider the stormwater needs and water and sewer needs that result from the transportation and land use changes of Downtown Waterfront.

**Policy 28.7.3:** The land use component of downtown waterfront will include land uses that assist in completing North Fort Myers employment base, and broaden housing base for those who will be employed by the new center.

**FUTURE LAND USE MAP CHANGE:** Transmit a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres of Commercial and 11.41 acres of Conservation Lands.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

Motion to transmit CPA 2007-00050 with the language that was revised following the LPA meeting as recommended by staff.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The Board of County Commissioners accepted the findings of fact as advanced by staff and the LPA.

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<b>AYE</b>
<b>TAMMARA HALL</b>	<b>AYE</b>
<b>ROBERT P. JANES</b>	<b>AYE</b>
<b>RAY JUDAH</b>	<b>AYE</b>
<b>FRANKLIN B. MANN</b>	<b>AYE</b>

**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,  
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: January 16, 2009

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

The DCA ORC Report contained the following Objections:

*A proposed amendment to the Future Land Use Element to:*

*(1) Establish the North Fort Myers Community Plan by revising the vision statement adding anew goal, 7 objectives, and associated policies, and amend Map 1, page 2 of 6 (Special Treatment Areas) to indicate that a revised goal specific to the North Fort Myers Planning Community has been adopted; and*

*(2) Amend the FLUM to change 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands located along Pine Island Road.*

*The Department raises the following objections to proposed Amendment 2007-56:*

*Objection (Objective/Policy Guidelines): The proposed Policy 28.2.4 pertains to increasing the development potential for projects located within areas designated as Town Centers. The proposed Policy 28.2.4 direct the County to "adopt provisions allowing for greater minimum, maximum, maximum based, and maximum total densities and building heights then are currently allowed under the Lee Plan" that would be "applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District". The proposed Policy 28.2.4 essentially authorizes the County to adopt an open-ended amount of increase in density and intensity of land use and does not establish meaningful and predictable guidelines and standards as to the amount of the increase in densities and intensities, and the policy is not appropriately supported by data and analysis demonstrating the availability of public facilities to serve the increased densities/intensities and maintain the adopted level of service standards.*

*The proposed Objective 28.3 does not establish meaningful and predictable guidelines defining the terminology "neighborhood, corridors, and community interface improvements." In addition the proposed Objectives 28.3, 28.4 and 28.5 allow until year 2012 the identification of public facilities improvements within the North Fort Myers Community, and this deferral to 2012 is inconsistent with the public facility and capital improvements planning requirement os Section 163.3177, F.S., and Rule 9J-5, F.A.C., to annually update the Capital Improvements Element to address public facilities that are needed to correct existing deficiencies, address future needs, and maintain the adopted level of service standards. The assessment and identification of public facility needs must be done annually to support the annual update amendment to the Capital Improvements Element.*

*The proposed amendment transmittal documents state that Amendment 2007-56 includes an amendment to Map1, page 2 of 6 (Special Treatment Areas) to indicate that a revised goal*

*specific to the North Fort Myers Planning Community has been adopted. However, the transmitted proposed amendment material does not include the subject proposed Map 1.*

*Rules 9J-5.005(2 and 6); 9J-5.006(3); 9J-5.006(4); 9J-5.016, F.A.C.; and Sections 163.3177(2 and 3); and 163.3177(6)(a), F.S.*

*Recommendation: Revise Policy 28.2.4 to establish meaningful and predictable guidelines and standards as to the amount of the increase in densities and intensities, and supported the policy with data and analysis demonstrating the availability of public facilities to serve the increased densities/intensities and maintain the adopted level of service standards.*

*Revise Objective 28.3 to establish meaningful and predictable guidelines defining the terminology "neighborhood, corridors and community interface improvements." Revise Objectives 28.3, 28.4 and 28.5 to eliminate the deferral until year 2012 of the identification of public facilities improvements within the North Fort Myers Community. The assessment and identification of public facility needs must be done annually to support the annual update amendment to the Capital Improvements Element.*

*Revise the amendment to include Map 1, page 2 of 6 (Special Treatment Areas) showing that a revised goal specific to the North Fort Myers Planning Community has been adopted.*

*Objection (FLUM Amendment 2007-56): The proposed FLUM Amendment 2007-56 (85.3 acre parcel south of Pine Island Road) is not supported by a road segment transportation analysis (including assumptions, data sources, and description of methodologies used) for the five-year and long-term planning timeframes addressing the following: (1) the number of peak hour vehicle trips generated by the maximum development potential allowed by the FLUM amendment; (2) the impact of the peak hour vehicle trips on the projected operating level of service of potentially impacted roadways; (3) the need for road improvements (scope, timing and cost of improvements) or other planning alternatives to maintain the adopted level of service standards for roadways; (4) coordination of the road improvements or other planning alternatives with the Future Land Use Element, Transportation Element (including Future Transportation Map), and Capital Improvements Element, and implementation through the Five-Year Schedule of Capital Improvements; and (5) coordination of the road improvements with the plans of the Florida Department of Transportation and the Metropolitan Planning Organization.*

*Rules 9J-5.005(2) and (5), 9J-5.019(3)(f, g, h and I); 9J-5.019(5)(a and b); 9J-5.016(1)(a); 9J-5.016(2)(b, c and f); 9J-5.016(4), F.A.C.; and Sections 163.3175; 163.3177(2), (3), (8) and (10); 163.3177(6)(a and j); 163.3177(6)(h)1 and 2, F.S.*

*Recommendation: Revise the amendment to include the data and analysis necessary to support the FLUM amendment and demonstrate coordination of land use with the planning for transportation facilities as well as coordination with the Transportation Element and Capital Improvements Element. Revise the Transportation Element, Capital Improvements Element, and Future Land Use Element, as necessary, to be consistent with and supported by the data and analysis and to achieve internal consistency with the FLUM. The Five-Year Schedule of Capital Improvements should be revised to include any needed improvements to maintain the adopted level of service within the five-year planning timeframe. Include data and analysis*

*demonstrating coordination of the amendment with the plans of the Florida Department of Transportation and Metropolitan Planning Organization. Revise the amendment, as necessary, to be consistent with and supported by the data and analysis. The plan should be revised to include strategies to address any deficiencies projected for the long-range planning timeframe.*

## **B. STAFF RESPONSE**

With regard to Policy 28.2.4, the County approved a contract with a planning consultant on February 10, 2009 to draft land development regulations specific to the Town Center Overlay districts and the Corridor Overlay areas. That planning study will determine if and where areas would be appropriate for greater minimum, maximum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. Increasing allowable density would require amending the Lee Plan, but the appropriateness for increasing density in the Town Centers will not be determined until after the next planning study that will result in the drafting of land development regulations specific to the Town Centers.

Objectives 28.3 and 28.4 refer to the work that the planning consultant will undertake when drafting land development regulations. The date of 2012 is intended to allow time for that work to be completed and for regulations to be adopted. Objective 28.5 refers to work that the community will undertake in addition to the Capital Improvements planning requirement. Staff has made the following changes to policies 28.2, 28.3, 28.4, and 28.5 to address an ORC report objection.

**OBJECTIVE 28.2: LAND USE: CENTERS AND CORRIDORS.** By 2012, i Identify and pursue Town Center overlay districts, road corridors overlay districts, and redevelopment areas.

**OBJECTIVE 28.3: TRANSPORTATION.** By 2012-t The North Fort Myers community will have neighborhood, corridors and community interface improvements identified.

**OBJECTIVE 28.4:** By 2012, r Recommendations for the community facilities and services needed for the Town Centers, Neighborhood Centers, and Corridors will be identified and recommendations to address these needs will be considered in the capital improvement planning programs of operational departments.

**OBJECTIVE 28.5: PARKS, RECREATON &and CONSERVATION.** By 2012 The North Fort Myers community will identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

Map1, page 2 of 6 (Special Treatment Areas) has been updated and is attached to this report.

The Level of Service on the roadway analyzed will continue to be within the standards identified in the Lee County Comprehensive Plan based upon the analysis of the 5 – year and long range planning (2030) time frames. Therefore, no changes to the Lee County DOT 5 year work program, the FDOT 5 year work program or the 2030 Long Range Transportation Plan will be required as a result of the proposed land use change. See attached Traffic Impact Analysis.

Staff believes DCA's Objections have been adequately addressed.

## **C. STAFF RECOMMENDATION**

Staff recommends the Board adopt the transmitted language with the above changes as follows:

### **VISION STATEMENT:**

~~19. North Fort Myers - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old US 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this areas close proximity to downtown fort Myers and its riverfront location. The US 41 corridor from Pondella Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses.~~

19. North Fort Myers - Over the course of the current planning effort, a new vision for the future of North Fort Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

Town Center developments along the Caloosahatchee River and on Bayshore Road at I-75 offer new destinations for living, shopping, working, and socializing. Designed with walkable streets and streetscapes, ground level shops and restaurants, high quality housing, and connections to nearby parks, waterfronts, and natural areas, these new Centers are becoming signposts for positive changes throughout the community.

New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways. North Fort Myer's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance. First-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

New buildings are designed to fit the area's early design character. Simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers' reputation as a great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers' neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

**GOAL 28: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability

and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community.

**OBJECTIVE 28.1: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed for each neighborhood and corridor by the North Fort Myers community.

**Policy 28.1.1 Code Enforcement.** The North Fort Myers community supports the continuation of the initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of code violations. The County will provide periodic reports of enforcement activities to the North Fort Myers community.

**Policy 28.1.2: Neighborhood District Planning.** The North Fort Myers community will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

**Policy 28.1.3: Housing Maintenance and Repair.** The North Fort Myers community will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

**Policy 28.1.4:** To support the diversity of housing types available, the North Fort Myers community supports utilizing the Mixed Use Overlay to apply to small scale mixed use projects with residential above or adjacent to retail and service uses.

**Policy 28.1.5:** Consider revisions to the Land Development Code to establish buffers between existing large lot residential subdivisions and emerging adjacent higher density and intensity uses.

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers community programs and planning initiatives.

**Policy 28.1.8: Site Assessment and Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers community will prepare a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. The study will also identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

The evaluation should focus on sites with the following general characteristics:

- Located within the Intensive Development, Central Urban, and Urban - Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;

- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

**Policy 28.1.9: Technical Assistance and Public Education.** The North Fort Myers community will explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to for the North Fort Myers community.

**Policy 28.1.10:** The North Fort Myers community supports incorporating into the Mixed Use Overlay the addition of single person apartment types of 500 square feet or less and the evaluation of flexibility for all types of fees associated with the development of those units.

**Policy 28.1.11:** Accessory apartments, such as Mother-in-Law or student housing units, will be considered affordable units, allowing these units to be considered Bonus Density when calculating allowable density.

**OBJECTIVE 28.2: LAND USE: CENTERS AND CORRIDORS.** Identify and pursue Town Center overlay districts, road corridors overlay districts, and redevelopment areas.

**Policy 28.2.1: Market Assessment and Planning Targets.** The North Fort Myers community will work with the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis;
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

**Policy 28.2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development, and redevelopment.

- North Cleveland Avenue and Hancock Bridge Parkway
- North Tamiami Trail - Pondella Road to the Caloosahatchee River
- Bayshore and I-75.

**Policy 28.2.3: Town Center Sector Planning and Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton and North Cleveland Avenue;
- North Tamiami Trail and Del Prado Boulevard;
- North Tamiami Trail and Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail and Pine Island/Bayshore Roads;
- Bayshore Road and Slater Road; and
- Bayshore Road and Hart Road

For these areas, the community favors neighborhood-serving mixed use development' pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;

- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking;
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing;
- and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers community will work with the Department of Community Development, the North Fort Myers Chamber of Commerce, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

**Policy 28.2.9:** The following uses are prohibited within the North Fort Myers Planning Community: “detrimental uses” (as defined in the Land Development Code).

**Policy 28.2.10:** The North fort Myers community supports a review of County codes that address the provision of interconnection between existing land uses to minimize access onto primary road corridors and to improve the safety for non-motor transportation.

**OBJECTIVE 28.3: TRANSPORTATION.** The North Fort Myers community will have neighborhood, corridors and community interface improvements identified.

**Policy 28.3.1: Transportation Corridors.** By 2009 the North Fort Myers community will review Metropolitan Planning Organizations and Lee County Department of Transportation 2030 plan for recommendations and improvements applicable to the North Fort Myers Community planning area.

**Policy 28.3.2: Gateways, Streetscape, and Landscape Improvements.** The North Fort Myers community will work with Lee County DOT and Roadway Landscape Advisory Committee to prepare, complete, and review plans for streetscape plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community.

**Policy 28.3.3: Planning and Design of Arterials and Collectors.** Decisions regarding future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers Community and North Fort Myers stakeholders.

**Policy 28.3.5: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center.

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers community will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

**OBJECTIVE 28.4: Recommendations for the community facilities and services needed for the Town Centers, Neighborhood Centers, and Corridors will be identified and recommendations to address these needs will be considered in the capital improvement planning programs of operational departments.**

**Policy 28.4.1: Effectiveness of Existing Plan Objectives and Policies.** County Objectives and Policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis.

**Policy 28.4.2: The North Fort Myers community supports a collaborative effort (Hospital Board, private providers, public health and economic agencies) to complete an analysis of the**

feasibility to provide supportive medical services and facilities in one or more centers identified in the North Fort Myers vision.

**Policy 28.4.5: Septic Tank and Waste Water Treatment.** The North Fort Myers community supports the concept of a single source for sewage service within the North Fort Myers community.

**OBJECTIVE 28.5: PARKS, RECREATION and CONSERVATION.** The North Fort Myers community will identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers community will work with the Department of Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers community and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Policy 28.5.4: Stewardship and Management of Conservation 20/20 Lands.** The North Fort Myers community will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers community will work to identify sites and corridors for nomination submittal to the established Lee County Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers community will work with the Department of Parks and Recreation to implement recommendations for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers planning community will also assist in the identification of trails connecting neighborhoods.

conservation areas, parks, and recreation facilities and areas and the water access points.

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers community will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Department of Environmental Science will work with the North Fort Myers community to identify opportunities for the establishment and protection of wildlife movement corridors and interconnections of conservation easements to facilitate wildlife movement through the county.

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers community will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to provide timely notice; will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and Lee Plan status updates. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.3:** The North Fort Myers community will conduct an annual "town hall meeting". The community will invite the participation of the North Fort Myers District Commissioner, and appropriate County staff who can provide an update on public works needs in North Fort Myers and

- congestion or capacity problems on existing facilities;
- changes in the scope or timing of planned improvements;
- successes and failures in meeting levels of service

**Policy 28.7.1:** The North Fort Myers community supports the integration of the redevelopment plan for waterfront downtown with the planning for the alignment, functional classification, and location of any Hancock Bridge Parkway expansion.

**Policy 28.7.2:** The redevelopment plan will consider the stormwater needs and water and sewer needs that result from the transportation and land use changes of Downtown Waterfront.

**Policy 28.7.3:** The land use component of downtown waterfront will include land uses that assist in completing North Fort Myers employment base, and broaden housing base for those who will be employed by the new center.

**FUTURE LAND USE MAP CHANGE:** Transmit a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres of Commercial and 11.41 acres of Conservation Lands.

**Staff recommends adopting Policy 28.2.4 as follows:**

**Policy 28.2.3: Town Center Sector Planning and Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a A mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

\_\_\_\_\_

**TAMMARA HALL**

\_\_\_\_\_

**ROBERT P. JANES**

\_\_\_\_\_

**RAY JUDAH**

\_\_\_\_\_

**FRANKLIN B. MANN**

\_\_\_\_\_

# CPA2007-56 NORTH FORY MYERS COMMUNITY PLAN

Board Transmitted  
Proposed  
Future Land Use Map

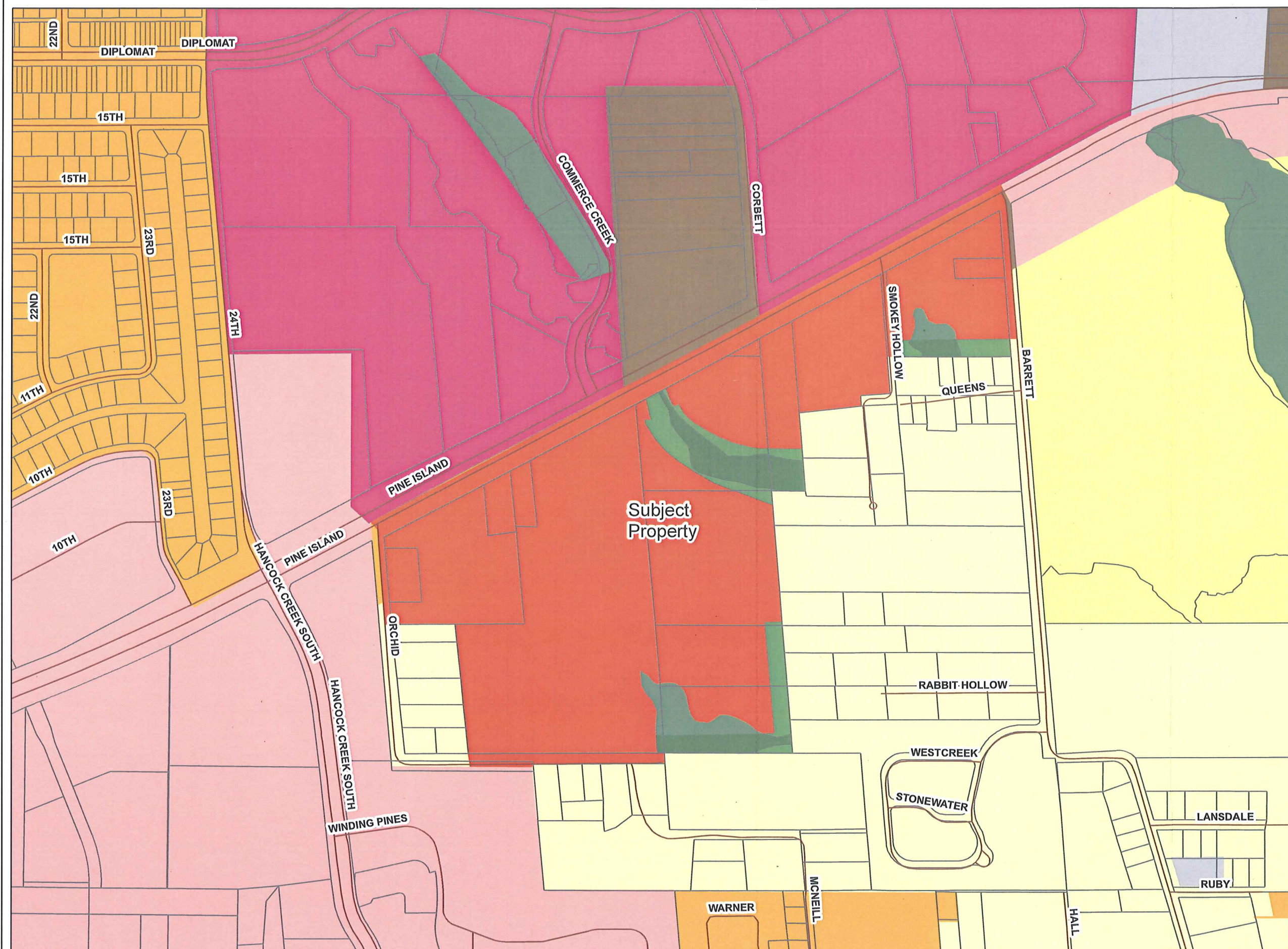
- Proposed Commercial
- Proposed Conservation Lands Wetlands
- Proposed Conservation Lands Upland
- Intensive Development
- Wetlands
- Central Urban
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- IND
- Public Facilities

 **LEE COUNTY**  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING






0 112.5 225 450 675 900 Feet

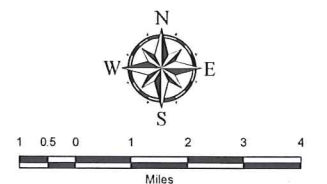
Map Generated: January 2009



# PROPOSED SPECIAL TREATMENT AREAS MAP

## Legend

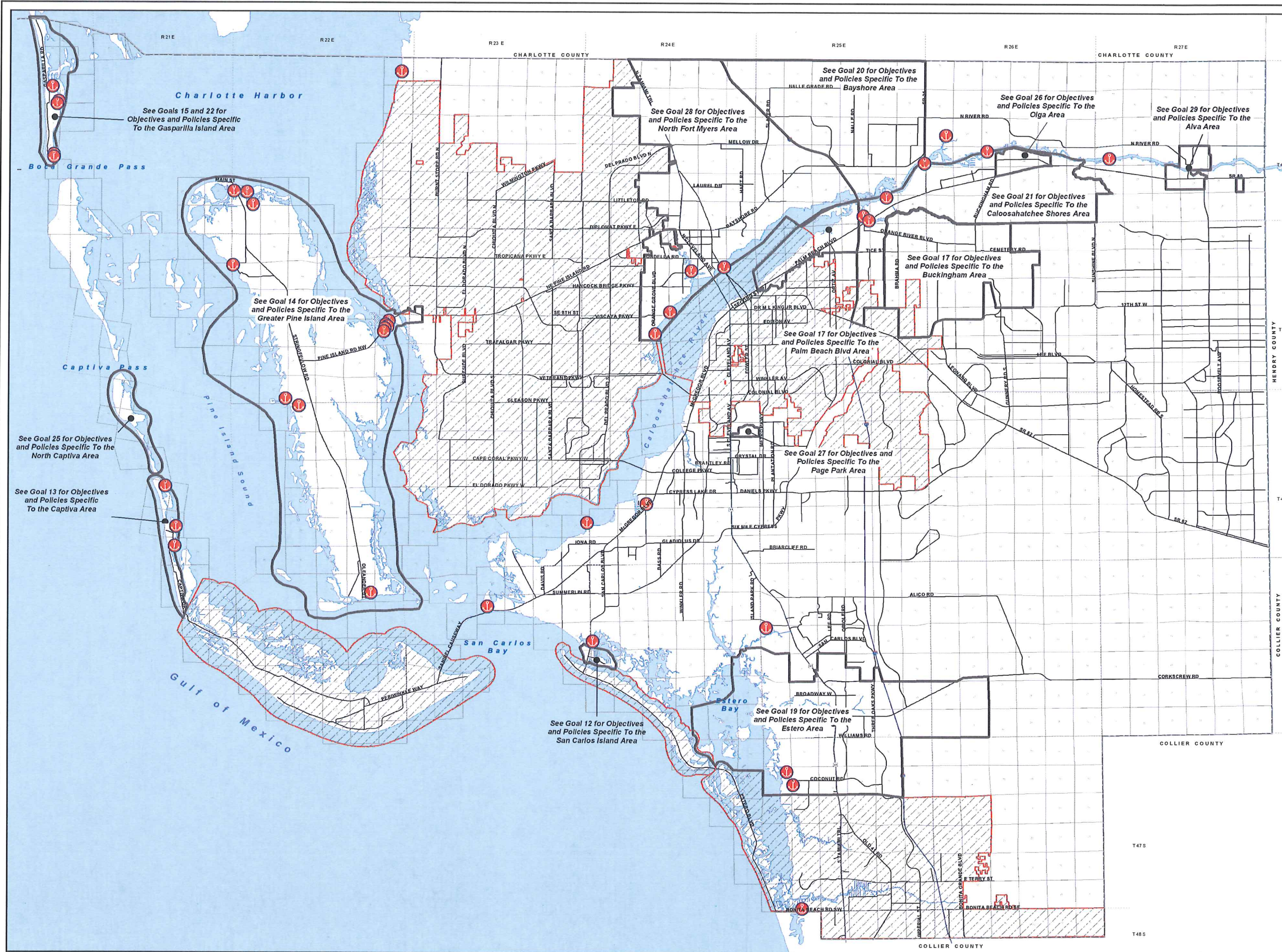
-  Water Dependent Overlay
-  Community Planning Areas
-  City Limits



Map Generated: January, 2009  
City Limits current to date of map generation

Last Amended: August 13, 2007  
Amended by Ordinance No.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09

**Proposed  
Lee Plan Map 1  
Page 2 of 6**



# **FLUM AMENDMENT 2007-56**

**ORCHID ROAD  
NORTH FORT MYERS**

## **Traffic Impact Analysis**

**February 12, 2009**

Prepared by:



**Avalon Engineering, Inc.  
2503 Del Prado Boulevard, Suite 200  
Cape Coral, FL 33904  
Phone: (239) 549-2077  
Fax: (239) 549-2076**

## **Introduction**

Avalon Engineering, Inc and the Lee County Department of Transportation conducted a level of service analysis for the road segments within 3 miles of a proposed amendment to the future Land Use Map for the North Fort Myers area in Lee County, Florida. The analysis was conducted to evaluate the impacts of the proposed Land Use change. The 85.3+/- acre site is located on Pine Island Road between Orchid Road and Barrett Road, within the North Fort Myers Planning Community and included within the North Fort Myers Community Plan. The site lies east, west and south of parcels within the City of Cape Coral, designated as Pine Island Road Land Use, and north of Low-Density Residential Land Use within Lee County.

The proposed Map Amendment application, if approved, will provide for a maximum of 835, 882 square feet of commercial uses. The existing Land Use Categories include 9.29 acres of Suburban, 14.80 acres of Central Urban and 61.21 acres of Sub-Outlying Suburban and would provide a total of 325 residential units, and 262,340 square feet of commercial uses.

The following analysis will examine a 5-year and long term (2030) planning timeframe for level of service of the road segments within this proposed area and compare the current levels to those anticipated with the proposed land use change.

## **Road Way Segments**

Pine Island Road (SR 78) is an east/west four lane divided arterial roadway that borders the site to the north. Pine Island Road (SR 78) has a posted speed limit of 45 mph and is under the jurisdiction of the Florida Department of Transportation.

Orchid Road is a two lane local roadway that borders the site to the west and along a portion of the south. Orchid Road has a posted speed limit of 30 mph and is under the jurisdiction of the Lee County Department of Transportation.

Barrett Road is a north/south two lane local roadway that borders the site to the east. Barrett Road has a posted speed limit of 30 mph and is under the jurisdiction of the Lee County Department of Transportation.

### **Proposed Land Plan Amendment**

The proposed Comprehensive Plan Amendment would allow for the development of commercial uses on approximately 73.89 acres. Currently the subject site could be developed with up to 325 single family dwelling units and a maximum of 262,340 square feet of commercial uses. The density utilized for the trip generation comparison was 2 dwelling units per acre in the 61.21 acres within the Sub Outlying Suburban Land Use Category (or 122 dwelling units), plus 10 dwelling units per acre in the 14.80 acres within the Central Urban Land Use Category (or 148 dwelling units), plus 6 dwelling units per acre in the 9.29 acres within the Suburban Land Use Category (or 55 dwelling units) for a total of 325 dwelling units. Since the parcels are located on a major arterial roadway the proposed commercial uses would most likely be a mixed use retail shopping center.

Based upon the requested land use change, the subject site could be developed with commercial land uses with a maximum development square footage of 835,882. The Comprehensive Amendment includes an amendment to Table 1 to add a footnote that the subject property will not exceed a Floor Area Ratio of 0.2597 (approx 835,882 square feet).

Included in the trip generation information below are three tables which summarizes the combined existing peak hour trips (Table 1), the maximum proposed peak hour trips (Table 2) and the additional peak hour trips generated due to the proposed land use change (Table 3).

### **Trip Generation (5 – year Planning Time Frame)**

Based on the Institute of Transportation Engineers, Trip Generation Manuals, 7<sup>th</sup> Editions, Volumes 2 of 3 and 3 of 3, the estimated trip generation by proposed development will be calculated using land use codes "Single Family Detached Housing" (No. 210) and "Shopping Center" (No. 810) in a split by building square-footage and number of dwelling units.

**Variables (Existing Land Use) 325 Dwelling Units X = 325**

Average Vehicle Trip Ends on a Weekday:

Average Rate = 9.57

$$T = 9.57(x) = 9.57(325) = \underline{\underline{3,110 \text{ Trips}}}$$

[1555 Entering Trips (50%), 1555 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Saturday:

Average Rate = 10.10

$$T = 10.10(x) = 10.10(325) = \underline{\underline{3,283 \text{ Trips}}}$$

[1642 Entering Trips (50%), 1641 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Sunday:

Average Rate = 8.78

$$T = 8.78(x) = 8.78(325) = \underline{\underline{2,854 \text{ Trips}}}$$

[1427 Entering Trips (50%), 1427 Exiting Trips (50%)]

Peak Hour of Adjacent Street Traffic, A.M.:

Average Rate = 0.75

$$T = 0.75(x) = 0.75(325) = \underline{\underline{244 \text{ Trips}}}$$

[61 Entering Trips (25%), 183 Exiting Trips (75%)]

Peak Hour of Adjacent Street Traffic, P.M.:

Average Rate = 1.01

$$T = 1.01(x) = 1.01(325) = \underline{\underline{328 \text{ Trips}}}$$

[207 Entering Trips (63%), 121 Exiting Trips (37%)]

Peak Hour of Generator, Saturday:

Average Rate = 0.94

$$T = 0.94(x) = 0.94(325) = \underline{\underline{306 \text{ Trips}}}$$

[165 Entering Trips (54%), 141 Exiting Trips (46%)]

Peak Hour of Generator, Sunday:

Average Rate = 0.86

$$T = 0.86(x) = 0.86(325) = \underline{\underline{280 \text{ Trips}}}$$

[148 Entering Trips (53%), 132 Exiting Trips (47%)]

Variables 262,340 SF of Shopping Center (Existing Land Use) X = 262.34

Average Vehicle Trip Ends on a Weekday:

$$\ln(T) = 0.65 \ln(x) + 5.83 = \underline{\underline{12,712 \text{ Trips}}}$$

[6,356 Entering Trips (50%), 6,356 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Saturday:

$$\ln(T) = 0.63 \ln(x) + 6.23 = \underline{\underline{16,964 \text{ Trips}}}$$

[8,482 Entering Trips (50%), 8,482 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Sunday:

$$T = 15.63(x) + 4,214.46 = 15.63(262.34) + 4,214.46 = \underline{\underline{8,315 \text{ Trips}}}$$

[4,158 Entering Trips (50%), 4,157 Exiting Trips (50%)]

Peak Hour of Adjacent Street Traffic, A.M.:

$$\ln(T) = 0.60 \ln(x) + 2.29 = \underline{\underline{279 \text{ Trips}}}$$

[170 Entering Trips (61%), 109 Exiting Trips (39%)]

Peak Hour of Adjacent Street Traffic, P.M.:

$$\ln(T) = 0.66 \ln(x) + 3.40 = \underline{\underline{1,183 \text{ Trips}}}$$

[568 Entering Trips (48%), 615 Exiting Trips (52%)]

Peak Hour of Generator, Saturday:

$$\ln(T) = 0.65 \ln(x) + 3.77 = \underline{\underline{1,620 \text{ Trips}}}$$

[842 Entering Trips (52%), 778 Exiting Trips (48%)]

Peak Hour of Generator, Sunday:

Average Rate = 3.12

$$T = 3.12(x) = 3.12(262.34) = \underline{\underline{819 \text{ Trips}}}$$

[401 Entering Trips (49%), 418 Exiting Trips (51%)]

Variables 835,882 SF of Shopping Center (Proposed Land Use) X = 835.882

Average Vehicle Trip Ends on a Weekday:

$$\ln(T) = 0.65 \ln(x) + 5.83 = \underline{\underline{26,998 \text{ Trips}}}$$

[13,499 Entering Trips (50%), 13,499 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Saturday:

$$\ln(T) = 0.63 \ln(x) + 6.23 = \underline{\underline{35,205 \text{ Trips}}}$$

[17,603 Entering Trips (50%), 17,602 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Sunday:

$$T = 15.63(x) + 4,214.46 = 15.63(835.882) + 4,214.46 = \underline{\underline{17,279 \text{ Trips}}}$$

[8,640 Entering Trips (50%), 8,639 Exiting Trips (50%)]

Peak Hour of Adjacent Street Traffic, A.M.:

$$\ln(T) = 0.60 \ln(x) + 2.29 = \underline{\underline{560 \text{ Trips}}}$$

[342 Entering Trips (61%), 218 Exiting Trips (39%)]

Peak Hour of Adjacent Street Traffic, P.M.:

$$\ln(T) = 0.66 \ln(x) + 3.40 = \underline{\underline{2,542 \text{ Trips}}}$$

[1,220 Entering Trips (48%), 1,322 Exiting Trips (52%)]

Peak Hour of Generator, Saturday:

$$\ln(T) = 0.65 \ln(x) + 3.77 = \underline{\underline{3,441 \text{ Trips}}}$$

[1,789 Entering Trips (52%), 1,652 Exiting Trips (48%)]

Peak Hour of Generator, Sunday:

Average Rate = 3.12

$$T = 3.12(x) = 3.12(835.882) = \underline{\underline{2,608 \text{ Trips}}}$$

[1,278 Entering Trips (49%), 1,330 Exiting Trips (51%)]

**Table 1 - Combined Trip Generation Summary of Existing Land Use**

	<b><u>Trip Ends</u></b>	<b><u>Entering Trips</u></b>	<b><u>Exiting Trips</u></b>
Average Weekday Trip Ends	15,822	7,911	7,911
Average Saturday Trip Ends	20,247	10,124	10,123
Average Sunday Trip Ends	11,169	5,585	5,585
Weekday Peak Hour, AM	523	231	292
Weekday Peak Hour, PM	1,511	775	736
Saturday Peak Hour	1,926	1,007	919
Sunday Peak Hour	1,099	549	550

**Table 2 - Trip Generation Summary of Proposed Land Use**

	<b><u>Trip Ends</u></b>	<b><u>Entering Trips</u></b>	<b><u>Exiting Trips</u></b>
Average Weekday Trip Ends	26,998	13,499	13,499
Average Saturday Trip Ends	35,205	17,603	17,602
Average Sunday Trip Ends	17,279	8,640	8,639
Weekday Peak Hour, AM	560	342	218
Weekday Peak Hour, PM	2,542	1,220	1,322
Saturday Peak Hour	3,441	1,789	1,652
Sunday Peak Hour	2,608	1,278	1,330

**Table 3 - Additional Trips Generated with Proposed Land Use**

	<b><u>Trip Ends</u></b>	<b><u>Entering Trips</u></b>	<b><u>Exiting Trips</u></b>
Average Weekday Trip Ends	11,176	5,588	5,588
Average Saturday Trip Ends	14,958	7,479	7,479
Average Sunday Trip Ends	6,110	3,055	3,055
Weekday Peak Hour, AM	37	111	-74
Weekday Peak Hour, PM	1,031	445	586
Saturday Peak Hour	1,515	782	733
Sunday Peak Hour	1,509	729	780

### **Anticipated Traffic Distribution**

It is expected that 52% of the traffic generated by this development will enter the development from the east and will exit the development to the west per Permanent Count Station #49.. There is one (1) access point proposed for this development.

Maximum Entering Trips        =        445 (231 left-in, 214 right-in)

Maximum Exiting Trips                =        586 (281 right-out, 305 left-out)

### **Level of Service Analysis**

Based upon the 2008-2009 Concurrency Report, the Estimated 2008 100<sup>th</sup> Highest Hour Directional volume along Pine Island Road between Del Prado Blvd and Barrett Road is 1,132 v.p.h. Based upon a growth rate of 5.56%, the projected 2013 100<sup>th</sup> Highest Hour Directional volume is 1,484 v.p.h. The projected Peak Directional Traffic along Pine Island Road in 2013 is  $1,484 + (231 \text{ left turn-ins}) = \underline{\mathbf{1,715 \text{ v.p.h.}}}$  The current Level of Service in this segment of Pine Island Road is "B." With the addition of this project proposed trips the Level of Service increases to a "C." Therefore the additional trips proposed in the Land Use Amendment will not degrade the roadway to a point of failure.

## **MPO Model Analysis – Long Range Planning Time frame - 2030**

### **Existing Land Use Model**

The Lee County Department of Transportation using a bi-county transportation program provided a 2030 MPO Level of Service Model, Exhibit T-1, for roadways within three miles of the project site for the current land uses including the proposed project.

The level of service for Pine Island Road was calculated using the highest number of estimated peak hour daily trips at the intersection of Hancock Creek Blvd and Pine Island Road. The model provided directional trip numbers, east bound -18854, west bound - 19757 for a total of 38611 peak season daily trips.

To determine the average peak hour directional trip - Using the Lee County Department of Transportation's Permanent Count Station 49 (Pine Island Road East of Pondella) divide the peak season daily trips by the peak season factor (1.033), times the K100 factor of 0.083, and times the directional split for the peak flow between 4 p.m. and 6 p.m (0.52).

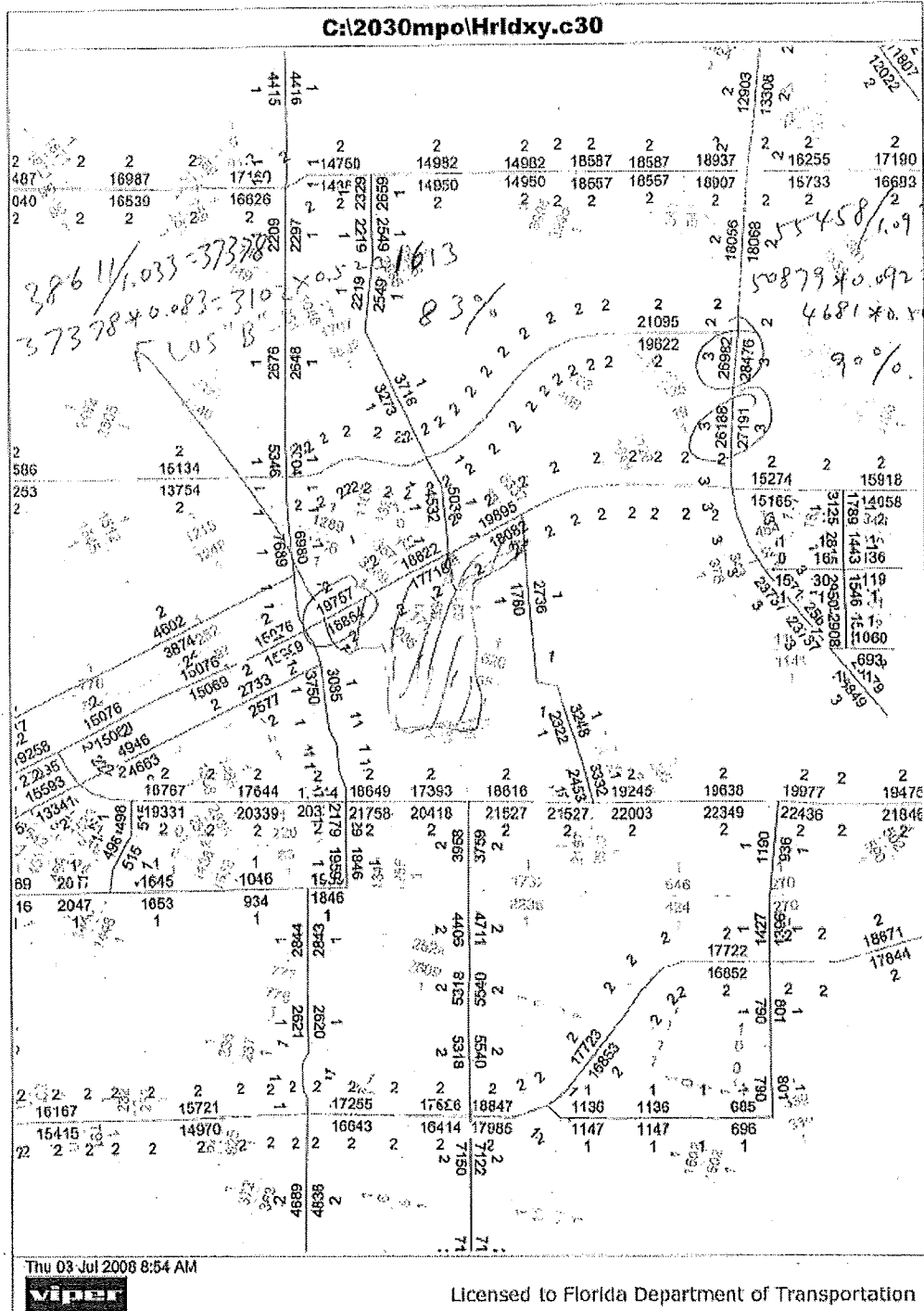
$38611 \text{ divided by } 1.033 = 37378$

$37378 \text{ times } 0.083 = 3102$

$3102 \text{ times } 0.52 = 1613 \text{ (Peak Hour Average Directional Traffic)}$

Using the Lee County Generalized Peak Hour Directional Service Volumes for an Arterial Class 1, 2 lane divided Roadway, 1613 would have a service level of "B".

Table T-1



### **Proposed Land Use Model**

The Lee County Department of Transportation using a bi-county transportation program provided a 2030 MPO Level of Service Model, Exhibit T-2, for roadways within three miles of the project site for the current land uses including the proposed amendment.

The level of service for Pine Island Road was calculated using the highest number of estimated peak hour daily trips at the intersection of Hancock Creek Blvd and Pine Island Road. The model provided directional trip numbers, east bound - 22402, west bound - 24048 for a total of 46453 peak season daily trips.

To determine the average peak hour directional trip - Using the Lee County Department of Transportation's Permanent Count Station 49 (Pine Island Road East of Pondella) divide the peak season daily trips by the peak season factor (1.033), times the K100 factor of 0.083, and times the directional split for the peak flow between 4 p.m. and 6 p.m (0.52).

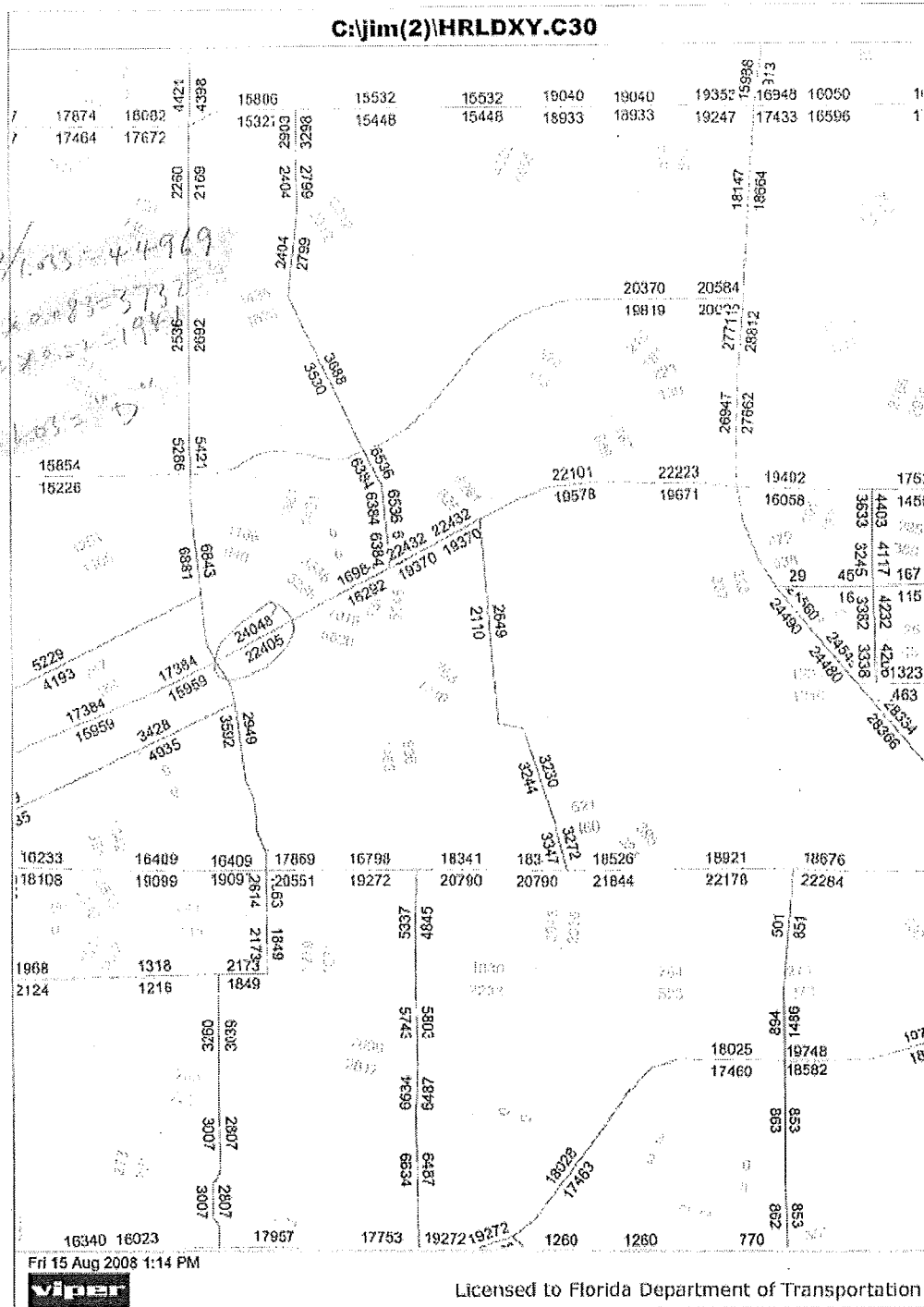
$46453 \text{ divided by } 1.033 = 44969$

$44969 \text{ times } 0.083 = 3732$

$3732 \text{ times } 0.52 = 1941 \text{ (Peak Hour Average Directional Traffic)}$

Using the Lee County Generalized Peak Hour Directional Service Volumes for an Arterial Class 1, 2 lane divided roadway, 1941 would have a service level of "D".

**Table T-2**



### **Level of Service Analysis**

The current Level of Service in this segment of Pine Island Road is "B." With the addition of this project proposed trips the Level of Service increases to a "D." Therefore the additional trips proposed in the Land Use Amendment will not degrade the roadway to a point of failure.

### **Roadway Improvements**

With the volume of commercial square footage proposed and the additional peak hour trips generated by the proposed land use change, roadway improvements will be required. Those requires will be determined, designed, and calculated within the development order stage and all improvements will be provided on the construction plans.

### **Conclusion**

Based on the projected traffic volumes that will be generated from the permitted development should the proposed comprehensive plan amendment be approved, the Level of Service on the roadway analyzed will continue to be within the standards identified in the Lee County Comprehensive Plan based upon the analysis of the 5 – year and long range planning (2030) time frames. Therefore, no changes to the Lee County DOT 5 year work program, the FDOT 5 year work program or the 2030 Long Range Transportation Plan will be required as a result of the proposed land use change.

**CPA2007-56  
NORTH FORT MYERS  
BoCC SPONSORED  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**BoCC Adoption Document**

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*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 533-8585*

**February 25, 2009**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2007-00056**



**Text Amendment**



**Map Amendment**

	<b>This Document Contains the Following Reviews:</b>
<input checked="" type="checkbox"/>	<b>Staff Review</b>
<input checked="" type="checkbox"/>	<b>Local Planning Agency Review and Recommendation</b>
<input checked="" type="checkbox"/>	<b>Board of County Commissioners Hearing for Transmittal</b>
<input checked="" type="checkbox"/>	<b>Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report</b>
<input checked="" type="checkbox"/>	<b>Board of County Commissioners Hearing for Adoption</b>

STAFF REPORT PREPARATION DATE: September 24, 2008

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

**A. SPONSOR:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**B. APPLICANT**

NORTH FORT MYERS COMMUNITY PLANNING PANEL

**2. REQUEST:**

Amend the Vision Statement and Future Land Use Element of the Lee Plan to incorporate the recommendations of the North Fort Myers Community Planning effort. Establish a new Vision Statement, Goal, Objectives, and Policies specific to North Fort Myers. Amend the Future Land Use Map for property containing approximately 85.3 acres located between orchid Road and Barrett Road, south of Pine Island Road, from Central Urban, Suburban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a revised Goal specific to the North Fort Myers Planning Community has been adopted.

**THE BOARD OF COUNTY COMMISSIONERS VOTED TO TRANSMIT THE FOLLOWING TEXT AND MAP AMENDMENT TO THE DEPARTMENT OF COMMUNITY AFFAIRS:**

**VISION STATEMENT:**

19. North Fort Myers - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old OS 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this areas close proximity to downtown fort Myers and its riverfront location. The US 41 corridor from Pondella Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses.

19. North Fort Myers - Over the course of the current planning effort, a new vision for the future of North Fort Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

Town Center developments along the Caloosahatchee River and on Bayshore Road at I-75 offer new destinations for living, shopping, working, and socializing. Designed with walkable streets and streetscapes, ground level shops and restaurants, high quality housing, and connections to nearby parks, waterfronts, and natural areas, these new Centers are becoming signposts for positive changes throughout the community.

New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways. North Fort Myer's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance. First-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

New buildings are designed to fit the area's early design character. Simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers' reputation as a great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers' neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

**GOAL 28: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing, existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community.

**OBJECTIVE 28.1: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed for each neighborhood and corridor by the North Fort Myers community.

**Policy 28.1.1 Code Enforcement.** The North Fort Myers community supports the continuation of the initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of code violations. The County will provide periodic reports of enforcement activities to the North Fort Myers community.

**Policy 28.1.2: Neighborhood District Planning.** The North Fort Myers community will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

**Policy 28.1.3: Housing Maintenance and Repair.** The North Fort Myers community will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

**Policy 28.1.4:** To support the diversity of housing types available, the North Fort Myers community supports utilizing the Mixed Use Overlay to apply to small scale mixed use projects with residential above or adjacent to retail and service uses.

**Policy 28.1.5:** Consider revisions to the Land Development Code to establish buffers between existing large lot residential subdivisions and emerging adjacent higher density and intensity uses.

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers community's programs and planning initiatives.

**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish five-year planning targets for the delivery of units.

**Policy 28.1.8: Site Assessment and Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers community will prepare a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for

potential pilot or demonstration projects. The study will also identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

The evaluation should focus on sites with the following general characteristics:

- Located within the Intensive Development, Central Urban, and Urban - Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;
- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

**Policy 28.1.9: Technical Assistance and Public Education.** The North Fort Myers community will explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to for the North Fort Myers community.

**Policy 28.1.10:** The North Fort Myers community supports incorporating into the Mixed Use Overlay the addition of single person apartment types of 500 square feet or less and the evaluation of flexibility for all types of fees associated with the development of those units.

**Policy 28.1.11:** Accessory apartments, such as Mother-in-Law or student housing units, will be considered affordable units, allowing these units to be considered Bonus Density when calculating allowable density.

**Objective 28.2: LAND USE: CENTERS AND CORRIDORS.** By 2012, identify and pursue overlay districts, corridors, and redevelopment.

**Policy 28.2.1: Market Assessment and Planning Targets.** The North Fort Myers community will work with the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis;
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

**Policy 28.2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development, and redevelopment.

- North Cleveland Avenue and Hancock Bridge Parkway
- North Tamiami Trail - Pondella Road to the Caloosahatchee River

- Bayshore and I-75.

**Policy 28.2.3: Town Center Sector Planning and Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton and North Cleveland Avenue;
- North Tamiami Trail and Del Prado Boulevard;
- North Tamiami Trail and Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail and Pine Island/Bayshore Roads;
- Bayshore Road and Slater Road; and
- Bayshore Road and Hart Road

For these areas, the community favors neighborhood-serving mixed use development' pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;
- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking'
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing; and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers community will work with the Department of Community Development, the North Fort Myers Chamber of

Commerce, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

**Policy 28.2.9:** The following uses are prohibited within the North Fort Myers Planning Community: “detrimental uses” (as defined in the Land Development Code).

**Policy 28.2.10:** The North fort Myers community supports a review of County codes that address the provision of interconnection between existing land uses to minimize access onto primary road corridors and to improve the safety for non-motor transportation.

**OBJECTIVE 28.3: TRANSPORTATION.** By 2012 the North Fort Myers community will have neighborhood, corridors and community interface improvements identified.

**Policy 28.3.1: Transportation Corridors.** By 2009 the North Fort Myers community will review Metropolitan Planning Organization and Lee County Department of Transportation 2030 plan for recommendations and improvements applicable to the North Fort Myers Community planning area.

**Policy 28.3.2: Gateways, Streetscape, and Landscape Improvements.** The North Fort Myers community will work with Lee County DOT and Roadway Landscape Advisory Committee to prepare, complete, and review plans for streetscape plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community.

**Policy 28.3.3: Planning and Design of Arterials and Collectors.** Decisions regarding future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers community and North Fort Myers stakeholders.

**Policy 28.3.5: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center.

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers community will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

**Objective 28.4:** By 2012, recommendations for the community facilities and services needed for the Town Centers, Neighborhood Centers, and Corridors will be identified and recommendations to address these needs will be considered in the capital improvement planning programs of operational departments.

**Policy 28.4.1: Effectiveness of Existing Plan Objectives and Policies.** County Objectives and Policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis.

**Policy 28.4.2:** The North Fort Myers community supports a collaborative effort (Hospital Board, private providers, public health and economic agencies) to complete an analysis of the feasibility to provide supportive medical services and facilities in one or more centers identified in the North Fort Myers vision.

**Policy 28.4.5: Septic Tank and Waste Water Treatment.** The North Fort Myers community supports the concept of a single source for sewage service within the North Fort Myers community.

**OBJECTIVE 28.5: PARKS, RECREATION and CONSERVATION.** By 2012 identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers community will work with the Department of Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers community and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Policy 28.5.4: Stewardship and Management of Conservation 20/20 Lands.** The North Fort Myers community will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers community will work to identify sites and corridors for nomination submittal to the established Lee County Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers community will work with the Department of Parks and Recreation to implement recommendations for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers planning community will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, recreation facilities and areas and the water access points.

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers community will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Department of Environmental Science will work with the North Fort Myers community to identify opportunities for the establishment and protection of wildlife movement corridors and interconnection of conservation easements to facilitate wildlife movement through the county.

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers community will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to provide

timely notice will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and Lee Plan status updates, Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.3:** The North Fort Myers community will conduct an annual "town hall meeting". The community will invite the participation of the North Fort Myers District Commissioner, and appropriate County staff who can provide an update on public works needs in North Fort Myers and progress in addressing those needs. This progress report is intended to include topics such as:

- congestion or capacity problems on existing facilities;
- changes in the scope or timing of planned improvements;
- successes and failures in meeting levels of service

**OBJECTIVE 28.7:** The North Fort Myers community supports the creation of a project specific, time specific, cost specific redevelopment plan for the North Fort Myers Downtown Waterfront area.

**Policy 28.7.1:** The North Fort Myers community supports the integration of the redevelopment plan for waterfront downtown with the planning for the alignment, functional classification, and location of any Hancock Bridge Parkway expansion.

**Policy 28.7.2:** The redevelopment plan will consider the stormwater needs and water and sewer needs that result from the transportation and land use changes of Downtown Waterfront.

**Policy 28.7.3:** The land use component of downtown waterfront will include land uses that assist in completing North Fort Myers employment base, and broaden housing base for those who will be employed by the new center.

**FUTURE LAND USE MAP CHANGE:** Transmit a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres of Commercial and 11.41 acres of Conservation Lands (See attached Map).

The following Vision Statement and Goal, Objectives, and Policies were submitted by the North Fort Myers Community Planning Panel. Staff's recommended language for transmittal is shown beginning on Page 20 of 53. The language submitted by the applicant with staff's revisions shown in strike-through/double-underline format followed by staff comments is in Part II of this report beginning on Page 30 of 53.

#### VISION STATEMENT:

~~19. North Fort Myers - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old OS 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this area's close proximity to downtown Fort Myers and its riverfront location. The US 41 corridor from Pondella Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses.~~

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New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways, North Fort Myers's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance-first-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

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**Policy 28.1.3: Housing Maintenance & Repair.** The North Fort Myers Community Panel will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

**Policy 28.1.4 Small Scale Mixed Use Projections.** To increase the diversity of housing types available for residents, the Department of Community Development will amend the Mixed Planned Development Category to allow for small scale mixed use projects with residential above or in close proximity to retail and service uses.

**Policy 28.1.5: Conservation of Large Lot Neighborhoods.** Lee County will protect large lot residential by requiring significant buffers between existing lots and higher density residential development or the placement of transitional density units along the perimeter.

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers Community Planning Panel's programs and planning initiatives.

**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish annual planning targets for the delivery of units.

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Corp, Community Land Trust, non-profit housing providers; and representatives from nearby neighborhoods, the North Fort Myers Community Planning Panel should participate in a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. Identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

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- located on land previously converted for urban purposes.

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**Policy 28.1.10: New Housing Type in Overlays.** Incorporate into Overlay Districts the addition of single person apartment types of 500 square feet or less and have their density calculated as 1/3 of a unit and only pay 1/3 of impact fees.

**OBJECTIVE 28.2: LAND USE: CENTERS & CORRIDORS.** By 2012 identify and pursue overlay districts and corridors.

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- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton & North Cleveland Avenue;
- North Tamiami Trail & Del Prado Boulevard;
- North Tamiami Trail & Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail & Pine Island/Bayshore Roads;
- Bayshore Road & Slater Road; and
- Bayshore Road & Hart Road

For these areas, the community favors neighborhood-serving mixed use development' pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods.

parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers Community Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare revised Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;
- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking;
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers Community Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing; and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers Community Planning Panel will work with the Department of Community Development, the North Fort Myers Chamber, Horizon Council, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

**Policy 28.2.9: Use Compatibility.** By the end of 2008, Lee County will review existing restrictions on the location of uses considered detrimental by the community, e.g. adult-oriented businesses, bottle club establishments, freestanding bars or lounges, or businesses with significant outdoor stage, display, or delivery areas, pawn shops, gambling establishments, and gun/firearm shops from locating near existing or approved residential neighborhoods, mixed use developments including residential, public park and recreation facilities, and public or private schools.

**Policy 28.2.10: Cross Parcel Access.** The Department of Community Development will conduct a review of existing Land Development Code provisions requiring commercial developments to provide privately-owned road and sidewalk connections between adjacent existing and planning commercial uses to minimize access points onto primary road corridors.

**OBJECTIVE 28.3: TRANSPORTATION.** By 2012 will have neighborhood, corridors and community interface improvements identified.

**Policy 28.3.1: Transportation Corridors.** By 2009 review Metropolitan Planning Organizations and Lee County Department of Transportations 2030 plan for recommendations and improvements for the North Fort Myers Community planning area.

**Policy 28.3.2: Gateways, Streetscape, & Landscape Improvements.** The North Fort Myers Community Planning panel will work with the Lee County Roadway Landscape Advisory Committee to complete plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers Community Planning Panel.

**Policy 28.3.3: Planning & Design of Arterials & Collectors.** Decisions regarding the functional classification and future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers Community Planning Panel and other North Fort Myers stakeholders.

**Policy 28.3.4 Hancock Bridge Parkway Extension.** The county will initiate a study to determine the feasibility, cost, and timing of the eastward extension of Hancock Bridge Parkway. The scope of the study should address the following:

- effect on regional traffic and circulation patterns;
- preferred alignment and conceptual design cross-section for the roadway;
- land use and design recommendations for redevelopment of property along the roadway;
- preliminary regulatory strategies to ensure appropriate redevelopment; and
- preliminary cost estimates and timeline for engineering design, right-of-way acquisition, and project construction.

**Policy 28.3.5: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center. Such standards may draw on guidance in Institute for Traffic Engineers Proposed Recommended Practice, Contest Sensitive Solutions for Designing Major Urban Thoroughfares for Walkable Communities.

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers Community Planning Panel will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

**Policy 28.3.8: I-75 Interchange & Del Prado Extension.** The county will complete a detailed analysis of the feasibility of a new I-75 interchange and the potential alignment for a connection to Del Prado Boulevard. As part of the analysis, impacts on existing neighborhoods, local streets, and conservation lands should be evaluated and reported to the North Fort Myers Community Panel. The report should include the termination point of Nalle Grade Road at US 41 and I-75.

**OBJECTIVE 28.4: COMMUNITY FACILITIES & SERVICES.** By 2012 the community facilities and services needed to meet the needs of Town Centers, Neighborhood Centers and corridors will be identified and deficiencies addressed.

**Policy 28.4.1: Effectiveness of Existing Plan Objectives & Policies.** County objectives and policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis. Proposed changes affecting existing or planned facilities and services in North Fort Myers, including changes in the scope or timing of planned capital improvements, will be reported to include input from the North Fort Myers Community Planning Panel and North Fort Myers stakeholders.

**Policy 28.4.2: Medical District Planning.** The North Fort Myers Community Planning Panel will work with the Department of Community Development, Horizon Council, Human Services Department, Lee County Health Department, Medical Society, and Lee Memorial Health Systems to develop a collaborative effort for funding a feasibility study for this project. They should also work together to complete an analysis for the feasibility of developing a new hospital, 24/7 urgent care facility, ambulatory surgery center, physician specialty offices and related medical diagnostic and lab services in the northeast area of North Fort Myers. The analysis should provide the following:

- a preliminary development program indicating the types, sizes, and phasing of buildings and site improvements;
- an evaluation of sites with the potential to support the preliminary development program including an evaluation of infrastructure capacity;

- a market assessment and financing plan to assess project feasibility by private and public sectors;
- recommended planning policy and regulatory changes required to support a preferred development strategy;
- a preliminary development timeline and estimate of timeline for achieving necessary entitlements; and
- Identify other or associated uses within the Medical Corridor.

**Policy 28.4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as street resurfacing, repairs, maintenance, drainage swales, and other surface water management system improvements, with the North Fort Myers Community Planning Panel so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers Community Planning Panel encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

**Policy 28.4.4: Water Supply and Waste Water Planning & Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments. Regardless of ownership the North Fort Myers Community Planning Panel would request that the Lee County Department of Public Works coordinate services for waste water and water supply so that no area designated under this plan is under served.

**Policy 28.4.5: Septic Tanks & Waste Water Treatment.** Encourage Lee County to enforce the state statute and any other regulations regarding required hook up to existing sewage lines for all properties. To support and encourage the expansion of new sewer lines to discourage new septic tank systems and replace existing septic tanks.

Provide for and continue support for effective water conservation policies to include appropriate public educational campaigns and county staffing. Encourage the expansion of reuse to include both commercial and residential opportunities.

**OBJECTIVE 28.5: PARKS, RECREATION & CONSERVATION.** By 2012 identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers Community Planning Panel will work with the Department Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a

hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers Community Planning Panel and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Policy 28.5.4: Stewardship & Management of Conservation 20/20 Lands.** The North Fort Myers Planning Panel will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers Community Planning Panel will work with the Division of County Lands and Department of Parks and Recreation to identify additional sites and corridors for acquisition under the Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers Community Planning Panel will work with the Department of Parks and Recreation to implement recommendations for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers Community Planning Panel will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, and recreation facilities and areas and the water access points.

**Policy 28.5.7: Small Site Conservation Program.** The North Fort Myers Community Planning Panel will work with the Department of County Lands and Department of Parks and Recreation to explore the feasibility of establishing a small site conservation program to transfer land acquisitions or conservation easement to link larger parks, preserves, and mitigation areas; protect native trees and vegetation, creeks, wetland systems, and wildlife movement corridors; and provide connections to greenways and blueways.

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers Community Planning Panel will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.

- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Community Development Department of Environmental Science will work with the North Fort Myers Community Planning Panel to identify opportunities for the establishment and protection of wildlife movement corridors to include the review of development to provide for interconnections of conservation easements to provide for wildlife movement.

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers Planning Panel will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding 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, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and 2020 Plan status updates. Hearing Examiner recommendations and resolutions and Administrative Variances and for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.3: Project Referrals & Public Information Meetings.** The North Fort Myers Community Planning Panel will be given the first opportunity for one public informational meeting for any rezoning, variance or special exception in North Fort Myers at a location and time of mutual convenience.

## **B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:**

**1. RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the following:

### **VISION STATEMENT:**

**19. North Fort Myers -** This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reductio/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old OS 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this areas close proximity to downtown fort Myers and its riverfront location. The US 41 corridor from Pondella

Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses.

19. North Fort Myers - Over the course of the current planning effort, a new vision for the future of North Fort Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

Town Center developments along the Caloosahatchee River and on Bayshore Road at I-75 offer new destinations for living, shopping, working, and socializing. Designed with walkable streets and streetscapes, ground level shops and restaurants, high quality housing, and connections to nearby parks, waterfronts, and natural areas, these new Centers are becoming signposts for positive changes throughout the community.

New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways. North Fort Myer's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance. First-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

New buildings are designed to fit the area's early design character. Simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers' reputation as a great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers' neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

**GOAL 28: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing, existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community.

**OBJECTIVE 28.1: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed for each neighborhood and corridor by the North Fort Myers community.

**Policy 28.1.1 Code Enforcement.** The North Fort Myers community supports the continuation of the initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of code violations. The County will provide periodic reports of enforcement activities to the North Fort Myers community.

**Policy 28.1.2: Neighborhood District Planning.** The North Fort Myers community will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

**Policy 28.1.3: Housing Maintenance and Repair.** The North Fort Myers community will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers community's programs and planning initiatives.

**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish five-year planning targets for the delivery of units.

**Policy 28.1.8: Site Assessment and Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers community will prepare a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. The study will also identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

The evaluation should focus on sites with the following general characteristics:

- Located within the Intensive Development, Central Urban, and Urban - Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;
- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

**Policy 28.1.9: Technical Assistance and Public Education.** The North Fort Myers community will explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to for the North Fort Myers community.

**OBJECTIVE 28.2: LAND USE: CENTERS and CORRIDORS.** By 2012, identify and pursue overlay districts and corridors.

**Policy 28.2.1: Market Assessment and Planning Targets.** The North Fort Myers community will work with the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis;
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

**Policy 28.2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development.

- North Cleveland Avenue and Hancock Bridge Parkway.
- North Tamiami Trail – Pondella Road to the Caloosahatchee River.
- Bayshore and I-75.

**Policy 28.2.3: Town Center Sector Planning and Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and

building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton and North Cleveland Avenue;
- North Tamiami Trail and Del Prado Boulevard;
- North Tamiami Trail and Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail and Pine Island/Bayshore Roads;
- Bayshore Road and Slater Road; and
- Bayshore Road and Hart Road

For these areas, the community favors neighborhood-serving mixed use development, pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;
- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking;
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;

- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing;
- and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers community will work with the Department of Community Development, the North Fort Myers Chamber of Commerce, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

**OBJECTIVE 28.3: TRANSPORTATION.** By 2012 the North Fort Myers community will have neighborhood, corridors and community interface improvements identified.

**Policy 28.3.1: Transportation Corridors.** By 2009 the North Fort Myers community will review Metropolitan Planning Organization and Lee County Department of Transportation 2030 plan for recommendations and improvements applicable to the North Fort Myers Community planning area.

**Policy 28.3.2: Gateways, Streetscape, and Landscape Improvements.** The North Fort Myers community will work with the Lee County Roadway Landscape Advisory Committee to review plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community.

**Policy 28.3.3: Planning and Design of Arterials and Collectors.** Decisions regarding future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers community and North Fort Myers stakeholders.

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers community will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

**OBJECTIVE 28.4: COMMUNITY FACILITIES and SERVICES.** By 2012 the community facilities and services needed to meet the needs of Town Centers, Neighborhood Centers and corridors will be identified by the North Fort Myers community.

**Policy 28.4.1: Effectiveness of Existing Plan Objectives and Policies.** County objectives and policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis. Proposed changes affecting existing or planned facilities and services in North Fort Myers, including changes in the scope or timing of planned capital improvements, will include input from the North Fort Myers community and North Fort Myers stakeholders.

**Policy 28.4.2: Medical District Planning.** The North Fort Myers community will work with the Department of Community Development, Department of Human Services, Lee County Health Department, Lee County Medical Society and Lee Memorial Health Systems to complete an analysis of the market support for needed medical facilities in North Fort Myers.

**Policy 28.4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as roadway capital improvements, with the North Fort Myers community so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers community encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

**Policy 28.4.4: Water Supply and Waste Water Planning and Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments.

**Policy 28.4.5: Septic Tank and Waste Water Treatment.** The North Fort Myers community supports the concept of a single source for sewage service within the North Fort Myers community.

**OBJECTIVE 28.5: PARKS, RECREATION and CONSERVATION.** By 2012 identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers community will work with the Department of Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers community and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Policy 28.5.4: Stewardship and Management of Conservation 20/20 Lands.** The North Fort Myers community will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers community will work to identify sites and corridors for nomination submittal to the established Lee County Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers community will work with the Department of Parks and Recreation to implement recommendations for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers planning community will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, and recreation facilities and areas and the water access points.

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers community will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Department of Environmental Science will work with the North Fort Myers community to

identify opportunities for the establishment and protection of wildlife movement corridors and interconnection of conservation easements to facilitate wildlife movement through the county.

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers community will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to provide timely notice will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and Lee Plan status updates. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.3:** The applicant for any rezoning, variance or special exception request within the North Fort Myers Planning Community must conduct one public informational session where the applicant will provide a general overview of the project for any interested citizen. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. 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.

**FUTURE LAND USE MAP CHANGE:** This plan amendment includes a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres will be changed to Commercial and 11.41 acres will be changed to Conservation Lands.

The Current Future Land Use Categories would allow for up to 325 dwelling units and 262,340 square feet of Commercial. The requested change to the FLUM will allow no dwelling units, and up to 835,882 square feet of commercial with a Floor Area Ratio of 0.2597.

The Orchid Road FLUM change affects several property owners and multiple parcels. After the application was agreed upon, one of the property owners of a small parcel south of Pine Island Road writing on behalf of four other property owners asked that their property be removed from the application.

An analysis of the Pine Island Road and adjacent street systems was prepared by Lee County Department of Transportation staff and the results indicated that with the proposed commercial development will not exceed or maximize the level of service specified for Pine Island Road or the adjacent street system.

The site is adjacent to the City of Cape Coral on three sides and is located near intense commercial uses. Staff has concerns that the site could some day be annexed into the City of Cape Coral and be developed under the City's regulations. Staff recommends transmittal of the Future Land Use Map change as indicated on the attached map including the approximately 11.41 acres of proposed Conservation Lands. If the applicant wants to change the configuration of Conservation Lands or remove the above mentioned parcel then staff does not recommend transmittal of the FLUM portion of this amendment.

## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The North Fort Myers Community Plan is the result of over a two-year long effort of the North Fort Myers Community Planning Panel and the residents of North Fort Myers.
- Lee County hired a consultant, HDR, to assist them Planning Panel, the North Fort Myers Community and Lee County in the development of the plan.
- The Community Plan was funded by \$50,000 of community planning funds provided by the Board of County Commissioners.
- All meetings with the Planning Panel and the community were held at various locations in North Fort Myers, primarily at the Shell Factory.
- Follow up meetings attended by staff were held with the North Fort Myers Community Planning Panel.
- This amendment will add a new Vision Statement, a new Goal, Objectives, and Policies to the Lee Plan, and will amend the Future Land Use Map.

## **C. BACKGROUND INFORMATION**

The North Fort Myers Community Plan is a collective effort of local area citizens who formed a nine-member community planning panel to create a vision and plan for the North Fort Myers community. Each planning panel member was a chairperson for one of nine sub-committees that was made up of area residents. The sub-committees addressed the following: Land Use; Environment; Communication; Transportation; Infrastructure; Affordable Housing; Community Character; Economic Development; and Health and Human Services.

In the spring of 2006 the North Fort Myers Community Planning Panel was invited to participate in the selection process to assist Lee County in the selection of a planning consultant to help them write their community plan. The firm of HDR Engineering was selected and hired by Lee County. The consultants, along with Lee County staff took a bus tour of North Fort Myers and discussed land use and other issues relevant to the community. The planning consultants held several public meetings

with residents of North Fort Myers to receive input and suggestions on what to include in the community plan.

A draft plan was submitted to Lee County and the community in January of 2008 and was revised based on input from staff and the community. The Final Report was submitted to Lee County in February, 2008. This proposed new Vision Statement, Goal, Objectives, Policies and Future Land Use Map amendment are a result of work done on the North Fort Myers Community Plan.

## **PART II - STAFF DISCUSSION AND RECOMMENDED REVISIONS**

### **A. STAFF DISCUSSION**

This new Goal for North Fort Myers is intended to express the community's desire to achieve its vision for the future as identified in their most recent community planning endeavor. The existing Vision Statement is being replaced with the community's new vision for the future. The new Future Land Use Goal, and subsequent Objectives and Policies as revised by staff in strike-through/double underline, is set forth.

#### **VISION STATEMENT:**

~~**19. North Fort Myers** - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old OS 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this areas close proximity to downtown fort Myers and its riverfront location. The US 41 corridor from Pondella Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses.~~

**19. North Fort Myers** - Over the course of the current planning effort, a new vision for the future of North Fort Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

Town Center developments along the Caloosahatchee River and on Bayshore Road at I-75 offer new destinations for living, shopping, working, and socializing. Designed with walkable streets and streetscapes, ground level shops and restaurants, high quality housing, and connections to nearby parks, waterfronts, and natural areas, these new Centers are becoming signposts for positive changes throughout the community.

New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways. North Fort Myer's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance. First-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

New buildings are designed to fit the area's early design character. Simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers' reputation as a great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers' neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

*This Vision Statement for North Fort Myers was drafted during the community planning process by the community with the help of their consultant. Staff has no objection to this new Vision Statement for North Fort Myers.*

**GOAL 28: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing, existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community.

*Staff has no objection to Goal 28.*

**OBJECTIVE 28.1: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed by for each neighborhood and corridor by the North Fort Myers community.

*Staff recommends transmitting Objective 28.1 as revised.*

**Policy 28.1.1 Code Enforcement.** The North Fort Myers community ~~s~~Supports the continuation and expansion of the code enforcement initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of code violations. The County will provide periodic reports of enforcement activities to the North Fort Myers ~~c~~Community Planning Panel.

*As proposed by the Planning Panel, this policy anticipates expansion of the Code Enforcement initiatives for North fort Myers. Compliance with this policy will require additional staff time and financial resources to expand services and prepare reports. The funding source for this envisioned expansion and service has not been identified. Staff recommends transmitting Policy 28.1.1 as revised.*

**Policy 28.1.2: Neighborhood District Planning.** The North Fort Myers cCommunity Planning Panel will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

*Staff has no objection to Policy 28.1.2 as revised.*

**Policy 28.1.3: Housing Maintenance & and Repair.** The North Fort Myers cCommunity Panel will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

*Staff recommends transmittal of Policy 28.1.3 as revised.*

**Policy 28.1.4 Small Scale Mixed Use Projections.** To increase the diversity of housing types available for residents, the Department of Community Development will amend the Mixed Planned Development Category to allow for small scale mixed use projects with residential above or in close proximity to retail and service uses.

*The Lee Plan Future Land Use map series identifies areas that are located in the Lee County Mixed Use Overlay. That map may be amended to include additional areas in North Fort Myers after the Town Center, Neighborhood Center, and Corridor regulations are drafted by the consultant the County is in the process of hiring. Staff does not recommend transmittal of Policy 28.1.4, but recognizes that changes to the Mixed Use Overlay map may be required subsequent to the drafting of Town Center, Neighborhood Center, and Corridor regulations.*

**Policy 28.1.5: Conservation of Large Lot Neighborhoods.** Lee County will protect large lot residential by requiring significant buffers between existing lots and higher density residential development or the placement of transitional density units along the perimeter.

*Policy 28.1.5 needs clarification. The terms "significant buffers" and "transitional density" are subject to interpretation. Staff does not recommend transmittal of Policy 28.1.5.*

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers cCommunity's Planning Panel's programs and planning initiatives.

*Staff recommends transmitting Policy 28.1.6 as revised.*

**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish annual five-year planning targets for the delivery of units.

*Staff resources will be necessary to estimate the North Fort Myers "fair share" of need by housing type and to establish annual planning targets for the delivery of units. Establishing annual planning targets is not a reasonable expectation. Staff recommends transmitting Policy 28.1.7 as revised.*

**Policy 28.1.8: Site Assessment & and Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers cCommunity Planning Panel should participate in will prepare a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. The study will also identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

The evaluation should focus on sites with the following general characteristics:

- Located within the Intensive Development, Central Urban, and Urban - Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;
- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

*As submitted, Policy 28.1.8 requires the Department of Community Development and the Department of Human Services staff to conduct studies and prepare designs and financial analyses for the potential pilot or demonstration projects proposed by this policy. Compliance with this policy will require additional staff time and financial resources to prepare the study. Staff recommends transmitting Policy 28.1.8 as revised.*

**Policy 28.1.9: Technical Assistance & and Public Education.** The North Fort Myers community will explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to for the North Fort Myers cCommunity Planning, community-based organizations, and community housing organizations.

*Staff recommends transmitting Policy 28.1.9 as revised.*

**Policy 28.1.10: New Housing Type in Overlays.** Incorporate into Overlay Districts the addition of single person apartment types of 500 square feet or less and have their density calculated as 1/3 of a unit and only pay 1/3 of impact fees.

*Lee County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations to implement the North Fort Myers Community Plan. The consultant may address Policy 28.1.10 while developing those regulations, but staff does not recommend transmittal of this policy.*

**OBJECTIVE 28.2: LAND USE: CENTERS & and CORRIDORS.** By 2012, identify and pursue overlay districts and corridors.

*Lee County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations to implement the North Fort Myers Community Plan. Staff has no objection to Objective 28.2 as revised.*

**Policy 28.2.1: Market Assessment & and Planning Targets.** The North Fort Myers ~~cCommunity Planning Panel~~ will work with the Horizon Council and the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis;
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

*The Horizon Council is an all-volunteer group that is an advisory board the the BoCC for economic development issues. To date, it has not had any responsibility for individual community planning, commercial or retail development activities such as those activities cited in the NFM community plan.*

*The Economic Development Office is staff to the Horizon Council. Economic Development does not have as there Core Services, community planning, commercial or retail development. Thus far, the Economic Development Office has worked to increase the high-skill, high wage jobs that will diversify Lee County's economy.*

*This policy also requires the Department of Community Development to participate in an analysis of the market support for retail, office, hospitality, and moderate to high density residential uses in North Fort Myers. This effort will require the County to devote personnel and possibly financial resources to complete the analysis and prepare a report that would ultimately be used as a guide in future planning decisions.*

**Policy 28.2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development.

- North Cleveland Avenue &and Hancock Bridge Parkway.
- North Tamiami Trail – Pondella Road to the Caloosahatchee River.
- Bayshore &and I-75.

*The County is in the process of hiring a planning consultant to develop Town Center, Neighborhood Center, and Corridor regulations. Policy 28.2.2 identifies the general areas of the Town Centers. Staff has no objection to Policy 28.2.2 as revised.*

**Policy 28.2.3: Town Center Sector Planning &and Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers ~~cCommunity Planning Panel~~, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

*The County is in the process of hiring a consultant to develop Land Development regulations specific to areas identified in the North Fort Myers Community Plan as Town Centers. Staff recommends transmitting Policy 28.2.3 as revised.*

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. If in the process of developing those regulations it is determined that increased development intensity in Town centers is needed, then changes to the Land Development Code can be made at that time. An increase in allowable density and increased building height will require an amendment to the Lee Plan during a future round of Lee Plan amendments. Staff has no objection to Policy 28.2.4.*

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton & North Cleveland Avenue;
- North Tamiami Trail & Del Prado Boulevard;
- North Tamiami Trail & Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail & Pine Island/Bayshore Roads;
- Bayshore Road & Slater Road; and
- Bayshore Road & Hart Road

For these areas, the community favors neighborhood-serving mixed use development? pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-

family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. Staff recommends transmitting Policy 28.2.5 as revised.*

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers cCommunity Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare a revised Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;
- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking;
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. Staff recommends transmitting Policy 28.2.6 as revised.*

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers cCommunity Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing;
- and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. Staff recommends transmitting Policy 28.2.7 as revised.*

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers cCommunity Planning Panel will work with the Department of Community Development, the North Fort Myers Chamber of Commerce, Horizon Council, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

*County staff is in the process of hiring a planning consultant to address Policy 28.2.8. Staff recommends transmitting Policy 28.2.8 as revised.*

**Policy 28.2.9: Use Compatibility.** By the end of 2008, Lee County will review existing restrictions on the location of uses considered detrimental by the community, e.g. adult-oriented businesses, bottle club establishments, freestanding bars or lounges, or businesses with significant outdoor stage, display, or delivery areas, pawn shops, gambling establishments, and gun/firearm shops from locating near existing or approved residential neighborhoods, mixed use developments including residential, public park and recreation facilities, and public or private schools.

*Uses are reviewed for compatibility during the rezoning process. If a use is allowed on property located in a particular zoning category, then permits can be obtained to locate that use. If the community proposes to adopt Land Development Code amendments to further restrict the location of uses within the planning community that are considered detrimental, staff has no objection. Staff does not recommend transmittal of Policy 28.2.9.*

**Policy 28.2.10: Cross Parcel Access.** The Department of Community Development will conduct a review of existing Land Development Code provisions requiring commercial developments to provide privately-owned road and sidewalk connections between adjacent existing and planning commercial uses to minimize access points onto primary road corridors.

*Chapter 10 of the Land Development Code addresses Policy 28.2.10. The County cannot require existing commercial uses to provide connections to lands that are developed subsequent to the existing development unless that was a condition of the development order or zoning. Sec. 20-295 reads:*

***Sec. 10-295. Street stubs to adjoining property.***

*Street stubs to adjoining areas shall be provided where deemed necessary by the director of development review to give access to such areas or to provide for proper traffic circulation. Street stubs shall be provided with a temporary cul-de-sac turnaround within the minimum required platted right-of-way. When adjoining lands are subsequently developed, the developer of the adjoining land shall pay the cost of extending the street and restoring it to its original design cross section. Where a developer proposes private local streets with controlled admittance, he may propose an alternate means of interconnection provided that such means does not require all local traffic to use the arterial*

network. All interconnections shall be designed to discourage use by through traffic. Staff does not recommend transmittal of Policy 28.2.10.

Staff does not recommend transmittal of Policy 28.2.10.

**OBJECTIVE 28.3: TRANSPORTATION.** By 2012 the North Fort Myers community will have neighborhood, corridors and community interface improvements identified.

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. The North Fort Myers community will have the opportunity to work with the consultant to achieve Objective 28.3. Staff recommends transmitting Objective 28.3 as revised.*

**Policy 28.3.1: Transportation Corridors.** By 2009 the North Fort Myers community will review Metropolitan Planning Organizations and Lee County Department of Transportation's 2030 plan for recommendations and improvements for applicable to the North Fort Myers Community planning area.

*Staff recommends transmitting Policy 28.3.1, as revised.*

**Policy 28.3.2: Gateways, Streetscape, & and Landscape Improvements.** The North Fort Myers cCommunity Planning panel will work with the Lee County Roadway Landscape Advisory Committee to complete review plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning cCommunity Planning Panel.

*Policy 28.3.2 will require the Lee County Roadway Landscape Advisory Committee to complete plans for streetscape and landscape improvements in gateway locations and along major roadways. That Committee does not develop landscape plans, but they do routinely review them. Staff recommends transmitting Policy 28.3.2 as revised.*

**Policy 28.3.3: Planning &and Design of Arterials &and Collectors.** Decisions regarding the functional classification and future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers cCommunity Planning Panel and other North Fort Myers stakeholders.

*County staff has technical standards in place for determining the functional classification of roads in Lee County. County staff typically holds public workshops at the design stage for road projects. Staff recommends transmitting Policy 28.3.3 as revised.*

**Policy 28.3.4 Hancock Bridge Parkway Extension.** The county will initiate a study to determine the feasibility, cost, and timing of the eastward extension of Hancock Bridge Parkway. The scope of the study should address the following:

- ~~= effect on regional traffic and circulation patterns;~~
- ~~= preferred alignment and conceptual design cross-section for the roadway;~~
- ~~= land use and design recommendations for redevelopment of property along the roadway;~~
- ~~= preliminary regulatory strategies to ensure appropriate redevelopment; and~~
- ~~= preliminary cost estimates and timeline for engineering design, right-of-way acquisition, and project construction.~~

*Lee County DOT has already initiated a preliminary corridor study for a possible extension of an arterial roadway from the existing Hancock Bridge Parkway to a point on Business 41. That study does not include design or regulatory standards. Staff does not recommend transmittal of Policy 28.3.4.*

**Policy 28.3.5: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center. Such standards may draw on guidance in Institute for Traffic Engineers Proposed Recommended Practice, Contest Sensitive Solutions for Designing Major Urban Thoroughfares for Walkable Communities.

*The County is in the process of hiring a consultant to develop Land Development Regulations to implement Town Center, Neighborhood Center, and Corridor plans. Policy 28.3.5 will be addressed during that planning process. Staff does not recommend transmitting Policy 28.3.5.*

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers Community Planning Panel will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

*Policy 28.3.6 will require the initiative of the North Fort Myers Planning community to contact Lee County Transit to arrange meetings, request information and provide input. Staff recommends transmitting Policy 28.3.6 as revised.*

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

*Staff has no objection to Policy 28.3.7.*

**Policy 28.3.8: I-75 Interchange & Del Prado Extension.** The county will complete a detailed analysis of the feasibility of a new I-75 interchange and the potential alignment for a connection to Del Prado Boulevard. As part of the analysis, impacts on existing neighborhoods, local streets, and conservation lands should be evaluated and reported to the North Fort Myers Community Panel. The report should include the termination point of Nalle Grade Road at US 41 and I-75.

*The County has completed the corridor study for Del Prado Blvd. Staff does not recommend transmitting Policy 28.3.8.*

**OBJECTIVE 28.4: COMMUNITY FACILITIES & SERVICES.** By 2012 the community facilities and services needed to meet the needs of Town Centers, Neighborhood Centers and corridors will be identified by the North Fort Myers community and deficiencies addressed.

*The County is in the process of hiring a consultant to develop Town Center, Neighborhood Center, and Corridor regulations. It is not known how those regulations will affect community facilities and services or how much it will cost to address those needs. There is no funding identified for any improvements that may be required. Staff recommends transmitting Objective 28.4 as revised.*

**Policy 28.4.1: Effectiveness of Existing Plan Objectives & Policies.** County objectives and policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis. Proposed changes affecting existing or planned facilities and services in North Fort Myers, including changes in the scope or timing of planned capital improvements, will be reported to include input from the North Fort Myers Community Planning Panel and North Fort Myers stakeholders.

*The Lee Plan is amended regularly and an Evaluation and Appraisal report is required to be undertaken every seven years. Policy 28.4.1 will require the initiative of the North Fort Myers Planning Panel to provide input to County staff for planned capital improvement projects. Staff recommends transmitting Policy 28.4.1 as revised.*

**Policy 28.4.2: Medical District Planning.** The North Fort Myers Community Planning Panel will work with the Department of Community Development, Horizon Council, Human Services Department, Lee County Health Department, Medical Society, and Lee Memorial Health Systems to develop a collaborative effort for funding a feasibility study for this project. They should also work together to complete an analysis for the feasibility of developing a new hospital, 24/7 urgent care facility, ambulatory surgery center, physician specialty offices and related medical diagnostic and lab services in the northeast area of North Fort Myers. The analysis should provide the following:

- ~~= a preliminary development program indicating the types, sizes, and phasing of buildings and site improvements;~~
- ~~= an evaluation of sites with the potential to support the preliminary development program including an evaluation of infrastructure capacity;~~
- ~~= a market assessment and financing plan to assess project feasibility by private and public sectors;~~
- ~~= recommended planning policy and regulatory changes required to support a preferred development strategy;~~
- ~~= a preliminary development timeline and estimate of timeline for achieving necessary entitlements; and~~
- ~~= Identify other or associated uses within the Medical Corridor.~~

*This policy contemplates the County contributing funding for, and participating in, the exploration of a Medical District in the North Fort Myers community. Compliance with this policy will require County*

*financial and staff resources to implement. There is no funding source specified for this endeavor. Staff does not recommend transmittal of Policy 28.4.2.*

**Policy 28.4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as street resurfacing, repairs, maintenance roadway capital improvements, drainage swales, and other surface water management system improvements, with the North Fort Myers cCommunity Planning Panel so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers cCommunity Planning Panel encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

*Staff does not recommend including routine maintenance activities in this policy, such as minor repairs to roadways. Repairs or improvements to drainage swales or other surface water management systems also may be routine maintenance. Staff recommends transmitting Policy 28.4.3 as revised.*

**Policy 28.4.4: Water Supply and Waste Water Planning & Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments. Regardless of ownership the North Fort Myers Community Planning Panel would request that the Lee County Department of Public Works coordinate services for waste water and water supply so that no area designated under this plan is under served.

*New development in Lee County that exceeds established density and intensity thresholds are required to extend sewer and water to serve the site. Lee County provides sewer service to the Waterway Estates neighborhood, east to U.S. 41, but the majority of North Fort Myers is not served by Lee County. Staff recommends transmitting Policy 28.4.4 as revised.*

**Policy 28.4.5: Septic Tanks & Waste Water Treatment.** Encourage Lee County to enforce the state statute and any other regulations regarding required hook up to existing sewage lines for all properties. To support and encourage the expansion of new sewer lines to discourage new septic tank systems and replace existing septic tanks.

Provide for and continue support for effective water conservation policies to include appropriate public educational campaigns and county staffing. Encourage the expansion of reuse to include both commercial and residential opportunities.

*Lee County does enforce all existing regulations. New development in Lee County that exceeds established density and intensity thresholds are required to extend sewer and water to serve the site. Lee County provides sewer service to the Waterway Estates neighborhood, east to U.S. 41, but the majority of North Fort Myers is not provided sewer service by Lee County. Staff does not recommend transmittal of Policy 28.4.5.*

**OBJECTIVE 28.5: PARKS, RECREATON & CONSERVATION.** By 2012 identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

*Staff recommends transmitting Objective 28.5 as revised.*

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers cCommunity Planning Panel will work with the Department of Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

*Policy 28.5.1 will require the initiative of the North Fort Myers community planning panel to coordinate with the Department of Parks and Recreation. Staff recommends transmitting Policy 28.5.1 as revised.*

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

*Staff has no objection to Policy 28.5.2.*

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers cCommunity Planning Panel and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

*Staff recommends transmitting Policy 28.5.3 as revised.*

**Policy 28.5.4: Stewardship & Management of Conservation 20/20 Lands.** The North Fort Myers cCommunity Planning Panel will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

*Staff recommends transmitting Policy 28.5.4 as revised.*

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers cCommunity Planning Panel will work with the Division of County Lands and Department of Parks and Recreation to identify additional sites and corridors for acquisition under the Conservation nomination submittal to the established Lee County Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

*Staff recommends transmitting Policy 28.5.5 as revised.*

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers cCommunity Planning Panel will work with the Department of Parks and Recreation to implement recommendations

for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers ~~planning~~ cCommunity Planning Panel will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, and recreation facilities and areas and the water access points.

*Staff recommends transmitting Policy 28.5.6 as revised.*

**Policy 28.5.7: Small Site Conservation Program.** The North Fort Myers Community Planning Panel will work with the Department of County Lands and Department of Parks and Recreation to explore the feasibility of establishing a small site conservation program to transfer land acquisitions or conservation easement to link larger parks, preserves, and mitigation areas; protect native trees and vegetation, creeks, wetland systems, and wildlife movement corridors; and provide connections to greenways and blueways.

*County staff resources are already identified to assist the Board of County Commissioners' conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) with this process. As to the Division of County Lands specifically, they are an independent division created to provide Real Estate Services in support of Board adopted projects. Staff does not recommend transmittal of Policy 28.5.7.*

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers ~~cCommunity~~ Planning Panel will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

*Policy 28.5.8 will require the initiative of the North Fort Myers community planning panel to coordinate with the Department of Community Development and Public Works. Staff recommends transmitting Policy 28.5.8 as revised.*

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the ~~Community Development~~ Department of Environmental Science will work with the North Fort Myers ~~cCommunity~~ Planning Panel to identify opportunities for the establishment and protection of wildlife movement corridors to include the review of development to provide for and interconnections of conservation easements to provide for facilitate wildlife movement through the county.

*Policy 28.5.9 will require the initiative of the North Fort Myers Community Planning Panel to contact the Division of Environmental Sciences to initiate this work. Staff recommends transmitting Policy 28.5.9 as revised.*

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers ~~c~~Community Planning Panel will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

*Staff recommends transmitting Objective 28.6 as revised.*

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to ~~mail or to provide timely mail the notice;~~ will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

*Staff recommends transmitting Policy 28.6.1 as revised.*

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and 2020 Lee Plan status updates. Hearing Examiner recommendations, decisions, ~~and resolutions and~~ Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

*Similar policies are in place for Estero, Captiva, Boca Grande, and Caloosahatchee Shores. Staff recommends transmitting Policy 28.6.2 as revised.*

**Policy 28.6.3: Project Referrals & Public Information Meetings.** ~~The North Fort Myers Community Planning Panel will be given the first opportunity for one public informational meeting for any rezoning, variance or special exception in North Fort Myers at a location and time of mutual convenience.~~ The applicant for any rezoning, variance or special exception request within the North Fort Myers Planning Community must conduct one public informational session where the applicant will provide a general overview of the project for any interested citizen. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. 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.

*Staff does not recommend directing applicants of rezoning, variance or special exceptions to make presentations to a specific organization. However, staff supports a requirement for applicant to apprise the public concerning their proposed development plans. Staff recommends transmitting Policy 28.6.3 as revised. That language is very similar to policy language in effect for Estero, Captiva, Caloosahatchee Shores, and Palm Beach Boulevard. Staff recommends transmitting Policy 28.6.3 as revised.*

**FUTURE LAND USE MAP CHANGE:** This plan amendment includes a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres will be changed to Commercial and 11.41 acres will be changed to Conservation Lands.

The Current Future Land Use Categories would allow for up to 325 dwelling units and 262,340 square feet of Commercial. The requested change to the FLUM will allow no dwelling units, and up to 835,882 square feet of commercial with a Floor Area Ratio of 0.2597.

The Orchid Road FLUM change affects several property owners and multiple parcels. After the application was agreed upon, a representative of several parcels south of Pine Island Road writing on behalf of four other property owners asked that their property be removed from the application. The request for the Future Land Use amendment has already been agreed to by staff and is part of this application.

An analysis of the Pine Island Road and adjacent street systems was prepared by Lee County Department of Transportation staff and the results indicated that with the proposed commercial development will not exceed or maximize the level of service specified for Pine Island Road or the adjacent street system. The property owners' representative has provided data and analysis to support this FLUM amendment and that analysis has been sent to the LPA under separate cover.

The site is adjacent to the City of Cape Coral on three sides and is located near intense commercial uses. Staff has concerns that the site could some day be annexed into the City of Cape Coral and be developed under the City's regulations. Staff recommends transmittal of the Future Land Use Map change as indicated on the attached map including the approximately 11.41 acres of proposed Conservation Lands. If the applicant wants to change the configuration of Conservation Lands or remove the above mentioned parcel then staff does not recommend transmittal of the FLUM portion of this amendment.

### **PART III - LOCAL PLANNING AGENCY**

## REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: March 24, 2008

### A. LOCAL PLANNING AGENCY REVIEW

Staff introduced the North Fort Myers Community Plan and discussed some of the issues with the amendment. Staff mentioned that there is an issue that will come up with most of the community plans; and that is the core level of service issue. Several of the proposed policies in this amendment will require financial expenditures from the county that exceed the County's core level of service. Staff told the LPA that alternate funding will need to be identified. Another key issue is the reference to the North Fort Myers Community Planning Panel. They would need to stay active and that may not be the case. Another issue is the reference to the Horizon Council to get help with economic development issues, and that exceeds their core level of service.

The chairperson for the North Fort Myers Community Planning Panel spoke to the LPA and told them his group is not dissolving, rather they are reorganizing. He told the LPA that they are reorganizing their by-laws to become an ongoing organization and that they will keep going forward and will always be there.

An LPA member asked if the plan addressed storm water runoff. Staff responded that they had received comments from reviewers of the amendment that they were surprised that was not addressed because that is a huge issue in North Fort Myers.

DATE OF PUBLIC HEARING: September 29, 2008

### B. LOCAL PLANNING AGENCY REVIEW

Staff discussed the staff report and explained the recommended changes. After hearing the staff presentation the LPA opened the meeting for public comment. Most of the public comment pertained to the proposed Future Land Use Map change. The areas staff recommended for Conservation Lands were not supported by the property owner whose parcel contained the majority of the recommended Conservation Lands.

One member of the North Fort Myers Community Planning Panel spoke to the LPA and told them that the planning panel would like to have the opportunity to reword some of the policies that staff recommended not be transmitted. A member of the LPA told him the planning panel would need to act quickly and have some compromise language for the BoCC Transmittal Hearing.

Staff read two changes to the policies that were provided to them prior to the meeting. Those changes read as follows:

**Policy 28.4.2: Medical District Planning.** The North Fort Myers community will work with the Department of Community Development, Department of Human Services, Lee County Health Department, Lee County Medical Society and Lee Memorial Health Systems to complete an analysis of the market support for needed medical facilities in North Fort Myers.

**Policy 28.4.5: Septic Tank and Waste Water Treatment.** The North Fort Myers community

supports the concept of a single source for sewage service within the North Fort Myers community.

The LPA continued discussion about the proposed Future Land Use Map change and agreed that they would recommend transmittal of the change to Commercial, but that the areas shown as Conservation Lands would remain as their existing Future Land Use Map classification, which is Suburban at two units per acre and Central Urban.

**C. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

1. **RECOMMENDATION:** Recommend that the Board of County Commissioners transmit CPA 2007-00056 as recommended by staff with the exception of the Future Land Use Map recommendation. Include revised Policies 28.4.2 and 28.4.5. Recommend transmittal of the Future Land Use Map with the areas shown on the proposed Future Land Use Map as Conservation Lands to remain as their existing Future Land Use Map designation.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff.

**D. VOTE:**

NOEL ANDRESS	<u>AYE</u>
LES COCHRAN	<u>AYE</u>
RONALD INGE	<u>AYE</u>
JACQUE RIPPE	<u>ABSENT</u>
CARLETON RYFFEL	<u>ABSENT</u>
RAE ANN WESSEL	<u>AYE</u>
LELAND TAYLOR	<u>ABSENT</u>

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: October 22, 2008

**A. BOARD REVIEW:**

Staff explained to the Board that the LPA recommended transmittal of CPA 2007-00050 as recommended by staff with two changes. Staff told the Board that at the LPA meeting the President of the North Fort Myers Community Planning Panel told the LPA that they would like to work with staff and present some revised language to the BoCC. The LPA told him that those changes should be made quickly so they could be presented to the Board at Transmittal Hearing.

Staff told the Board that they had met with members of the North Fort Myers Community Planning Panel and one resident of the community and had drafted the following changes and recommended including them in the proposed amendment. Staff read the following changes into the record.

**Policy 28.1.4:** To support the diversity of housing types available, the North Fort Myers community supports utilizing the Mixed Use Overlay to apply to small scale mixed use projects with residential above or adjacent to retail and service uses.

**Policy 28.1.5:** Consider revisions to the Land Development Code to establish buffers between existing large lot residential subdivisions and emerging adjacent higher density and intensity uses.

~~**Policy 28.1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish annual five-year planning targets for the delivery of units.~~

**Policy 28.1.10:** The North Fort Myers community supports incorporating into the Mixed Use Overlay the addition of single person apartment types of 500 square feet or less and the evaluation of flexibility for all types of fees associated with the development of those units.

**Policy 28.1.11:** Accessory apartments, such as Mother-in-Law or student housing units, will be considered affordable units, allowing these units to be considered Bonus Density when calculating allowable density.

**Objective 28.2: LAND USE: CENTERS AND CORRIDORS.** By 2012, identify and pursue overlay districts, corridors, and redevelopment.

**Policy 28.2.2:** Preliminary Designation of Town Centers. The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development, and redevelopment.

- North Cleveland Avenue and Hancock Bridge Parkway
- North Tamiami Trail - Pondella Road to the Caloosahatchee River
- Bayshore and I-75

**Policy 28.2.9:** The following uses are prohibited within the North Fort Myers Planning Community: “detrimental uses” (as defined in the Land Development Code).

**Policy 28.2.10:** The North fort Myers community supports a review of County codes that address the provision of interconnection between existing land uses to minimize access onto primary road corridors and to improve the safety for non-motor transportation.

**Policy 28.3.2:** Gateways, Streetscape, and Landscape Improvements. The North Fort Myers community will work with Lee County DOT and Roadway Landscape Advisory Committee to prepare, complete, and review plans for streetscape plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community.

**Policy 28.3.5:** Standards for Walkable Urban Thoroughfares. The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center.

**Objective 28.4:** By 2012, recommendations for the community facilities and services needed for the Town Centers, Neighborhood Centers, and Corridors will be identified and recommendations to address these needs will be considered in the capital improvement planning programs of operational departments.

**Policy 28.4.1:** Effectiveness of Existing Plan Objectives and Policies. County Objectives and Policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis.

**Policy 28.4.2:** The North Fort Myers community supports a collaborative effort (Hospital Board, private providers, public health and economic agencies) to complete an analysis of the feasibility to provide supportive medical services and facilities in one or more centers identified in the North Fort Myers vision.

**Policy 28.4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as street resurfacing, repairs, maintenance roadway capital improvements, drainage swales, and other surface water management system improvements, with the North Fort Myers eCommunity Planning Panel so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers eCommunity Planning Panel encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

**Policy 28.4.4: Water Supply and Waste Water Planning & Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments. Regardless of ownership the North Fort Myers Community Planning Panel would request that the Lee County Department of Public Works coordinate services for waste water and

water supply so that no area designated under this plan is under served;

**New Policy:**

**Policy 28.6.3:** The North Fort Myers community will conduct an annual “town hall meeting”. The community will invite the participation of the North Fort Myers District Commissioner, and appropriate County staff who can provide an update on public works needs in North Fort Myers and progress in addressing those needs. This progress report is intended to include topics such as:

- congestion or capacity problems on existing facilities;
- changes in the scope or timing of planned improvements;
- successes and failures in meeting levels of service

**New Objective 28.7 and subsequent Policies:**

**OBJECTIVE 28.7:** The North Fort Myers community supports the creation of a project specific, time specific, cost specific redevelopment plan for the North Fort Myers Downtown Waterfront area.

**Policy 28.7.1:** The North Fort Myers community supports the integration of the redevelopment plan for waterfront downtown with the planning for the alignment, functional classification, and location of any Hancock Bridge Parkway expansion.

**Policy 28.7.2:** The redevelopment plan will consider the stormwater needs and water and sewer needs that result from the transportation and land use changes of Downtown Waterfront.

**Policy 28.7.3:** The land use component of downtown waterfront will include land uses that assist in completing North Fort Myers employment base, and broaden housing base for those who will be employed by the new center.

**FUTURE LAND USE MAP CHANGE:** Transmit a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.89 acres of Commercial and 11.41 acres of Conservation Lands.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

Motion to transmit CPA 2007-00050 with the language that was revised following the LPA meeting as recommended by staff.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The Board of County Commissioners accepted the findings of fact as advanced by staff and the LPA.

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<b>AYE</b>
<b>TAMMARA HALL</b>	<b>AYE</b>
<b>ROBERT P. JANES</b>	<b>AYE</b>
<b>RAY JUDAH</b>	<b>AYE</b>
<b>FRANKLIN B. MANN</b>	<b>AYE</b>

**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,  
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: January 16, 2009

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

The DCA ORC Report contained the following Objections:

*A proposed amendment to the Future Land Use Element to:*

*(1) Establish the North Fort Myers Community Plan by revising the vision statement adding anew goal, 7 objectives, and associated policies, and amend Map 1, page 2 of 6 (Special Treatment Areas) to indicate that a revised goal specific to the North Fort Myers Planning Community has been adopted; and*

*(2) Amend the FLUM to change 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands located along Pine Island Road.*

*The Department raises the following objections to proposed Amendment 2007-56:*

*Objection (Objective/Policy Guidelines): The proposed Policy 28.2.4 pertains to increasing the development potential for projects located within areas designated as Town Centers. The proposed Policy 28.2.4 direct the County to "adopt provisions allowing for greater minimum, maximum, maximum based, and maximum total densities and building heights then are currently allowed under the Lee Plan" that would be "applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District". The proposed Policy 28.2.4 essentially authorizes the County to adopt an open-ended amount of increase in density and intensity of land use and does not establish meaningful and predictable guidelines and standards as to the amount of the increase in densities and intensities, and the policy is not appropriately supported by data and analysis demonstrating the availability of public facilities to serve the increased densities/intensities and maintain the adopted level of service standards.*

*The proposed Objective 28.3 does not establish meaningful and predictable guidelines defining the terminology "neighborhood, corridors, and community interface improvements." In addition the proposed Objectives 28.3, 28.4 and 28.5 allow until year 2012 the identification of public facilities improvements within the North Fort Myers Community, and this deferral to 2012 is inconsistent with the public facility and capital improvements planning requirement os Section 163.3177, F.S., and Rule 9J-5, F.A.C., to annually update the Capital Improvements Element to address public facilities that are needed to correct existing deficiencies, address future needs, and maintain the adopted level of service standards. The assessment and identification of public facility needs must be done annually to support the annual update amendment to the Capital Improvements Element.*

*The proposed amendment transmittal documents state that Amendment 2007-56 includes an amendment to Map1, page 2 of 6 (Special Treatment Areas) to indicate that a revised goal*

*specific to the North Fort Myers Planning Community has been adopted. However, the transmitted proposed amendment material does not include the subject proposed Map 1.*

*Rules 9J-5.005(2 and 6); 9J-5.006(3); 9J-5.006(4); 9J-5.016, F.A.C.; and Sections 163.3177(2 and 3); and 163.3177(6)(a), F.S.*

*Recommendation:* *Revise Policy 28.2.4 to establish meaningful and predictable guidelines and standards as to the amount of the increase in densities and intensities, and supported the policy with data and analysis demonstrating the availability of public facilities to serve the increased densities/intensities and maintain the adopted level of service standards.*

*Revise Objective 28.3 to establish meaningful and predictable guidelines defining the terminology "neighborhood, corridors and community interface improvements." Revise Objectives 28.3, 28.4 and 28.5 to eliminate the deferral until year 2012 of the identification of public facilities improvements within the North Fort Myers Community. The assessment and identification of public facility needs must be done annually to support the annual update amendment to the Capital Improvements Element.*

*Revise the amendment to include Map 1, page 2 of 6 (Special Treatment Areas) showing that a revised goal specific to the North Fort Myers Planning Community has been adopted.*

*Objection (FLUM Amendment 2007-56):* *The proposed FLUM Amendment 2007-56 (85.3 acre parcel south of Pine Island Road) is not supported by a road segment transportation analysis (including assumptions, data sources, and description of methodologies used) for the five-year and long-term planning timeframes addressing the following: (1) the number of peak hour vehicle trips generated by the maximum development potential allowed by the FLUM amendment; (2) the impact of the peak hour vehicle trips on the projected operating level of service of potentially impacted roadways; (3) the need for road improvements (scope, timing and cost of improvements) or other planning alternatives to maintain the adopted level of service standards for roadways; (4) coordination of the road improvements or other planning alternatives with the Future Land Use Element, Transportation Element (including Future Transportation Map), and Capital Improvements Element, and implementation through the Five-Year Schedule of Capital Improvements; and (5) coordination of the road improvements with the plans of the Florida Department of Transportation and the Metropolitan Planning Organization.*

*Rules 9J-5.005(2) and (5), 9J-5.019(3)(f, g, h and I); 9J-5.019(5)(a and b); 9J-5.016(1)(a); 9J-5.016(2)(b, c and f); 9J-5.016(4), F.A.C.; and Sections 163.3175; 163.3177(2), (3), (8) and (10); 163.3177(6)(a and j); 163.3177(6)(h)1 and 2, F.S.*

*Recommendation:* *Revise the amendment to include the data and analysis necessary to support the FLUM amendment and demonstrate coordination of land use with the planning for transportation facilities as well as coordination with the Transportation Element and Capital Improvements Element. Revise the Transportation Element, Capital Improvements Element, and Future Land Use Element, as necessary, to be consistent with and supported by the data and analysis and to achieve internal consistency with the FLUM. The Five-Year Schedule of Capital Improvements should be revised to include any needed improvements to maintain the adopted level of service within the five-year planning timeframe. Include data and analysis*

*demonstrating coordination of the amendment with the plans of the Florida Department of Transportation and Metropolitan Planning Organization. Revise the amendment, as necessary, to be consistent with and supported by the data and analysis. The plan should be revised to include strategies to address any deficiencies projected for the long-range planning timeframe.*

## **B. STAFF RESPONSE**

With regard to Policy 28.2.4, the County approved a contract with a planning consultant on February 10, 2009 to draft land development regulations specific to the Town Center Overlay districts and the Corridor Overlay areas. That planning study will determine if and where areas would be appropriate for greater minimum, maximum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. Increasing allowable density would require amending the Lee Plan, but the appropriateness for increasing density in the Town Centers will not be determined until after the next planning study that will result in the drafting of land development regulations specific to the Town Centers.

Objectives 28.3 and 28.4 refer to the work that the planning consultant will undertake when drafting land development regulations. The date of 2012 is intended to allow time for that work to be completed and for regulations to be adopted. Objective 28.5 refers to work that the community will undertake in addition to the Capital Improvements planning requirement. Staff has made the following changes to policies 28.2, 28.3, 28.4, and 28.5 to address an ORC report objection.

**OBJECTIVE 28.2: LAND USE: CENTERS AND CORRIDORS. By 2012, i Identify and pursue Town Center overlay districts, road corridors overlay districts, and redevelopment areas.**

**OBJECTIVE 28.3: TRANSPORTATION. By 2012-t The North Fort Myers community will have neighborhood, corridors and community interface improvements identified.**

**OBJECTIVE 28.4: By 2012, r Recommendations for the community facilities and services needed for the Town Centers, Neighborhood Centers, and Corridors will be identified and recommendations to address these needs will be considered in the capital improvement planning programs of operational departments.**

**OBJECTIVE 28.5: PARKS, RECREATON &and CONSERVATION. By 2012 The North Fort Myers community will identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.**

Map1, page 2 of 6 (Special Treatment Areas) has been updated and is attached to this report.

The Level of Service on the roadway analyzed will continue to be within the standards identified in the Lee County Comprehensive Plan based upon the analysis of the 5 – year and long range planning (2030) time frames. Therefore, no changes to the Lee County DOT 5 year work program, the FDOT 5 year work program or the 2030 Long Range Transportation Plan will be required as a result of the proposed land use change. See attached Traffic Impact Analysis.

Staff believes DCA's Objections have been adequately addressed.

## **C. STAFF RECOMMENDATION**

Staff recommends the Board adopt the transmitted language with the above changes as follows:

**VISION STATEMENT:**

~~19. North Fort Myers - This Community is located north of the Caloosahatchee River between the Alva Planning Community and the City of Cape Coral. This community includes a wide mix of Future Land Use designations from Intensive Development to Density Reduction/Groundwater Resource. The area between the two US 41 routes near the river will remain the core of this community. The old OS 41 routes near the river will remain the core of this community. The old US 41 corridor will be redeveloped with new commercial uses and waterfront development taking advantage of this area's close proximity to downtown Fort Myers and its riverfront location. The US 41 corridor from Pondella Road north will continue to attract new commercial development that will serve the North Fort Myers community and other surrounding communities. Total commercial, service, and industrial uses will have doubled from the amount existing in 1996. These areas are surrounded by residential uses.~~

19. North Fort Myers - Over the course of the current planning effort, a new vision for the future of North Fort Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

Town Center developments along the Caloosahatchee River and on Bayshore Road at I-75 offer new destinations for living, shopping, working, and socializing. Designed with walkable streets and streetscapes, ground level shops and restaurants, high quality housing, and connections to nearby parks, waterfronts, and natural areas, these new Centers are becoming signposts for positive changes throughout the community.

New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways. North Fort Myers's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance. First-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well-maintained, safe, and attractive.

New buildings are designed to fit the area's early design character. Simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers' reputation as a great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers' neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

**GOAL 28: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability

and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and enhancing, existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community.

**OBJECTIVE 28.1: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed for each neighborhood and corridor by the North Fort Myers community.

**Policy 28.1.1 Code Enforcement.** The North Fort Myers community supports the continuation of the initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of code violations. The County will provide periodic reports of enforcement activities to the North Fort Myers community.

**Policy 28.1.2: Neighborhood District Planning.** The North Fort Myers community will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

**Policy 28.1.3: Housing Maintenance and Repair.** The North Fort Myers community will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

**Policy 28.1.4:** To support the diversity of housing types available, the North Fort Myers community supports utilizing the Mixed Use Overlay to apply to small scale mixed use projects with residential above or adjacent to retail and service uses.

**Policy 28.1.5:** Consider revisions to the Land Development Code to establish buffers between existing large lot residential subdivisions and emerging adjacent higher density and intensity uses.

**Policy 28.1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers community programs and planning initiatives.

**Policy 28.1.8: Site Assessment and Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers community will prepare a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. The study will also identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

The evaluation should focus on sites with the following general characteristics:

- Located within the Intensive Development, Central Urban, and Urban - Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;

- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

**Policy 28.1.9: Technical Assistance and Public Education.** The North Fort Myers community will explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to for the North Fort Myers community.

**Policy 28.1.10:** The North Fort Myers community supports incorporating into the Mixed Use Overlay the addition of single person apartment types of 500 square feet or less and the evaluation of flexibility for all types of fees associated with the development of those units.

**Policy 28.1.11:** Accessory apartments, such as Mother-in-Law or student housing units, will be considered affordable units, allowing these units to be considered Bonus Density when calculating allowable density.

**OBJECTIVE 28.2: LAND USE: CENTERS AND CORRIDORS.** Identify and pursue Town Center overlay districts, road corridors overlay districts, and redevelopment areas.

**Policy 28.2.1: Market Assessment and Planning Targets.** The North Fort Myers community will work with the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis;
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

**Policy 28.2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian-oriented, mixed use development, and redevelopment.

- North Cleveland Avenue and Hancock Bridge Parkway
- North Tamiami Trail - Pondella Road to the Caloosahatchee River
- Bayshore and I-75.

**Policy 28.2.3: Town Center Sector Planning and Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**Policy 28.2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

**Policy 28.2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton and North Cleveland Avenue;
- North Tamiami Trail and Del Prado Boulevard;
- North Tamiami Trail and Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail and Pine Island/Bayshore Roads;
- Bayshore Road and Slater Road; and
- Bayshore Road and Hart Road

For these areas, the community favors neighborhood-serving mixed use development, pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. These Neighborhood Center designations are intended to replace the designations shown on Commercial Site Location Standards Map (Lee Plan Map 19).

**Policy 28.2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;

- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking;
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

**Policy 28.2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing; and
- shared parking.

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

**Policy 28.2.8 Improving Older Commercial Properties.** The North Fort Myers community will work with the Department of Community Development, the North Fort Myers Chamber of Commerce, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

**Policy 28.2.9:** The following uses are prohibited within the North Fort Myers Planning Community: “detrimental uses” (as defined in the Land Development Code).

**Policy 28.2.10:** The North fort Myers community supports a review of County codes that address the provision of interconnection between existing land uses to minimize access onto primary road corridors and to improve the safety for non-motor transportation.

**OBJECTIVE 28.3: TRANSPORTATION.** The North Fort Myers community will have neighborhood, corridors and community interface improvements identified.

**Policy 28.3.1: Transportation Corridors.** By 2009 the North Fort Myers community will review Metropolitan Planning Organizations and Lee County Department of Transportation 2030 plan for recommendations and improvements applicable to the North Fort Myers Community planning area.

**Policy 28.3.2: Gateways, Streetscape, and Landscape Improvements.** The North Fort Myers community will work with Lee County DOT and Roadway Landscape Advisory Committee to prepare, complete, and review plans for streetscape plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community.

**Policy 28.3.3: Planning and Design of Arterials and Collectors.** Decisions regarding future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers Community and North Fort Myers stakeholders.

**Policy 28.3.5: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center.

**Policy 28.3.6: Bus Transit Enhancements.** The North Fort Myers community will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

**Policy 28.3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

**OBJECTIVE 28.4: Recommendations for the community facilities and services needed for the Town Centers, Neighborhood Centers, and Corridors will be identified and recommendations to address these needs will be considered in the capital improvement planning programs of operational departments.**

**Policy 28.4.1: Effectiveness of Existing Plan Objectives and Policies.** County Objectives and Policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis.

**Policy 28.4.2:** The North Fort Myers community supports a collaborative effort (Hospital Board, private providers, public health and economic agencies) to complete an analysis of the

feasibility to provide supportive medical services and facilities in one or more centers identified in the North Fort Myers vision.

**Policy 28.4.5: Septic Tank and Waste Water Treatment.** The North Fort Myers community supports the concept of a single source for sewage service within the North Fort Myers community.

**OBJECTIVE 28.5: PARKS, RECREATION and CONSERVATION.** The North Fort Myers community will identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.

**Policy 28.5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers community will work with the Department of Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

**Policy 28.5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

**Policy 28.5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers community and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Policy 28.5.4: Stewardship and Management of Conservation 20/20 Lands.** The North Fort Myers community will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20/20 Conservation Lands within North Fort Myers.

**Policy 28.5.5: Assessment of Lands for Acquisition.** The North Fort Myers community will work to identify sites and corridors for nomination submittal to the established Lee County Conservation 20/20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

**Policy 28.5.6: Greenway Plan Implementation.** The North Fort Myers community will work with the Department of Parks and Recreation to implement recommendations for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers planning community will also assist in the identification of trails connecting neighborhoods.

conservation areas, parks, and recreation facilities and areas and the water access points.

**Policy 28.5.8: Conservation Policy Refinements.** The North Fort Myers community will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;  
and
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

**Policy 28.5.9: Wildlife Movement Corridors.** For development within the Planning area the Department of Environmental Science will work with the North Fort Myers community to identify opportunities for the establishment and protection of wildlife movement corridors and interconnections of conservation easements to facilitate wildlife movement through the county.

**OBJECTIVE 28.6: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers community will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

**Policy 28.6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to provide timely notice; will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and Lee Plan status updates. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 28.6.3:** The North Fort Myers community will conduct an annual "town hall meeting". The community will invite the participation of the North Fort Myers District Commissioner, and appropriate County staff who can provide an update on public works needs in North Fort Myers and

- congestion or capacity problems on existing facilities;
- changes in the scope or timing of planned improvements;
- successes and failures in meeting levels of service

**OBJECTIVE 28.7:** The North Fort Myers community supports the creation of a project specific, time specific, cost specific redevelopment plan for the North Fort Myers Downtown Waterfront area.

**Policy 28.7.1:** The North Fort Myers community supports the integration of the redevelopment plan for waterfront downtown with the planning for the alignment, functional classification, and location of any Hancock Bridge Parkway expansion.

**Policy 28.7.2:** The redevelopment plan will consider the stormwater needs and water and sewer needs that result from the transportation and land use changes of Downtown Waterfront.

**Policy 28.7.3:** The land use component of downtown waterfront will include land uses that assist in completing North Fort Myers employment base, and broaden housing base for those who will be employed by the new center.

**FUTURE LAND USE MAP CHANGE:** Adopt a Future Land Use Map change to approximately 85.3 acres from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Approximately 73.65 acres of Commercial and 8.3 acres of Conservation Lands and wetlands.

The staff report showing the language transmitted to DCA inadvertently included Policy 28.1.7: Fair Share Projections. It appears on Page 3 of this report. That Policy was not transmitted by the Board and staff does not recommend that the Board adopt Policy 28.1.7.

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: February 25, 2009

**A. BOARD REVIEW:** Following a brief presentation by staff and public comment in support of the amendment the Board had a brief discussion and voted to adopt the amendment. Staff explained that a revised traffic analysis had been completed by Avalon Engineering and was attached to the staff report.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:** The Board voted to adopt the text amendment as previously transmitted with changes to Objectives 28.2, 28.3, 28.4, and 28.5 as revised by staff on page 54 of this document and with the changes to the FLUM amendment as recommended by staff and attached to this report.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the Local Planning Agency.

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<b>AYE</b>
<b>TAMMARA HALL</b>	<b>AYE</b>
<b>ROBERT P. JANES</b>	<b>AYE</b>
<b>RAY JUDAH</b>	<b>AYE</b>
<b>FRANKLIN B. MANN</b>	<b>AYE</b>

# **FLUM AMENDMENT 2007-56**

**ORCHID ROAD  
NORTH FORT MYERS**

## **Traffic Impact Analysis**

**February 12, 2009**

Prepared by:



**Avalon Engineering, Inc.  
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Cape Coral, FL 33904  
Phone: (239) 549-2077  
Fax: (239) 549-2076**

## **Introduction**

Avalon Engineering, Inc and the Lee County Department of Transportation conducted a level of service analysis for the road segments within 3 miles of a proposed amendment to the future Land Use Map for the North Fort Myers area in Lee County, Florida. The analysis was conducted to evaluate the impacts of the proposed Land Use change. The 85.3+/- acre site is located on Pine Island Road between Orchid Road and Barrett Road, within the North Fort Myers Planning Community and included within the North Fort Myers Community Plan. The site lies east, west and south of parcels within the City of Cape Coral, designated as Pine Island Road Land Use, and north of Low-Density Residential Land Use within Lee County.

The proposed Map Amendment application, if approved, will provide for a maximum of 835, 882 square feet of commercial uses. The existing Land Use Categories include 9.29 acres of Suburban, 14.80 acres of Central Urban and 61.21 acres of Sub-Outlying Suburban and would provide a total of 325 residential units, and 262,340 square feet of commercial uses.

The following analysis will examine a 5-year and long term (2030) planning timeframe for level of service of the road segments within this proposed area and compare the current levels to those anticipated with the proposed land use change.

## **Road Way Segments**

Pine Island Road (SR 78) is an east/west four lane divided arterial roadway that borders the site to the north. Pine Island Road (SR 78) has a posted speed limit of 45 mph and is under the jurisdiction of the Florida Department of Transportation.

Orchid Road is a two lane local roadway that borders the site to the west and along a portion of the south. Orchid Road has a posted speed limit of 30 mph and is under the jurisdiction of the Lee County Department of Transportation.

Barrett Road is a north/south two lane local roadway that borders the site to the east. Barrett Road has a posted speed limit of 30 mph and is under the jurisdiction of the Lee County Department of Transportation.

### **Proposed Land Plan Amendment**

The proposed Comprehensive Plan Amendment would allow for the development of commercial uses on approximately 73.89 acres. Currently the subject site could be developed with up to 325 single family dwelling units and a maximum of 262,340 square feet of commercial uses. The density utilized for the trip generation comparison was 2 dwelling units per acre in the 61.21 acres within the Sub Outlying Suburban Land Use Category (or 122 dwelling units), plus 10 dwelling units per acre in the 14.80 acres within the Central Urban Land Use Category (or 148 dwelling units), plus 6 dwelling units per acre in the 9.29 acres within the Suburban Land Use Category (or 55 dwelling units) for a total of 325 dwelling units. Since the parcels are located on a major arterial roadway the proposed commercial uses would most likely be a mixed use retail shopping center.

Based upon the requested land use change, the subject site could be developed with commercial land uses with a maximum development square footage of 835,882. The Comprehensive Amendment includes an amendment to Table 1 to add a footnote that the subject property will not exceed a Floor Area Ratio of 0.2597 (approx 835,882 square feet).

Included in the trip generation information below are three tables which summarizes the combined existing peak hour trips (Table 1), the maximum proposed peak hour trips (Table 2) and the additional peak hour trips generated due to the proposed land use change (Table 3).

### **Trip Generation (5 – year Planning Time Frame)**

Based on the Institute of Transportation Engineers, Trip Generation Manuals, 7<sup>th</sup> Editions, Volumes 2 of 3 and 3 of 3, the estimated trip generation by proposed development will be calculated using land use codes "Single Family Detached Housing" (No. 210) and "Shopping Center" (No. 810) in a split by building square-footage and number of dwelling units.

**Variables (Existing Land Use) 325 Dwelling Units X = 325**

**Average Vehicle Trip Ends on a Weekday:**

Average Rate = 9.57

$$T = 9.57(x) = 9.57(325) = \underline{\underline{3,110 \text{ Trips}}}$$

[1555 Entering Trips (50%), 1555 Exiting Trips (50%)]

**Average Vehicle Trip Ends on a Saturday:**

Average Rate = 10.10

$$T = 10.10(x) = 10.10(325) = \underline{\underline{3,283 \text{ Trips}}}$$

[1642 Entering Trips (50%), 1641 Exiting Trips (50%)]

**Average Vehicle Trip Ends on a Sunday:**

Average Rate = 8.78

$$T = 8.78(x) = 8.78(325) = \underline{\underline{2,854 \text{ Trips}}}$$

[1427 Entering Trips (50%), 1427 Exiting Trips (50%)]

**Peak Hour of Adjacent Street Traffic, A.M.:**

Average Rate = 0.75

$$T = 0.75(x) = 0.75(325) = \underline{\underline{244 \text{ Trips}}}$$

[61 Entering Trips (25%), 183 Exiting Trips (75%)]

**Peak Hour of Adjacent Street Traffic, P.M.:**

Average Rate = 1.01

$$T = 1.01(x) = 1.01(325) = \underline{\underline{328 \text{ Trips}}}$$

[207 Entering Trips (63%), 121 Exiting Trips (37%)]

Peak Hour of Generator, Saturday:

Average Rate = 0.94

$$T = 0.94(x) = 0.94(325) = \underline{\underline{306 \text{ Trips}}}$$

[165 Entering Trips (54%), 141 Exiting Trips (46%)]

Peak Hour of Generator, Sunday:

Average Rate = 0.86

$$T = 0.86(x) = 0.86(325) = \underline{\underline{280 \text{ Trips}}}$$

[148 Entering Trips (53%), 132 Exiting Trips (47%)]

Variables 262,340 SF of Shopping Center (Existing Land Use) X = 262.34

Average Vehicle Trip Ends on a Weekday:

$$\ln(T) = 0.65 \ln(x) + 5.83 = \underline{\underline{12,712 \text{ Trips}}}$$

[6,356 Entering Trips (50%), 6,356 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Saturday:

$$\ln(T) = 0.63 \ln(x) + 6.23 = \underline{\underline{16,964 \text{ Trips}}}$$

[8,482 Entering Trips (50%), 8,482 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Sunday:

$$T = 15.63(x) + 4,214.46 = 15.63(262.34) + 4,214.46 = \underline{\underline{8,315 \text{ Trips}}}$$

[4,158 Entering Trips (50%), 4,157 Exiting Trips (50%)]

Peak Hour of Adjacent Street Traffic, A.M.:

$$\ln(T) = 0.60 \ln(x) + 2.29 = \underline{279 \text{ Trips}}$$

[170 Entering Trips (61%), 109 Exiting Trips (39%)]

Peak Hour of Adjacent Street Traffic, P.M.:

$$\ln(T) = 0.66 \ln(x) + 3.40 = \underline{1,183 \text{ Trips}}$$

[568 Entering Trips (48%), 615 Exiting Trips (52%)]

Peak Hour of Generator, Saturday:

$$\ln(T) = 0.65 \ln(x) + 3.77 = \underline{1,620 \text{ Trips}}$$

[842 Entering Trips (52%), 778 Exiting Trips (48%)]

Peak Hour of Generator, Sunday:

Average Rate = 3.12

$$T = 3.12(x) = 3.12(262.34) = \underline{819 \text{ Trips}}$$

[401 Entering Trips (49%), 418 Exiting Trips (51%)]

**Variables 835,882 SF of Shopping Center (Proposed Land Use) X = 835.882**

Average Vehicle Trip Ends on a Weekday:

$$\ln(T) = 0.65 \ln(x) + 5.83 = \underline{26,998 \text{ Trips}}$$

[13,499 Entering Trips (50%), 13,499 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Saturday:

$$\ln(T) = 0.63 \ln(x) + 6.23 \quad = \quad \underline{\underline{35,205 \text{ Trips}}}$$

[17,603 Entering Trips (50%), 17,602 Exiting Trips (50%)]

Average Vehicle Trip Ends on a Sunday:

$$T = 15.63(x) + 4,214.46 = 15.63(835.882) + 4,214.46 \quad = \quad \underline{\underline{17,279 \text{ Trips}}}$$

[8,640 Entering Trips (50%), 8,639 Exiting Trips (50%)]

Peak Hour of Adjacent Street Traffic, A.M.:

$$\ln(T) = 0.60 \ln(x) + 2.29 \quad = \quad \underline{\underline{560 \text{ Trips}}}$$

[342 Entering Trips (61%), 218 Exiting Trips (39%)]

Peak Hour of Adjacent Street Traffic, P.M.:

$$\ln(T) = 0.66 \ln(x) + 3.40 \quad = \quad \underline{\underline{2,542 \text{ Trips}}}$$

[1,220 Entering Trips (48%), 1,322 Exiting Trips (52%)]

Peak Hour of Generator, Saturday:

$$\ln(T) = 0.65 \ln(x) + 3.77 \quad = \quad \underline{\underline{3,441 \text{ Trips}}}$$

[1,789 Entering Trips (52%), 1,652 Exiting Trips (48%)]

Peak Hour of Generator, Sunday:

Average Rate = 3.12

$$T = 3.12(x) = 3.12(835.882) \quad = \quad \underline{\underline{2,608 \text{ Trips}}}$$

[1,278 Entering Trips (49%), 1,330 Exiting Trips (51%)]

**Table 1 - Combined Trip Generation Summary of Existing Land Use**

	<u>Trip Ends</u>	<u>Entering Trips</u>	<u>Exiting Trips</u>
Average Weekday Trip Ends	15,822	7,911	7,911
Average Saturday Trip Ends	20,247	10,124	10,123
Average Sunday Trip Ends	11,169	5,585	5,585
Weekday Peak Hour, AM	523	231	292
Weekday Peak Hour, PM	1,511	775	736
Saturday Peak Hour	1,926	1,007	919
Sunday Peak Hour	1,099	549	550

**Table 2 - Trip Generation Summary of Proposed Land Use**

	<u>Trip Ends</u>	<u>Entering Trips</u>	<u>Exiting Trips</u>
Average Weekday Trip Ends	26,998	13,499	13,499
Average Saturday Trip Ends	35,205	17,603	17,602
Average Sunday Trip Ends	17,279	8,640	8,639
Weekday Peak Hour, AM	560	342	218
Weekday Peak Hour, PM	2,542	1,220	1,322
Saturday Peak Hour	3,441	1,789	1,652
Sunday Peak Hour	2,608	1,278	1,330

**Table 3 - Additional Trips Generated with Proposed Land Use**

	<u>Trip Ends</u>	<u>Entering Trips</u>	<u>Exiting Trips</u>
Average Weekday Trip Ends	11,176	5,588	5,588
Average Saturday Trip Ends	14,958	7,479	7,479
Average Sunday Trip Ends	6,110	3,055	3,055
Weekday Peak Hour, AM	37	111	-74
Weekday Peak Hour, PM	1,031	445	586
Saturday Peak Hour	1,515	782	733
Sunday Peak Hour	1,509	729	780

### **Anticipated Traffic Distribution**

It is expected that 52% of the traffic generated by this development will enter the development from the east and will exit the development to the west per Permanent Count Station #49.. There is one (1) access point proposed for this development.

Maximum Entering Trips        =        445 (231 left-in, 214 right-in)

Maximum Exiting Trips                =        586 (281 right-out, 305 left-out)

### **Level of Service Analysis**

Based upon the 2008-2009 Concurrency Report, the Estimated 2008 100<sup>th</sup> Highest Hour Directional volume along Pine Island Road between Del Prado Blvd and Barrett Road is 1,132 v.p.h. Based upon a growth rate of 5.56%, the projected 2013 100<sup>th</sup> Highest Hour Directional volume is 1,484 v.p.h. The projected Peak Directional Traffic along Pine Island Road in 2013 is  $1,484 + (231 \text{ left turn-ins}) = \underline{\underline{1,715 \text{ v.p.h.}}}$  The current Level of Service in this segment of Pine Island Road is "B." With the addition of this project proposed trips the Level of Service increases to a "C." Therefore the additional trips proposed in the Land Use Amendment will not degrade the roadway to a point of failure.

## MPO Model Analysis – Long Range Planning Time frame - 2030

### Existing Land Use Model

The Lee County Department of Transportation using a bi-county transportation program provided a 2030 MPO Level of Service Model, Exhibit T-1, for roadways within three miles of the project site for the current land uses including the proposed project.

The level of service for Pine Island Road was calculated using the highest number of estimated peak hour daily trips at the intersection of Hancock Creek Blvd and Pine Island Road. The model provided directional trip numbers, east bound -18854, west bound - 19757 for a total of 38611 peak season daily trips.

To determine the average peak hour directional trip - Using the Lee County Department of Transportation's Permanent Count Station 49 (Pine Island Road East of Pondella) divide the peak season daily trips by the peak season factor (1.033), times the K100 factor of 0.083, and times the directional split for the peak flow between 4 p.m. and 6 p.m (0.52).

$38611 \div 1.033 = 37378$

$37378 \times 0.083 = 3102$

$3102 \times 0.52 = 1613$  (Peak Hour Average Directional Traffic)

Using the Lee County Generalized Peak Hour Directional Service Volumes for an Arterial Class 1, 2 lane divided Roadway, 1613 would have a service level of "B".

#34



### **Proposed Land Use Model**

The Lee County Department of Transportation using a bi-county transportation program provided a 2030 MPO Level of Service Model, Exhibit T-2, for roadways within three miles of the project site for the current land uses including the proposed amendment.

The level of service for Pine Island Road was calculated using the highest number of estimated peak hour daily trips at the intersection of Hancock Creek Blvd and Pine Island Road. The model provided directional trip numbers, east bound - 22402, west bound - 24048 for a total of 46453 peak season daily trips.

To determine the average peak hour directional trip - Using the Lee County Department of Transportation's Permanent Count Station 49 (Pine Island Road East of Pondella) divide the peak season daily trips by the peak season factor (1.033), times the K100 factor of 0.083, and times the directional split for the peak flow between 4 p.m. and 6 p.m (0.52).

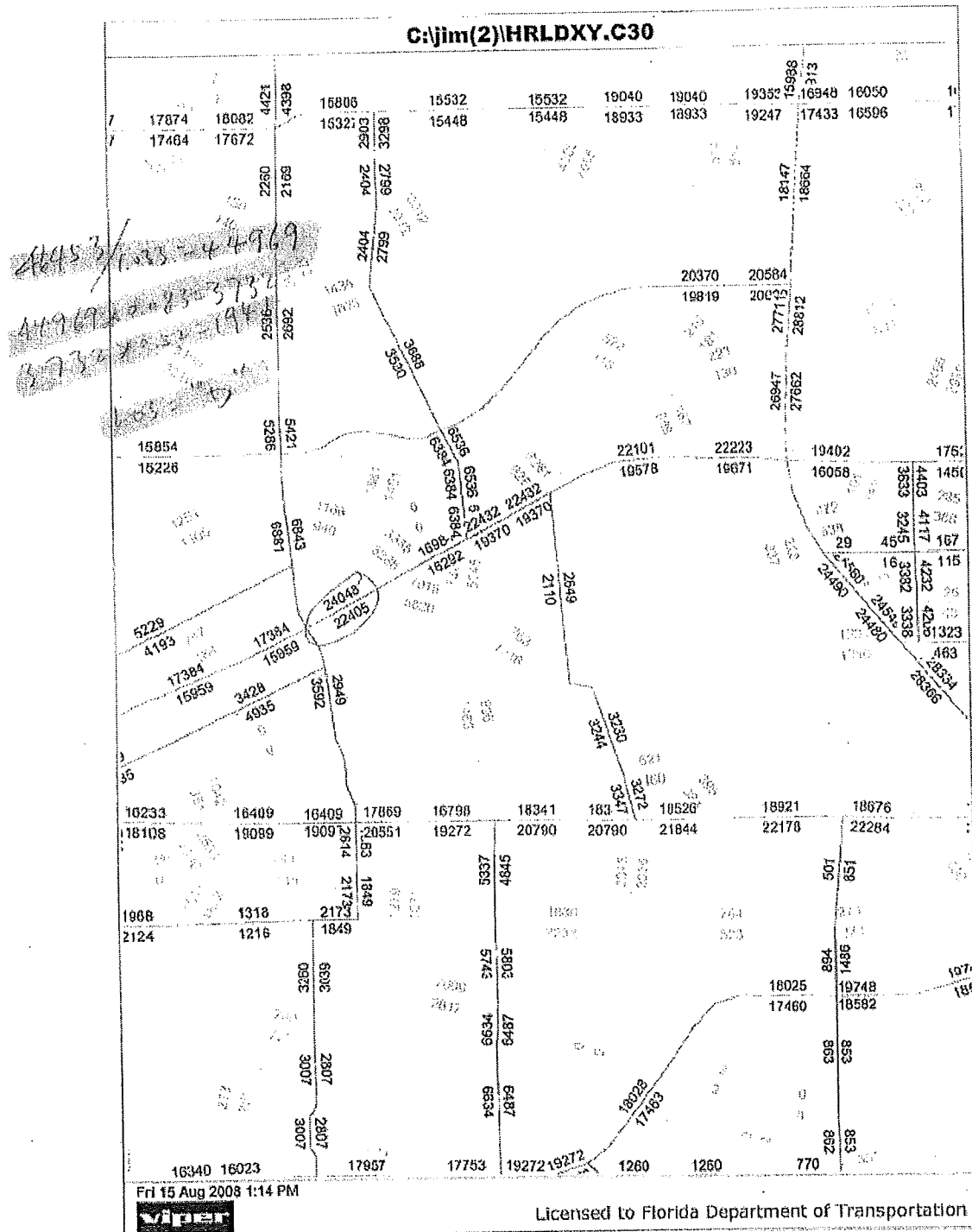
$46453 \text{ divided by } 1.033 = 44969$

$44969 \text{ times } 0.083 = 3732$

$3732 \text{ times } 0.52 = 1941 \text{ (Peak Hour Average Directional Traffic)}$

Using the Lee County Generalized Peak Hour Directional Service Volumes for an Arterial Class 1, 2 lane divided roadway, 1941 would have a service level of "D".

**Table T-2**



### **Level of Service Analysis**

The current Level of Service in this segment of Pine Island Road is "B." With the addition of this project proposed trips the Level of Service increases to a "D." Therefore the additional trips proposed in the Land Use Amendment will not degrade the roadway to a point of failure.

### **Roadway Improvements**




With the volume of commercial square footage proposed and the additional peak hour trips generated by the proposed land use change, roadway improvements will be required. Those requires will be determined, designed, and calculated within the development order stage and all improvements will be provided on the construction plans.

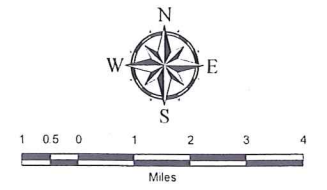
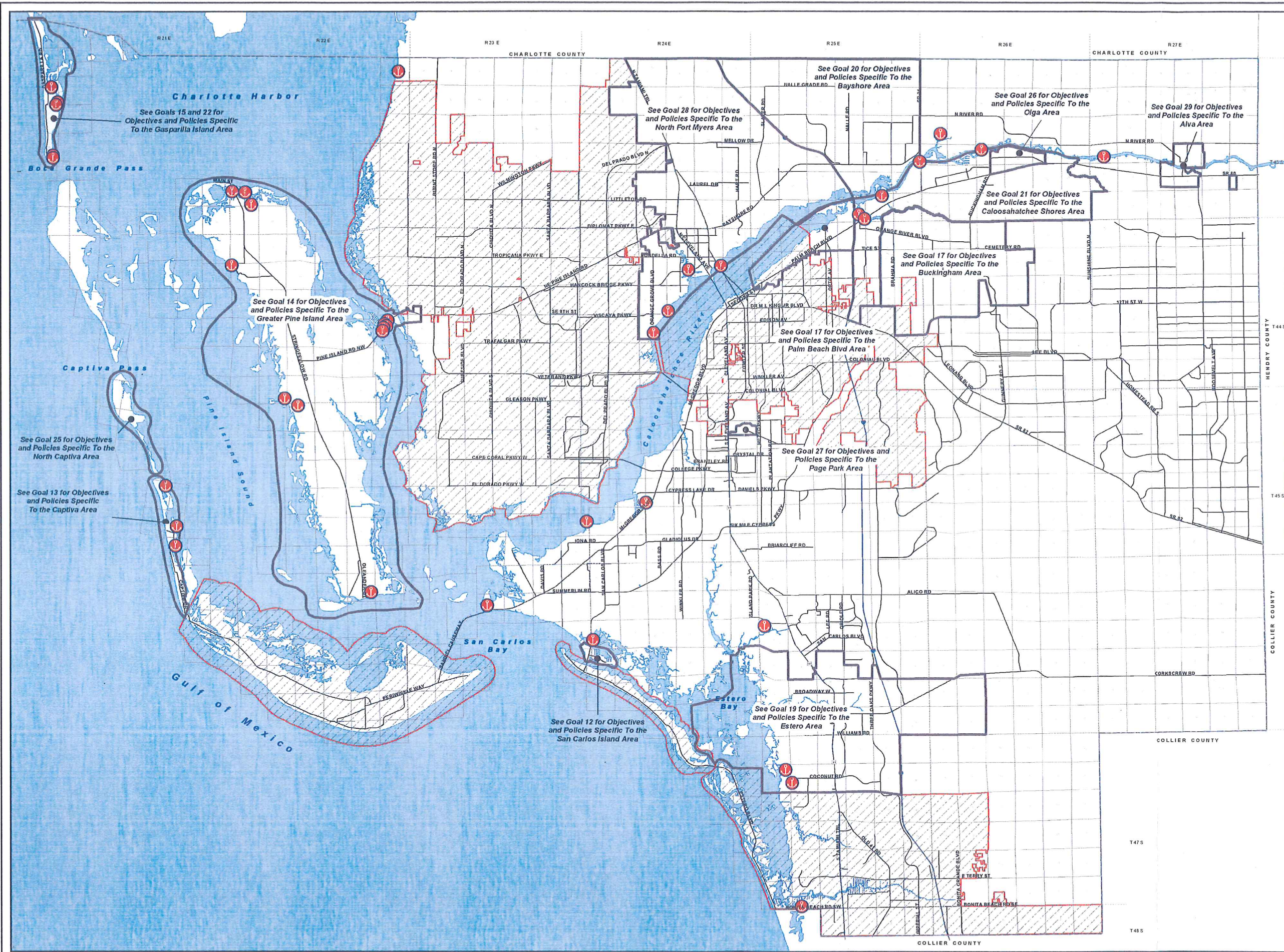
### **Conclusion**

Based on the projected traffic volumes that will be generated from the permitted development should the proposed comprehensive plan amendment be approved, the Level of Service on the roadway analyzed will continue to be within the standards identified in the Lee County Comprehensive Plan based upon the analysis of the 5 – year and long range planning (2030) time frames. Therefore, no changes to the Lee County DOT 5 year work program, the FDOT 5 year work program or the 2030 Long Range Transportation Plan will be required as a result of the proposed land use change.

# PROPOSED SPECIAL TREATMENT AREAS MAP

## Legend

-  Water Dependent Overlay
-  Community Planning Areas
-  City Limits









Map Generated: January, 2009  
City Limits current to date of map generation

Last Amended: August 13, 2007  
Amended by Ordinance No.  
02-02, 03-01, 03-02, 03-04, 03-21, 07-09

**Proposed  
Lee Plan Map 1  
Page 2 of 6**

# CPA2007-56 NORTH FORY MYERS COMMUNITY PLAN

Existing Future Land Use

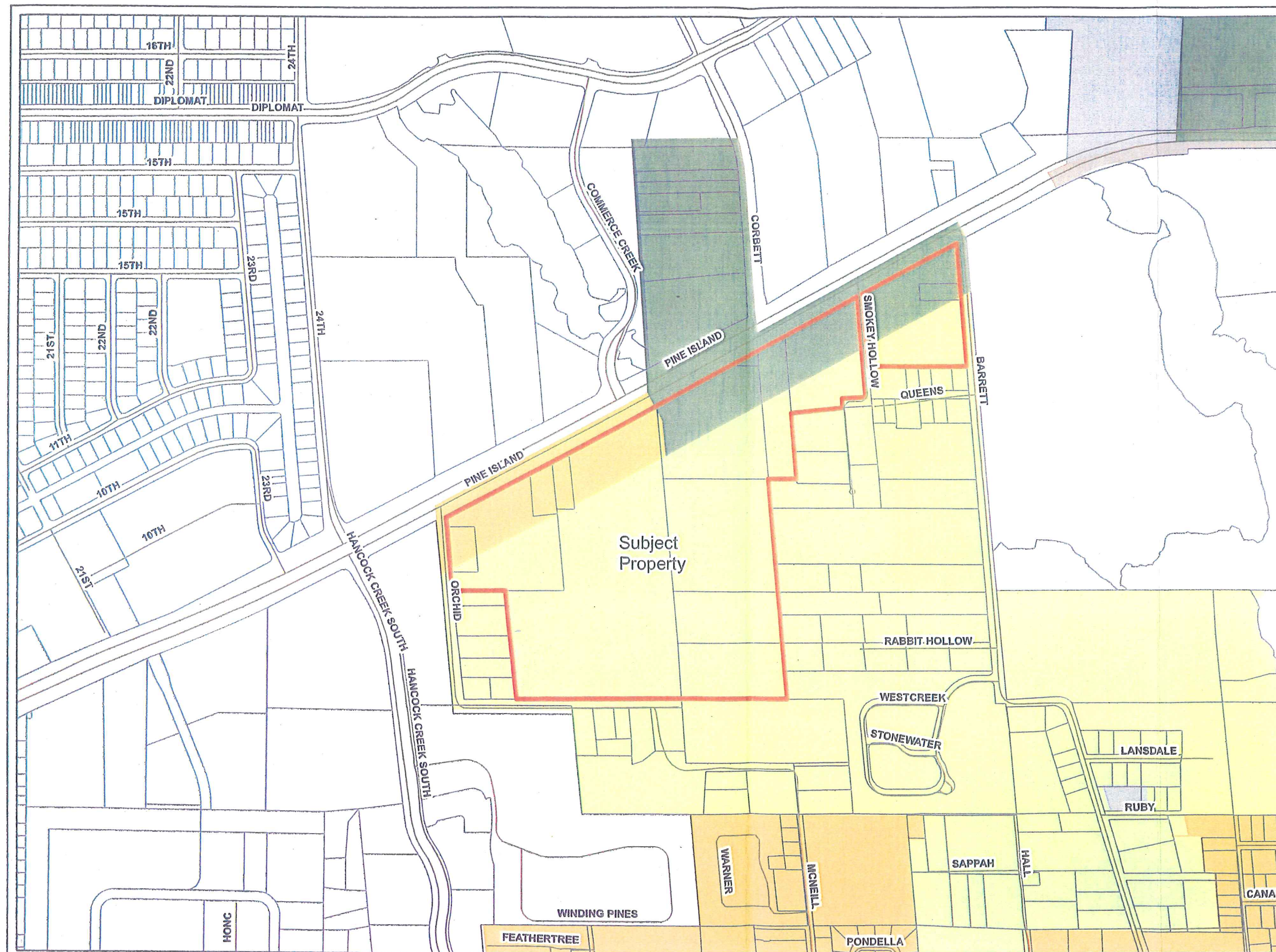
-  Intensive Development
-  Central Urban
-  Suburban
-  Sub-Outlying Suburban
-  Public Facilities
-  Subject Property

 **LEE COUNTY**  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING



7.5 15 22.5 30  
Miles

Map Generated: October 2nd



# CPA2007-56 NORTH FORT MYERS COMMUNITY PLAN

Proposed  
Future Land Use Map

- Proposed Commercial
- Proposed Conservation Lands Wetlands
- Proposed Conservation Lands Upland
- Intensive Development
- Wetlands
- Central Urban
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- IND
- Public Facilities

 **LEE COUNTY**  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING



0 110 220 440 660 880 Feet

Map Generated: March 2009

Subject  
Property

COMMERCE CREEK

CORBETT

SMOKEY HOLLOW

QUEENS

BARRETT

PINE ISLAND

PINE ISLAND

ORCHID

RABBIT HOLLOW

WESTCREEK

STONEWATER

LANSDALE

RUBY

HALL

SAPPAH

MCNEILL

WARNER

HANCOCK CREEK SOUTH

WINDING PINES

DIPLOMAT

15TH

15TH

15TH

23RD

24TH

11TH

10TH

23RD

10TH

22ND

22ND

Written Proposal  
Solicitation No. CN-06-19



North Fort Myers  
Community Planning Study

September 29, 2006

HDR

# WRITTEN PROPOSAL

## **SOLICITATION No. CN-06-19** **North Fort Myers Community Planning Study**

***Prepared by: HDR Engineering, Inc.***

### **1.0 APPROACH TO THE PROJECT**

#### **1.1 Understanding of Major Issues**

The boundaries of the Planning Community of North Fort Myers are I-75 on the east, the Charlotte County line on the north, Cape Coral on the west, and the Caloosahatchee River on the south (Figure 1). The area encompasses 1,866 acres, of which approximately 1,196 acres are residential – including rural, open lands, and wetlands. The population of the planning area is approximately 46,000, with a functional population of about 55,000.

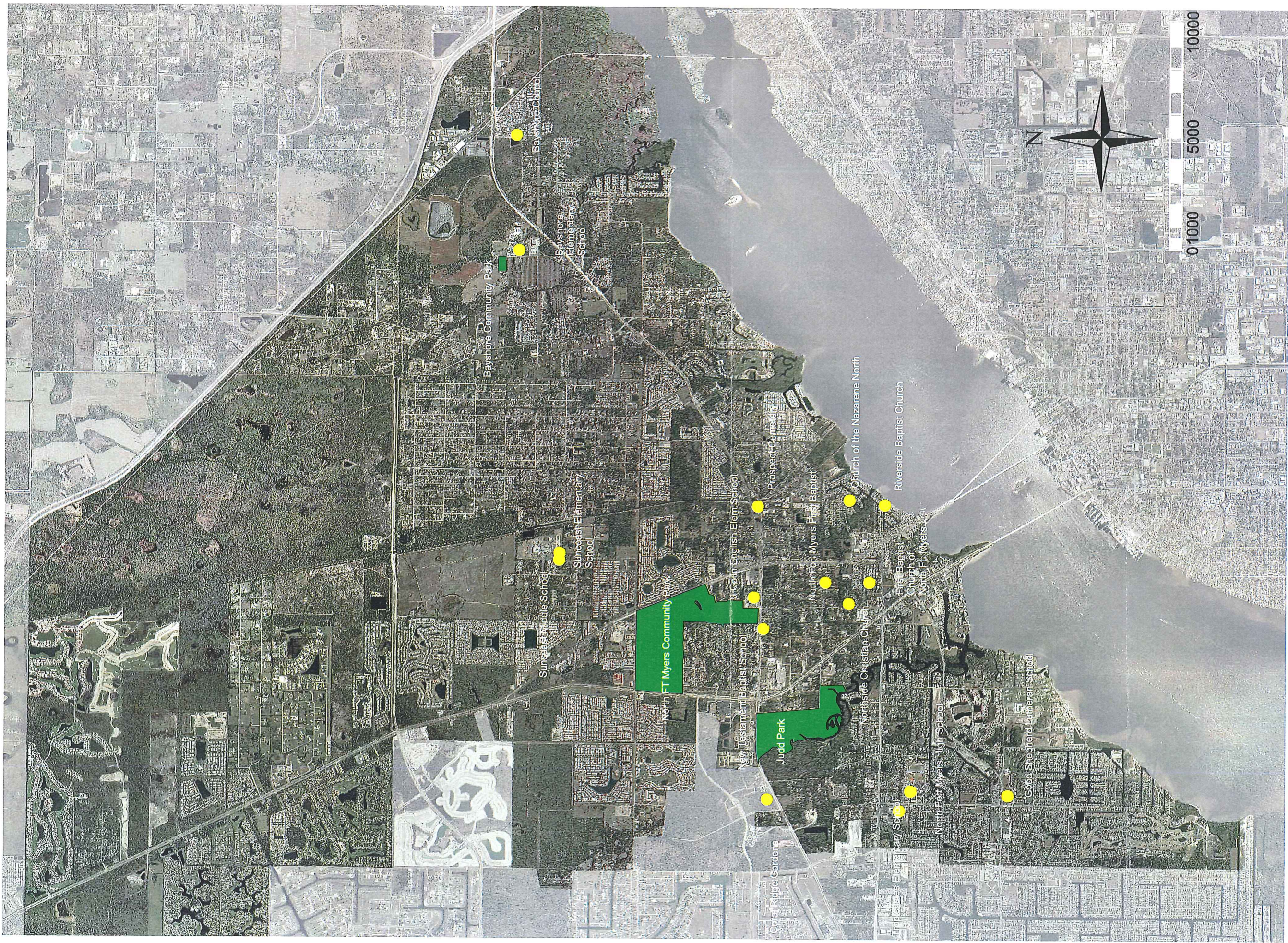
The community formed a Community Planning Panel to help decide the direction North Fort Myers will take into the future. In early summer, the Panel developed seven subcommittees to address the main topics of interest for the community: environment, community character, land use (facilities), transportation and infrastructure, economic development, housing and communications.

In their April 2006 meeting, nearly 50 residents shared their views on the issues they considered where most pressing in North Fort Myers. Issues included affordable housing, planned commercial business development, public transportation, and beautification, among others. In their May and June meetings, residents worked on forming the subcommittees, which went to work over the summer.

North Fort Myers will likely experience significant growth in the next few years. Both development and re-development will occur; zoning has been approved for several thousand dwelling units and several thousand more are pending. Rapid growth will have a profound effect on the community.

HDR will help the community articulate a vision, and identity and address key issues. We anticipate issues will include:

- Develop a vision and identity to guide future development and growth in the community.
- Manage growth to preserve important community characteristics.
- Explore opportunities to maximize the community benefits of the extensive waterfront on the Caloosahatchee River.
- Preserve the historical character of the community.
- Explore architectural guidelines to enhance the sense of identity and the realization of the community vision.



# North Ft. Myers Community Planning Area

**Figure 1**  
**Example Points of Interest**

- Explore opportunities for concentrating services to make the community self-reliant (e.g., health care facilities).
- Evaluate the need and location of a focal community area (e.g., a “downtown”) to promote community interaction and enhance community identity.

HDR will serve as an advocate and conduit of the community’s needs and desires.

From the request for written proposal issued by Lee County, we understand the anticipated budget for the North Fort Myers Community Planning Study is \$50,000. The following approach and staffing plan were devised to be executed within a \$50,000 budget. The following tasks will be carried out:

**Task 1 - Project Kick-Off.** Upon Notice to Proceed, HDR will convene a meeting with County personnel and North Fort Myers Community Planning Panel members to discuss the project objectives, timeline, and responsibilities of each party. During the kick-off meeting, the County will provide the consultant with pertinent data and information to support the project, including, among others, the following items:

- Census data, population projections, and other demographic data for the study area.
- Aerial photography, GIS data, and other readily available mapping data.
- Zoning, FLUM and property appraiser’s data.
- Studies, reports, or raw data regarding current water supply sources, stormwater management facilities, wastewater systems, waste collection and disposal, and other utilities information.
- Readily available information regarding other community planning studies in Lee County, if available.

**Task 2 – Field Reconnaissance and Photographic Documentation of the Study Area.** HDR will complete a reconnaissance of the area and develop photographic documentation for the project. The field reconnaissance will be accomplished within the same day as the project kick-off meeting. We anticipate one or more representatives of the County and the Community Planning Panel will accompany and guide us in this reconnaissance.

**Task 3 – Data Evaluation.** With the exception of data generated in the public meetings, the County and Community Planning Panel will supply all necessary data for the project. HDR will evaluate the information in order to assist the County and the North Fort Myers Community in developing the goals, objectives, and policies to be included in the Community Plan.

**Task 4 – Public Meetings.** HDR will facilitate two public meetings. Meetings will be organized by the County or Community Planning Panel, including the location, invitations, and logistics. HDR will provide audiovisual materials (PowerPoint presentations, boards, flipcharts, and ancillary materials). Each meeting will be three hours long.



- Meeting 1 (Vision) – The first meeting will focus on discussing the current conditions of the planning area and will include a participatory exercise to help the community identify its strengths, weaknesses, opportunities, and threats (SWOT). This exercise will lay the foundation for the community plan.
- Meeting 2 (Goals and Strategies) - The Consultant and County staff will conduct a meeting to identify community-wide goals and strategies for inclusion in the plan.

Within one week after each meeting, HDR will provide the County and Community Planning Panel with a summary of findings.

**Task 5 – Community Plan Work Session.** HDR will facilitate a 2-day technical workshop with the County and the Community Planning Panel, in which we will work together to develop the objectives and policies necessary to further the community’s goals, in the context of the Lee Plan. Each Comp Plan element will be addressed as needed. HDR assumes that some elements will not be applicable.

**Task 6 – Prepare and Deliver Draft Community Study.** After the 2-day technical workshop, HDR will prepare the Draft Community Study Report. HDR will work with the County and the Community Planning Panel to develop an outline for the document. For each comp plan element addressed, there will be a brief discussion of current conditions, a brief discussion of the community needs, and then the goals, objectives and policies. HDR will submit the Draft Plan electronically, in a print-ready PDF format.

We propose that the outline of the Community Plan be a streamlined version of the Lee Plan, including the following sections:

1. Introduction (background, relationship to County Comp Plan and State requirements, summary of current conditions). Approximately 10 pages.
2. Community Planning Process. A description of the community involvement process and results, including the goals.
- 3..X Sections for each pertinent Comp Plan element. For each goal pertinent to the element, the section will include:
  - Summary of Current Conditions (pertinent to the goal). One to two pages.
  - Summary of Community Needs. About one page.
  - Objectives and Policies.
- X+1 Implementation Plan. A description of the implementation steps and general cost necessary to carry out the Community Plan.

**Task 7 – Prepare and Present Final Community Plan.** The County and Community Planning Panel will review the draft plan and provide HDR with one set of consolidated comments. HDR will address the comments and finalize the plan. HDR, if requested by the County, will assist in presenting the plan to the Board of County Commissioners.

## Assumptions

The following assumptions apply to the effort estimate presented in Level of Effort, Table 1 on page 11:

- The County and the Community Planning Panel will provide all necessary existing data. HDR will not gather primary data in the field nor perform data manipulation.
- The County will take the lead on zoning and land use issues. HDR will provide assistance and ideas, but the County will remain responsible for this element of the Community Plan.
- Cost benefit analysis of policies will be limited to comparing alternatives based on a semi-quantitative basis for a set of 3-5 criteria. No econometric modeling or an exhaustive funding analysis is included.

## 2.0 PROPOSED STAFFING PLAN

### 2.1 Personnel Requirements for the Study

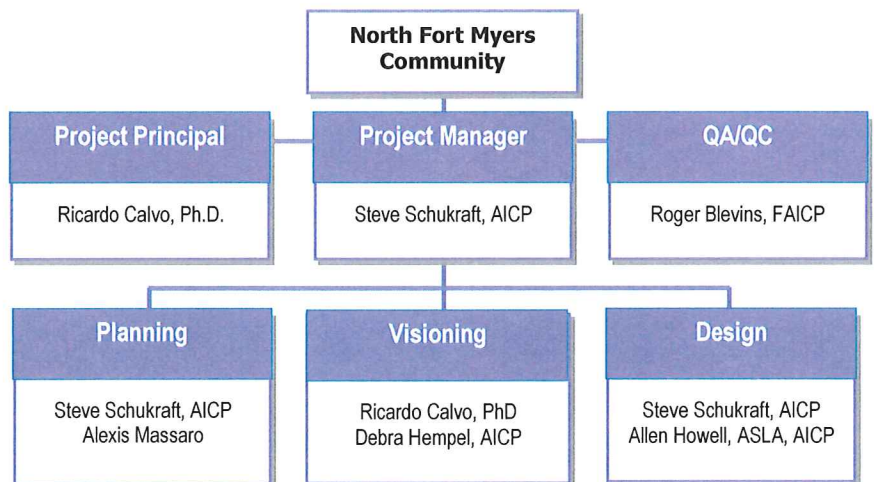
We propose a streamlined, experienced team to carry out this study. The following key individuals will work with the community (resumes are included):

**Steve Schukraft, AICP,  
Project Manager.**

Mr. Schukraft is a city planner with twenty years of experience helping communities and clients solve complex planning, urban design, and development challenges. In recent years, he has managed a range of revitalization, urban design, and transit-oriented development projects; led dozens of public planning charrettes and work-shops; and designed and

managed large-scale public visioning, goal setting, and planning initiatives in Florida, Virginia, Maryland, New York, and Missouri. Steve coauthored *Pulling Together: A Planning & Development Consensus Building Manual*, a publication of the Urban Land Institute introducing the theory and practice of consensus-based problem solving and decision making processes.

**Ricardo N. Calvo, Ph.D.** Dr. Calvo will serve as the Project Principal and will ensure that all necessary resources are made available for the successful execution of the Community Planning Study. Dr. Calvo was the Project Manager of the Florida Keys Carrying Capacity Study, winner of the *2003 National Grand Award for Engineering Excellence* from the American Council of Engineering Companies. He was the Project Director for the Community Master Plans for Big



Pine and Key Largo, as well as for the Tavernier Design Guidelines and Historic Preservation Guidelines, and is completing the Little Gasparilla Island Community Plan.

**Roger Blevins, FAICP, QA/QC.** Mr. Blevins is a senior urban planner with over 30 years of experience in professional planning. He provides quality control and direction on planning tasks and assists in developing civilian land planning projects. Roger's pioneering work in military installation and civilian plan development, sustainability, planning assistance teams, GIS integration and the application of uniform planning tools set the standard for military planning worldwide. His superb leadership within the Air Force, APA and Federal Planning Division has empowered and inspired federal planners.



**Debra Hempel, AICP, Public Involvement.** Ms. Hempel's diverse professional experience includes eight years as marketing manager and permit coordinator for a mid-sized environmental, planning, and engineering firm, and two years as a land planner. From 1999 to 2006, she worked for Duany Plater-Zyberk (DPZ), with whom she served as the Project Coordinator on more than 85 large and small scale community-planning projects throughout the US and internationally. Her work included project/charrette coordination, logistics, scheduling, document research, data collection and review, land use mapping, marketing, and public relations. She is the Project Manager for the ongoing Lower Keys Community Plan.

**Alexis Massaro, Planner.** Ms. Massaro has practiced extensively throughout Florida. She worked on the Key Largo Community Plan, Treasure Island Downtown Redevelopment Plan, Little Gasparilla Island Community Plan, and Lower Keys Community Plan.

**Allen Howell, RLA, AICP, Design Elements.** Mr. Howell will assist the team with design elements and renderings.

## 2.2 Capabilities of the Firm

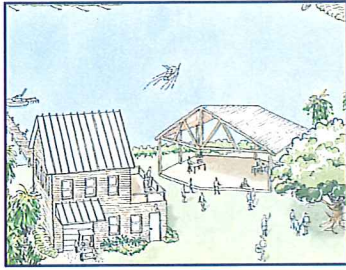
We contend that our recent relevant experience in Florida is unmatched. Within the last three years we have completed projects that emphasize every one of the main types of issues we anticipate we will encounter in this study. The subsections below showcase example projects:

### Visioning, Community Participation, and Community Master Plans

**Key Largo Livable CommuniKeys Master Plan, Monroe County** - HDR provided community planning and urban design services for Monroe County's Livable CommuniKey's Program (LCP). The Key Largo LCP included the evaluation and reparation of an island-wide comprehensive and urban design plan for Mile Marker 97 to Mile Marker 107 in the Florida Keys. The project included analysis and recommendations relating to redevelopment trends, protection of natural resources and inclusion of housing alternatives.



The Livable CommuniKeys workshops were attended by consultants and county officials. From left, Ricardo Calvo, county Planning Director Marlene Conaway, James A. Moore, County Mayor Murray Nelson, Alexis Massaro and Upper Keys Island Planning Team Director David Dacquist.

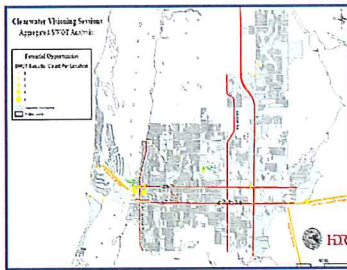


#### **Little Gasparilla Island Community Plan, Charlotte County -**

HDR is assisting Charlotte County to develop a Community Master Plan for Little Gasparilla Island (LGI). LGI is a small barrier island community accessible only by boat. Only residential uses are allowed on the island. The Community Plan will address community-stated needs for permanent mainland docking facilities, a community gathering area on the island, internal road/path system, and water/wastewater and solid waste system improvements. The

project includes two community workshops. The first will focus on developing a community vision for LGI. The second will focus on developing the goals of the Community Plan. The final plan will include the goals, objectives and policies necessary to realize the community vision, within the framework of the Charlotte County Comprehensive Plan. We encourage you to view the Draft Plan at [www.charlottefl.com/outreach/pzdocs/LittleGasparilla/LGI\\_CommunityPlan.pdf](http://www.charlottefl.com/outreach/pzdocs/LittleGasparilla/LGI_CommunityPlan.pdf) (we have enclosed one hard copy for your reference).

**Lower Keys Livable CommuniKeys Plan, Monroe County** - Monroe County is continuing its Livable CommuniKeys Program with the development of the Livable CommuniKeys Plan for the Lower Keys. HDR is assisting in creating a plan that will identify and address the needs and vision of the community within the framework of the Monroe County Comprehensive Plan and other applicable regulations.

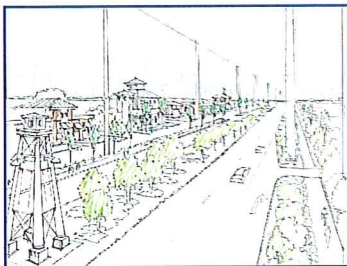


#### **City of Clearwater Visioning Workshops, Pinellas County, Florida -**

By personal invitation, HDR assisted the City of Clearwater in preparing and carrying out three visioning workshops that were attended by City Council members and selected staff members. HDR prepared, conducted and summarized these workshops, including structuring the agendas, delivering presentations, facilitating discussion and debate, and compiling workshop notes into the final recommendations. The workshops

allowed the city leaders to evaluate both the current status of the City and potential future opportunities, ultimately revising the City's adopted Vision Statement and supporting strategies. Based on this experience, the City authorized a series of eight community-wide visioning sessions that were carried out in the fall of 2005. The results of the workshops were correlated to assist the Council in their efforts to implement the City's Vision Statement. This analysis and final recommendations were presented to the City Council in December 2005.

### **Redevelopment and Design Guidelines**



#### **Key Largo US Highway 1 Corridor Enhancement Plan, Monroe County -**

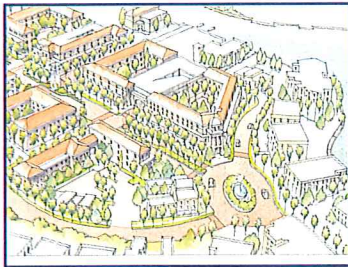
HDR prepared an enhancement plan for US Highway 1 from Mile Marker 97 to Mile Marker 107. With this enhancement plan, Monroe County will direct development and create an identity for the community of Key Largo in the Upper Florida Keys. The enhancement plan focuses on some specific areas along the corridor where detailed design is needed; these areas are provided with a physical plan and strategies for development as well as standards

and proposed road sections. Standards address desired outcomes for site development, building configuration and building elements.



**Economic Development and Redevelopment Plan for the Pinellas Community, Pinellas County** - HDR is part of the team of planners, urban designers, developers, economists, and real estate experts that has been brought together by the civic leaders and officials to help define and implement the recycling of Pinellas County. The initial phase of this process included intensive physical, economic and real estate analysis, and culminated in an Opportunities Summit, conducted by the County in December 2002.

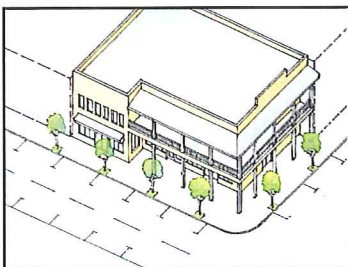
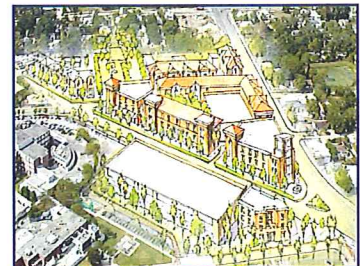
The second phase of the project entails the development of a comprehensive program for linking desired future economic development with necessary physical redevelopment. This phase builds on the opportunities of creating mixed-use development, grayfield and brownfield redevelopment, Transit Oriented Development (TODs), neighborhood infill, commercial arterial redevelopment, and other strategies.



**Downtown Redevelopment Master Plan, Treasure Island** - HDR's planning and design team was responsible for developing a Downtown Redevelopment Master Plan for the Treasure Island community. The plan will provide urban design recommendations, parking solutions, development regulation alternatives, assessment of infrastructure, market analysis and an implementable strategic plan. This project had a significant public participation component

#### **Dunedin Community Character Analysis, Pinellas County** -

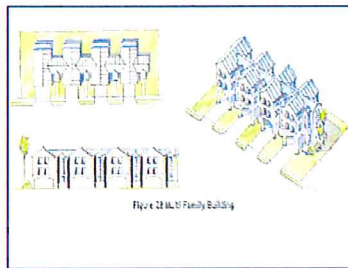
HDR led a two-day visioning workshop for the Pinellas County Commission and staff of the City of Dunedin. Out of this grew a second community-wide visioning effort that included two community-wide visioning workshops. These workshops helped the HDR team generate a series of redevelopment strategies through a visioning exercise of City officials, staff and the community to establish a consensus vision for the future of the community. This effort included an overview of both the use of visioning and the nature of urban redevelopment, a SWOT analysis, a consensus-building exercise and the development of a consensus vision statement. Infill prototypes were developed for six distinct areas within the City, highlighting these strategies. The results of this project will be presented to the City Attorney for incorporation into the City's Comprehensive Plan and Land Development Regulations.



**Largo Town Center Urban Design Guidelines, City of Largo, Florida** - Working with the City and the developer, HDR created a set of Urban Design Guidelines for the proposed Town Center. Early in the project, the HDR team recognized that the Urban Design Guidelines had the potential to serve as a model for not only the Town Center but future urban redevelopment areas. As such, these guidelines were based on the principles of New

Urbanism to create effective pedestrian-oriented environments that combined a range of uses including accessible civic spaces. The project included four specific tasks: evaluation, visioning, design guidelines and implementation. This approach facilitated maximum communication between the City, the developer and the HDR team and created an iterative process in which ideas were proposed, illustrated, shared and critiqued. The results of the project are a set of highly-illustrated design guidelines that address not only the primary concepts of place making and mixed-use development, but also meet local development criteria and provide the City with the criteria and mechanisms to guide potential development and redevelopment initiatives.

**Tavernier Historic District Preservation Guidelines, Monroe County** - Extensive analysis of a proposed historic district included a description of the district's architectural character. Guidelines for the preservation and development of the historic district include guidelines for site development, building configuration and building elements. Suggested building types and amendments to the County's Land Development Regulations are also part of the guidelines. The community input requirement was satisfied with a four-day charrette.



**Tavernier Development Standards and Guidelines, Monroe County** - HDR planners and urban designers developed an overlay district along the US Highway 1 to help Monroe County direct development and create an identity for the community of Tavernier in the Upper Florida Keys. The Development Standards and Guidelines apply on three distinct regulating zones along the corridor according to the level of development, a concept based on the theory of the Transect put forward by the New Urbanist

movement. Standards and guidelines address desired outcomes for site development, building configuration and building elements. The Development Standards and Guidelines are pending for review and adoption from the Monroe County Board of County Commissioners. However, reaching this point has already included a significant amount of community input through community workshops and charrettes.

## Waterfront

**City of Tampa Riverwalk, Tampa** - Consistent with on-going efforts to develop the City of Tampa's Downtown area waterfront in an appealing manner, the City selected a consortium of firms, including HDR, to develop a Master Plan for a 2 ½ mile walkway along the east bank of the Hillsborough River and along Garrison Channel. When completed, the Riverwalk will extend from its northern terminus near the North Boulevard Bridge to a point just west of the Channelside District at the Beneficial Street Bridge. The Riverwalk will provide an attractive and direct pedestrian link to several major destinations, including the Performing Arts Center, the Museum of Art, the proposed Children's Museum, the planned Downtown Waterfront Park, the Convention Center, and the new History Museum.

### **2.3 Personnel Availability for the Project**

All project team members are fully available for the study. As a team, our availability is significantly higher than that required at the budget level established. Should the study require a higher level of effort, our team will readily accommodate any increased effort.

### **2.4 Subconsultants**

HDR is fully capable to carry out the entire study so we do not have any subconsultants on our team for this project.

### **2.5 Resumes**

Resumes for all team members are located at the end of this document.

## **3.0 SCHEDULE OF EVENTS**

We will complete the draft study report in nine months. Public meeting will occur at months 3, 5, and 7. We will submit our report at the end of month nine and will complete revisions within one month from receiving comments. We will then be ready to present the study to the Board of County Commissioners. The total time frame estimated to complete the study is 12 months.

## **4.0 DBE PARTICIPATION**

HDR is not a DBE. We remain committed to teaming with a capable DBE firm for this study. However, HDR is fully capable to carry out the entire study and, at the budget level indicated in the request for proposal; we propose to omit DBE participation.

**Table 1**  
**Level of Effort**  
**(based on a \$50,000 budget as indicated in the RFP)**

Task	Hourly Rate	R. Calvo \$190.00	S. Schukraft \$185.00	R. Blevins \$185.00	D. Hempel \$120.00	A. Massaro \$75.00	Rendering \$125.00	Tech. Support \$80.00	Admin \$60.00	Total Hours
1. Project Kick-Off		0	6	0	0	6	0	0	1	13
2. Field Reconnaissance		0	4	0	0	4	0	0	1	9
3. Data Evaluation		8	4	0	8	24	0	24	1	69
4. Public Meetings (2)		12	11	0	16	12	0	12	4	67
5. Work Session		0	16	0	16	0	0	16	4	52
6. Draft Community Plan		8	16	0	40	44	8	12	6	134
7. Final Plan and Presentation		12	16	8	7	7	0	4	4	58
Total Hours		40	73	8	87	97	8	68	21	402
Total Labor Cost		\$7,600.00	\$13,505.00	\$1,480.00	\$10,440.00	\$7,275.00	\$1,000.00	\$5,440.00	\$1,260.00	\$48,000.00
Expenses (travel, reproduction, photography, audiovisual materials)										\$2,000
<b>TOTAL BUDGET</b>										<b>\$50,000.00</b>

# Resumes

## Steven W. Schukraft, AICP

Project Manager

### Education

Master of Planning, University of Virginia School of Architecture, 1992

Graduate Study in Architecture, University of South Florida School of Architecture, 1988-1990

Urban Design and Planning Studio, Harvard University Graduate School of Design, 1987

Bachelor of Arts in Political Science and Urban Studies, University of South Florida, 1985

### Professional Registrations

American Institute of Certified Planners (1999)

### Professional Affiliations

Congress for New Urbanism  
American Planning Association

### HDR Tenure

Less than 1 year

### Industry Tenure

20 Years

### Professional Experience

Steve is an accomplished city planner with twenty years experience helping communities and clients solve complex planning, urban design, and development challenges. In recent years, he has managed a range of revitalization, urban design, and transit-oriented development projects; led dozens of public planning charrettes and work-shops; and designed and managed large-scale public visioning, goal setting, and planning initiatives in New York, Missouri, and Florida.

Prior to joining HDR, Steve served as the Washington Location Leader for the HOK Planning Group, managing the day-to-day operations of the planning studio. In addition to his staff management, business development, and group-wide leadership responsibilities, Steve directed his team's work on such high profile projects as the Moss Point Mississippi Rebuilding and Renewal Plan; the Clarendon Sector Plan in Arlington, Virginia; the 12th & Menaul Study in Albuquerque; the Erie-Niagara Framework for Regional Growth in Western New York; the H Street NE Revitalization Plan in Washington, DC; and the Braddock Metro Station Area plan in Alexandria, Virginia.

Prior to entering consulting practice, Steve was Program Coordinator for the Mayors Institute on City Design, an award-winning educational initiative of the National Endowment for the Arts; Project Manager for the Florida Center for Urban Design and Research, a state-supported planning and design assistance center; and Associate Planner for Charles County, Maryland and the City of Sarasota, Florida.

Steve coauthored Pulling Together: A Planning & Development Consensus Building Manual, a publication of the Urban Land Institute introducing the theory and practice of consensus-based problem solving and decision making processes

### Project Experience

#### Community Design, Development, & Planning

Moss Point Downtown Plan & SmartCode, Moss Point, Mississippi  
Niagara River Greenway Management Plan, Erie and Niagara Counties, New York  
Broadway Arts Center Redevelopment Plan, Long Branch, New Jersey  
Erie-Niagara Framework for Regional Growth Plan, Erie & Niagara Counties, New York  
Sursum Corda Revitalization, Washington, DC  
Moss Point Rebuilding and Renewal Plan, Moss Point, Mississippi  
12th & Menaul Mixed Use District Master Plan & Guidelines, Albuquerque, New Mexico  
H Street NE Strategic Development Plan & Urban Guidelines, Washington, DC  
Bowie and Vicinity Sector Plan, Prince Georges County, Maryland  
Upper Wisconsin Avenue Corridor Study, Washington, District of Columbia  
Big Pine Key/US 1 Corridor Area Enhancement Plan, Monroe County, Florida  
Comprehensive Plan Update, Lynchburg, Virginia  
Tyreeanna/Pleasant Valley Neighborhood Plan, Lynchburg, Virginia  
Allegheny West Neighborhood Plan, Pittsburgh, Pennsylvania  
Simsbury Town Center Design Charrette, Simsbury, Connecticut

Patterson Park Master Plan, Baltimore, Maryland  
 Arlington National Cemetery Master Plan & Environmental Assessment, Arlington, VA  
 Outlook Roanoke Downtown Master Plan, Roanoke Virginia  
 Takoma Junction Revitalization Plan, Takoma Park, Maryland  
 Western Transportation Corridor MIS Land Use Impact Assessment, Northern Virginia  
 Wilmington Area Planning Council Community Design Criteria, Wilmington, Delaware  
 Jackson Ward Neighborhood Economic Development Strategy, Richmond, Virginia  
 US Coast Guard Alexandria Master Plan & Environmental Assessment, Fairfax Co., VA  
 Downtown Revitalization & Utilities Project, Maryland Downtown Development Assoc.  
 Fort Meade Housing Design Feasibility Study, Fort Meade, Maryland  
 National League of Cities Leadership Training Institute, Minneapolis, Minnesota  
 Moderately Priced Dwelling Unit Ordinance Development, Charles County, Maryland  
 Expedited Zoning & Subdivision Review Procedures, Charles County, Maryland  
 Lower Rappahannock River Valley Natural & Cultural Resource Survey, VA  
 Comprehensive Plan and Capital Improvement Program, Lake Placid, Florida  
 Downtown Riverfront-Arts Development Project, Tampa, Florida  
 Ybor Channel Redevelopment Plan, Tampa, Florida  
 Fruitville Road Entrance Corridor Overlay District, Sarasota, Florida  
 Comprehensive Plan Update & Redevelopment Plan Development, Sarasota, Florida  
 Storefront Design Guidelines, Sarasota, Florida

### **Transit-Oriented Development & Transportation**

Braddock Road Metro Small Area Plan & Guidelines, Alexandria, Virginia  
 Clarendon Parks and Metro Canopy Concept Design, Arlington County, Virginia  
 Poplar Point Mixed Use District Study, Washington, DC  
 Clarendon Sector Plan, Arlington, Virginia  
 Columbia Pike Super Stops Shelter & Site Designs, Arlington County, Virginia  
 Central Rosslyn Curb-Side Management Study, Arlington, Virginia  
 Historic St. Mary's City & St. Mary's College Transportation & Parking Plan, St. Mary's Maryland  
 Skyline Parkway Corridor Management Plan, Duluth, Minnesota  
 Northside Neighborhood Impact Mitigation Study, Pittsburgh, Pennsylvania  
 Chesapeake Country Scenic Byway Corridor Management Plan, Upper Eastern Shore, Maryland  
 Savannah River National Scenic Byway Corridor Management Plan, South Carolina

### **Public Engagement & Outreach**

Buckhead Vision Plan, Atlanta, Virginia  
 Prince George's County Plan Amendment, Prince George's County, Maryland  
 Harrison County Transportation Plan, Harrison County, West Virginia  
 Hiawatha Light Rail Transit Station Design Process, Minneapolis, Minnesota  
 Cross County Metrolink Extension Design Study, St. Louis, Missouri  
 Windmill Hill Park Planning Process, Alexandria, Virginia  
 Gateway Parks & Trails Regional Master Plan, St. Louis Missouri  
 Major Investment Studies, Capital Region, Connecticut  
 St. Louis 2004 Regional Goal Setting, St. Louis Metropolitan Region  
 Accokeek Design Charrette, Accokeek, Maryland  
 South County Design Charrette, Martin County, Florida  
 Kilmarnock Town Planning Charrette, Kilmarnock, Virginia  
 Rappahannock River Valley Initiative Planning Retreat, Tappahannock, Virginia  
 Comprehensive Plan Public Participation Processes, Sarasota & Lake Placid, Florida

## Ricardo N. Calvo, PhD

Project Principal

### Education

Doctor of Philosophy,  
Biological/Life Sciences,  
University of Miami, 1990

Bachelor of Science,  
Biological/Life Sciences,  
Universidad Simon Bolivar, 1984

### HDR Tenure

3 Years

### Industry Tenure

16 Years

### Professional Experience

Dr. Calvo has extensive experience in ecological research and environmental consulting in the United States and abroad. Research experience includes studies at the population and community levels, literature reviews, and peer-reviewed publications in the scientific journals *Ecology*, *The American Naturalist*, and *American Journal of Botany*. Broad project experience includes large multidisciplinary planning projects, environmental impact assessments for diverse infrastructure projects, threatened and endangered species, preserve design and management, wildlife surveys, mitigation design and environmental planning.

### Project Experience

**Monroe County, Tavernier Urban Design Guidelines.** Project Principal. HDR planners and urban designers developed an overlay district along US Highway 1 to help Monroe County direct development and create an identity for the community of Tavernier in the Upper Florida Keys.

**Little Gasparilla Island Community Plan, Charlotte County, Florida** Project Manager. HDR is assisting Charlotte County to develop a Community Master Plan for Little Gasparilla Island (LGI). LGI is a small barrier island community accessible only by boat. Only residential uses are allowed on the island. The Community Plan will address community-stated needs for permanent mainland docking facilities, a community gathering area on the island, internal road/path system, and water/wastewater and solid waste system improvements. The project includes two community workshops. The first will focus on developing a community vision for LGI. The second will focus on developing the goals of the Community Plan. The final plan will include the goals, objectives and policies necessary to realize the community vision, within the framework of the Charlotte County Comprehensive Plan.

**Key Largo Community Master Plan, Monroe County, Florida.** Project Director for the preparation of a community master plan for Key Largo. The study, part of the Livable CommuniKeys Program for the County, is managing public input to develop a community vision, design guidelines, land development regulations, and amendments to the Comprehensive Development Plan.

**Tavernier Corridor Development Standards and Guidelines, Monroe County, Florida.** Project Principal. HDR planners and urban designers developed an overlay district along US Highway 1 to help Monroe County direct development and create an identity for the community of Tavernier in the Upper Florida Keys. The Development Standards and Guidelines apply on three distinct regulating zones along the corridor according to the level of development, a concept based on the theory of the Transect put forward by the New Urbanist movement. Standards and guidelines address desired outcomes for site development, building configuration and building elements. The Development Standards and Guidelines are pending for review and adoption from the Monroe County Board of County Commissioners. However, reaching this point has already included a significant amount of community input through community workshops and charrettes.

**Tavernier Historic Preservation Guidelines, Monroe County, Florida.** Project Principal. Extensive analysis of a proposed historic district included description of the district's architectural character. Guidelines for the preservation and development of the historic district include guidelines for site development, building configuration and building elements. Suggested building types and amendments to the County's Land Development Regulations are also part of the guidelines. The community input requirement was satisfied with a four-day charrette.

**Florida Keys Carrying Capacity Study, Monroe County.** Project Manager for a study to determine the ability of the Florida Keys ecosystem to withstand impacts of additional land development activities. The centerpiece of the study was the development of a GIS-based model to evaluate the effect of alternative development scenarios on the environment, socioeconomic conditions, and human infrastructure of the Florida Keys. This unprecedented study faced many technical, management, and stakeholder involvement challenges. The State of Florida is using the results of the study to amend the Monroe County Comprehensive Development Plan. The study won a National Grand Award for Engineering Excellence from the American Council of Engineering Companies.

**Habitat Conservation Plan for Big Pine and No Name Keys, Monroe County.** Project Manager for the development of the HCP for the Key deer and other protected species in Big Pine Key and No Name Key, Monroe County, Florida. Dr. Calvo led the development of a GIS-based population viability analysis model for the Key deer. The model was used to evaluate the type, location, and rate of development to ensure that no negative impacts on the Key deer population occur. The study incorporated extensive public involvement.

**Key Deer Underpasses Project Development and Environment Study, Monroe County.** Project Director for the PD&E for wildlife underpasses to address Key deer/motorist conflicts in Big Pine.

**Environmental Manager for the Urban Development Plan for the Metropolitan Areas of Panama and Colon in Panama.** Directed the environmental component of the plan that will guide urban development through the year 2025 for the metropolitan areas of the cities of Panama and Colon. The project was funded by the InterAmerican Development Bank. Using GIS and aerial photo-interpretation techniques, Dr. Calvo evaluated the environmental opportunities and constraints to development in the study area. He developed the environmental policies that will guide protection of soils, air and water quality, and flora and fauna.

**Key Deer/Motorist Conflict Study, Monroe County.** Project Manager for a study to develop feasible alternatives to reduce mortality of the endangered Florida Key deer (*Odocoileus virginianus clavus*) due to collisions with vehicles along US 1 in Big Pine Key, Florida. This multidisciplinary study combined environmental, socioeconomic and engineering considerations to assist the Florida Department of Transportation.

**Model Dairy Wetlands Mitigation Monitoring Program, Hillsborough County.** Project Manager for a five-year wetland monitoring program for 28 wetlands in a mitigation bank site in Hillsborough County, Florida.

**Misicuni Multipurpose Project, Phase I, Bolivia.** Manager for the Environmental Impact Studies. The project included a dam and reservoir to utilize water resources of the Misicuni River watershed at elevations over 9,000 ft. Water was transported to the Cochabamba Valley to provide irrigation and drinking water to a population of 700,000. Led the preparation of two EISs, one for the dam and reservoir and one for the potable water distribution system.

## Debra S. Hempel, AICP

Project Coordinator, Planner

### Education

Bachelor of Arts, Geography,  
University of South Florida, 1980

### HDR Tenure

Less than 1 year

### Industry Tenure

25 Years

### Professional Experience

Debra Hempel received her BA in Geography from the University of South Florida. Her diverse professional experience includes six years as a cartographer, eight years as marketing manager and permit coordinator for a mid-sized environmental, planning, and engineering firm, and two years as a land planner. Since 1999 to 2006, she has worked for Duany Plater-Zyberk (DPZ), one of the preeminent town planning firms in America. With DPZ, Debra served as the project coordinator on more than 85 large and small scale community-planning projects throughout the US and internationally. Her work included project/charrette coordination, logistics, scheduling, document research, data collection and review, land use mapping, marketing, and public relations.

With HDR, Debra will serve as the national Marketing Coordinator for Community Planning & Urban Design and as the national Project Coordinator for all multi-disciplinary planning and urban design projects involving multi-day design charrettes.

Debra is based in the HDR Tampa office.

### Project Experience

**Downtown Sarasota Master Plan, Sarasota, Florida.** Project Coordinator. Preparation of Master Plan for the downtown and three adjacent walk-to-town neighborhoods.

**ESCAP, St. Lucia, West Indies.** Project Coordinator. 180-acre resort community designed for a dramatic Caribbean setting.

**Estancia Yerba Buena, Nogales, Arizona.** Project Coordinator. 5200 acre ranch that will incorporate a town center, apartments, single-family homes and ranchettes providing a complete range of living opportunities.

**Harborside at Lake Carolina, Columbia, South Carolina.** Project Coordinator. Master Plan for the town center, commercial/office complex and an adjacent neighborhood for the Lake Carolina Development. Harborside, the new town center, will feature retail shops, restaurants, a pub and a bed and breakfast inn.

**Land Planner/Permit Coordinator, Tampa, Florida.** Responsibilities included: Community planning, eminent domain, and permit coordination for planning and engineering projects in Hillsborough County and throughout Florida; collection and review of environmental reports, transportation plans, land use regulations, and zoning codes; preparation of reports and presentations. Projects included the NW Hillsborough Regional Plan and numerous projects for the Florida Department of Transportation.

**Northwest Hillsborough County Master Plan, Hillsborough County, Florida.** Project Coordinator. Master Plan for 21,000 acre study area consisting of 33 established neighborhoods. The Plan embodies an alternative pattern for growth as articulated by the residents, property owners and representatives of the development industry. It is proposed to guide development towards a more compact mixed use pattern of traditional neighborhoods.

**Onondaga County Master Plan, Onondaga County, New York.** Project Coordinator. Master Plan for 800-square mile county which proposed six typical designs that could be

implemented by the various communities within the County. Typical designs included Town Center, Infill, Greenfield, Main Street, Neighborhood Retrofit and a Town Plan.

**Town of Cornelius TOD, Cornelius, North Carolina.** Project Coordinator. This project was initiated to design a Transportation Oriented Development in preparation of commuter rail service from North Mecklenberg County to Charlotte. The project features apartments, neighborhood shops, restaurants, an elementary school and a community center around a square near the proposed transit stop. Townhouses, live-work units and single-family houses line the streets between two greenway park systems woven through the site.

**Mississippi Renewal Forum, Biloxi, Mississippi, Project Coordination.** In response to the devastation of hurricane Katrina, a taskforce of over 200 attendees, including 140 New Urbanists from across the country, as well as more than 50 local experts and officials were mobilized for a week-long charrette on the Mississippi Gulfcoast. This effort was considered by some to be the largest architectural brainstorm in 100 years and saw local and national architects and planners worked together in teams to coordinate specific design plans for 11 municipalities along the coast, as well as regional plans for transportation, coding and retail. Objectives comprised the creation areas that are more diverse, less autodependent, more environmentally friendly and more secure from hurricanes. Accordingly, the projects did not only focus on reconstruction, but also on revamping building and development codes.

**Louisiana Recovery Authority/Louisiana Speaks, Lake Charles, Louisiana, Project Coordination.** As a result of hurricanes Katrina and Rita the Louisiana Recovery Authority (LRA) funded a series of rebuilding/planning efforts across southern Louisiana. First in this series of community design charrettes/workshops was Downtown and North Lake Charles Riverfront Corridor Master Plan. This project envisions a bold reworking of the city's underutilized waterfront damaged during hurricane Rita and encourages an innovative public-private corporation to accelerate downtown redevelopment. The plan included Amsterdam-like canal district, a mews-style cluster of appealing and affordable downtown housing, live/work housing to incubate new or damaged businesses while providing housing to their owners, and a builder's square of panelized housing styles as an alternative to the FEMA trailer.

**Louisiana Recovery Authority/Louisiana Speaks, New Iberia, Louisiana, Project Coordination.** The second community planning effort funded by the Louisiana Recovery Authority (LRA) following hurricanes Katrina and Rita was the South Acadiana Corridor plan. This project focused on the challenges of rebuilding villages and rural communities. Master Plans for the towns of Erath, Delcambre, and Abbeville were prepared with rebuilding smarter, safer, and stronger communities being the primary goal. Each town or village expressed their ideas and concerns during the week long charrette process which concluded with master plans for each community showing viable opportunities for rebuilding and future growth.

**New Orleans Naval Training Center, New Orleans, Louisiana.** Project Coordinator. This project that combined the retrofitting of more than 200 existing housing units and the additions of at least 350 new units. The Plan includes a mixture of apartments, townhouses and single-family houses, parks and charter school integrated into the existing and proposed military base services.

**Brytan, Gainesville, Florida.** Project Coordinator. 150-acre TND on Archer Road. This project will feature a commercial/retail component at Archer Road with townhomes, apartments and single-family homes designed around a central park.

- Explore opportunities for concentrating services to make the community self-reliant (e.g., health care facilities).
- Evaluate the need and location of a focal community area (e.g., a “downtown”) to promote community interaction and enhance community identity.

HDR will serve as an advocate and conduit of the community’s needs and desires.

From the request for written proposal issued by Lee County, we understand the anticipated budget for the North Fort Myers Community Planning Study is \$50,000. The following approach and staffing plan were devised to be executed within a \$50,000 budget. The following tasks will be carried out:

**Task 1 - Project Kick-Off.** Upon Notice to Proceed, HDR will convene a meeting with County personnel and North Fort Myers Community Planning Panel members to discuss the project objectives, timeline, and responsibilities of each party. During the kick-off meeting, the County will provide the consultant with pertinent data and information to support the project, including, among others, the following items:

- Census data, population projections, and other demographic data for the study area.
- Aerial photography, GIS data, and other readily available mapping data.
- Zoning, FLUM and property appraiser’s data.
- Studies, reports, or raw data regarding current water supply sources, stormwater management facilities, wastewater systems, waste collection and disposal, and other utilities information.
- Readily available information regarding other community planning studies in Lee County, if available.

**Task 2 – Field Reconnaissance and Photographic Documentation of the Study Area.** HDR will complete a reconnaissance of the area and develop photographic documentation for the project. The field reconnaissance will be accomplished within the same day as the project kick-off meeting. We anticipate one or more representatives of the County and the Community Planning Panel will accompany and guide us in this reconnaissance.

**Task 3 – Data Evaluation.** With the exception of data generated in the public meetings, the County and Community Planning Panel will supply all necessary data for the project. HDR will evaluate the information in order to assist the County and the North Fort Myers Community in developing the goals, objectives, and policies to be included in the Community Plan.

**Task 4 – Public Meetings.** HDR will facilitate two public meetings. Meetings will be organized by the County or Community Planning Panel, including the location, invitations, and logistics. HDR will provide audiovisual materials (PowerPoint presentations, boards, flipcharts, and ancillary materials). Each meeting will be three hours long.



- Meeting 1 (Vision) – The first meeting will focus on discussing the current conditions of the planning area and will include a participatory exercise to help the community identify its strengths, weaknesses, opportunities, and threats (SWOT). This exercise will lay the foundation for the community plan.
- Meeting 2 (Goals and Strategies) - The Consultant and County staff will conduct a meeting to identify community-wide goals and strategies for inclusion in the plan.

Within one week after each meeting, HDR will provide the County and Community Planning Panel with a summary of findings.

**Task 5 – Community Plan Work Session.** HDR will facilitate a 2-day technical workshop with the County and the Community Planning Panel, in which we will work together to develop the objectives and policies necessary to further the community’s goals, in the context of the Lee Plan. Each Comp Plan element will be addressed as needed. HDR assumes that some elements will not be applicable.

**Task 6 – Prepare and Deliver Draft Community Study.** After the 2-day technical workshop, HDR will prepare the Draft Community Study Report. HDR will work with the County and the Community Planning Panel to develop an outline for the document. For each comp plan element addressed, there will be a brief discussion of current conditions, a brief discussion of the community needs, and then the goals, objectives and policies. HDR will submit the Draft Plan electronically, in a print-ready PDF format.

We propose that the outline of the Community Plan be a streamlined version of the Lee Plan, including the following sections:

1. Introduction (background, relationship to County Comp Plan and State requirements, summary of current conditions). Approximately 10 pages.
2. Community Planning Process. A description of the community involvement process and results, including the goals.
- 3..X Sections for each pertinent Comp Plan element. For each goal pertinent to the element, the section will include:
  - Summary of Current Conditions (pertinent to the goal). One to two pages.
  - Summary of Community Needs. About one page.
  - Objectives and Policies.
- X+1 Implementation Plan. A description of the implementation steps and general cost necessary to carry out the Community Plan.

**Task 7 – Prepare and Present Final Community Plan.** The County and Community Planning Panel will review the draft plan and provide HDR with one set of consolidated comments. HDR will address the comments and finalize the plan. HDR, if requested by the County, will assist in presenting the plan to the Board of County Commissioners.

## Assumptions

The following assumptions apply to the effort estimate presented in Level of Effort, Table 1 on page 11:

- The County and the Community Planning Panel will provide all necessary existing data. HDR will not gather primary data in the field nor perform data manipulation.
- The County will take the lead on zoning and land use issues. HDR will provide assistance and ideas, but the County will remain responsible for this element of the Community Plan.
- Cost benefit analysis of policies will be limited to comparing alternatives based on a semi-quantitative basis for a set of 3-5 criteria. No econometric modeling or an exhaustive funding analysis is included.

## 2.0 PROPOSED STAFFING PLAN

### 2.1 Personnel Requirements for the Study

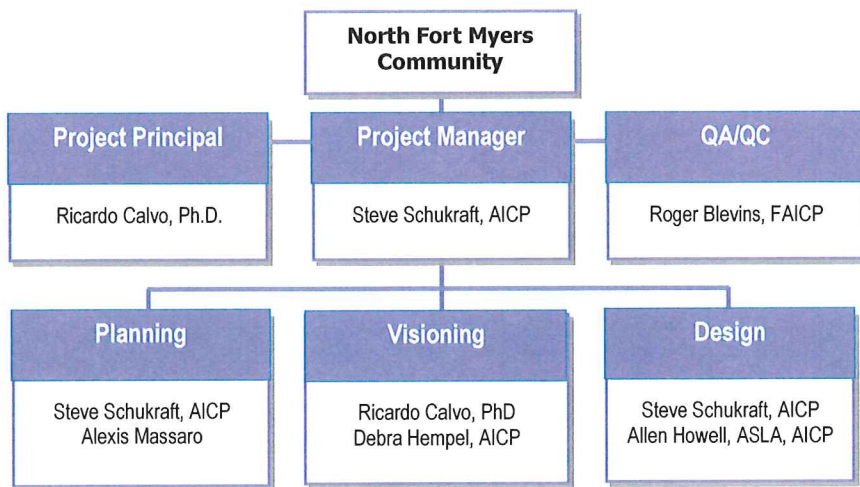
We propose a streamlined, experienced team to carry out this study. The following key individuals will work with the community (resumes are included):

#### **Steve Schukraft, AICP, Project Manager.**

Mr. Schukraft is a city planner with twenty years of experience helping communities and clients solve complex planning, urban design, and development challenges. In recent years, he has managed a range of revitalization, urban design, and transit-oriented development projects; led dozens of public planning charrettes and work-shops; and designed and

managed large-scale public visioning, goal setting, and planning initiatives in Florida, Virginia, Maryland, New York, and Missouri. Steve coauthored *Pulling Together: A Planning & Development Consensus Building Manual*, a publication of the Urban Land Institute introducing the theory and practice of consensus-based problem solving and decision making processes.

**Ricardo N. Calvo, Ph.D.** Dr. Calvo will serve as the Project Principal and will ensure that all necessary resources are made available for the successful execution of the Community Planning Study. Dr. Calvo was the Project Manager of the Florida Keys Carrying Capacity Study, winner of the *2003 National Grand Award for Engineering Excellence* from the American Council of Engineering Companies. He was the Project Director for the Community Master Plans for Big



Pine and Key Largo, as well as for the Tavernier Design Guidelines and Historic Preservation Guidelines, and is completing the Little Gasparilla Island Community Plan.

**Roger Blevins, FAICP, QA/QC.** Mr. Blevins is a senior urban planner with over 30 years of experience in professional planning. He provides quality control and direction on planning tasks and assists in developing civilian land planning projects. Roger's pioneering work in military installation and civilian plan development, sustainability, planning assistance teams, GIS integration and the application of uniform planning tools set the standard for military planning worldwide. His superb leadership within the Air Force, APA and Federal Planning Division has empowered and inspired federal planners.



**Debra Hempel, AICP, Public Involvement.** Ms. Hempel's diverse professional experience includes eight years as marketing manager and permit coordinator for a mid-sized environmental, planning, and engineering firm, and two years as a land planner. From 1999 to 2006, she worked for Duany Plater-Zyberk (DPZ), with whom she served as the Project Coordinator on more than 85 large and small scale community-planning projects throughout the US and internationally. Her work included project/charrette coordination, logistics, scheduling, document research, data collection and review, land use mapping, marketing, and public relations. She is the Project Manager for the ongoing Lower Keys Community Plan.

**Alexis Massaro, Planner.** Ms. Massaro has practiced extensively throughout Florida. She worked on the Key Largo Community Plan, Treasure Island Downtown Redevelopment Plan, Little Gasparilla Island Community Plan, and Lower Keys Community Plan.

**Allen Howell, RLA, AICP, Design Elements.** Mr. Howell will assist the team with design elements and renderings.

## 2.2 Capabilities of the Firm

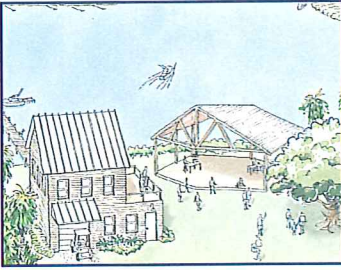
We contend that our recent relevant experience in Florida is unmatched. Within the last three years we have completed projects that emphasize every one of the main types of issues we anticipate we will encounter in this study. The subsections below showcase example projects:

### Visioning, Community Participation, and Community Master Plans

**Key Largo Livable CommuniKeys Master Plan, Monroe County** - HDR provided community planning and urban design services for Monroe County's Livable CommuniKey's Program (LCP). The Key Largo LCP included the evaluation and reparation of an island-wide comprehensive and urban design plan for Mile Marker 97 to Mile Marker 107 in the Florida Keys. The project included analysis and recommendations relating to redevelopment trends, protection of natural resources and inclusion of housing alternatives.



STEVE GIBBS/News Photo  
The Livable CommuniKeys workshops were attended by consultants and county officials. From left, Ricardo Cabro, county Planning Director Marlene Conaway, James A. Moore, County Mayor Murray Nelson, Alexis Massaro and Upper Keys Island Planning Team Director David Daquisto.



### **Little Gasparilla Island Community Plan, Charlotte County -**

HDR is assisting Charlotte County to develop a Community Master Plan for Little Gasparilla Island (LGI). LGI is a small barrier island community accessible only by boat. Only residential uses are allowed on the island. The Community Plan will address community-stated needs for permanent mainland docking facilities, a community gathering area on the island, internal road/path system, and water/wastewater and solid waste system improvements. The

project includes two community workshops. The first will focus on developing a community vision for LGI. The second will focus on developing the goals of the Community Plan. The final plan will include the goals, objectives and policies necessary to realize the community vision, within the framework of the Charlotte County Comprehensive Plan. We encourage you to view the Draft Plan at [www.charlottefl.com/outreach/pzdocs/LittleGasparilla/LGI\\_CommunityPlan.pdf](http://www.charlottefl.com/outreach/pzdocs/LittleGasparilla/LGI_CommunityPlan.pdf) (we have enclosed one hard copy for your reference).

**Lower Keys Livable CommuniKeys Plan, Monroe County** - Monroe County is continuing its Livable CommuniKeys Program with the development of the Livable CommuniKeys Plan for the Lower Keys. HDR is assisting in creating a plan that will identify and address the needs and vision of the community within the framework of the Monroe County Comprehensive Plan and other applicable regulations.



### **City of Clearwater Visioning Workshops, Pinellas County, Florida -**

By personal invitation, HDR assisted the City of Clearwater in preparing and carrying out three visioning workshops that were attended by City Council members and selected staff members. HDR prepared, conducted and summarized these workshops, including structuring the agendas, delivering presentations, facilitating discussion and debate, and compiling workshop notes into the final recommendations. The workshops

allowed the city leaders to evaluate both the current status of the City and potential future opportunities, ultimately revising the City's adopted Vision Statement and supporting strategies. Based on this experience, the City authorized a series of eight community-wide visioning sessions that were carried out in the fall of 2005. The results of the workshops were correlated to assist the Council in their efforts to implement the City's Vision Statement. This analysis and final recommendations were presented to the City Council in December 2005.

## **Redevelopment and Design Guidelines**



### **Key Largo US Highway 1 Corridor Enhancement Plan, Monroe County** -

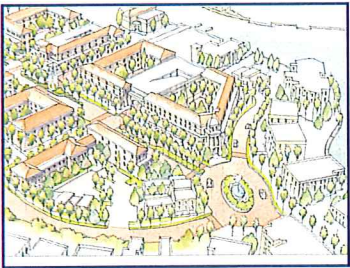
HDR prepared an enhancement plan for US Highway 1 from Mile Marker 97 to Mile Marker 107. With this enhancement plan, Monroe County will direct development and create an identity for the community of Key Largo in the Upper Florida Keys. The enhancement plan focuses on some specific areas along the corridor where detailed design is needed; these areas are provided with a physical plan and strategies for development as well as standards

and proposed road sections. Standards address desired outcomes for site development, building configuration and building elements.



**Economic Development and Redevelopment Plan for the Pinellas Community, Pinellas County** - HDR is part of the team of planners, urban designers, developers, economists, and real estate experts that has been brought together by the civic leaders and officials to help define and implement the recycling of Pinellas County. The initial phase of this process included intensive physical, economic and real estate analysis, and culminated in an Opportunities Summit, conducted by the County in December 2002.

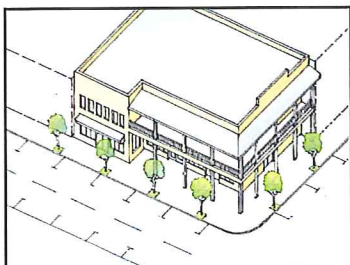
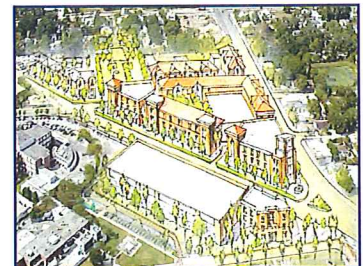
The second phase of the project entails the development of a comprehensive program for linking desired future economic development with necessary physical redevelopment. This phase builds on the opportunities of creating mixed-use development, grayfield and brownfield redevelopment, Transit Oriented Development (TODs), neighborhood infill, commercial arterial redevelopment, and other strategies.



**Downtown Redevelopment Master Plan, Treasure Island** - HDR's planning and design team was responsible for developing a Downtown Redevelopment Master Plan for the Treasure Island community. The plan will provide urban design recommendations, parking solutions, development regulation alternatives, assessment of infrastructure, market analysis and an implementable strategic plan. This project had a significant public participation component

#### **Dunedin Community Character Analysis, Pinellas County** -

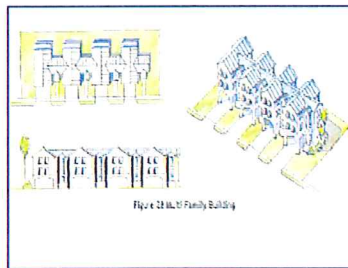
HDR led a two-day visioning workshop for the Pinellas County Commission and staff of the City of Dunedin. Out of this grew a second community-wide visioning effort that included two community-wide visioning workshops. These workshops helped the HDR team generate a series of redevelopment strategies through a visioning exercise of City officials, staff and the community to establish a consensus vision for the future of the community. This effort included an overview of both the use of visioning and the nature of urban redevelopment, a SWOT analysis, a consensus-building exercise and the development of a consensus vision statement. Infill prototypes were developed for six distinct areas within the City, highlighting these strategies. The results of this project will be presented to the City Attorney for incorporation into the City's Comprehensive Plan and Land Development Regulations.



**Largo Town Center Urban Design Guidelines, City of Largo, Florida** - Working with the City and the developer, HDR created a set of Urban Design Guidelines for the proposed Town Center. Early in the project, the HDR team recognized that the Urban Design Guidelines had the potential to serve as a model for not only the Town Center but future urban redevelopment areas. As such, these guidelines were based on the principles of New

Urbanism to create effective pedestrian-oriented environments that combined a range of uses including accessible civic spaces. The project included four specific tasks: evaluation, visioning, design guidelines and implementation. This approach facilitated maximum communication between the City, the developer and the HDR team and created an iterative process in which ideas were proposed, illustrated, shared and critiqued. The results of the project are a set of highly-illustrated design guidelines that address not only the primary concepts of place making and mixed-use development, but also meet local development criteria and provide the City with the criteria and mechanisms to guide potential development and redevelopment initiatives.

**Tavernier Historic District Preservation Guidelines, Monroe County** - Extensive analysis of a proposed historic district included a description of the district's architectural character. Guidelines for the preservation and development of the historic district include guidelines for site development, building configuration and building elements. Suggested building types and amendments to the County's Land Development Regulations are also part of the guidelines. The community input requirement was satisfied with a four-day charrette.



**Tavernier Development Standards and Guidelines, Monroe County** - HDR planners and urban designers developed an overlay district along the US Highway 1 to help Monroe County direct development and create an identity for the community of Tavernier in the Upper Florida Keys. The Development Standards and Guidelines apply on three distinct regulating zones along the corridor according to the level of development, a concept based on the theory of the Transect put forward by the New Urbanist

movement. Standards and guidelines address desired outcomes for site development, building configuration and building elements. The Development Standards and Guidelines are pending for review and adoption from the Monroe County Board of County Commissioners. However, reaching this point has already included a significant amount of community input through community workshops and charrettes.

## Waterfront

**City of Tampa Riverwalk, Tampa** - Consistent with on-going efforts to develop the City of Tampa's Downtown area waterfront in an appealing manner, the City selected a consortium of firms, including HDR, to develop a Master Plan for a 2 ½ mile walkway along the east bank of the Hillsborough River and along Garrison Channel. When completed, the Riverwalk will extend from its northern terminus near the North Boulevard Bridge to a point just west of the Channelside District at the Beneficial Street Bridge. The Riverwalk will provide an attractive and direct pedestrian link to several major destinations, including the Performing Arts Center, the Museum of Art, the proposed Children's Museum, the planned Downtown Waterfront Park, the Convention Center, and the new History Museum.

### **2.3 Personnel Availability for the Project**

All project team members are fully available for the study. As a team, our availability is significantly higher than that required at the budget level established. Should the study require a higher level of effort, our team will readily accommodate any increased effort.

### **2.4 Subconsultants**

HDR is fully capable to carry out the entire study so we do not have any subconsultants on our team for this project.

### **2.5 Resumes**

Resumes for all team members are located at the end of this document.

## **3.0 SCHEDULE OF EVENTS**

We will complete the draft study report in nine months. Public meeting will occur at months 3, 5, and 7. We will submit our report at the end of month nine and will complete revisions within one month from receiving comments. We will then be ready to present the study to the Board of County Commissioners. The total time frame estimated to complete the study is 12 months.

## **4.0 DBE PARTICIPATION**

HDR is not a DBE. We remain committed to teaming with a capable DBE firm for this study. However, HDR is fully capable to carry out the entire study and, at the budget level indicated in the request for proposal; we propose to omit DBE participation.

**Table 1**  
**Level of Effort**  
**(based on a \$50,000 budget as indicated in the RFP)**

Task	Hourly Rate	R. Calvo \$190.00	S. Schukraft \$185.00	R. Blevins \$185.00	D. Hempel \$120.00	A. Massaro \$75.00	Rendering \$125.00	Tech. Support \$80.00	Admin \$60.00	Total Hours
1. Project Kick-Off		0	6	0	0	6	0	0	1	13
2. Field Reconnaissance		0	4	0	0	4	0	0	1	9
3. Data Evaluation		8	4	0	8	24	0	24	1	69
4. Public Meetings (2)		12	11	0	16	12	0	12	4	67
5. Work Session		0	16	0	16	0	0	16	4	52
6. Draft Community Plan		8	16	0	40	44	8	12	6	134
7. Final Plan and Presentation		12	16	8	7	7	0	4	4	58
Total Hours		40	73	8	87	97	8	68	21	402
Total Labor Cost		\$7,600.00	\$13,505.00	\$1,480.00	\$10,440.00	\$7,275.00	\$1,000.00	\$5,440.00	\$1,260.00	\$48,000.00
Expenses (travel, reproduction, photography, audiovisual materials)										\$2,000
<b>TOTAL BUDGET</b>										<b>\$50,000.00</b>

# Resumes

## Steven W. Schukraft, AICP

Project Manager

### Education

Master of Planning, University of Virginia School of Architecture, 1992

Graduate Study in Architecture, University of South Florida School of Architecture, 1988-1990

Urban Design and Planning Studio, Harvard University Graduate School of Design, 1987

Bachelor of Arts in Political Science and Urban Studies, University of South Florida, 1985

### Professional Registrations

American Institute of Certified Planners (1999)

### Professional Affiliations

Congress for New Urbanism

American Planning Association

### HDR Tenure

Less than 1 year

### Industry Tenure

20 Years

### Professional Experience

Steve is an accomplished city planner with twenty years experience helping communities and clients solve complex planning, urban design, and development challenges. In recent years, he has managed a range of revitalization, urban design, and transit-oriented development projects; led dozens of public planning charrettes and work-shops; and designed and managed large-scale public visioning, goal setting, and planning initiatives in New York, Missouri, and Florida.

Prior to joining HDR, Steve served as the Washington Location Leader for the HOK Planning Group, managing the day-to-day operations of the planning studio. In addition to his staff management, business development, and group-wide leadership responsibilities, Steve directed his team's work on such high profile projects as the Moss Point Mississippi Rebuilding and Renewal Plan; the Clarendon Sector Plan in Arlington, Virginia; the 12th & Menaul Study in Albuquerque; the Erie-Niagara Framework for Regional Growth in Western New York; the H Street NE Revitalization Plan in Washington, DC; and the Braddock Metro Station Area plan in Alexandria, Virginia.

Prior to entering consulting practice, Steve was Program Coordinator for the Mayors Institute on City Design, an award-winning educational initiative of the National Endowment for the Arts; Project Manager for the Florida Center for Urban Design and Research, a state-supported planning and design assistance center; and Associate Planner for Charles County, Maryland and the City of Sarasota, Florida.

Steve coauthored Pulling Together: A Planning & Development Consensus Building Manual, a publication of the Urban Land Institute introducing the theory and practice of consensus-based problem solving and decision making processes

### Project Experience

#### Community Design, Development, & Planning

Moss Point Downtown Plan & SmartCode, Moss Point, Mississippi  
 Niagara River Greenway Management Plan, Erie and Niagara Counties, New York  
 Broadway Arts Center Redevelopment Plan, Long Branch, New Jersey  
 Erie-Niagara Framework for Regional Growth Plan, Erie & Niagara Counties, New York  
 Sursum Corda Revitalization, Washington, DC  
 Moss Point Rebuilding and Renewal Plan, Moss Point, Mississippi  
 12th & Menaul Mixed Use District Master Plan & Guidelines, Albuquerque, New Mexico  
 H Street NE Strategic Development Plan & Urban Guidelines, Washington, DC  
 Bowie and Vicinity Sector Plan, Prince Georges County, Maryland  
 Upper Wisconsin Avenue Corridor Study, Washington, District of Columbia  
 Big Pine Key/US 1 Corridor Area Enhancement Plan, Monroe County, Florida  
 Comprehensive Plan Update, Lynchburg, Virginia  
 Tyreeanna/Pleasant Valley Neighborhood Plan, Lynchburg, Virginia  
 Allegheny West Neighborhood Plan, Pittsburgh, Pennsylvania  
 Simsbury Town Center Design Charrette, Simsbury, Connecticut

Patterson Park Master Plan, Baltimore, Maryland  
 Arlington National Cemetery Master Plan & Environmental Assessment, Arlington, VA  
 Outlook Roanoke Downtown Master Plan, Roanoke Virginia  
 Takoma Junction Revitalization Plan, Takoma Park, Maryland  
 Western Transportation Corridor MIS Land Use Impact Assessment, Northern Virginia  
 Wilmington Area Planning Council Community Design Criteria, Wilmington, Delaware  
 Jackson Ward Neighborhood Economic Development Strategy, Richmond, Virginia  
 US Coast Guard Alexandria Master Plan & Environmental Assessment, Fairfax Co., VA  
 Downtown Revitalization & Utilities Project, Maryland Downtown Development Assoc.  
 Fort Meade Housing Design Feasibility Study, Fort Meade, Maryland  
 National League of Cities Leadership Training Institute, Minneapolis, Minnesota  
 Moderately Priced Dwelling Unit Ordinance Development, Charles County, Maryland  
 Expedited Zoning & Subdivision Review Procedures, Charles County, Maryland  
 Lower Rappahannock River Valley Natural & Cultural Resource Survey, VA  
 Comprehensive Plan and Capital Improvement Program, Lake Placid, Florida  
 Downtown Riverfront-Arts Development Project, Tampa, Florida  
 Ybor Channel Redevelopment Plan, Tampa, Florida  
 Fruitville Road Entrance Corridor Overlay District, Sarasota, Florida  
 Comprehensive Plan Update & Redevelopment Plan Development, Sarasota, Florida  
 Storefront Design Guidelines, Sarasota, Florida

### **Transit-Oriented Development & Transportation**

Braddock Road Metro Small Area Plan & Guidelines, Alexandria, Virginia  
 Clarendon Parks and Metro Canopy Concept Design, Arlington County, Virginia  
 Poplar Point Mixed Use District Study, Washington, DC  
 Clarendon Sector Plan, Arlington, Virginia  
 Columbia Pike Super Stops Shelter & Site Designs, Arlington County, Virginia  
 Central Rosslyn Curb-Side Management Study, Arlington, Virginia  
 Historic St. Mary's City & St. Mary's College Transportation & Parking Plan, St. Mary's Maryland  
 Skyline Parkway Corridor Management Plan, Duluth, Minnesota  
 Northside Neighborhood Impact Mitigation Study, Pittsburgh, Pennsylvania  
 Chesapeake Country Scenic Byway Corridor Management Plan, Upper Eastern Shore, Maryland  
 Savannah River National Scenic Byway Corridor Management Plan, South Carolina

### **Public Engagement & Outreach**

Buckhead Vision Plan, Atlanta, Virginia  
 Prince George's County Plan Amendment, Prince George's County, Maryland  
 Harrison County Transportation Plan, Harrison County, West Virginia  
 Hiawatha Light Rail Transit Station Design Process, Minneapolis, Minnesota  
 Cross County Metrolink Extension Design Study, St. Louis, Missouri  
 Windmill Hill Park Planning Process, Alexandria, Virginia  
 Gateway Parks & Trails Regional Master Plan, St. Louis Missouri  
 Major Investment Studies, Capital Region, Connecticut  
 St. Louis 2004 Regional Goal Setting, St. Louis Metropolitan Region  
 Accokeek Design Charrette, Accokeek, Maryland  
 South County Design Charrette, Martin County, Florida  
 Kilmarnock Town Planning Charrette, Kilmarnock, Virginia  
 Rappahannock River Valley Initiative Planning Retreat, Tappahannock, Virginia  
 Comprehensive Plan Public Participation Processes, Sarasota & Lake Placid, Florida

## Ricardo N. Calvo, PhD

Project Principal

### Education

Doctor of Philosophy,  
Biological/Life Sciences,  
University of Miami, 1990

Bachelor of Science,  
Biological/Life Sciences,  
Universidad Simon Bolivar, 1984

### HDR Tenure

3 Years

### Industry Tenure

16 Years

### Professional Experience

Dr. Calvo has extensive experience in ecological research and environmental consulting in the United States and abroad. Research experience includes studies at the population and community levels, literature reviews, and peer-reviewed publications in the scientific journals *Ecology*, *The American Naturalist*, and *American Journal of Botany*. Broad project experience includes large multidisciplinary planning projects, environmental impact assessments for diverse infrastructure projects, threatened and endangered species, preserve design and management, wildlife surveys, mitigation design and environmental planning.

### Project Experience

**Monroe County, Tavernier Urban Design Guidelines.** Project Principal. HDR planners and urban designers developed an overlay district along US Highway 1 to help Monroe County direct development and create an identity for the community of Tavernier in the Upper Florida Keys.

**Little Gasparilla Island Community Plan, Charlotte County, Florida** Project Manager. HDR is assisting Charlotte County to develop a Community Master Plan for Little Gasparilla Island (LGI). LGI is a small barrier island community accessible only by boat. Only residential uses are allowed on the island. The Community Plan will address community-stated needs for permanent mainland docking facilities, a community gathering area on the island, internal road/path system, and water/wastewater and solid waste system improvements. The project includes two community workshops. The first will focus on developing a community vision for LGI. The second will focus on developing the goals of the Community Plan. The final plan will include the goals, objectives and policies necessary to realize the community vision, within the framework of the Charlotte County Comprehensive Plan.

**Key Largo Community Master Plan, Monroe County, Florida.** Project Director for the preparation of a community master plan for Key Largo. The study, part of the Livable CommuniKeys Program for the County, is managing public input to develop a community vision, design guidelines, land development regulations, and amendments to the Comprehensive Development Plan.

**Tavernier Corridor Development Standards and Guidelines, Monroe County, Florida.** Project Principal. HDR planners and urban designers developed an overlay district along US Highway 1 to help Monroe County direct development and create an identity for the community of Tavernier in the Upper Florida Keys. The Development Standards and Guidelines apply on three distinct regulating zones along the corridor according to the level of development, a concept based on the theory of the Transect put forward by the New Urbanist movement. Standards and guidelines address desired outcomes for site development, building configuration and building elements. The Development Standards and Guidelines are pending for review and adoption from the Monroe County Board of County Commissioners. However, reaching this point has already included a significant amount of community input through community workshops and charrettes.

**Tavernier Historic Preservation Guidelines, Monroe County, Florida.** Project Principal. Extensive analysis of a proposed historic district included description of the district's architectural character. Guidelines for the preservation and development of the historic district include guidelines for site development, building configuration and building elements. Suggested building types and amendments to the County's Land Development Regulations are also part of the guidelines. The community input requirement was satisfied with a four-day charrette.

**Florida Keys Carrying Capacity Study, Monroe County.** Project Manager for a study to determine the ability of the Florida Keys ecosystem to withstand impacts of additional land development activities. The centerpiece of the study was the development of a GIS-based model to evaluate the effect of alternative development scenarios on the environment, socioeconomic conditions, and human infrastructure of the Florida Keys. This unprecedented study faced many technical, management, and stakeholder involvement challenges. The State of Florida is using the results of the study to amend the Monroe County Comprehensive Development Plan. The study won a National Grand Award for Engineering Excellence from the American Council of Engineering Companies.

**Habitat Conservation Plan for Big Pine and No Name Keys, Monroe County.** Project Manager for the development of the HCP for the Key deer and other protected species in Big Pine Key and No Name Key, Monroe County, Florida. Dr. Calvo led the development of a GIS-based population viability analysis model for the Key deer. The model was used to evaluate the type, location, and rate of development to ensure that no negative impacts on the Key deer population occur. The study incorporated extensive public involvement.

**Key Deer Underpasses Project Development and Environment Study, Monroe County.** Project Director for the PD&E for wildlife underpasses to address Key deer/motorist conflicts in Big Pine.

**Environmental Manager for the Urban Development Plan for the Metropolitan Areas of Panama and Colon in Panama.** Directed the environmental component of the plan that will guide urban development through the year 2025 for the metropolitan areas of the cities of Panama and Colon. The project was funded by the InterAmerican Development Bank. Using GIS and aerial photo-interpretation techniques, Dr. Calvo evaluated the environmental opportunities and constraints to development in the study area. He developed the environmental policies that will guide protection of soils, air and water quality, and flora and fauna.

**Key Deer/Motorist Conflict Study, Monroe County.** Project Manager for a study to develop feasible alternatives to reduce mortality of the endangered Florida Key deer (*Odocoileus virginianus clavus*) due to collisions with vehicles along US 1 in Big Pine Key, Florida. This multidisciplinary study combined environmental, socioeconomic and engineering considerations to assist the Florida Department of Transportation.

**Model Dairy Wetlands Mitigation Monitoring Program, Hillsborough County.** Project Manager for a five-year wetland monitoring program for 28 wetlands in a mitigation bank site in Hillsborough County, Florida.

**Misicuni Multipurpose Project, Phase I, Bolivia.** Manager for the Environmental Impact Studies. The project included a dam and reservoir to utilize water resources of the Misicuni River watershed at elevations over 9,000 ft. Water was transported to the Cochabamba Valley to provide irrigation and drinking water to a population of 700,000. Led the preparation of two EISs, one for the dam and reservoir and one for the potable water distribution system.

## Debra S. Hempel, AICP

Project Coordinator, Planner

### Education

Bachelor of Arts, Geography,  
University of South Florida, 1980

### HDR Tenure

Less than 1 year

### Industry Tenure

25 Years

### Professional Experience

Debra Hempel received her BA in Geography from the University of South Florida. Her diverse professional experience includes six years as a cartographer, eight years as marketing manager and permit coordinator for a mid-sized environmental, planning, and engineering firm, and two years as a land planner. Since 1999 to 2006, she has worked for Duany Plater-Zyberk (DPZ), one of the preeminent town planning firms in America. With DPZ, Debra served as the project coordinator on more than 85 large and small scale community-planning projects throughout the US and internationally. Her work included project/charrette coordination, logistics, scheduling, document research, data collection and review, land use mapping, marketing, and public relations.

With HDR, Debra will serve as the national Marketing Coordinator for Community Planning & Urban Design and as the national Project Coordinator for all multi-disciplinary planning and urban design projects involving multi-day design charrettes.

Debra is based in the HDR Tampa office.

### Project Experience

**Downtown Sarasota Master Plan, Sarasota, Florida.** Project Coordinator. Preparation of Master Plan for the downtown and three adjacent walk-to-town neighborhoods.

**ESCAP, St. Lucia, West Indies.** Project Coordinator. 180-acre resort community designed for a dramatic Caribbean setting.

**Estancia Yerba Buena, Nogales, Arizona.** Project Coordinator. 5200 acre ranch that will incorporate a town center, apartments, single-family homes and ranchettes providing a complete range of living opportunities.

**Harborside at Lake Carolina, Columbia, South Carolina.** Project Coordinator. Master Plan for the town center, commercial/office complex and an adjacent neighborhood for the Lake Carolina Development. Harborside, the new town center, will feature retail shops, restaurants, a pub and a bed and breakfast inn.

**Land Planner/Permit Coordinator, Tampa, Florida.** Responsibilities included: Community planning, eminent domain, and permit coordination for planning and engineering projects in Hillsborough County and throughout Florida; collection and review of environmental reports, transportation plans, land use regulations, and zoning codes; preparation of reports and presentations. Projects included the NW Hillsborough Regional Plan and numerous projects for the Florida Department of Transportation.

**Northwest Hillsborough County Master Plan, Hillsborough County, Florida.** Project Coordinator. Master Plan for 21,000 acre study area consisting of 33 established neighborhoods. The Plan embodies an alternative pattern for growth as articulated by the residents, property owners and representatives of the development industry. It is proposed to guide development towards a more compact mixed use pattern of traditional neighborhoods.

**Onondaga County Master Plan, Onondaga County, New York.** Project Coordinator. Master Plan for 800-square mile county which proposed six typical designs that could be

implemented by the various communities within the County. Typical designs included Town Center, Infill, Greenfield, Main Street, Neighborhood Retrofit and a Town Plan.

**Town of Cornelius TOD, Cornelius, North Carolina.** Project Coordinator. This project was initiated to design a Transportation Oriented Development in preparation of commuter rail service from North Mecklenberg County to Charlotte. The project features apartments, neighborhood shops, restaurants, an elementary school and a community center around a square near the proposed transit stop. Townhouses, live-work units and single-family houses line the streets between two greenway park systems woven through the site.

**Mississippi Renewal Forum, Biloxi, Mississippi, Project Coordination.** In response to the devastation of hurricane Katrina, a taskforce of over 200 attendees, including 140 New Urbanists from across the country, as well as more than 50 local experts and officials were mobilized for a week-long charrette on the Mississippi Gulfcoast. This effort was considered by some to be the largest architectural brainstorm in 100 years and saw local and national architects and planners worked together in teams to coordinate specific design plans for 11 municipalities along the coast, as well as regional plans for transportation, coding and retail. Objectives comprised the creation areas that are more diverse, less autodependent, more environmentally friendly and more secure from hurricanes. Accordingly, the projects did not only focus on reconstruction, but also on revamping building and development codes.

**Louisiana Recovery Authority/Louisiana Speaks, Lake Charles, Louisiana, Project Coordination.** As a result of hurricanes Katrina and Rita the Louisiana Recovery Authority (LRA) funded a series of rebuilding/planning efforts across southern Louisiana. First in this series of community design charrettes/workshops was Downtown and North Lake Charles Riverfront Corridor Master Plan. This project envisions a bold reworking of the city's underutilized waterfront damaged during hurricane Rita and encourages an innovative public-private corporation to accelerate downtown redevelopment. The plan included Amsterdam-like canal district, a mews-style cluster of appealing and affordable downtown housing, live/work housing to incubate new or damaged businesses while providing housing to their owners, and a builder's square of panelized housing styles as an alternative to the FEMA trailer.

**Louisiana Recovery Authority/Louisiana Speaks, New Iberia, Louisiana, Project Coordination.** The second community planning effort funded by the Louisiana Recovery Authority (LRA) following hurricanes Katrina and Rita was the South Acadiana Corridor plan. This project focused on the challenges of rebuilding villages and rural communities. Master Plans for the towns of Erath, Delcambre, and Abbeville were prepared with rebuilding smarter, safer, and stronger communities being the primary goal. Each town or village expressed their ideas and concerns during the week long charrette process which concluded with master plans for each community showing viable opportunities for rebuilding and future growth.

**New Orleans Naval Training Center, New Orleans, Louisiana.** Project Coordinator. This project that combined the retrofitting of more than 200 existing housing units and the additions of at least 350 new units. The Plan includes a mixture of apartments, townhouses and single-family houses, parks and charter school integrated into the existing and proposed military base services.

**Brytan, Gainesville, Florida.** Project Coordinator. 150-acre TND on Archer Road. This project will feature a commercial/retail component at Archer Road with townhomes, apartments and single-family homes designed around a central park.

## Allen Howell, AICP, RLA

Landscape Architecture/Land Planning

### Education

Bachelor of Landscape  
Architecture, Mississippi State  
University, 1979

### Professional Registrations

Registered Landscape Architect,  
Florida, No. 1505, 1994

American Institute of Certified  
Planners, No. 104142, 1998

### Professional Affiliations

American Planning Association,  
Member

### HDR Tenure

4 Years

### Industry Tenure

29 Years

### Professional Experience

Mr. Howell has practiced landscape architectural and land planning since 1976 in both the public and private sectors. He has been the project manager for large and small design and planning projects: design and supervision of construction documents, including cost estimates, for a variety of landscape architecture project types; residential and commercial subdivision planning and design; planning and engineering reports and exhibits for eminent domain proceedings, including expert witness testimony; planning for property rezoning applications; mixed use/community master planning; downtown streetscapes; preparation of design/development guidelines, including graphics; photo enhancement/image manipulation; construction administration; Geographic Information Systems planning and database development; Quality Assurance/Quality Control manager. Eminent domain experience includes preparation of planning reports, site plans and graphics for hundreds of parcels along FDOT corridors in Districts 1, 3, 4, 5, 6 and 7. Representative landscape architecture/urban planning project experience includes the following:

### Project Experience

**Economic Development & Redevelopment Plan for the Pinellas Community, Pinellas County, FL.** Prepared and analyzed county-wide GIS data to assist in establishing existing growth patterns, areas of redevelopment opportunities and generated graphics for use in reports to the Pinellas Planning Commission.

**Apollo Beach Boulevard Improvements Study, Hillsborough County, FL.** Project Manager for making recommendations regarding roadway, pedestrian, bicycle, utilities, and aesthetic improvements to this street that stretches from U.S. Highway 41 to Tampa Bay. Coordinated efforts among drainage, utilities, traffic and urban design disciplines to provide recommendations and order-of-magnitude costs for the County to establish budgetary needs.

**St. Petersburg Land Development Regulations, St. Petersburg, FL.** Prepared graphics for the new land development regulations of the City, including illustrative and plan graphics for insertion into new coding.

**Northwest Hillsborough Regulating Plan, Tampa, FL.** Collected, compiled and queried data for the evaluation of 21,750-acre regional planning project to promote creation of mixed-use development using Traditional Neighborhood Development (TND) standards. Created large format mapping for use in presentations during public participation meetings.

**Northwest Recreation Corridor, Hillsborough County, FL.** Collected, compiled and queried data for the evaluation of 1,400-acre regional recreation planning project to provide the client a vehicle to guide future development of county-owned property with a recreational emphasis. Prepared the Master Plan, along with extensive graphic interpretations for the report.

**Tampa Bay Regional Reservoir, Hillsborough County, FL.** Prepared a planting plan for creating forested areas in conjunction with tree replacement required by tree removal due to the extensive size of the reservoir project. Location, type and spacing of over 4,000 trees in areas suited for reforestation was required.

**Redington Shores Urban Design Guidelines, Redington Shores, FL.** Landscape Architecture Task Manager on the team assisting the town of Redington Shores to recreate itself as pedestrian-friendly and aesthetically coherent; a town that is a desirable place to live, work and play, and is known for its distinctive Florida coastal character. Analyzed land use conditions and prepared graphics and maps indicating opportunities and constraints.

**Tavernier Corridor Development Standards and Guidelines, Monroe County, FL.** Development Guidelines and standards for the U.S. Highway 1 Corridor, includes guidelines and standards for site development, building configuration and building elements. Suggested building types and amendments to the County's Land Development Regulations are also part of the guidelines. Developed GIS analysis of existing conditions, to aid in establishing locational criteria for guidelines.

**Pauls Drive PD&E/Streetscape Design, Brandon, FL.** HDR's Project Landscape Architect for this 1-mile long urban streetscape improvement supporting the Brandon Main Street plan. The project team evaluated urban street cross-sections and developed preliminary engineering data. Developed a preliminary streetscape design concept including: tree preservation provisions, paving recommendations, gateway treatments, intersection paving details, and planting concepts.

**Community Vision Plan, City of Dunedin, FL.** Performed a GIS-based analysis of the City's existing conditions, based on zoning and Future Land Use, with emphasis on five study sites within downtown Dunedin. Prepared graphics and maps for the Plan and the two-day visioning workshop.

**Bloomingdale Village Subdivision, Brandon, FL.** Prepared a Master Development Plan for a multi-use subdivision in the south Brandon area to accommodate commercial frontage with single-family residential lots. Used to evaluate multi-use feasibility of property against conventional residential development potential.

**The Village Center, Tampa, FL.** Prepared design revisions and construction documents for redevelopment of dated shopping center. Coordinated with architect working on façade rehabilitation and civil engineer responsible for parking area reconfiguration. Production included demolition, hardscape, planting, and irrigation.

**Valrico Station, Valrico, FL.** Planning Task Manager in the preparation of the Site Development Plan for an existing multi-family property to rezone additional property for expansion. Provided additional graphics and technical support.

**Highpointe TND Rezoning, Thonotosassa, FL.** Planning Task Manager for the rezoning of approximately 1,330-acres to a TND development in northeast Hillsborough County. Prepared master plan and graphics for presentation to County staff and to surrounding property owners for rezoning to a planned development.

**Natchez Historic Downtown Streetscape Plan, Natchez, MS.** Project Manager for an 8 block area of historic Natchez, MS, developed specialty utility chase, drainage and pavement design using precedents derived from historic research. Prepared streetscape construction documents (including grading, drainage and cost estimates) for 8 blocks of historic downtown, including access compliance in accordance with the Americans with Disabilities Act and the Florida Accessibility requirements.



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## Roger D. Blevins, AICP

### National Military Facilities Principal

#### Education

Master of Public Administration,  
Urban Planning, University of  
North Florida, 1982

Master of Science, Geography  
(Geography, Land Use  
Planning), Florida State  
University, 1978

Bachelor of Science, Geography,  
Florida State University, 1974

Associate of Arts, Business  
Administration (Aviation  
Technology), St Petersburg  
Junior College, 1972

#### Professional Registrations

American Institute of Certified  
Planners, No. 8068

Private Pilot's License, No.  
198047

#### Professional Affiliations

Society of American Military  
Engineers (SAME), Member

American Planning Association,  
Charter Member, 1978-Present

Federal Planning Division,  
Charter Member, 1979-Present

American Institute of Certified  
Planners (AICP), Member, 1990-  
Present

Federal Planning Division, Air  
Force Representative, 1992-  
1997

Federal Planning Division, Chair,  
1996-1998

American Planning Association,  
Secretary-Treasurer, 1998-2000

American Institute of Certified  
Planners (AICP), World Town  
Planning Committee, 1999-2001

#### HDR Tenure

1 Year

#### Industry Tenure

32 Years

#### Professional Experience

Roger Blevins is HDR's primary point person for military planning. As a senior urban planner working out of the San Antonio office, he develops and leads HDR's military planning capacity, provides quality control and direction on military planning tasks, and assists in developing civilian land planning projects.

He has over 30 years of experience in professional planning. He spent 25 years working for the Department of Defense and other Federal Agencies. In addition, he served as Command Community Planner for the USAF and the AFMC. He also served as the Air Force's national recognized comprehensive planning expert in plan formulation and development and as the Air Force representative to tri-service boards and committees addressing planning initiatives.

Roger's pioneering work in military installation and civilian plan development, sustainability, planning assistance teams, GIS integration and the application of uniform planning tools set the standard for military planning worldwide. His superb leadership within the Air Force, APA and Federal Planning Division has empowered and inspired federal planners.

#### Project Experience

**SAIC, General Plan Update-Little Rock AFB, AR, Little Rock Air Force Base, AR.** Project Manager. HDR has been selected by the Air Force to provide six Area Development Plans, a 2030 Executive Summary and over-all update of the General Plan document for Little Rock AFB AR. The overall theme is improved mission capacity, land and facility use efficiency and overall installation quality of life. The plan documents will provide several options to improve overall mission capacity in the flight line area, training and education center, and outdoor athletic/recreation facilities.

**Army Comprehensive Planning.** Planner. Roger worked with senior Army Community Planners, helping them to develop a model that responds to Army requirements.

**CADD and GIS Comprehensive Plan Field Working Group.** Project Manager. Roger served for 8 years on the CPFWDG, supporting Air Force Civil Engineering requirements, ensuring that CADD and GIS standards and tools interest and requirements are supported.

**Comprehensive Planning IPT.** Roger collaborated with base and command planners to address major changes required to modernize Air Force Comprehensive Planning. In addition, he worked with focus groups, led discussions, and compiled results into a report.

**Federal Planning Division (FPD).** Planner. Roger used the FPD workshops to hold the Air Force Community Planners Business meeting. He organized a full day event to give all of the Air Force Major Command and their respective installation planners the opportunity to discuss their issues and requirements. He used this forum to collect input from the bases and command and compiled those results into report which he then submitted to AFCEE leadership. Using this American Planning Association (APA) venue saved the Air Force thousands of dollars and provided a unique and very popular forum. The results of this effort were recognized with awards from APA and senior Air Force leadership.

**HQ Air Force Material Command (AFMC).** Command Community Planner. Roger provided professional technical leadership for AFMC installations in contracting architect engineering professional planning services for \$10.5 million in comprehensive plan development, field support to installations in site planning, airfield planning and waivers, explosives safety siting, noise abatement planning, and comprehensive plan development. He managed complex initiative to resolve low frequency vibrations from aircraft hush houses and developed environmental documents, siting guide and engineering solutions for mechanical modification of hush houses.

**Program Manager.** Comprehensive Planning HQ Air Force Center for Environmental Excellence. Mr. Blevins served as the Air Force's national recognized Air Force Comprehensive Planning expert in the area of plan formulation and development, applying knowledge and experienced judgement in relevant areas of guidance and technical support for the development of all Air Force installation comprehensive plans, area development plans, commanders summary plans, element or component plans, general plans, and contingency general plans.

**Strategic Air Command (SAC) Civil Engineering.** Command Community Planner. Roger provided professional planning support for SAC installation planners in Air Installation Compatible Use Zone (AICUZ) computer aided drafting (CAD) and Base Comprehensive Plan (BCP) development. Roger initiated the first Air Force effort for development of full comprehensive plan development, photogrammetric engineering mapping, and first Air Force effort to produce CAD maps for planning and design. He assisted SAC installations with the coordination of Air Force planning projects that impacted local and regional plans

**US Department of Interior, Outer Continental Shelf Office.** Community Planner. Roger provided administrative and professional expertise on regional and urban land use planning program. Conducted staff and public briefings on current Pacific Outer continental Shelf (OCS) marine minerals program. Assisted in development of Environmental Impact Statement (EIS) and use permits to petroleum and mining industry while maintaining existing standards and criteria.

**US Housing and Urban Development.** Community Planner. US HUD Florida Area Office principal planning officer for agency funded urban planning and citizen participation. Inspected and monitored housing rehabilitation, public works and neighborhood improvement projects. Monitored draw down for various HUD programs such as Community Development Block Grant (CDBG), Section 201, Section 8 and Economic Development Programs.

## Alexis M. Massaro

Urban Planner

### Education

Master of Arts, Urban and Regional Planning, University of Florida, 2001

Bachelor of Arts, Geography, University of South Florida, 1999

### Professional Affiliations

American Planning Association, Member, 2005-Present

### HDR Tenure

3 Years

### Industry Tenure

7 Years

### Professional Experience

Ms. Massaro has practiced extensively throughout the State of Florida. She has intense knowledge of Local and State Regulations. Her professional areas of expertise include urban design, CPTED (Crime Prevention through Environmental Design), land use regulatory analysis, and consensus-based workshops.

### Project Experience

**Treasure Island Downtown Redevelopment Plan** The assistant project manager for a comprehensive downtown master plan study. The plan will provide urban design recommendations, parking solutions, development regulation alternatives, assessment of infrastructure, market analysis and an implementable strategic plan. There is a significant public participation component to the project as well.

**Largo Urban Design Guidelines, Largo, Florida** Ms. Massaro is the project manager for the development and creation of a set of design guidelines that the city hopes to adopt to assist with the City's redevelopment initiative. Ms. Massaro was responsible for all client communication, meeting coordination, analysis of existing conditions and final report preparation.

**Little Gasparilla Island Community Plan, Charlotte County, Florida** Ms. Massaro is the urban planner for this project. She is assisting in the development of a Community Master Plan. The final plan will include the goals, objectives and policies necessary to realize the community vision.

**Clearwater Visioning Workshops, Clearwater, Florida** Project Manager for a series of 8 visioning workshops for the City of Clearwater. Ms. Massaro was responsible for preparing, conducting and summarizing all of the workshops. The results were correlated and distributed to the City in a final report.

**City of Dunedin, Community Vision Plan.** Urban Planner. Performed complete analysis of the City's zoning and land use categories for five study sites within downtown Dunedin. Developed a Visual Preference Survey with existing site information. Assisted in conducting the two-day visioning workshop.

**Clear Springs Land Co., Development of Regional Impact (DRI), Bartow, FL.** Project Coordinator. Ms. Massaro is the project coordinator for this large scale development plan for an 18,000 acre property in Bartow, FL.

**Clear Springs Land Co., Downtown Tampa Real Estate Research, Tampa, FL.** Project Manager. Research and analysis of vacant or abandoned properties located in downtown Tampa. Developed a comprehensive client guide, which utilized property appraiser data and local zoning codes to identify buildings and properties that were suitable for commercial or residential development.

**Hillsborough County, NW Hillsborough Recreation Corridor.** Urban Planner. Ms. Massaro collected, compiled, and queried data for land use evaluation and site opportunities and constraints for the study area site. Final product was a comprehensive conceptual master plan for utilizing the 1,900 acre site.

**Monroe County, Community Master Plan for the Island of Key Largo.** Urban Planner. Assisted in the preparation of an island-wide comprehensive and urban design plan. The project included analysis and recommendations relating to redevelopment trends, protection of natural resources, inclusion of housing alternatives, and the development of design guidelines for the US 1 corridor. An extensive community participation program included newsletters, community survey, a design charrette and public meetings that involved the Key Largo residents.

**Monroe County, Tavernier Urban Design Guidelines.** Urban Planner. Ms. Massaro developed a Visual Preference Survey, coordinated charrette workshops and assisted in the design process.

**Real Estate Research Consultants Inc., West Murdock Village Redevelopment Area Plan, FL.** Land Use Planner. Provided preliminary planning and engineering cost analysis for Charlotte County, FL. Using a public-private partnership approach, provided recommendations for development of an 1,100-acre mixed use site.

**South Florida Water Mgmt. District, C-44 Reservoir/STA Project, under General Engineering Services.** Planner. Performed data collection, analysis of the Martin County comprehensive plan provisions, development procedures, and provided the subsequent information relating to the C-44 Reservoir/Stormwater Treatment Area Project to confirm consistency in and compliance with respect to local laws, zoning and ordinances.

**South Florida Water Mgmt. District, Lake Okeechobee Watershed Assessment, Palm Beach, FL.** NEPA Analysis & Evaluation. Ms. Massaro assisted in the NEPA analysis of watershed impacts. Used demographic data to measure socio-economic impacts of different alternatives, which was included in a larger report submitted to the SFWMD.

**Tampa Bay Water, As-Needed Planning and Engineering Consultant Services.** Planner. Provided on-going planning services which included land use analysis and implications of development plans on local watersheds. Utilizing GIS technology, Ms. Massaro created numerous maps which graphically represented current land use features. Most recently, Ms. Massaro performed extensive DRI library research for the creation of a database to assist TBW in viewing all of the DRI water capacity.

**Misc. Gainesville Planning Projects.** Planning and Housing Specialist. As grant writer for the Housing Authority, Ms. Massaro procured a \$1.2 million, highly competitive, housing grant for the Alachua County Area. She also developed a lease and comprehensive plan for a Transitional Housing project. She was responsible for maintaining all HUD grants and for writing and submitting semi-annual and annual reports to HUD.

**Misc. Jacksonville Planning Projects.** Planner II. As lead planner for GAI she compiled large technical documents including, land use/zoning analysis and business development proposals. She was responsible for conducting site plan reviews and coordinating with local planning councils. She organized and conducted all project charettes. In addition she was involved with all aspects of the eminent domain and transportation projects for S.R. 20, S.R. 100, & S.R. 9B; including appraisal and site analysis of properties along right-of-way widening corridor. For the Better Jacksonville Plan, Ms. Massaro was responsible for public outreach and establishing relationships with community groups.

**Misc. Ybor Planning Projects.** Planner. As an intern for the YCDC some of her responsibilities included surveying, land use proposals, site planning, and sketch designs. She completed research demographics for entire Ybor City area for the Main Street Application. In addition, she designed a downtown recreation area.



Lee County Board of County Commissioners  
Department of Community Development  
Division of Planning  
Post Office Box 398  
Fort Myers, FL 33902-0398  
Telephone: (239) 533-8585  
FAX: (239) 485-8319

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D \_\_\_\_\_

REC'D BY: \_\_\_\_\_

APPLICATION FEE \_\_\_\_\_

TIDEMARK NO: \_\_\_\_\_

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☒ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: \_\_\_\_\_

### APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: \_\_\_\_\_

Submit **6** copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9/2/08

*Linda L. Mulla*

DATE

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

## I. APPLICANT/AGENT/OWNER INFORMATION

Somerset Properties Group, LLC (See Complete Listing – Exhibit A.5)

APPLICANT

691 Ketch Drive

ADDRESS

Naples, Florida 34103

CITY

STATE

ZIP

239-213-8878

239-430-6292

TELEPHONE NUMBER

FAX NUMBER

Avalon Engineering, Inc (See Complete Listing – Exhibit A.5)

AGENT\*

2503 Del Prado Blvd South, Suite 200

ADDRESS

Cape Coral, Florida 33904

CITY

STATE

ZIP

239-573-2077

239-573-2076

TELEPHONE NUMBER

FAX NUMBER

Charles R. Felix and others (See Complete Listing - Exhibit A.5)

OWNER(s) OF RECORD

Same as applicant

ADDRESS

CITY

STATE

ZIP

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

\* This will be the person contacted for all business relative to the application.

## II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

☐ Text Amendment

☒ Future Land Use Map Series Amendment  
(Maps 1 thru 22)  
List Number(s) of Map(s) to be amended  
\_\_\_\_\_

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

B. SUMMARY OF REQUEST (Brief explanation):

Future Land Use Map Amendment to Commercial for 73.89 acres and  
Conservation Lands for 11.41 acres

Map Amendment for the Mixed Use Overlay Map to remove proposed property

Map Amendment to Future Sewer Service Area Map to extend sewer to  
subject property

Table amendment to the Summary of Residential Densities Table (Table 1a) to  
cap FAR at 0.2597

Table amendment to the Mixed Use Overlay Ratio Table (Table 1 c) to remove  
the subject property

## III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: 2500-2800 Pine Island Road, 1570 Orchid Road and 1481

Barrett Road, North Fort Myers

2. STRAP(s): See Strap Listing (Exhibit A.5)

B. Property Information

Total Acreage of Property: 85.3

Total Acreage included in Request: 85.3

Total Uplands: 75.4 acres (85.3 – Lake and Wetlands)

Total Wetlands: 2.9 acres

Current Zoning: Special Commercial Office District, Agriculture, Single Family

Residential

Current Future Land Use Designation: Suburban, Central Urban and Sub outlying

Suburban

Area of each Existing Future Land Use Category: See Exhibit A.3

Existing Land Use: Vacant properties

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

*Lehigh Acres Commercial Overlay:* N/A

*Airport Noise Zone 2 or 3:* N/A

*Acquisition Area:* N/A

*Joint Planning Agreement Area (adjoining other jurisdictional lands):* N/A

*Community Redevelopment Area:* N/A

D. Proposed change for the subject property:

Requesting Commercial Land Use on 73.89 Acres and Conservation

Lands on 11.41 acres

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	325 units
Commercial intensity	262,340 square feet
Industrial intensity	a percentage of commercial square footage
2. Calculation of maximum allowable development under proposed FLUM:	
Residential Units/Density	N/A
Commercial intensity	835,882 square feet (FAR of 0.2597)
Industrial intensity	<del>a percentage of commercial square footage</del>

#### IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

##### A. General Information and Maps

*NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.*

**The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).**

1. Provide any proposed text changes. **Map amendments only proposed.**
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. **Attached**
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. **Attached**
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes. **Attached**
5. Map and describe existing zoning of the subject property and surrounding properties. **Attached**

6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category. **(Will be provided upon approval of the amendment)**

7. A copy of the deed(s) for the property subject to the requested change.  
**Property appraisers printouts**

8. An aerial map showing the subject property and surrounding properties.  
**Attached**

9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. **Attached**

**B. Public Facilities Impacts**

*NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

**1. Traffic Circulation Analysis Attached**

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are

- necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
  - e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
  - f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
  - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;  
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
  - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
  - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- Attached**
- a. Sanitary Sewer
  - b. Potable Water
  - c. Surface Water/Drainage Basins
  - d. Parks, Recreation, and Open Space
  - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;

- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
  - Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
  - Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
  - Include any other water conservation measures that will be applied to the site (see Goal 54).
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including: **(All Utilities provided by Lee County)**
- a. Fire protection with adequate response times;
  - b. Emergency medical service (EMS) provisions;
  - c. Law enforcement;
  - d. Solid Waste;
  - e. Mass Transit; and
  - f. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

**C. Environmental Impacts Attached**

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).

3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

**D. Impacts on Historic Resources **N/A****

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

**E. Internal Consistency with the Lee Plan **Attached****

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

**F. Additional Requirements for Specific Future Land Use Amendments**

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from) **N/A**
  - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
  - b. Provide data and analysis required by Policy 2.4.4,

- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area  
**Attached**
    - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
  3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
  4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis. **Attached**

**Item 1: Fee Schedule**

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

## **A**

### **Property Description and Location**

The subject parcel area is 85.3 acres and consists of fourteen (14) parcels ranging in size from one fourth (1/4) of an acre to over twenty-eight (28) acres. The fourteen (14) parcels are in Section 4, Township 44 South, Range 24 East, with 3,500 linear feet lying along the southern side of Pine Island Road between Orchid Road and Barrett Road.

The parcels are located within the North Fort Myers Planning Community (Lee Plan Map # 16) and included within the North Fort Myers Community Plan (NFM Community Plan Map # 2). These parcels lie east of the City of Cape Coral's Pine Island Road District, which has recently approved over 400,000 square feet of commercial development within a mile of these parcels.

### **History**

In 1992, the North Fort Myers Homeowner's Association requested a Land Use Map Amendment that amended the subject property to Outlying Suburban while preserving a three hundred (300) foot strip of the existing Land Uses (Suburban and Central Urban) along Pine Island Road. According to the staff report for this 1992 Land Use Map Amendment, the area proposed within this amendment was always planned as an urban designation and as such several public improvements, Fire, Police and Emergency, Water Availability, and Road and Surface Water had occurred in this area and were planned for in the future.

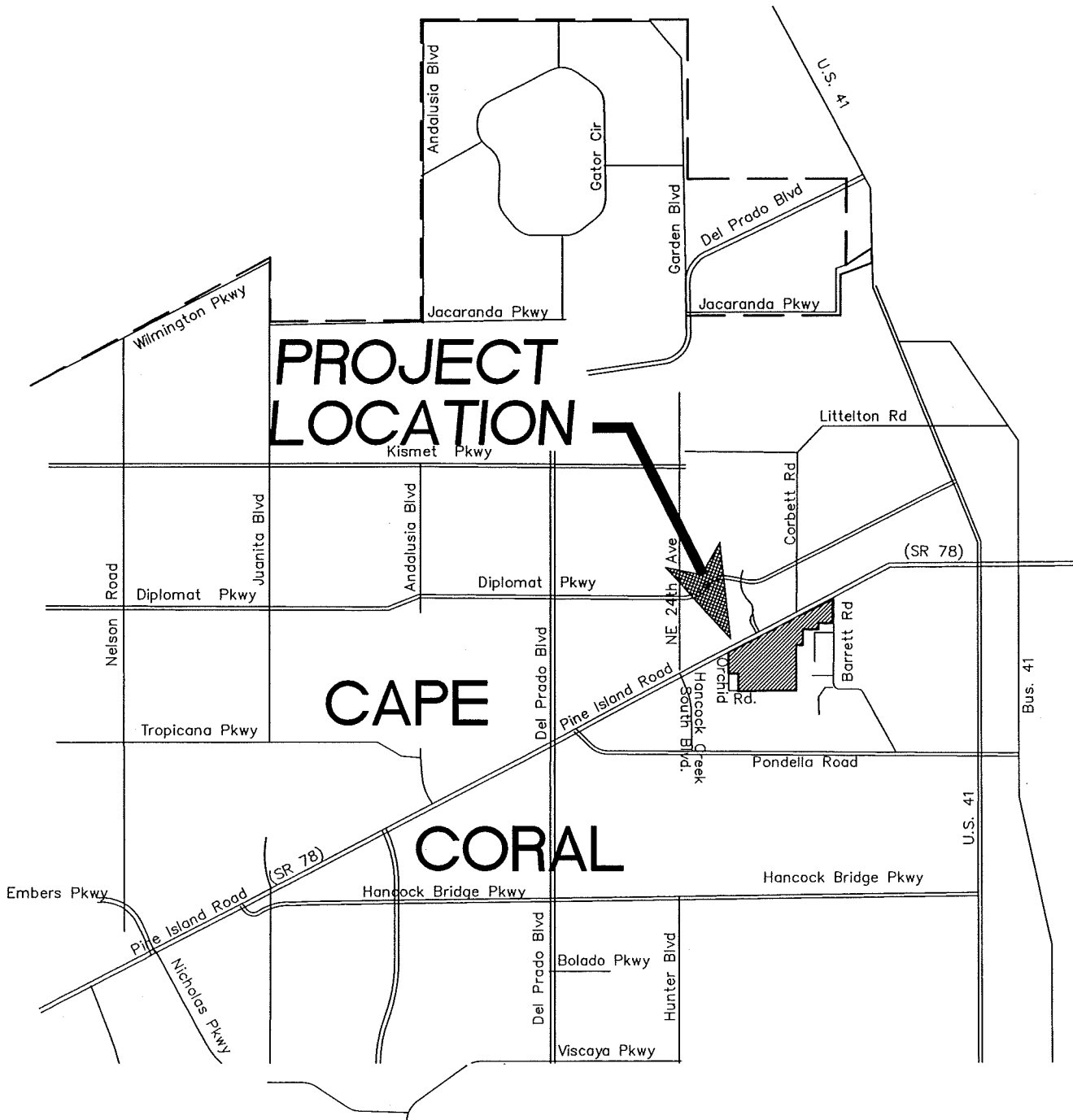
Since the approval of the City of Cape Coral's Pine Island Road Land Use District in 2002, Pine Island Road has seen significant commercial development to the west of the project site, i.e. Coral Walk Shopping Center, Northpoint Shopping Center, Lee Memorial Medical Office Building, a number of national restaurants, and a flex-space office complex (East Cape Commerce Center).

In 2006, the City of Cape Coral annexed into the City a project called "Judd Creek Subdivision" consisting of 192 acres which reduced acreage from the original 502 acres amended within the 1992 Land Use Map Amendment. The Judd Creek subdivision is a mixed-use urban development proposing a 22.8 acre commercial parcel for the development of 200,000 square feet of retail, office, and or restaurant uses and 117.08 acres of residential uses for 1,100 multi-family units, (project density of 9 dwelling units per acre).



LOCATION.dwg

PROJECT MGR.  
FL. LICENSE #



**PROJECT  
LOCATION**

**CAPE  
CORAL**

**LOCATION MAP**

N.T.S.

DATE	BY	REVISION DESCRIPTION
1/20/08	MP	STATUS SET
9/2/08	MP	SUBMITAL SET

**AVALON ENGINEERING, INC.**  
2503 DEL PRADO BLVD. #200  
CAPE CORAL, FLORIDA 33904  
FBPE#3128 (239) 573-2077

**DEVELOPER:**  
SUNSHINE PROPERTIES GROUP, LLC  
689 KETCH DRIVE  
NAPLES, FL 34103

**LAND USE AMENDMENT**  
Orchid Road & Pine Island Road  
CAPE CORAL - LEE COUNTY, FLORIDA

**LOCATION MAP  
EXHIBIT A**

#05-115

1 of 1

## A.1

This application proposes five (5) Map Amendments, as follows:

1. An amendment of the Future Land Use Map (Lee Plan Map 1, Page 1 of 6) to amend the existing Land Uses within the 85.3 acres (Central Urban, Suburban, and Sub-Outlying Suburban) to Commercial for 73.89 acres and to Conservation Lands for 11.41 acres. The existing Land Uses consist of the following acreages:

Suburban	1350 X 300 feet on Pine Island Road	9.29 Acres
----------	-------------------------------------	------------

Central Urban      2150 X 300 feet on Pine Island Road      14.80 Acres

Sub-Outlying Suburban	61.21 Acres
-----------------------	-------------

2. An amendment to the Special Treatment Areas - Mixed Use Overlay Map (Lee Plan Map 1, Page 6 of 6) to remove the portion of the property described in this application from the Mixed Use Overlay area in order for the proposed subject property to development under the Commercial Land Use as a commercial development.
3. An amendment to Future Sewer Service Areas Map (Lee Plan Map 7) to move the subject property within the Lee County Utilities Future Sewer Service Area. Currently sewer service is planned to extend to along the southern edge of the subject property.
4. An amendment to the Summary of Residential Densities Table (Table 1 (a)) to add a footnote that the subject property will not exceed a Floor Area Ratio of 0.2597.
5. An amendment to Mixed Use Overlay Ratios Table (Table 1 (c)) to remove the subject property.

## **A.2**

### **Land Use Permitted Uses**

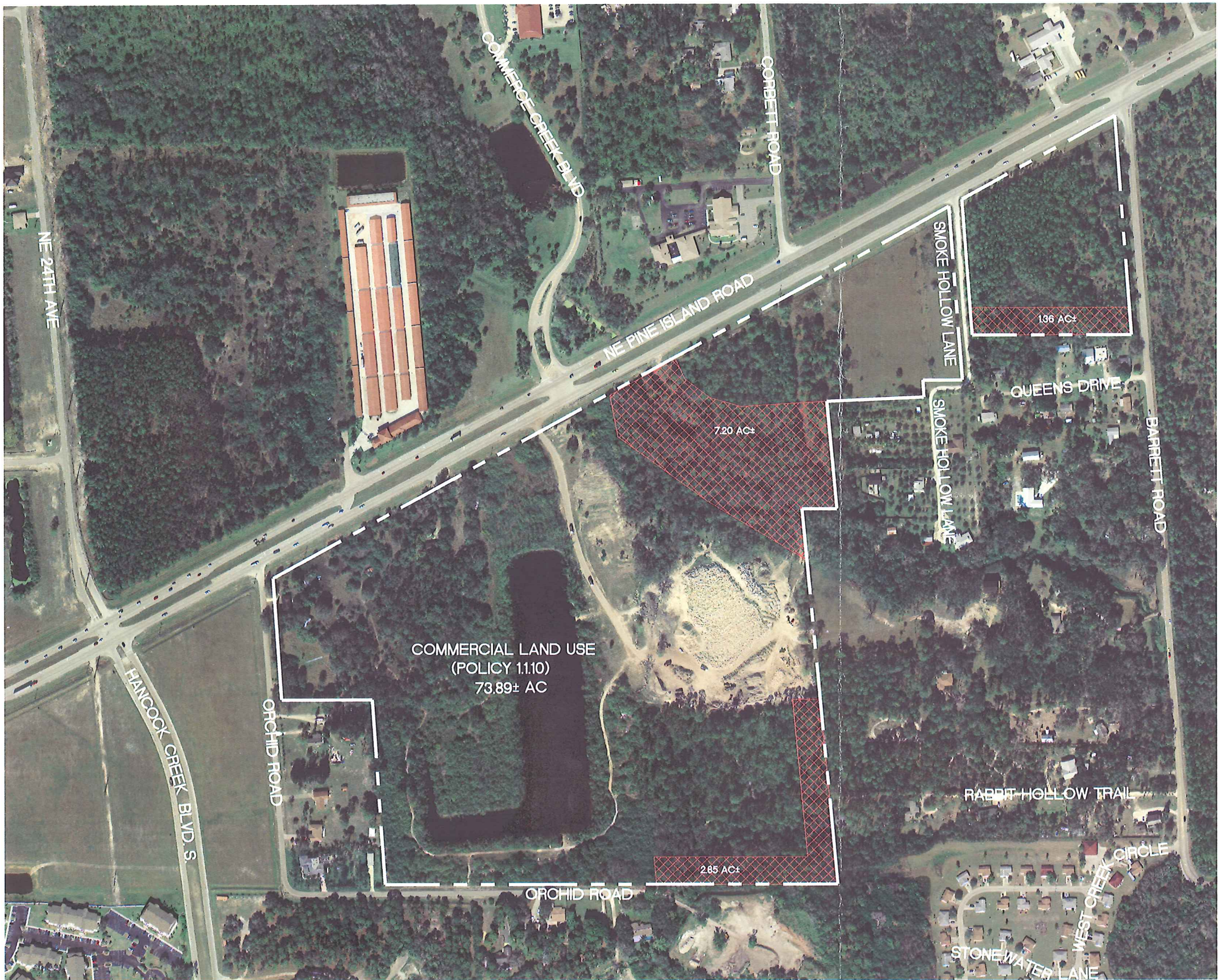
#### **Commercial**

The Commercial District as described in Policy 1.1.10 permits retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development within the Commercial Land Use Designation. Limited light industrial uses are also permitted, excluding outdoor storage type uses.

Even though the commercial district permits a maximum Floor Area Ratio (FAR) of 1, as an index of intensity for development, this amendment caps the allowable Floor Area Ratio of the subject property to 0.2597, providing for a maximum commercial square footage of 835,882 square feet on the subject property.

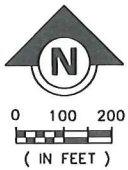
#### **Conservation Lands**

The Conservation Lands as described in Policy 1.4.6 include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation, and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields.



**TOTAL PINE ISLAND ROAD FRONTAGE**  
3500 LINEAR FEET

TOTAL SITE	85.30± ACRES
COMMERCIAL LAND USE	73.89± ACRES
CONSERVATION AREA	11.41± ACRES



**AVOLON ENGINEERING, INC.**  
2503 DEL PRADO BLVD. #200  
CAPE CORAL, FLORIDA 33904  
FBPE#3128 (239) 573-2077

**DEVELOPER:**  
PINE ISLAND ROAD  
2503 DEL PRADO BLVD.  
CAPE CORAL, FL 33904

**LAND USE AMENDMENT**  
Orchid Road & Pine Island Road  
CAPE CORAL - LEE COUNTY, FLORIDA

**EXHIBIT**  
**A.2**

**PROJECT MGR.**  
FL LICENSE#

DATE	BY	REVISION DESCRIPTION	DATE	BY	REVISION DESCRIPTION
11/01/08	MP	STATUS SET			
9/22/08	MP	SUBMITTAL SET			

### A.3 Future Land Use Subject and Adjacent Properties

The **subject property** consists of 85.3 acres containing three land use classifications:

Suburban	9.29 Acres
Central Urban	14.80 Acres
Sub-Outlying Suburban	61.21 Acres

All of the parcels are currently undeveloped with the following descriptions:

#### Suburban

The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed.

#### Central Urban

The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre).

#### Sub-Outlying Suburban

The Sub-Outlying Suburban areas are residential areas that are predominantly low-density development. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

*Calculation of maximum base density allowed under existing Land Use designations:*

*Residential Density: **325 total units***

*2 dwellings per acre x 61.21 acres or 122 dwelling units in Sub Outlying Suburban*

*10 units x 14.80 or 148 units in Central Urban*

*6 units x 9.29 acres or 55 units in Suburban*

*Commercial/Industrial Intensity: approx. **262,340***

*The estimated commercial square footage that could actually be constructed (0.25) within the acreage of the Central Urban and Suburban areas would constitute approx. 262,340 square feet.*

*Calculation of maximum allowable development under proposed FLUM (Commercial):*

*Commercial intensity: a maximum of **835,882 square feet***

*73.89 acres with a capped FAR of 0.2597 would yield 835,882 square feet of retail, office, hotel and public uses.*

### **Future Land Use of Adjacent Properties**

North: Vacant parcel within the Pine Island Road District (City of Cape Coral), Self-Storage Facility within the Industrial Land Use (City of Cape Coral), and a Worship Facility in Central Urban

South: Sparsely developed Single-family lots in Sub-Outlying Suburban

East: Vacant parcels within the Mixed Use Land Use (City of Cape Coral) and Single-family parcels located on Queens Road in Sub-Outlying Suburban

West: Vacant parcels within the Pine Island Road District (City of Cape Coral) and Developed Single-family lots in Sub-Outlying Suburban

## **City of Cape Coral Land Use Descriptions**

### **Pine Island Road District**

This Land Use designation will encourage mixed-use development at key intersections with major North-South streets along Pine Island Road. The Corridor zone designation will be placed on the land located between the Villages and will include larger scale, less pedestrian-oriented uses such as, retail, office, office/warehouse, light manufacturing, institutional (schools, colleges), single family residential, multi-family residential golf courses, larger scale commercial retail (big box stores over 50,000square-feet) and government uses such as parks and public facilities. Commercial and light manufacturing uses shall not exceed a floor to lot area ratio (FAR) of 1.25 in accordance with City design standards.

### **Industrial District**

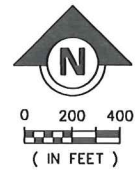
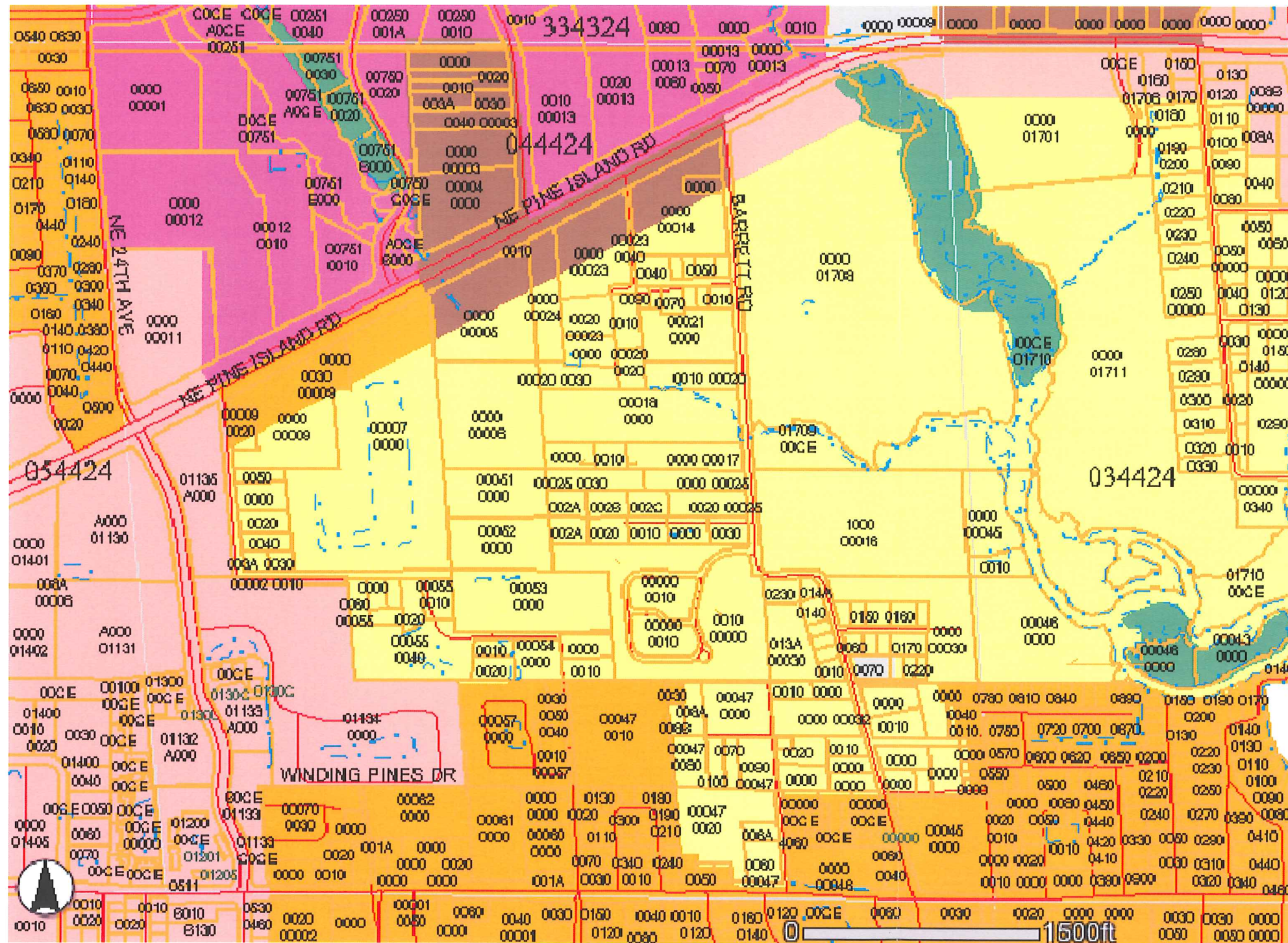
Shall not exceed a floor to lot area ratio of 1.0.

### **Mixed Use District**




The mixed-use designation is intended to encourage the development of planned projects that include more than one type of use. The baseline maximum permitted densities/intensities of various uses within the mixed-use designation will be 4.4 dwelling units per acre for a residential component and 50% of the permitted FAR (Floor Area Ratio) for non-residential uses. For example, a project combining multi-family and commercial uses would be subject to Policies 1.15.b. and/or 7.7 for the multi-family portion, and Policy 1.15.c. or 1.15.d for the commercial portion. Additional residential density, up to sixteen dwelling units per acre and additional non-residential development, to the total maximum FAR permitted would be available through participation in development incentive programs and/or participation in the City's Transfer of Development Rights (TDR) program. However, in the Urban Services Reserve Area, where central water and sewer are not available, residential uses are restricted to 4.4 dwelling units per acre and non-residential uses are limited to uses that do not generate an estimated flow of more than 1320 gallons of sewage per acre per day. Estimated flows shall be based on 64E-6.008 Florida Administrative Code, as may be amended from time to time.

### **Judd Creek Sub-District**

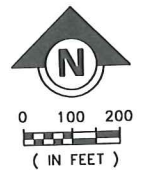
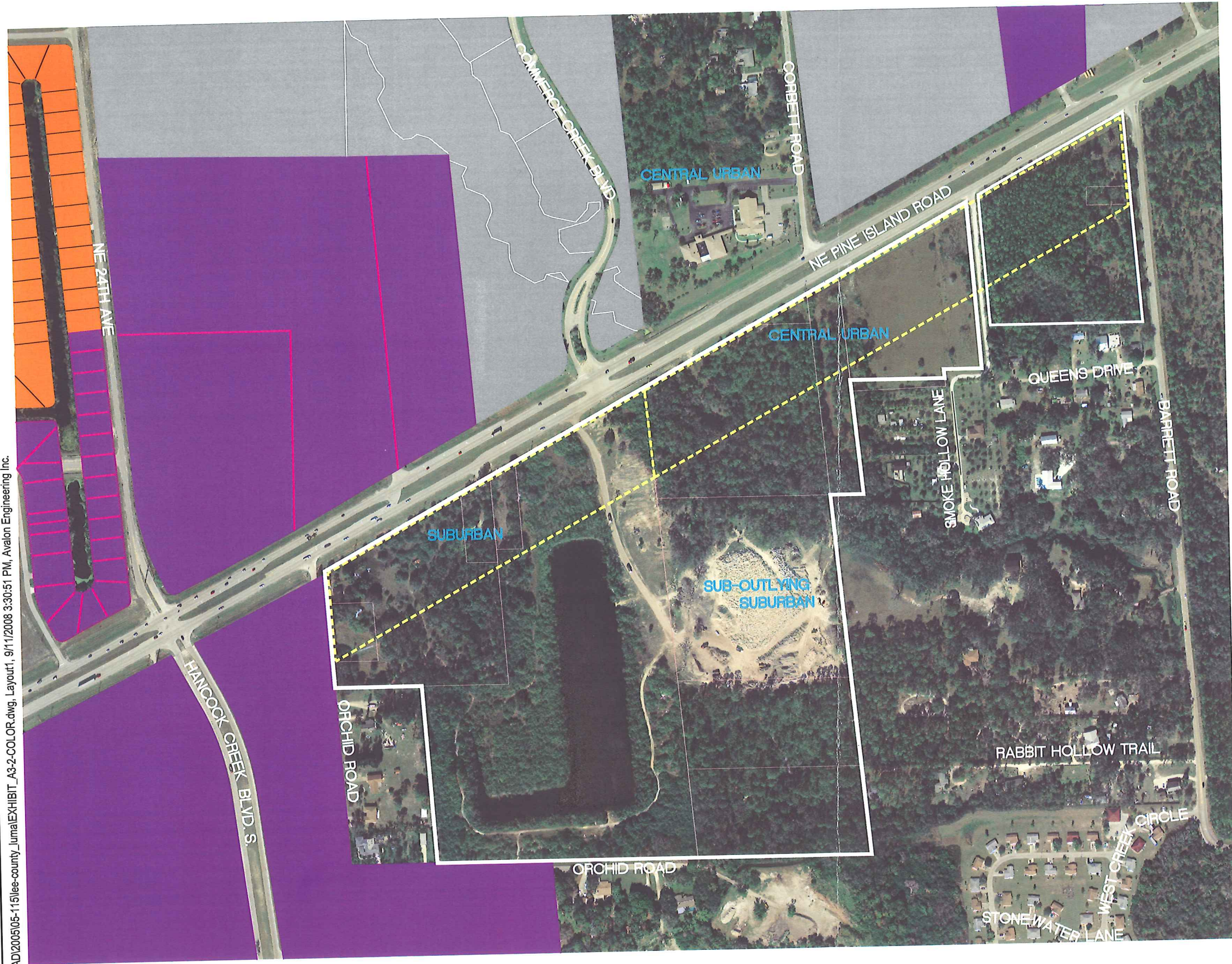
Within the Judd Creek Sub-District, development shall not exceed 10 dwelling units per acre on lands with a future land use map designation of Multi-Family. Non-residential intensity on lands with a future land use map designation of Pine Island Road District shall not exceed 250,000 square feet of gross leasable floor area. All lands within the Judd Creek Sub-District with a future land use map designation of Pine Island Road District shall be entitled to a proportional share of the 250,000 square feet of gross leasable floor area; however, the development rights may be transferred among any properties within the Judd Creek Sub-District with a future land use map designation of Pine Island Road District through mutual agreement of the affected property owners, as long as the intensity is consistent with all Land Use and Development Regulations and other provisions of this Plan. These limitations may be amended in the event that roadway network improvements are made that would allow development beyond these limitations without degradation of roadway level of service below the adopted level of service.



LEE COUNTY LAND USES

	SUBURBAN	9.29 ACRES
	CENTRAL URBAN	14.80 ACRES
	SUB OUTLYING SUBURBAN	61.21 ACRES




P:\CAD\2005\05-115\lee-county\_luma\EXHIBIT\_A3-2-COLOR.dwg, Layout1, 9/11/2008 3:30:51 PM, Avalon Engineering Inc.



LEE COUNTY LAND USES

SUBURBAN	9.29 ACRES
CENTRAL URBAN	14.80 ACRES
SUB OUTLYING SUBURBAN	61.21 ACRES

CITY OF CAPE CORAL LAND USE

-  PINE ISLAND ROAD DISTRICT
-  INDUSTRIAL
-  MULTIFAMILY

PROJECT MGR.  
FL. LICENSE#

DATE	BY	REVISION DESCRIPTION
10/08	ST	ST
02/28	MP	MP SUBMITAL SET

DEVELOPER:  
SUNSHINE PROPERTIES GROUP, LLC  
301 W. 1ST AVE.  
CAPE CORAL, FL 34103

**LAND USE AMENDMENT**  
Orchid Road & Pine Island Road  
CAPE CORAL - LEE COUNTY, FLORIDA

EXHIBIT  
A.3.2

1 of 1

AVALON ENGINEERING, INC.  
2503 DEL PRADO BLVD. #200  
CAPE CORAL, FL 34104  
FBPE#3126 (239) 573-2077



## A.4

### Zoning of Subject and Adjacent Properties

The **subject property** is currently zoned:

Special Commercial Office District (CS-2)	0.21 Acres
Agriculture (AG-2)	60.89 Acres
Single Family Residential (RS-1)	24.2 Acres

### Zoning of Adjacent Properties

North: Corridor, Industrial (City of Cape Coral) and Agriculture (City of Cape Coral), Highway Commercial (C-3 - City of Cape Coral), Agriculture (AG-2)

South: Single Family (RS-1)

East: Single Family (RS-1), Agriculture (AG-2), Multi-family (R-3 - City of Cape Coral)

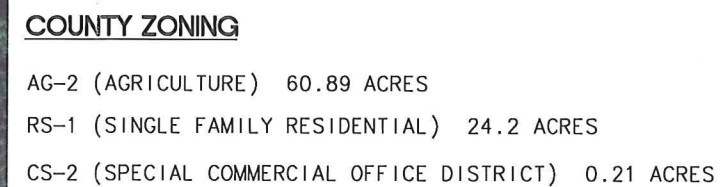
West: Corridor (City of Cape Coral)

### City of Cape Coral Zoning Districts

Corridor Zoning District is established to: (1) Implement the recommendations of the Pine Island Road Master Plan; (2) To promote such uses as retail, office, office/warehouse, light manufacturing, institutional (schools, colleges), residential, golf courses, larger scale commercial retail (big box stores over 50,000 square-feet) and government uses such as parks and public facilities; (3) To provide design guidelines for large scale retail; and (4) Otherwise implement this ordinance. The nature of the development(s) that can be built within the Corridor district is determined by the size of the land to be developed. As the property size increases, so do the options for development.

Industrial Zoning District is established to: (1) Permit areas which are intended to encourage and promote the development of a coordinated and related industrial complex located in areas where there are sites sufficiently large to meet the needs of industrial activities; (2) Permit other uses generally compatible with such uses; and (3) Otherwise implement this ordinance.

Multi-family Zoning District is established to: (1) Permit multi-family residential development; (2) Permit other uses generally compatible with such residential uses; and (3) Otherwise implement this ordinance.



**A.5**  
**Parcel and Owner Information**

Strap Number Listing:

04-44-24-00-00004.0010  
04-44-24-00-00006.0000  
04-44-24-00-00009.0000  
04-44-24-00-00009.0020  
04-44-24-00-00009.0030  
04-44-24-00-00008.0000  
04-44-24-00-00007.0000  
04-44-24-00-00051.0000  
04-44-24-00-00052.0000  
04-44-24-00-00005.0000  
04-44-24-00-00024.0000  
04-44-24-00-00023.0000  
04-44-24-00-00014.0000  
04-44-24-00-00015.0000

Assigned Addresses:

2500 - 2800 N.E. Pine Island Road, North Fort Myers  
1570 Orchid Road, North Fort Myers  
1481 Barrett Road, North Fort Myers

Parcel Owners:

Somerset Properties Group, LLC  
Orchid-Pine Island, LLC  
8.8 Pine Island Road, LLC  
Barrett Pine Island Road, LLC  
DelPrado-Corbett, LLC  
Stephen W. Haywood 50% & /Talan Corporation 50%  
James H. Whitehead and Joseph P Johns

Managing Member

Charles Felix  
Stephen Haywood  
Stephen Haywood  
Stephen Haywood  
Stephen Haywood

Representatives:

Cliff Repperger, AICP, Vice President /Linda Miller, AICP, Senior Planner  
Avalon Engineering 2503 Del Prado Blvd. S., Suite 200, Cape Coral, Fl 33904 239-573-2077

Charles Basinait, Attorney at Law  
Henderson/Franklin 1715 Monroe Street, Fort Myers, Fl 33902 239-344-1204

Paul Owen, PWS  
W. Dexter Bender & Associates 2052 Virginia Avenue, Fort Myers, Fl 33901 239-334-3680

LEE COUNTY PROPERTY APPRAISER

# PROPERTY DATA FOR PARCEL 04-44-24-00-00004.0010

## TAX YEAR 2008 TRIM

Parcel data is available for the following tax years:

[ 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 (Trim) ]

[ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

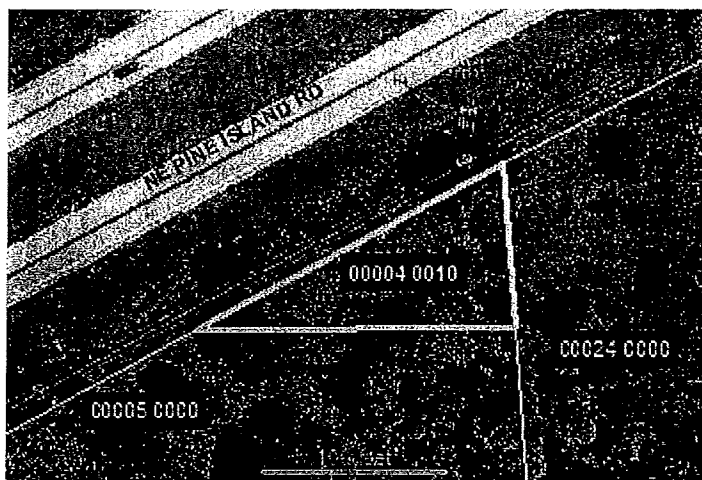
HAYWOOD STEPHEN W 50% +  
TALAN CORPORATION 50% T/C  
PO BOX 101526  
CAPE CORAL FL 33910

### SITE ADDRESS

2690 NE PINE ISLAND RD  
NORTH FORT MYERS FL 33903

### LEGAL DESCRIPTION

PARL IN S E 1/4 OF N E 1/4  
OF N W 1/4 DESC OR 367/445  
LESS R/W OR 2335/3640

[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ][ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

10 - VACANT COMMERCIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ HISTORY CHART ]

JUST	38,880
ASSESSED	38,880
ASSESSED SOH	38,880
TAXABLE	38,880
BUILDING	0
LAND	38,880
BUILDING FEATURES	0

### EXEMPTIONS

HOMESTEAD  
WIDOW  
WIDOWER  
DISABILITY  
WHOLLY  
AGRICULTURE

### ATTRIBUTES

0	LAND UNITS OF	
0	MEASURE	SF
0	TOTAL NUMBER	
0	OF LAND UNITS	9,147.60
0	FRONTAGE	0
0	DEPTH	0
	BEDROOMS	
	BATHROOMS	

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 04-44-24-00-00006.0000**  
**TAX YEAR 2008 TRIM**

Parcel data is available for the following tax years:

[ [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | [2008 \(Trim\)](#) ][ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

WHITEHEAD JAMES H +  
 JOHNS JOSEPH P T/C  
 1622 VISCAYA PKWY  
 CAPE CORAL FL 33990

### SITE ADDRESS

ACCESS UNDETERMINED  
 CAPE CORAL FL 33909

### LEGAL DESCRIPTION

SE 1/4 OF SE 1/4 OF NW 1/4

[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ][ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

00 - VACANT RESIDENTIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ [HISTORY CHART](#) ]

JUST	337,550
ASSESSED	337,550
ASSESSED SOH	337,550
TAXABLE	337,550
BUILDING	0
LAND	337,550
BUILDING FEATURES	0
SOH DIFFERENCE	0

### EXEMPTIONS

HOMESTEAD	0
WIDOW	0
WIDOWER	0
DISABILITY	0
WHOLLY	0
AGRICULTURE	0

### ATTRIBUTES

LAND UNITS OF MEASURE	AC
TOTAL NUMBER OF LAND UNITS	10.00
FRONTAGE	0
DEPTH	0
BEDROOMS	
BATHROOMS	
TOTAL BUILDING	

LEE COUNTY PROPERTY APPRAISER

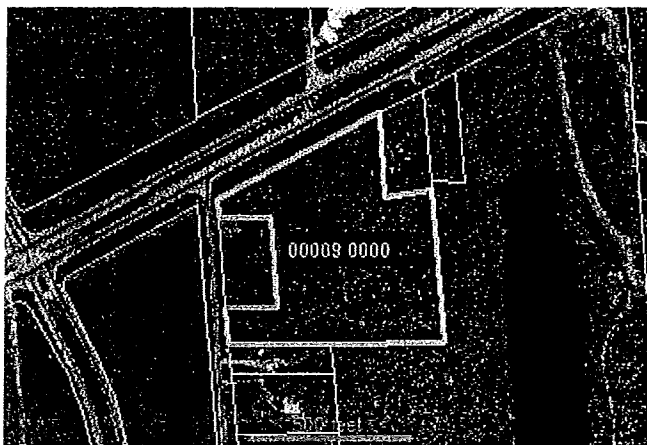
**PROPERTY DATA FOR PARCEL 04-44-24-00-00009.0000**  
**TAX YEAR 2008 TRIM**

Parcel data is available for the following tax years:

[ 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 (Trim) ]

[ Next Lower Parcel Number | Next Higher Parcel Number | Display Tax Bills on this Parcel | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

**PROPERTY DETAILS****OWNER OF  
RECORD**ORCHID-  
PINE ISLAND  
LLC  
3613 DEL  
PRADO  
BLVD  
CAPE  
CORAL FL  
33904[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ]**IMAGE OF STRUCTURE****SITE  
ADDRESS**2500 NE  
PINE ISLAND  
RD  
NORTH  
FORT  
MYERS FL  
33903**LEGAL  
DESCRIPTION**PARL IN NW  
1/4 S OF SR  
78  
DESC OR  
1563 PG 9  
LES PARL  
9.1+9.2LESS  
R/W  
OR2360/162

10152645 1 03/06/2008

Photo Date: March of 2008  
Photo dated after 2008 Roll[ [PICTOMETRY](#) ]**TAXING DISTRICT**

039 - NORTH FORT MYERS FIRE

**DOR CODE**

02 - MOBILE HOME

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 04-44-24-00-00009.0020**  
**TAX YEAR 2008 TRIM**

Parcel data is available for the following tax years:

[ [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | 2008 (Trim) ][ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

**PROPERTY DETAILS****OWNER OF  
RECORD**ORCHID-  
PINE  
ISLAND LLC  
3613 DEL  
PRADO  
BLVD  
CAPE  
CORAL FL  
33904**SITE  
ADDRESS**1570  
ORCHID RDNORTH  
FORT  
MYERS FL  
33903**LEGAL  
DESCRIPTION**PARL IN  
SEC 4 T 44  
R 24  
DESC IN OR  
1444 PG  
1529[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ]

IMAGE OF STRUCTURE

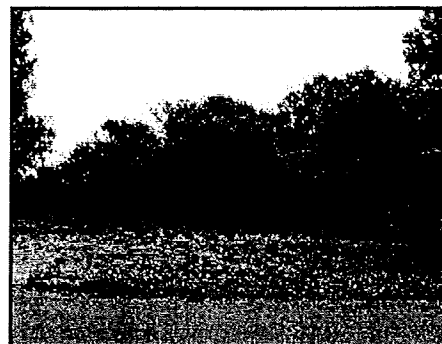
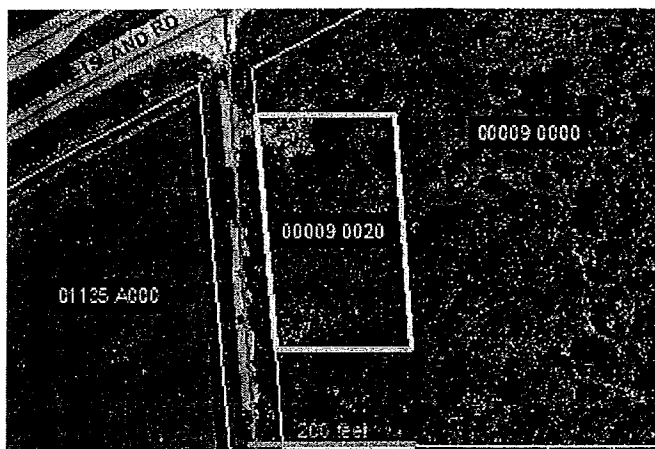


Photo Date: May of 2007

[ [PICTOMETRY](#) ]**TAXING DISTRICT**

039 - NORTH FORT MYERS FIRE

**DOR CODE**

00 - VACANT RESIDENTIAL

LEE COUNTY PROPERTY APPRAISER

PROPERTY DATA FOR PARCEL 04-44-24-00-00009.0030  
TAX YEAR 2008 TRIM

Parcel data is available for the following tax years:

[ [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | 2008 (Trim) ][ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tangible Accounts on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

OWNER OF  
RECORDORCHID-  
PINE  
ISLAND LLC  
3613 DEL  
PRADO  
BLVD  
CAPE  
CORAL FL  
33904[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ]

IMAGE OF STRUCTURE

SITE  
ADDRESS2560 NE  
PINE  
ISLAND RD  
NORTH  
FORT  
MYERS FL  
33903LEGAL  
DESCRIPTIONPARL IN NW  
1/4 S OF SR  
78  
DESC IN OR  
1726 PG  
1329  
LESS R/W  
OR 2360 PG  
162Photo Date: March of 2008  
Photo dated after 2008 Roll[ [PICTOMETRY](#) ]

TAXING DISTRICT

DOR CODE

LEE COUNTY PROPERTY APPRAISER

# PROPERTY DATA FOR PARCEL 04-44-24-00-00008.0000

## TAX YEAR 2008 TRIM

Parcel data is available for the following tax years:

[ 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 (Trim) ]

[ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

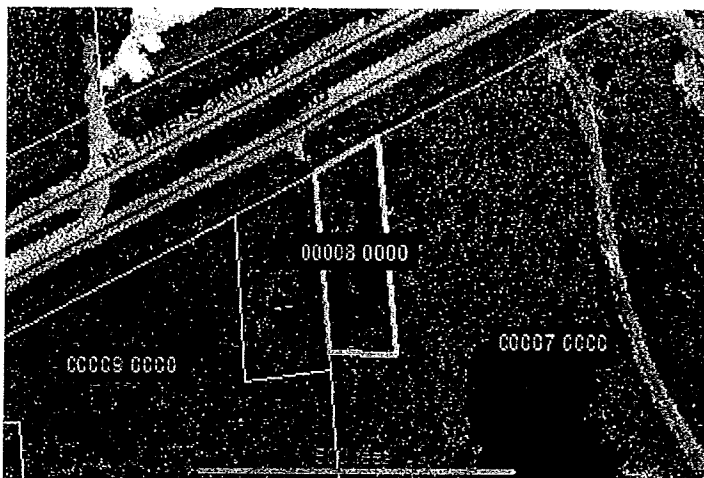
SOMERSET PROPERTIES GROUP LLC  
691 KITCH DR  
NAPLES FL 34103

### SITE ADDRESS

2570 NE PINE ISLAND RD  
NORTH FORT MYERS FL 33903

### LEGAL DESCRIPTION

E 100 FT OF W 1420 FT OF  
S 465 FT OF N 2225 FT  
LES R/W OR 2356 PG 4305

[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ][ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

00 - VACANT RESIDENTIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ HISTORY CHART ]

JUST	215,000
ASSESSED	215,000
ASSESSED SOH	215,000
TAXABLE	215,000
BUILDING	0
LAND	215,000
BUILDING FEATURES	0
SOH DIFFERENCE	0

### EXEMPTIONS

HOMESTEAD  
WIDOW  
WIDOWER  
DISABILITY  
WHOLLY  
AGRICULTURE

### ATTRIBUTES

0	LAND UNITS OF	UT
0	MEASURE	
0	TOTAL NUMBER OF	1.00
0	LAND UNITS	
0	FRONTAGE	0
0	DEPTH	0
	BEDROOMS	
	BATHROOMS	
	TOTAL BUILDING SqFT	

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 04-44-24-00-00007.0000**  
**TAX YEAR 2008 TRIM**

Parcel data is available for the following tax years:

[ 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 (Trim) ]

[ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tangible Accounts on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

SOMERSET PROPERTIES LLC  
 691 KETCH DR  
 NAPLES FL 34103

### SITE ADDRESS

2600 NE PINE ISLAND RD  
 NORTH FORT MYERS FL 33903

### LEGAL DESCRIPTION

PARL IN W 1/2 SEC S OF SR  
 78 DESC IN OR 1915 PG 354  
 LESS R/W OR 2344 PG 396

[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ]



[ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

00 - VACANT RESIDENTIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ HISTORY CHART ]

JUST	4,530,440
ASSESSED	4,530,440
ASSESSED SOH	4,530,440
TAXABLE	4,530,440
BUILDING	0
LAND	4,530,440
BUILDING	0

### EXEMPTIONS

HOMESTEAD  
 WIDOW  
 WIDOWER  
 DISABILITY  
 WHOLLY  
 AGRICULTURE

### ATTRIBUTES

0	LAND UNITS OF	AC
0	MEASURE	
0	TOTAL NUMBER OF	28.85
0	LAND UNITS	
0	FRONTAGE	0
0	DEPTH	0
	BEDROOMS	
	BATHROOMS	

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 04-44-24-00-00051.0000**  
**TAX YEAR 2008 TRIM**

Parcel data is available for the following tax years:

[ [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | 2008 (Trim) ][ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

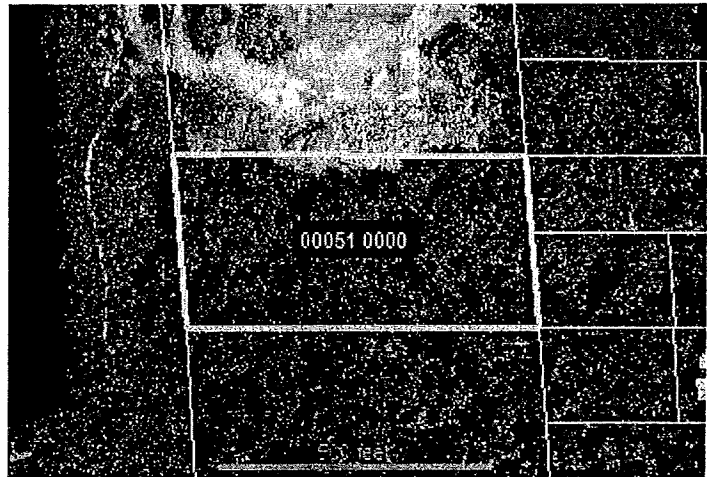
SOMERSET PROPERTIES LLC  
 691 KETCH DR  
 NAPLES FL 34103

### SITE ADDRESS

ACCESS UNDETERMINED  
 NORTH FORT MYERS FL 33903

### LEGAL DESCRIPTION

N 1/2 OF NE 1/4 OF NE 1/4  
 OF SW 1/4

[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ][ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

00 - VACANT RESIDENTIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ [HISTORY CHART](#) ]

JUST	1,075,000
ASSESSED	1,075,000
ASSESSED SOH	1,075,000
TAXABLE	1,075,000
BUILDING	0
LAND	1,075,000
BUILDING	
FEATURES	0

### EXEMPTIONS

HOMESTEAD	0
WIDOW	0
WIDOWER	0
DISABILITY	0
WHOLLY	0
AGRICULTURE	0

### ATTRIBUTES

LAND UNITS OF	AC
MEASURE	
TOTAL NUMBER OF	5.00
LAND UNITS	
FRONTAGE	0
DEPTH	0
BEDROOMS	
BATHROOMS	
TOTAL BUILDING SQFT	

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 04-44-24-00-00052.0000**  
**TAX YEAR 2008 TRIM**

Parcel data is available for the following tax years:

[ [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | 2008 (Trim) ][ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE  
 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

SOMERSET PROPERTIES LLC  
 691 KETCH DR  
 NAPLES FL 34103

### SITE ADDRESS

ACCESS UNDETERMINED  
 NORTH FORT MYERS FL 33903

### LEGAL DESCRIPTION

S 1/2 OF NE 1/4 OF NE 1/4  
 OF SW 1/4

[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ][ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

00 - VACANT RESIDENTIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ [HISTORY CHART](#) ]

JUST	1,075,000
ASSESSED	1,075,000
ASSESSED SOH	1,075,000
TAXABLE	1,075,000
BUILDING	0
LAND	1,075,000
BUILDING	
FEATURES	0

### EXEMPTIONS

HOMESTEAD	0
WIDOW	0
WIDOWER	0
DISABILITY	0
WHOLLY	0
AGRICULTURE	0

### ATTRIBUTES

LAND UNITS OF	AC
MEASURE	
TOTAL NUMBER OF	5.00
LAND UNITS	
FRONTAGE	0
DEPTH	0
BEDROOMS	
BATHROOMS	
TOTAL BUILDING SQFT	

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 04-44-24-00-00005.0000**  
**TAX YEAR 2008 TRIM**

Parcel data is available for the following tax years:

[ 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 (Trim) ]

[ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

8.8 PINE ISLAND ROAD LLC  
 3613 DEL PRADO BLVD  
 CAPE CORAL FL 33904

### SITE ADDRESS

2650 NE PINE ISLAND RD  
 NORTH FORT MYERS FL 33903

### LEGAL DESCRIPTION

NE 1/4 OF SE 1/4 OF NW 1/4  
 LESS RD R/W.  
 OR2360 PG 169 OR2479/1774

[ [VIEWER](#) ] [TAX MAP](#) [ [PRINT](#) ]



[ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

00 - VACANT RESIDENTIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ [HISTORY CHART](#) ]

JUST	1,724,340
ASSESSED	1,724,340
ASSESSED SOH	1,724,340
TAXABLE	1,724,340
BUILDING	0
LAND	1,724,340
BUILDING	0
FEATURES	0

### EXEMPTIONS

HOMESTEAD  
 WIDOW  
 WIDOWER  
 DISABILITY  
 WHOLLY  
 AGRICULTURE

### ATTRIBUTES

0	LAND UNITS OF	AC
0	MEASURE	
0	TOTAL NUMBER OF	8.80
0	LAND UNITS	
0	FRONTAGE	0
0	DEPTH	0
	BEDROOMS	
	BATHROOMS	
	TOTAL BUILDING SQFT	

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 04-44-24-00-00024.0000**  
**TAX YEAR 2008 TRIM**

Parcel data is available for the following tax years:

[ [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | 2008 (Trim) ][ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

**PROPERTY DETAILS****OWNER OF  
RECORD**DEL PRADO  
CORBETT  
LLC  
3613 DEL  
PRADO  
BLVD  
CAPE  
CORAL FL  
33904**SITE  
ADDRESS**2700 NE  
PINE  
ISLAND RD  
NORTH  
FORT  
MYERS FL  
33903**LEGAL  
DESCRIPTION**W 164.42 FT  
OF NE 1/4  
S OF SR 78  
LES S 682  
FT  
LESS R/W[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ]

IMAGE OF STRUCTURE



Photo Date: March of 2006

[ [PICTOMETRY](#) ]**TAXING DISTRICT**

039 - NORTH FORT MYERS FIRE

**DOR CODE**

00 - VACANT RESIDENTIAL

LEE COUNTY PROPERTY APPRAISER

# PROPERTY DATA FOR PARCEL 04-44-24-00-00023.0000

## TAX YEAR 2008 TRIM

Parcel data is available for the following tax years:

[ [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | 2008 (Trim) ]

[ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Building Permits on this Parcel](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

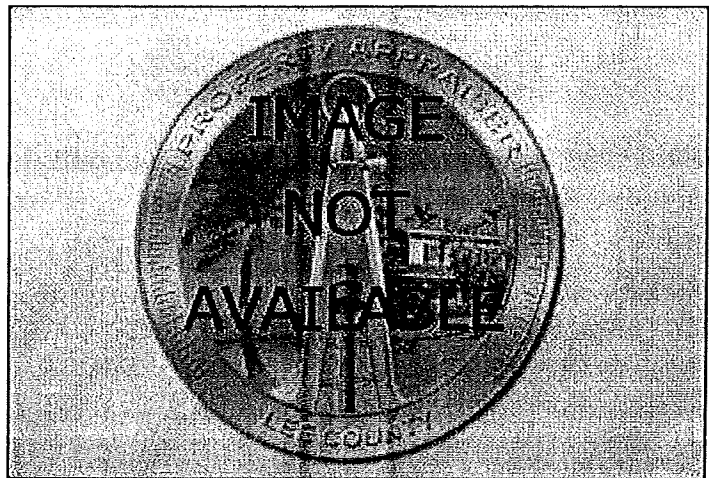
DEL PRADO CORBETT LLCC  
3613 DEL PRADO BLVD  
CAPE CORAL FL 33904

### SITE ADDRESS

2750 NE PINE ISLAND RD  
NORTH FORT MYERS FL 33903

### LEGAL DESCRIPTION

PARL IN NE1/4 SEC 04  
DESC IN OR 1896 PG 2579  
LESS R/W OR 2331/3138

[ [VIEWER](#) ] [TAX MAP](#) [ [PRINT](#) ][ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

00 - VACANT RESIDENTIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ [HISTORY CHART](#) ]

JUST	1,214,750
ASSESSED	1,214,750
ASSESSED SOH	1,214,750
TAXABLE	1,214,750
BUILDING	0
LAND	1,214,750
BUILDING	0

### EXEMPTIONS

HOMESTEAD	0
WIDOW	0
WIDOWER	0
DISABILITY	0
WHOLLY	0
AGRICULTURE	0

### ATTRIBUTES

LAND UNITS OF MEASURE	AC
TOTAL NUMBER OF LAND UNITS	5.65
FRONTAGE	0
DEPTH	0
BEDROOMS	
BATHROOMS	

LEE COUNTY PROPERTY APPRAISER

**PROPERTY DATA FOR PARCEL 04-44-24-00-00014.0000**  
**TAX YEAR 2008 TRIM**

Parcel data is available for the following tax years:

[ [2001](#) | [2002](#) | [2003](#) | [2004](#) | [2005](#) | [2006](#) | [2007](#) | 2008 (Trim) ][ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

BARRETT PINE ISLAND ROAD LLC  
 PO BOX 101526  
 CAPE CORAL FL 33910

### SITE ADDRESS

2800 NE PINE ISLAND RD  
 NORTH FORT MYERS FL 33903

### LEGAL DESCRIPTION

W 600 FT OF E 1975 FT OF  
 S770 OF N1370 OF NE 1/4 LS  
 PAR 15 LES R/W OR2360/157

[ [VIEWER](#) ] TAX MAP [ [PRINT](#) ][ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

00 - VACANT RESIDENTIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ [HISTORY CHART](#) ]

JUST	1,270,650
ASSESSED	1,270,650
ASSESSED SOH	1,270,650
TAXABLE	1,270,650
BUILDING	0
LAND	1,270,650
BUILDING	
FEATURES	0

### EXEMPTIONS

HOMESTEAD	0
WIDOW	0
WIDOWER	0
DISABILITY	0
WHOLLY	0
AGRICULTURE	0

### ATTRIBUTES

LAND UNITS OF	AC
MEASURE	
TOTAL NUMBER OF	5.91
LAND UNITS	
FRONTAGE	0
DEPTH	0
BEDROOMS	
BATHROOMS	
TOTAL BUILDING SQFT	

LEE COUNTY PROPERTY APPRAISER

# PROPERTY DATA FOR PARCEL 04-44-24-00-00015.0000

## TAX YEAR 2008 TRIM

Parcel data is available for the following tax years:

[ 2001 | 2002 | 2003 | 2004 | 2005 | 2006 | 2007 | 2008 (Trim) ]

[ [Next Lower Parcel Number](#) | [Next Higher Parcel Number](#) | [Display Tax Bills on this Parcel](#) | [Tax Estimator](#) ]

OWNERSHIP, LEGAL, SALES AND DISTRICT DATA ARE FROM THE CURRENT DATABASE. LAND, BUILDING, VALUE AND EXEMPTION DATA ARE FROM THE 2008 TRIM ROLL.

## PROPERTY DETAILS

### OWNER OF RECORD

BARRETT PINE ISLAND ROAD LLC  
PO BOX 101526  
CAPE CORAL FL 33910

### SITE ADDRESS

1481 BARRETT RD  
NORTH FORT MYERS FL 33903

### LEGAL DESCRIPTION

W 250 FT OF E 1565 FT  
OF S 100 FT OF N 960  
FT OF NE 1/4

[ [VIEWER](#) ] [TAX MAP](#) [ [PRINT](#) ][ [PICTOMETRY](#) ]

### TAXING DISTRICT

039 - NORTH FORT MYERS FIRE

### DOR CODE

00 - VACANT RESIDENTIAL

### PROPERTY VALUES (TAX ROLL 2008)

#### [ [HISTORY CHART](#) ]

JUST	23,700
ASSESSED	23,700
ASSESSED SOH	23,700
TAXABLE	23,700
BUILDING	0
LAND	23,700
BUILDING FEATURES	0
SOH DIFFERENCE	0

### EXEMPTIONS

HOMESTEAD  
WIDOW  
WIDOWER  
DISABILITY  
WHOLLY  
AGRICULTURE

### ATTRIBUTES

0	LAND UNITS OF	UT
0	MEASURE	
0	TOTAL NUMBER OF	1.00
0	LAND UNITS	
0	FRONTAGE	100
0	DEPTH	250
0	BEDROOMS	
0	BATHROOMS	
0	TOTAL BUILDING SqFt	

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SOMERSET PROPERTIES GROUP, LLC

**Filing Information**

Document Number L05000060315

FEI Number 203017351

Date Filed 06/16/2005

State FL

Status ACTIVE

**Principal Address**691 KETCH DRIVE  
NAPLES FL 34103**Mailing Address**691 KETCH DRIVE  
NAPLES FL 34103**Registered Agent Name & Address**FELIX, CHARLES R  
691 KETCH DRIVE  
NAPLES FL 34103**Manager/Member Detail****Name & Address**

Title MGR

FELIX, CHARLES R  
691 KETCH DRIVE  
NAPLES FL 34103

Title MGR

HOEKSTRA, JOHN F  
691 KETCH DRIVE  
NAPLES FL 34103**Annual Reports****Report Year Filed Date**

2006 04/12/2006

2007 04/11/2007

2008 02/11/2008

**Document Images**

[02/11/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/11/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/12/2006 -- ANNUAL REPORT](#)[View image in PDF format](#)[06/16/2005 -- Florida Limited Liabilites](#)[View image in PDF format](#)

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ORCHID - PINE ISLAND, LLC

**Filing Information**

Document Number L05000110401

FEI Number 203805372

Date Filed 11/15/2005

State FL

Status ACTIVE

**Principal Address**3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Mailing Address**PO BOX 101526  
CAPE CORAL FL 33910

Changed 01/24/2008

**Registered Agent Name & Address**HAYWOOD, STEPHEN W  
3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Manager/Member Detail****Name & Address**

Title MGRM

HAYWOOD, STEPHEN W  
3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Annual Reports****Report Year Filed Date**

2006 03/23/2006

2007 01/29/2007

2008 01/24/2008

**Document Images**[01/24/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/29/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)

[03/23/2006 -- ANNUAL REPORT](#)[View image in PDF format](#)[11/15/2005 -- Florida Limited Liabilites](#)[View image in PDF format](#)**Note:** This is not official record. See documents if question or conflict.[Previous on List](#)[Next on List](#)[Return To List](#)**No Events****No Name History**[Entity Name Search](#)[Home](#) [Contact us](#) [Document Searches](#) [E-Filing Services](#) [Forms](#) [Help](#)[Copyright and Privacy Policies](#)

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8.8 PINE ISLAND ROAD, LLC

**Filing Information**

Document Number L06000042939

FEI Number 204779034

Date Filed 04/25/2006

State FL

Status ACTIVE

**Principal Address**3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Mailing Address**PO BOX 101526  
CAPE CORAL FL 33910

Changed 01/24/2008

**Registered Agent Name & Address**HAYWOOD, STEPHEN W  
3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Manager/Member Detail****Name & Address**

Title MGRM

HAYWOOD, STEPHEN W  
3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Annual Reports****Report Year Filed Date**

2007 01/29/2007

2008 01/24/2008

**Document Images**[01/24/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/29/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/25/2006 -- Florida Limited Liability](#)[View image in PDF format](#)

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BARRETT-PINE ISLAND ROAD, LLC

**Filing Information**

Document Number L07000038372

FEI Number 208844172

Date Filed 04/10/2007

State FL

Status ACTIVE

**Principal Address**3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Mailing Address**POB 101526  
CAPE CORAL FL 33910-1526

Changed 03/31/2008

**Registered Agent Name & Address**HAYWOOD, STEPHEN W  
3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Manager/Member Detail****Name & Address**

Title MGR

HAYWOOD, STEPHEN W  
3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Annual Reports**

Report Year Filed Date

2008 03/31/2008

**Document Images**[03/31/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[04/10/2007 -- Florida Limited Liability](#)[View image in PDF format](#)**Note:** This is not official record. See documents if question or conflict.

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DELPRADO-CORBETT, LLC

**Filing Information**

Document Number L06000073833

FEI Number 205373728

Date Filed 07/26/2006

State FL

Status ACTIVE

**Principal Address**3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Mailing Address**PO BOX 101526  
CAPE CORAL FL 33910

Changed 01/24/2008

**Registered Agent Name & Address**HAYWOOD, STEPHEN W  
3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Manager/Member Detail****Name & Address**

Title MGR

HAYWOOD, STEPHEN W  
3613 DEL PRADO BLVD.  
CAPE CORAL FL 33904**Annual Reports****Report Year Filed Date**

2007 01/29/2007

2008 01/24/2008

**Document Images**[01/24/2008 -- ANNUAL REPORT](#)[View image in PDF format](#)[01/29/2007 -- ANNUAL REPORT](#)[View image in PDF format](#)[07/26/2006 -- Florida Limited Liability](#)[View image in PDF format](#)

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**B.1.a**  
**Traffic Analysis**

The North Fort Myers Community Plan incorporates plan objectives to address the community's transportation challenges. The Plan focuses on:

- Providing convenient access to areas designated for Town and Neighborhood Center development;
- Balancing the need to serve regional traffic while minimizing negative effects on natural areas, neighborhoods, and business districts;
- Ensuring transportation investments contribute to improving the visual character of the community;
- Reducing vehicle trips and vehicle miles traveled by promoting alternatives to travel by single occupant vehicles; and
- Providing for the needs of transit dependent residents, pedestrians and bicyclists.

The proposed commercial parcels are located on Pine Island Road. An analysis of the Pine Island and adjacent street systems was prepared by the Lee County Transportation staff and the results indicated with a development cap of commercial at a Floor Area Ratio of 0.2597 the proposed commercial development will not exceed or maximize the level of service specified for Pine Island Road or the adjacent local streets.

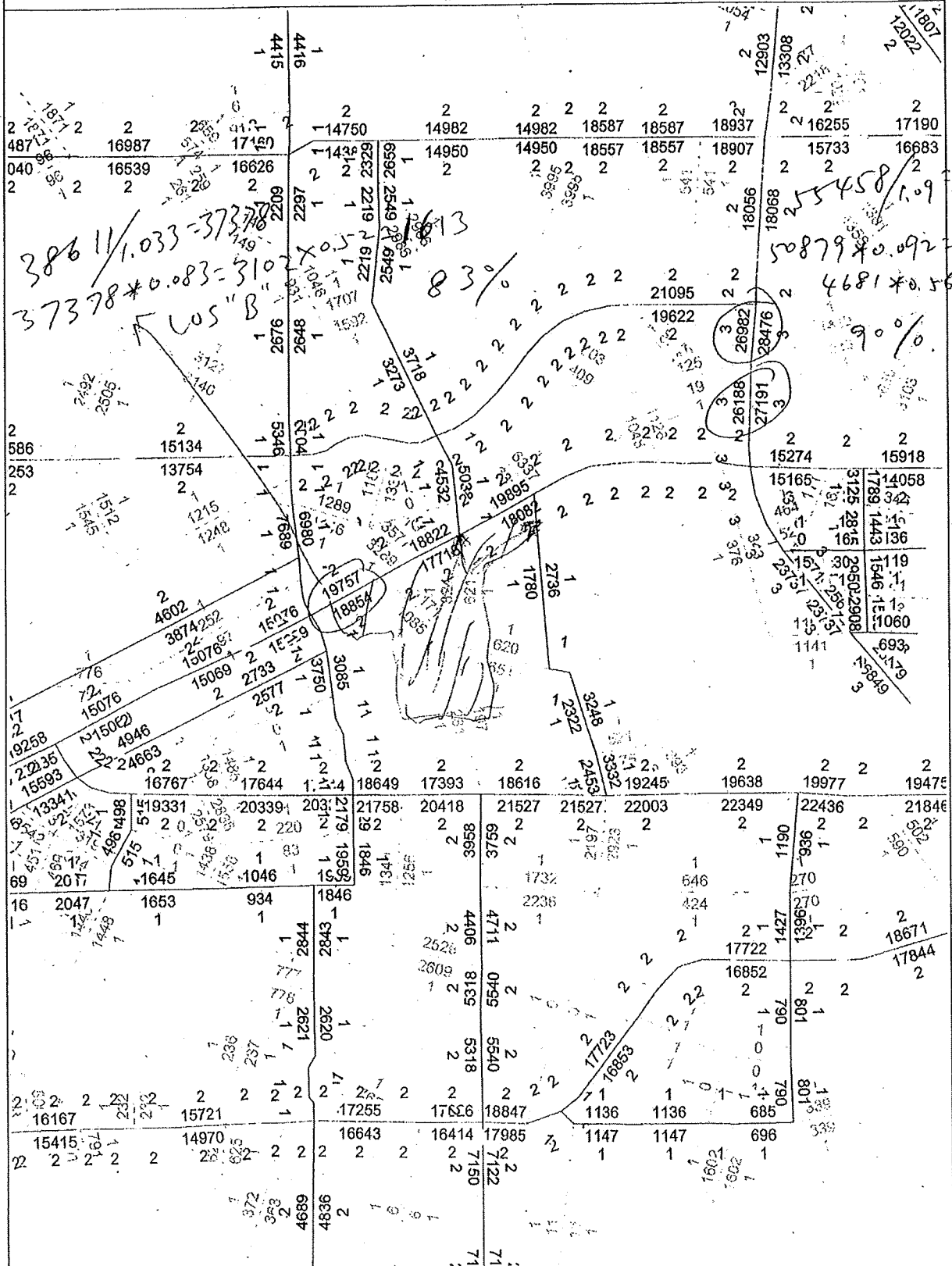
C:\jim(2)\HRLDXY.C30

**viper**

Licensed to Florida Department of Transportation

#34

C:\2030mpo\Hrldxy.c30



Thu 03 Jul 2008 8:54 AM

viper

Licensed to Florida Department of Transportation

**B.2.a and b**  
**Existing and Future Conditions Analysis for Sanitary Sewer and Potable Water**

The subject parcels are located within the Future Water Service Areas of the Lee County Utilities (Lee Plan Map 6) and are slightly north of the area planned for sewer service. This application request a Map Amendment to include the subject parcels within the Lee County Utilities Future Sewer Service Area (Lee Plan Map 7). According to the Lee County Utility staff the Waterway Estates WWTP Plant has the capacity to service the subject parcel upon development.

**SANITARY SEWER/POTABLE WATER USAGE TABLE FOR CURRENT LAND USE CATEGORIES**

The usages under the current land use category will generate approximately 146,688 GPD. The breakdown for water and sewer usage is as follows:

Water and Sewer Usage		Gallons Per Day (GPD)
Single Family Residents 325 x 300 GPD/resident	=	97,500
Retail Space = 196,755 SF (75% OF 262,340) x 0.20 GPD/SF	=	39,351
Office Space = 65,585 SF (25% OF 262,340) x 0.15 GPD/SF	=	9,837
<b>Total Usage</b>	<b>=</b>	<b>146,688</b>

**SANITARY SEWER/POTABLE WATER USAGE TABLE FOR PROPOSED LAND USE CATEGORIES**

The usages under the new land use category will generate approximately 156,733 GPD. The breakdown for water and sewer usages is as follows:

Water and Sewer Usage		Gallons Per Day (GPD)
Retail Space = 626,911 SF(75% OF 835,882) x 0.20 GPD/SF	=	125,382
New Office = 208,971 S.F.(25% OF 835,882) x 0.15 GPD/SF	=	31,351
<b>Total Usage</b>	<b>=</b>	<b>156,733</b>

**ADDITIONAL SANITARY SEWER/POTABLE WATER USAGE TABLE**

The uses proposed under the new land use category will generate approximately 10,045 additional Gallons Per Day.

Water and Sewer Usage		Gallons Per Day (GPD)
<b>Additional Usage</b>	<b>=</b>	<b>10,045</b>



LEE COUNTY  
SOUTHWEST FLORIDA

LEE COUNTY UTILITIES  
REQUEST FOR INFORMATION

DATE: SEPTEMBER 3, 2008

TO: David Reycraft  
GIS Coordinator, Utilities  
dreycraft@leegov.com

FROM: LINDA MILLER, ASSOC. PLANNER

FIRM: AVALON ENGINEERING, INC.

ADDRESS: 2503 DEL PRADO BLVD. SO. #200

ADDRESS: CAPE CORAL, FL 33904 -

PHONE#: (239)573-2077 FAX: (239)573-2076

E-MAIL ADDRESS: LINDA@AVALONENG.CO

INFORMATION REQUESTED:

☐ Existing facilities

***\*\*If possible, please include site map with your request\*\****

General information such as location, sizes etc. of our existing facilities is available upon request by contacting David Reycraft at (239)479-8150. Most questions can be answered immediately, however, in some cases research will be required. Please call in advance to set up an appointment to view and/or acquire copies of Record/as-built information.

☐ Record/as-built information: ☐ Verbal ☒ E-mail ☐ Appointment

Strap Number(s): SEE ATTACHED LIST, \_\_\_\_\_, \_\_\_\_\_

Address/Location: 2600 NORTH EAST PINE ISLAND ROAD  
CAPE CORAL, FLORIDA

(If additional space is required – include on a separate page)

What information are you requesting? : THE LOCATION AND SIZE OF THE CLOSEST  
WATER AND SEWER SERVICE.

☐ Operations Manual

☐ Detail Drawings

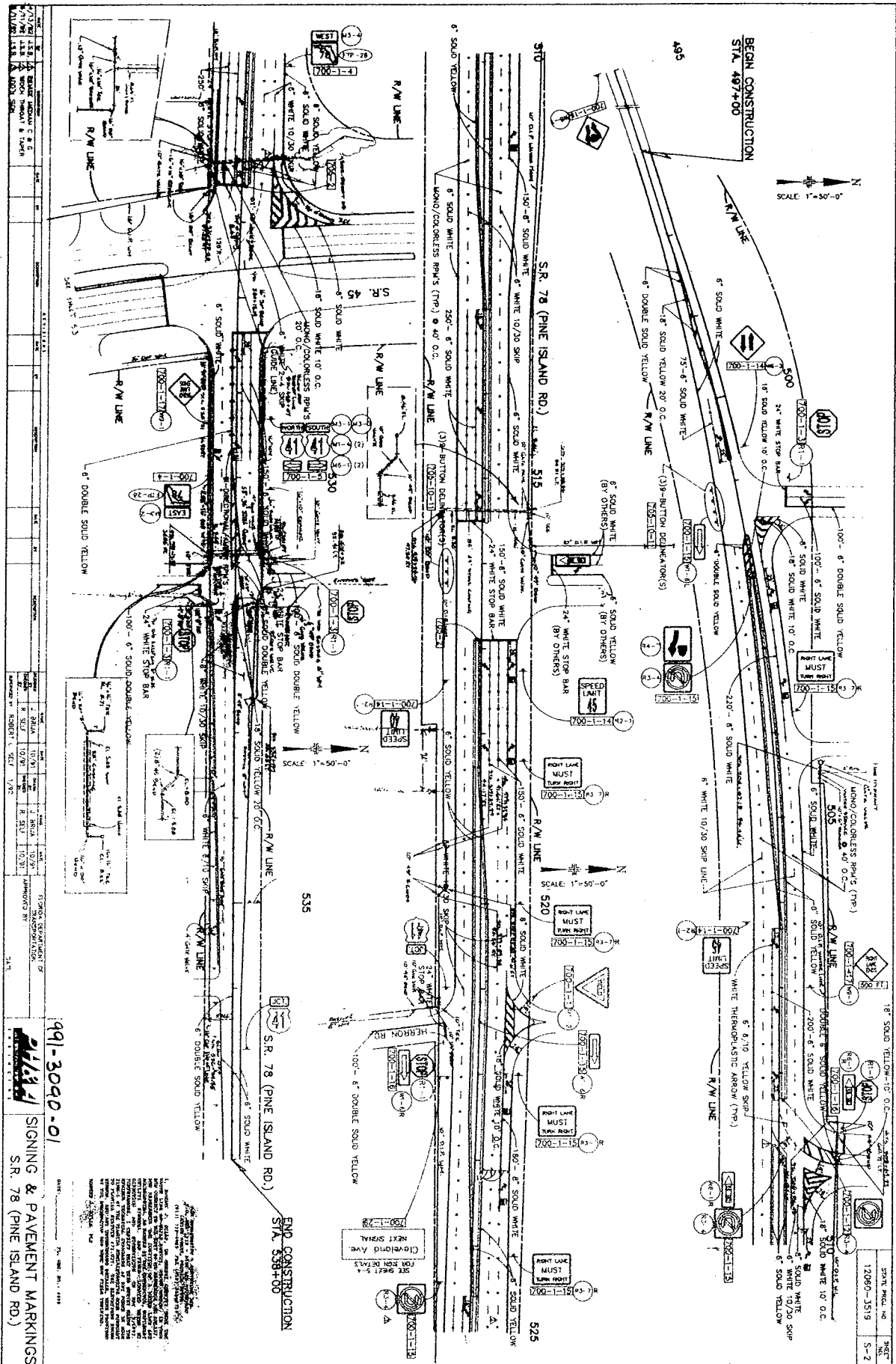
Copies of the current edition (2/29/00) of Lee County Utilities Operations Manual are available in 3 formats. Bound/Hard Copy, Floppy Disks and Compact Disks. Hard copies may be purchased for \$30.00 per copy. Floppy Disks and/or Compact Disks are available upon advance request for \$10.00. Detail Drawings are included in the Operations Manual and may be requested separately if needed in either format as well.

☐ Bound/Hard Copy *Quantity* \_\_\_\_\_ ☐ Floppy Disks *Quantity* \_\_\_\_\_ ☐ CD *Quantity* \_\_\_\_\_

☐ Other (specify): \_\_\_\_\_

Please e-mail the completed form to dreycraft@leegov.com. If you are unable to e-mail the completed form, please fax to (239)479-8176. If you should have any questions or require assistance, please feel free to call our office at (239)479-8181.





**B.2.c**  
**Surface Water**

The subject parcels will be developed in accordance with the South Florida Water Management District (SFWMD) regulations. No amendments to the Lee Plan are necessary.

**B.2.d**  
**Park & Recreational**

The 2007 Concurrency Inventory indicates there are 166 acres of existing park acres within the North Fort Myers District #42 (Table 15). The “Regulatory” standard (47.7 acres in 2006) and the “Desired” standard (119.2 acres in 2006) were met in 2006 and will continue to be met through the year 2010.

No residential uses are permitted within the Commercial Land Use Category. As a result, there will be a slight decrease in the demand for regional and community park acreage.

No amendments to the CIE or the Parks and Recreation element will be necessary as a result of this map change.

## C.1 & C.2 Environmental Impacts

### Vegetation Associations

The predominant vegetation associations were mapped in the field on 2005 digital 1" = 200' scale aerial photography. Seventeen vegetation associations were identified using the Florida Land Use, Cover and Forms Classification System (FLUCCS). A vegetation map is attached which depicts the locations of the identified FLUCCS associations and a brief description of each FLUCCS association is provided below.

#### FLUCCS Code 211, Improved Pastures

Herbaceous species such as bahia grass (*Paspalum notatum*), blackberry (*Rubus cuneifolius*), flat-topped goldenrod (*Euthamia minor*), elephant foot (*Elephantopus elatus*), grapevine (*Vitis* sp.), and dog fennel (*Eupatorium capillifolium*) dominate this upland. Scattered midstory and canopy vegetation is present in this habitat and includes ear leaf acacia (*Acacia auriculiformis*), melaleuca (*Melaleuca quinquenervia*), cabbage palm (*Sabal palmetto*), wax myrtle (*Myrica cerifera*), and slash pine (*Pinus elliottii*).

#### FLUCCS Code 411, Pine Flatwoods

Slash pine and saw palmetto (*Serenoa repens*) dominate this upland habitat. Other vegetative species present in this habitat include winged sumac (*Rhus copallinum*), hog plum (*Ximenia americana*), beautyberry (*Callicarpa americana*), grapevine, rusty lyonia (*Lyonia ferruginea*), scattered wax myrtle, laurel oak (*Quercus laurifolia*), live oak (*Quercus virginiana*) and very widely scattered Brazilian pepper (*Schinus terebinthifolius*).

#### FLUCCS Code 411D, Pine Flatwoods - Disturbed

This disturbed upland habitat is similar in vegetative composition to FLUCCS Code 411 described above. However, bahia grass dominates significant portions of this association where coverage by canopy and midstory vegetation is lacking.

#### FLUCCS Code 414, Pine - Mesic Oak

Canopy vegetation in this upland habitat includes slash pine, live oak, laurel oak, and cabbage palm. Wild coffee (*Psychotria nervosa*), Virginia chain fern (*Woodwardia virginica*), poison ivy (*Toxicodendron radicans*), scattered saw palmetto, and citrus (*Citrus* sp.) are present in the midstory and groundcover.

#### FLUCCS Code 414D, Pine – Mesic Oak – Disturbed

This disturbed upland habitat appears to exhibit drier conditions than the other pine and mesic oak habitats onsite. Live oak, laurel oak, Java plum (*Syzygium cumini*), cabbage palm, very widely scattered melaleuca, and Brazilian pepper are present in the canopy. Midstory and groundcover species include bahia grass, Guinea grass (*Panicum maximum*), elephant foot, grapevine, rosary pea (*Abrus precatorious*), broomsedge (*Andropogon glomeratus*), winged sumac, widely scattered sand live oak (*Quercus geminata*), runner oak (*Quercus pumila*), and rabbit tobacco (*Pterocaulon pycnostachyum*).

#### FLUCCS Code 414E1, Pine - Mesic Oak Invaded by Exotics (11-25%)

This upland habitat is similar in vegetative composition to FLUCCS Code 414 described above. However, exotic vegetation such as Brazilian pepper, Java plum, and air potato (*Dioscorea bulbifera*) have invaded this habitat and now comprise between 11 and 25 percent of the vegetative cover.

#### FLUCCS Code 414E4, Pine – Mesic Oak Invaded by Exotics (76-90%)

Exotic vegetation including Brazilian pepper and air potato is prevalent in this upland habitat and comprises between 76 and 90 percent of the vegetative cover. Additional vegetative species present in this habitat include the species listed above for FLUCCS Code 414.

#### FLUCCS code 422, Brazilian Pepper

Brazilian pepper dominates this upland habitat. Additional vegetative species present in this association include scattered laurel oak, cabbage palm, rosary pea, ragweed (*Ambrosia artemisiifolia*), lead tree (*Leucaena leucocephala*), and St. Augustine grass (*Stenotaphrum secundatum*).

#### FLUCCS Code 427DE2, Live Oak – Disturbed Invaded by Exotics (26-50%)

The canopy of this heavily disturbed upland includes live oak, cabbage palm, laurel oak, and very widely scattered cypress (*Taxodium distichum*). Additional vegetative species present in this association include scattered frog fruit (*Phylla nodiflora*), broomsedge, Bermuda grass (*Cynodon dactylon*), bahia grass, and Brazilian pepper. Guinea grass, which is an exotic species, currently constitutes between 26 and 50 percent of the groundcover in this habitat.

#### FLUCCS Code 428E, Cabbage Palm Invaded by Exotics (5-9%)

Cabbage palm dominates the canopy of this upland association. Scattered slash pine, laurel oak, and live oak are also present in the canopy. Additional species present in this habitat include wild coffee, poison ivy, and scattered saw palmetto. Brazilian pepper has invaded this association and currently comprises between 5 and 9 percent of the vegetative cover.

#### FLUCCS Code 428H, Hydric Cabbage Palm

This wetland habitat includes vegetative species such as cabbage palm, cypress, laurel oak, Virginia chain fern, leather fern (*Acrostichum* sp.), false nettle (*Boehmeria cylindrica*), and coinwort (*Centella asiatica*).

#### FLUCCS Code 510, Streams and Waterways

Vegetative species present along the edges of this small creek include Carolina willow (*Salix caroliniana*), leather fern, and cypress.

#### FLUCCS Code 510D, Ditches

Red ludwigia (*Ludwigia repens*) is present in this mostly un-vegetated ditch.

#### FLUCCS Code 618, Willow

The canopy and midstory of this wetland association are dominated by Carolina willow. Other vegetative species present in this habitat include scattered laurel oak, Virginia chain fern, melaleuca, duckweed (*Lemna obscura*), and grapevine.

#### FLUCCS Code 740, Disturbed Land

Portions of the disturbed upland areas mapped as FLUCCS Code 740 include dense canopy and midstory vegetation. In these areas the majority of the canopy and midstory coverage consists of lead tree (*Leucaena leucocephala*) and Brazilian pepper. The remaining areas mapped as FLUCCS Code 740 are dominated by herbaceous vegetation. Vegetative species found in both of the aforementioned areas include bahia grass, Bermuda grass, St. Augustine grass, ragweed, false buttonweed (*Spermacoce* sp.), smutgrass (*Sporobolus indicus*), frog fruit, pepper vine (*Ampelopsis arborea*), scattered slash pine, and cabbage palm.

#### FLUCCS Code 742, Borrow Areas

While primarily open water, the edges of this association include vegetative species such as willow, wax myrtle, cattail (*Typha* sp.), red ludwigia, and arrowhead (*Sagittaria lancifolia*).

#### FLUCCS Code 743, Spoil Areas

Large piles of spoil material are present within this mostly un-vegetated area. Scattered smut grass, bahia grass, beggars ticks (*Bidens alba*), and frog fruit are present within portions of this association.

### **Wetlands**

Areas mapped as hydric cabbage palm (FLUCCS code 428H) and willow (FLUCCS Code 618) are likely to be considered jurisdictional wetlands by the regulatory agencies. Both of these wetland areas are of moderate quality with minimal exotic cover present. The areas mapped as hydric cabbage palm occur along the edges of an existing creek (FLUCCS Code 510). The creek as well as the borrow areas (FLUCCS Code 742) and the small ditch (FLUCCS Code 510D) are likely to be considered jurisdictional other surface waters by the regulatory agencies. Delineation of jurisdictional wetlands and other surface waters on-site is preliminary and subject to review by the applicable agencies. Permits will be obtained from the appropriate agencies for any proposed impacts to on-site wetlands or other surface waters.

### **Protected Species**

Species listed as endangered, threatened, or species of special concern by the Florida Fish and Wildlife Conservation Commission (FWC) and/or United States Fish and Wildlife Service (FWS) that could potentially occur on the subject parcel according to the Lee County Protected Species Ordinance are shown on the table below. This list from the Lee County Protected Species Ordinance is general in nature, does not necessarily reflect existing conditions within or adjacent to the 83.5± acre property, and is provided for general informational purposes only.

<b>FLUCCS CODE</b>	<b>Species Name</b>
211	Florida Sandhill Crane ( <i>Grus canadensis pratensis</i> ) Florida Panther ( <i>Felis concolor coryi</i> )
411 411D	Gopher Frog ( <i>Rana areolata</i> ) Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> ) Gopher Tortoise ( <i>Gopherus polyphemus</i> ) Red-cockaded Woodpecker ( <i>Picoides borealis</i> ) Southeastern American Kestrel ( <i>Falco sparverius paulus</i> ) Big Cypress Fox Squirrel ( <i>Sciurus niger avicennia</i> ) Florida Black Bear ( <i>Ursus americanus floridanus</i> ) Florida Panther ( <i>Felis concolor coryi</i> ) Beautiful Pawpaw ( <i>Deeringothamnus pulchellus</i> ) Fakahatchee Burmannia ( <i>Burmannia flava</i> ) Florida Coontie ( <i>Zamia floridana</i> ) Satinleaf ( <i>Chrysophyllum olivaeforme</i> )
414 414D 414E1 414E4	Gopher Frog ( <i>Rana areolata</i> ) Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> ) Florida Black Bear ( <i>Ursus americanus floridanus</i> ) Florida Panther ( <i>Felis concolor coryi</i> )
422	None

427DE2	Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> ) Gopher Tortoise ( <i>Gopherus polyphemus</i> ) Florida Black Bear ( <i>Ursus americanus floridanus</i> ) Florida Panther ( <i>Felis concolor coryi</i> ) Hand Adder's Tongue Fern ( <i>Ophioglossum palmatum</i> ) Simpson's Stopper ( <i>Myrcianthes frangrans</i> var. <i>simpsonii</i> ) Twisted Air Plant ( <i>Tillandsia flexuosa</i> )
428E	Eastern Indigo Snake ( <i>Drymarchon corais couperi</i> ) Audubon's Crested Caracara ( <i>Polyborus plancus audubonii</i> ) Florida Black Bear ( <i>Ursus americanus floridanus</i> ) Florida Panther ( <i>Felis concolor coryi</i> ) Simpson's Stopper ( <i>Myrcianthes frangrans</i> var. <i>simpsonii</i> )

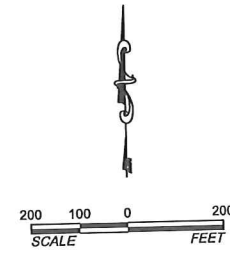
510 510D	American Alligator ( <i>Alligator mississippiensis</i> ) Limpkin ( <i>Aramus guarauna</i> ) Little Blue Heron ( <i>Egretta caerulea</i> ) Reddish Egret ( <i>Egretta rufescens</i> ) Roseate Spoonbill ( <i>Ajaia ajaja</i> ) Snowy Egret ( <i>Egretta thula</i> ) Tricolored Heron ( <i>Egretta tricolor</i> ) Everglades Mink ( <i>Mustela vison evergladensis</i> )
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618	American Alligator ( <i>Alligator mississippiensis</i> ) Little Blue Heron ( <i>Egretta caerulea</i> ) Reddish Egret ( <i>Egretta rufescens</i> ) Snowy Egret ( <i>Egretta thula</i> ) Tricolored Heron ( <i>Egretta tricolor</i> ) Wood Stork ( <i>Mycteria americana</i> ) Big Cypress Fox Squirrel ( <i>Sciurus niger avicennia</i> ) Everglades Mink ( <i>Mustela vison evergladensis</i> )
740	None
742	None
743	Gopher Tortoise ( <i>Gopherus polyphemus</i> )

Portions of the property are highly disturbed and currently provide minimal, if any, suitable habitat for listed species. A detailed protected species survey was not conducted for the property. No species listed by the FWC and/or FWS as threatened, endangered, or species of special concern were observed during the vegetation mapping. Opportunistic foraging by listed wading birds is likely within the on-site wetlands and borrow areas. Appropriate permits will be obtained for any impacts to listed species or their habitats if any are discovered.

SECTION: 4  
TOWNSHIP: 44  
RANGE: 24

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## Vegetation Map

FLUCCS	Description	Acreage
211	Improved Pastures	5.7 ac.
411	Pine Flatwoods	17.1 ac.
411D	Pine Flatwoods - Disturbed	2.4 ac.
411	Pine - Mesic Oak	0.7 ac.
411D	Pine - Mesic Oak - Disturbed	13.3 ac.
411E1	Pine - Mesic Oak Invaded by Exotica (11-25%)	1.4 ac.
411E4	Pine - Mesic Oak Invaded by Exotica (76-90%)	0.4 ac.
422	Brazilian Pepper	8.8 ac.
427DE2	Live Oak-Disturbed Invaded by Exotica (26-50%)	4.2 ac.
428E	Cabbage Palm Invaded by Exotica (5-9%)	2.8 ac.
428H	Hydrich Cabbage Palm	1.3 ac.
510	Streams and Waterways	0.6 ac.
510D	Ditches	0.1 ac.
618	Willow	0.8 ac.
740	Disturbed Land	10.0 ac.
742	Borrow Areas	7.0 ac.
743	Spill Areas	6.9 ac.
Total		83.5 ac.

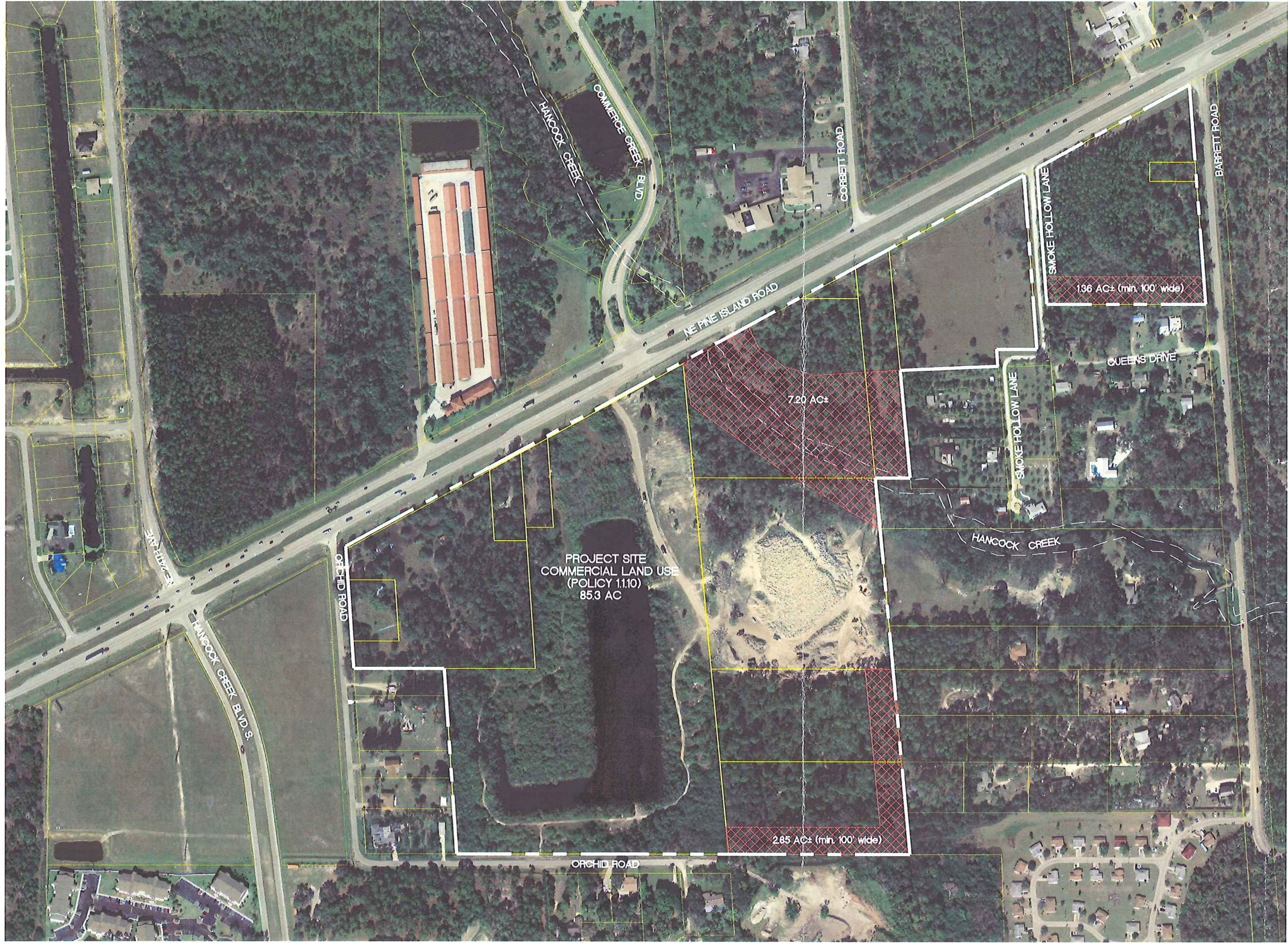
- Notes:
1. Property boundary is approximate and obtained from Lee County Property Appraiser's Website.
  2. Mapping based on photointerpretation of 2007 aerial photography and ground truthing in August 2008.
  3. Delineation of jurisdictional wetlands is preliminary and subject to field review/approval by applicable regulatory agencies.

August 28, 2008 9:34:27 AM  
Drawing: AVALON PLANNING (003)

W. DEXTER BENDER & ASSOCIATES, INC.  
ENVIRONMENTAL & MARINE CONSULTING  
PORT MYERS 239/334-3680  
PORT CHARLOTTE 941/255-1462

Somerset Properties

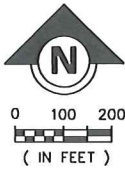
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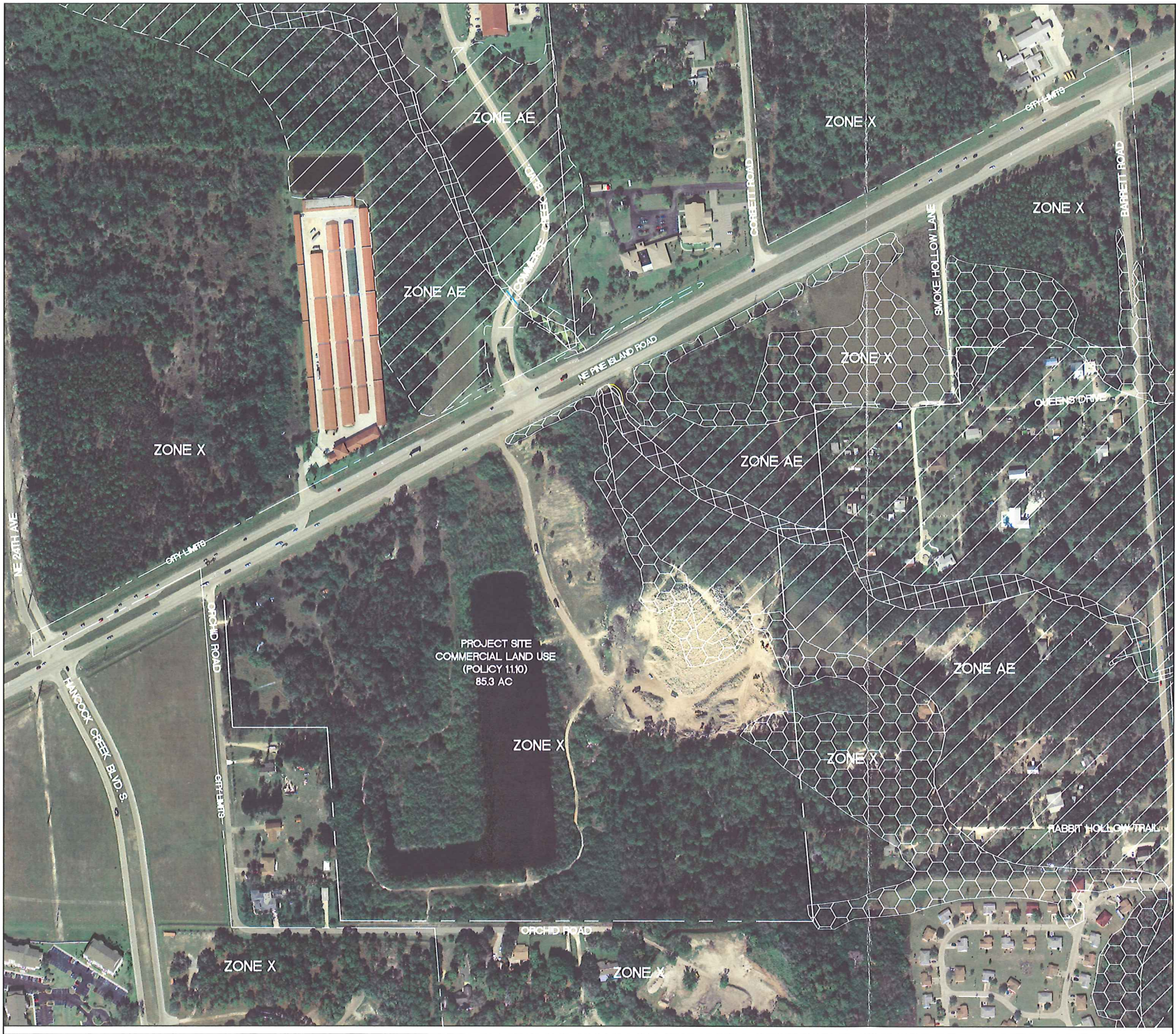
LEGEND



CONSERVATION AREA  
11.41 AC±



**C.3**  
**FEMA Flood Zones**



LEGEND

SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD

The 1% annual flood (100-year flood), also known as the base flood, is the flood that has a 1% chance of being equaled or exceeded in any given year. The Special Flood Hazard Area is the area subject to flooding by the 1% annual chance flood. Areas of Special Flood Hazard include Zones A, AE, AH, AO, AR, A99, V, and VE. The Base Flood Elevation is the water-surface elevation of the 1% annual chance flood.

- ZONE A No Base Flood Elevations determined.
- ZONE AE Base Flood Elevations determined.
- ZONE AH Flood depths of 1 to 3 feet (usually areas of ponding); Base Flood Elevations determined.
- ZONE AO Flood depths of 1 to 3 feet (usually sheet flow on sloping terrain); average depths determined. For areas of alluvial fan flooding, velocities also determined.
- ZONE AR Special Flood Hazard Area formerly protected from the 1% annual chance flood by a flood control system that was subsequently decertified. Zone AR indicates that the former flood control system is being restored to provide protection from the 1% annual chance of greater flood.
- ZONE A99 Area to be protected from 1% chance flood by a Federal flood protection system under construction; no Base Flood Elevations determined.
- ZONE V Coastal flood zone with velocity hazard (wave action); no Base Flood Elevations determined.
- ZONE VE Coastal flood zone with velocity hazard (wave action); Base Flood Elevations determined.

FLOODWAY AREAS IN ZONE AE

The floodway is the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood heights.

OTHER FLOOD AREAS

ZONE X Areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage area less than 1 square mile; and areas protected by levees from 1% annual chance flood.

OTHER AREAS

ZONE X Areas determined to be outside the 0.2% annual chance floodplain.

ZONE D Areas in which flood hazards are undetermined, but possible.

**FIRM**  
FLOOD INSURANCE RATE MAP  
LEE COUNTY, FLORIDA  
PANAL 270 OF 685  
MAP NUMBER 12071C0270F  
EFFECTIVE DATE AUGUST 28, 2008

PROJECT MGR.  
FL. LICENSE #

DATE	BY	REVISION DESCRIPTION
11/1/08	MP	FINAL SET
9/2/08	MP	SUBMITAL SET

DEVELOPER:  
SOUTHERN PROPERTIES GROUP, LLC  
2503 DEL PRADO BLVD., #200  
CAPE CORAL, FLORIDA 33904  
NAPEL, FL 34103

LAND USE AMENDMENT  
Orchid Road & Pine Island Road  
CAPE CORAL - LEE COUNTY, FLORIDA

FLOOD  
MAP

05-115  
1 of 1

**E.1**  
**Impacts to the Planning Communities**  
**Acreage Table**

Upon approval of this amendment, no adjustment will need to be made to the North Fort Myers Planning Community Year 2030 Allocations Table (Table 1b). The Lee Plan provides for Commercial acreage within this Planning Community.

**E.2 a**  
**Lee Plan Narrative**

The proposed redesignation of the subject property from Central Urban, Suburban, and Sub Outlying Suburban to Commercial is consistent with the Lee Plan in general, and the following goals, objectives and policies in particular:

1. Policy 1.1.10: The location of the proposed redesignation is consistent with the description within the Commercial Land Use Category, in that the subject parcels are located in close proximity to other commercial parcels and commercial corridors, which accommodate employment centers, tourist oriented areas, and where commercial services are necessary to meet the projected needs of the residents of North Fort Myers Community.
2. Policy 1.7.6: The proposed redesignation of these parcels will not add commercial acreage within North Fort Myers Planning Community. This redesignation will designate commercial acreage within appropriate locations in order to meet the commercial needs within North Fort Myers by the year 2030.
3. Objective 2.1: The adoption of Commercial Land Use on the subject parcels will not encourage urban sprawl.
4. Objective 2.2: The subject property and future commercial development will be served by public facilities with adequate capacity.
5. Objective 2.3: An amendment to the Lee Plan is being sought due to the change in the environmental structure occurring in the County since the property was designated with the current land use categories in 1992, such as the adoption of the City of Cape Coral's Pine Island Road District and the rapid commercial development along Pine Island Road.
6. Policy 2.4.4: Within the North Fort Myers Community the Lee Plan allocates over 1,158 acres for commercial development. According to the land use analysis within the North Fort Myers Community Plan there is a deficiency in this Land Use Category.
7. Policy 6.1.3: The development of these commercial parcels once redesignated will be rezoned within a commercial planned development. The planned development will incorporate design standards that will meet the objectives of this policy.
8. Policy 6.1.4: Any future commercial development on the subject parcels will be designed with elements that will be compatible with the neighborhood and served by adequate public facilities.
9. Policy 6.1.5: Any future commercial development on the subject parcels will be designed to protect the traffic-carrying capacity of the adjacent road and streets.
10. Policy 6.1.6: Any future commercial development on the subject parcels will provide adequate and appropriate landscaping, open space and buffering.

11. Policy 6.1.8: Any proposed development will be consistent with the Lee Plan as amended in this request and the North Fort Myers Community Plan.
12. Standards 11.1 and 11.2: The future commercial development on the subject property will be served by public water and sewer facilities with available capacity.
13. Standard 11.3: A traffic impact statement will be submitted and accepted as required by this standard.
14. Standard 11.4: An environmental assessment will be submitted as part of the application for development.
15. Objective 24.1: The North Fort Myers Community is initiating a community plan and the subject property is an integrant part of that plan.
16. Policy 39.1.2: County regulations will encourage proposed development along state roads to protect existing and planned transportation corridors.
17. Policy 39.1.6: The County will direct high-intensity land uses to parcels which abut designated future transit corridors identified in Map 3C.
18. Objective 43.2: Any future commercial development on the subject parcels will provide convenient access to mass transit.
19. Goal 158: Providing for commercial parcels within the proposed location (the gateway into the North Fort Myers) will insure a positive business climate, provide employment opportunities and diversify the economy.
20. Policy 158.3.5: Designating these parcels as commercial greatly improve the deficiency of commercial acreage within the North Fort Myers Planning Community.
21. Objective 158.4: This amendment will expand the commercial and industrial tax base as required by this objective.

**E.2. b**  
**North Fort Myers Community Plan Narrative**

The proposed redesignation of the subject property from Central Urban, Suburban, and Sub Outlying Suburban to Commercial is consistent with the North Fort Myers Community Plan in general, and the following objectives and policies in particular:

1. Goal: The proposed defined commercial area at this location with North Fort Myers will improve the community's livability and economic vitality while providing a greater opportunity for public participation in the development process.
2. Policy 2.2: The subject area is listed as a designation of a Town Center location within the NFM Community Plan.
3. Policy 2.3: The development of the propose Town Center on the subject property will be consistent with the community's vision, sector plan, and development regulations.
4. Policy 6.3: The future development plans on the subject property will be presented to the North Fort Myers Community Planning Panel prior to applying for a development permit. In addition, the request to redesignate the subject property to Commercial was agreed to by this panel.

### **E.3**

#### **Effect on adjoining Local Governments**

All of the property in the City of Cape Coral, which directly abuts or is adjacent to Pine Island Road is designated for intense commercial uses (Pine Island Road District with Corridor or Village Zoning) with a Floor Area Ratio of 1.0.

Residential classifications designated on the Cape of Cape Coral's Future Land Use Map south and north of the Pine Island Road District permit 4.4 dwelling units per acre.

The proposed amendment to commercial on the subject property will be compatible with those areas adjacent to the site that are within the City of Cape Coral. The requested commercial use on the subject parcels will be consistent with the commercial development recently permitted and proposed within the City of Cape Coral's Pine Island Road District.

## **F.2 Urban Sprawl Analysis**

The requested amendment from a lower density category to a more urban category on all of the acreage does not constitute urban sprawl because the subject property is part of an enclave of a mixture of allowable uses that is surrounded by urban lands at much higher densities and intensities. The property has access to an arterial road and public water. The project has requested a Map Amendment to the Lee Plan Map 7 (Future Sewer Service Area) to amend the service area to include sewer service to the project site.

Response to the urban sprawl indicators:

1. Commercial Land Use on the subject property will provide a mixture of commercial uses adjacent to Pine Island Road and the City of Cape Coral Pine Island Road District.
2. This amendment will not result in leapfrog development. The property is located within a Commercial Corridor as commercial development is proposed to the west of the project site, Intensive Commercial and Industrial uses are proposed to the North and the property owner to the East has submitted an application which requests a Land Use Map Amendment for 20 acres adjacent to Pine Island Road to Commercial.
3. The request does not constitute strip or ribbon development. The project site consists of 85.3 acres with a minimum frontage depth of 800 feet.
4. There are no valuable natural resources or agricultural uses on the site.
5. The proposal will permit urban infill and be consistent with adjacent land uses and future development.

## **New Urbanism**

New urbanism provides for alternative development patterns that promote good balances between community livability, economic viability and environmental sensitivity.

The County's ultimate goal is the creation of form-based codes for specific geographic areas that will result in the incremental creation of traditional neighborhood development.

The North Fort Myers Community Plan creates the guide for which form-based codes will regulate the community's vision on how and where to grow in order to foster a unique sense of place. The proposed commercial parcels will be an essential development within the North Fort Myers Community.

## **F.2. a**

### **Smart Growth Analysis**

Smart growth means using comprehensive planning to guide, design, develop, revitalize and build communities which:

1. has a unique sense of community and place;
2. preserves and enhance valuable natural and cultural resources;
3. equitably distribute the costs and benefits of development;
4. expands the range of transportation, employment and housing choices in a fiscally responsible manner;
5. values long-range, regional considerations of sustainability over short term incremental geographically isolated actions; and
6. promotes public health and healthy communities.

Core principles of Smart Growth include:

*Create Range of Housing Opportunities and Choices* – The North Fort Myers Community Plan has proposed policies and objectives to diversify the housing types and provide for the projected population. The proposed commercial parcels will be developed to meet the objectives of the North Fort Myers Community Plan and provide commercial diversify within this community.

*Create Walkable Neighborhoods* – The North Fort Myers Community Plan outlines the current and future community needs, specifies the desired commercial and industrial uses and proposing key locations for redevelopment and new commercial development. The Plan provides a multiple of building places within close proximity to residential and other destinations to balance streets to sidewalks which will encourage walking. The location of the proposed commercial parcels is consistent with the North Fort Myers Community Plan and within one of these key locations for new development.

*Encourage Community and Stakeholder Collaboration* - The North Fort Myers Community Plan is a response to the community's desire to create their own sense of community and direct growth and redevelopment. The proposed commercial parcels are desired by this community and located to connect the western part of North Myers to the center (US41 areas).

*Foster Distinctive, Attractive Communities with a Strong Sense of Place*- The North Fort Myers Community Plan constitutes a future vision for the community. The proposed commercial parcels are an integrate part of that vision, which will provide an attractive entrance into North Fort Myers, provide employment opportunities and provide commercial diversity.

*Make Development Decisions Predictable, Fair and Cost Effective* – The North Fort Myers Community Plan along with future development regulations will make development within this community predictable while providing an environment that will foster innovative and community desired developments. The proposed commercial parcels will be developed under the regulations requirements of the North Fort Myers Community Plan, North Fort Myers Planning Panel and the Lee County Lee Plan.

*Mix Land Uses* – The North Fort Myers Community Plan details the location of all types of uses including commercial. The Plan locates commercial to meet the needs of the surrounding residential by placing them in close proximity to residential areas while providing objectives to protect and integrate these uses within neighborhoods.

*Preserve Open Space, Farmland, Natural Beauty and Critical Environmental Areas* – The North Fort Myers Community Plan supports the need for community space, habitat for plants and animals, recreational opportunities and places of natural beauty and critical environmental areas and will provide standards that protect these interest for all types of development. The proposed commercial parcels upon development will comply with the development regulations and standards within the North Fort Myers Community Plan and the Lee County Lee Plan.

*Provide a Variety of Transportation Choices* – The North Fort Myers Community Plan purpose is to provide the community with a wider range of choices in housing, shopping, and transportation. The goal, objectives and policies are designed to increase diversity and provide for the current and future needs of the community. The proposed commercial parcels upon development will provide for a variety of transportation modes, including bikes, pedestrians, automobiles and transit services.

*Strengthen and Direct Development Towards Existing Communities* – Smart growth directs development towards existing communities and this principle has been incorporated into the North Fort Myers Community Plan. The Plan specifies areas for redevelopment and new development within the community. The proposed commercial parcels are located to conveniently serve the western portion of the North Fort Myers Community and integrate this area to the center of North Fort Myers.

*Take Advantage of Compact Building Design* – The North Fort Myers Community Plan will develop design standards that will incorporate open space, landscaping requirements, buffers, building and architecture design standards of which the proposed commercial parcels will comply with at the time of development.

## **G**

### **Planning Justification**

The requested map amendments should be approved, for the following reasons:

1. The subject parcels have been designated as a Towncenter within the North Fort Myers Community Plan.
2. Similar adjacent properties along Pine Island Road are designated intensive commercial within the City of Cape Coral.
3. The North Fort Myers Community Plan recognizes the need for redevelopment of existing commercial and the need for new commercial development to provide for the current and future needs of the community.
4. The amendments will not promote urban sprawl but will encourage commercial infill development in designated areas within the North Fort Myers Community.
5. The amendments are necessary to commence development under the goal, objectives and policies of the new North Fort Myers Community Plan and will facilitate the development desires of the community as stated in this Plan.
6. The proposed commercial development will be served by adequate public facilities.
7. No changes will be required to the Planning Communities Acreage Table to permit the development of these proposed commercial parcels since the commercial and industrial acreage has not been met within the North Fort Myers Community. The proposed amendment will bring the commercial acreage amount closer to the future desired allocation.
8. The subject parcels are located adjacent to an arterial road which meets the design criteria specified in the Commercial Category.

# North Fort Myers Community Plan



Prepared by

**The North Fort Myers Community Planning Panel**

with assistance from

**Lee County Department of Community Development  
HDR Community Planning + Urban Design**

Final Report | February 2008

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# 1 Introduction

## Planning Process

The North Fort Myers Community Plan is the result of an intensive, grassroots planning effort led by the North Fort Myers Community Planning Panel with support from the Lee County Board of County Commissioners and County Staff. The Panel, composed of representatives from North Fort Myers Civic Association and North Fort Myers residents and organized into 9 subcommittees, worked with the County and the County's consultant, HDR, to identify issues, test alternatives, and define plan goals, objectives, and policies, and set forth a multi-year implementation plan for projects and initiatives affecting community livability and economic vitality.

The current effort, the results of which are represented in this report, is the first phase in a three phase planning process.

- **Phase I. Preliminary Planning & Lee Plan Amendments.** The first phase of the community planning effort included an evaluation of major issues facing the future growth, development and conservation of the North Fort Myers Community. The evaluation included the collection and analysis of relevant data, extensive public engagement, and coordination with Lee County representatives and the consulting firm HDR. The result of this initial effort is the establishment of a Community Vision Statement and the submission of a Lee County Comprehensive Plan Amendment to add Goals, Objectives and Policies to the Lee Plan to provide additional direction in evaluating future development approval requests.
- **Phase II. Sector Planning & Land Development Code Improvements.** The second phase will include the preparation of Sector Plans for key development and redevelopment areas and the preparation of Land Development Code amendments addressing land use and redevelopment issues as well as building design, landscaping, signage, and existing development review processes.
- **Phase III. Future Land Use Map Amendments & Focused Planning.** Phase III is anticipated to include very specific amendments to the Future Land Use Map of the Lee Plan and continued analysis and planning for key issues identified in Phase I. This may include the identification of necessary roadway improvements, modifications to land use categories, and the creation of specific land use overlays. This Phase will be a detailed evaluation and will build upon the foundation established by the Phase I amendments.

## Plan Structure

The CP provides a framework for decision-makers whose actions and investment decisions affect the future livability, sustainability, and economic vitality of North Fort Myers. The Plan offers residents, property owners, developers, county officials, and other stakeholders a clear statement of community preferences and a review of policy initiatives, regulatory changes, and County actions designed to help realize North Fort Myers's vision for the future.

The Plan provides a statement of the community's vision for the future, a review of existing conditions, a summary of issues and opportunities deemed by the Community Planning Panel, and preliminary goal, objective and policy statements for incorporation into the Lee Plan. The Plan also sets forth future work required to address the community's issues and implement specific recommendations for each element. More detailed planning for Town Centers, Land Development Code improvements, public facilities assessments, and feasibility assessments for special projects like the creation of medical district or corridor are also included in the Plan.

## 2 Vision

Over the course of the current planning effort, a new vision for the future of North Ft Myers has emerged and come into sharper focus. The following phrases, describing a brighter future for the community, capture the essence of the vision and provide a foundation for the plan's goals, objectives, and policies:

Town Center developments along the Caloosahatchee River, Pine Island Road and Bayshore Road at I-75 offer new destinations for living, shopping, working, and socializing. Designed with walkable streets and streetscapes, ground level shops and restaurants, high quality housing, and connections to nearby parks, waterfronts, and natural areas, these new Centers are becoming signposts for positive changes throughout the community.

New retail and mixed use development cluster in Neighborhood Centers and along revitalized commercial corridors. Unlike the auto-oriented development that used to line major roadways, North Fort Myers's new neighborhood centers and corridors are pedestrian-friendly, with attractive landscaping and quality architecture.

Older neighborhoods are experiencing a quiet renaissance first-time homebuyers, recent retirees, and new investors are fixing-up older housing stock, building compatible infill housing, sprucing-up yards, and working together to ensure properties and public rights-of-way are well maintained, safe, and attractive.

New buildings are designed to fit the area's early design character—simple, sturdy building forms, high quality materials, protection from the elements, and generous native vegetation create a distinctive local vernacular.

Landscape gateways, extensive streetscape and landscape improvements, and new pedestrian and bicycle facilities reinforce the North Fort Myers's reputation as great place to live, work, and visit.

Greenways, blueways, and trail systems offer unique recreational amenities, linking together North Fort Myers's neighborhoods with the region's parks and recreational facilities, conservation lands, and new points of access to the Caloosahatchee River and its tributaries.

# 3 Planning Context

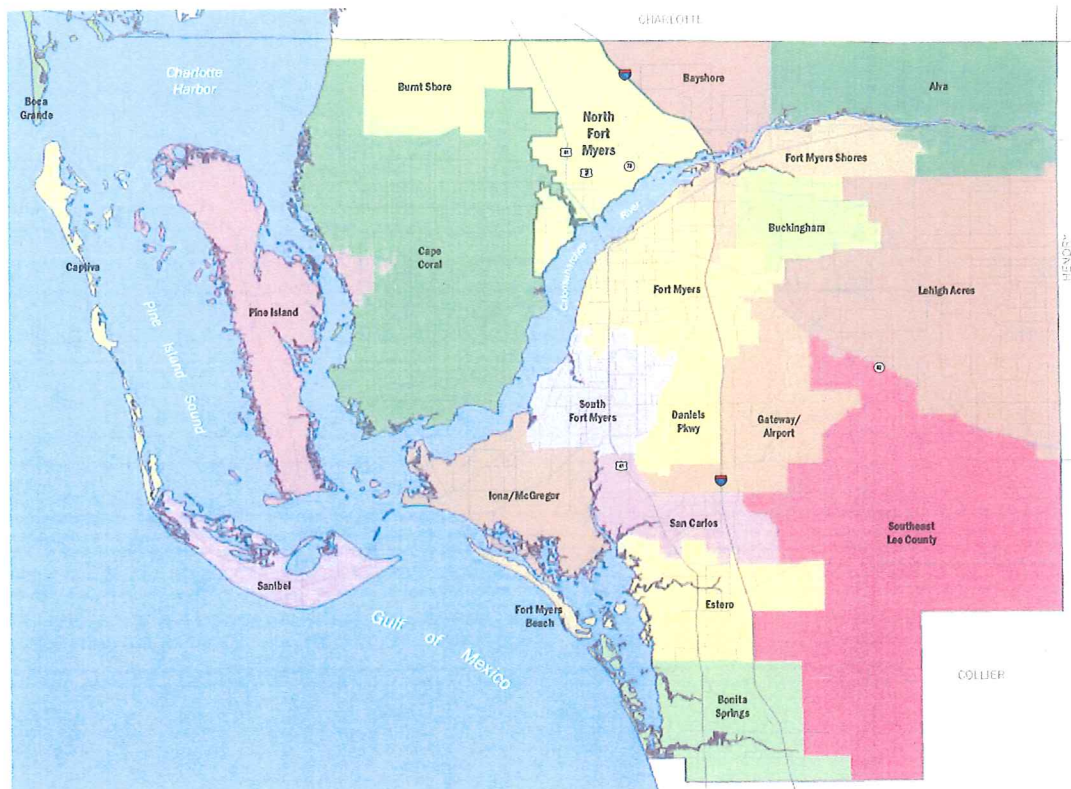
## Place in Region

The North Fort Myers Planning Area is strategically located along major transportation routes, including Interstate 75 and US 41. With its close proximity to major regional amenities, North Fort Myers has easy access to downtowns, major employment centers, and natural amenities. [examples?] North Fort Myers is situated on the banks of the Caloosahatchee River, with over 10 miles of water frontage.

For planning purposes, Lee County is divided into 22 Planning Communities. (Map 1) The North Fort Myers Community Planning Area is located in the north central portion of Lee County. (Map 2) With an area of 25,132 acres, North Fort Myers makes up 4.8 percent of the total county land area. The Planning area borders Charlotte County to the north, the City of Cape Coral and the Burnt Shore Planning Area to the west, the Caloosahatchee River to the south, and the Bayshore Planning Area and Interstate 75 along the eastern edge.

Map 1.  
Lee County Planning Areas.

North Fort Myers is located in the north central portion of Lee County between the City of Cape Coral, the Caloosahatchee River, Bayshore Community, and Charlotte County.





## Demographics

According to the 1990 and 2000 US Census, North Fort Myers experienced growth during the period between 1990 and 2000. Within the forty US Census block groups that make up the North Fort Myers Planning Area, over 4,000 housing units were constructed, an increase of 18 percent. The area grew by almost 6,000 residents, representing a growth of 13 percent. Lee County grew at a much faster rate, gaining over 100,000 residents, or 32 percent, during the same period. The County's housing stock also grew quickly at 30 percent, an increase of 56,000 units.

Most of the growth in North Fort Myers was located in subdivisions south of the county line along US 41 north of Del Prado Boulevard. Almost two-thirds of the new households, housing units, and population occurred in the four block groups that make up the following subdivisions; Heron's Glen Country Club, Pine Lakes Country Club, Lake Fairways Country Club, Del Tura Country Club, Sabal Springs Golf and Racquet Club, and Tara Lakes.

In 2000, 83 percent of the 21,543 households in North Fort Myers were owner-occupied. Lee County's home ownership rate is lower than North Fort Myers at 77 percent. Owner-occupancy in North Fort Myers was highest in the subdivisions off US 41 south of the county line, west of US 41 along Littleton Road, east of Orange Grove Boulevard south of Hancock Bridge Parkway, and south of Bayshore Road between Interstate 75 and Samville Road. Owner-occupancy was lowest between US 41 and US Business 41, west of US 41 between Pondella Road and Pine Island Road, and in the Suncoast Estates subdivision south of Mellow Drive.

Like Lee County, one-third of the 27,300 housing units in North Fort Myers were constructed during the 1980s. North Fort Myers has a higher percentage of older housing stock than the County, with 30 percent built during the 1970s and 17 percent built before 1969. Twenty percent of housing units in the planning area were constructed during the 1990s. Comparatively, one quarter of Lee County's housing units were built during the 1970s, 16 percent before 1969, and one-quarter during the 1990s. Older housing units built before 1969 are located between Bayshore Road and the Caloosahatchee River on the east and west sides of US Business 41 between US 41 and the railroad right-of-way. The newer residential developments built during the 1980s and 1990s are located south of the county line off US 41 and south of Bayshore Road between Interstate 75 and New Post Road.

North Fort Myers also has a higher percentage of mobile homes than Lee County. Mobile homes make up 17 percent of the County's housing stock, while they account for over half of North Fort Myers' total housing units. Between 1990 and 2000, North Fort Myers added 2,000 new mobile homes and 1,500 new single-family detached homes. Mobile homes are primarily located in the central portion of North Fort Myers, west of US 41 north and south of Littleton Road, and in the Suncoast Estates subdivision between Mellow Drive and Bayshore Road. Almost 1,600 of the mobile homes constructed during the 1990s were in the two block groups south of the county border along US 41.

Thirty five percent of North Fort Myers dwelling units are single-family detached units. Neighborhoods that primarily consist of detached single-family residences are located in the subdivisions south of Bayshore Road between Interstate 75 and Samville Road and in Lochmoor Waterway Estates south of Pondella Road between the City of Cape Coral border and Yellow Fever Creek. Multi-family housing with two or more dwelling units in a structure, makes up

12 percent of the area's housing stock and is located south of Bayshore Road between New Post Road and Slater Road, west of US 41 between Pine Island Road and Hancock Bridge Parkway, and north of Bayshore Road between US 41 and US Business 41.

The average household size in Lee County was 2.31 persons per unit in 2000. In North Fort Myers, fifteen out of the forty block groups had average household sizes that were greater than the County's average. The block groups with the highest averages, or greater than 2.7 persons per unit, are located in the northeast portion of the Planning area north of Bayshore Road between Interstate 75 and Williams Road, south of Mellow Drive along Hart Road, and along the border of Cape Coral between Pondella Road and Hancock Bridge Parkway. The areas with the lowest average household size are located west of US 41 north of Pine Island Road.

## **Land Use & Development**

### **Development Overview**

North Fort Myers developed from the mid to late 20th century as a bedroom community for Fort Myers. It includes a mix of single-family homes on large lots, mobile home parks, and commercial development along major roadways. Early development was oriented along US 41 and Hart Road. More recent development has occurred south of the County border, along Bayshore Road near the Interstate 75 interchange, and along Hancock Bridge Parkway east of the boundary with the City of Cape Coral. Recently, significant tracts have been purchased for conservation, including Prairie Pines, Caloosahatchee Creeks, Yellow Fever Creek, and Powell Creek.

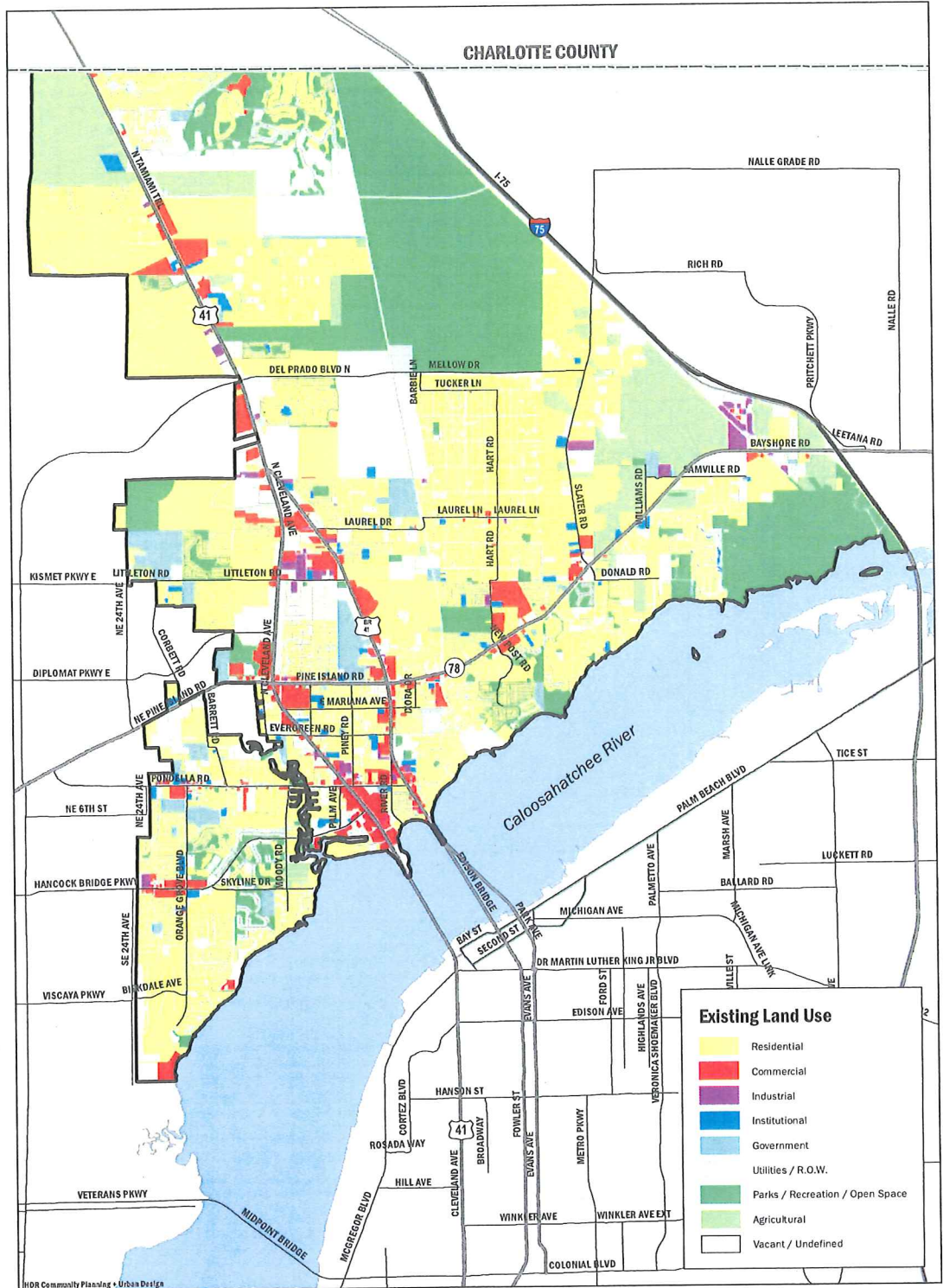
### **Existing Land Use**

Based on an evaluation of the Land Use Code found in the County property database, North Fort Myers was categorized using the following existing land uses as shown in Map 3: Residential, Commercial, Industrial, Institutional, Government, Utilities/Right-of-Way, Parks/Recreation/Open Space, Agricultural, and Vacant/Undefined. At 43 percent, the Residential Land Use takes up the highest percentage of land use within the North Fort Myers Planning Area. Twenty percent of the planning area is single-family residential and 19 percent is mobile home residential. Residential land is located in developments along US 41, Hart Road, Hancock Bridge Parkway, and Bayshore Road.

Covering 4,600 acres, the Parks/Recreation/Open Space land use category makes up the second highest percent of land area in North Fort Myers. This includes the extensive 20/20 Conservation Lands located at the northeast and southeast corners of the Planning Area. Almost 1,900 acres, or 8 percent, are in an Agricultural use. Over 4,000 acres, or 17 percent, of the Planning area total acreage is Vacant. Large parcels of vacant land are found in the north portion of the Planning Area along the railroad right-of-way. Smaller vacant parcels are scattered throughout the rest of North Fort Myers.

Commercial land use makes up 4 percent of the Planning Area acreage and is primarily located along the three major roadways; US 41, US Business 41, and Bayshore Road. Industrial use is located on less than one percent of the Planning Area acreage, and is clustered

Map 3.  
Existing Land Use



around the intersection of Interstate 75 and Bayshore Road and along Littleton Road between US 41 and US Business 41. Distributed throughout North Fort Myers, the Institutional and Government land uses make up 1 percent and 2.4 percent, respectively, of the total acreage. Utilities and Right-of-way account for 2 percent of the North Fort Myers area. (Figure 1)

**Figure 1. Existing Land Use**

<b>Land Use Category</b>	<b>Parcels</b>	<b>Acreage</b>	<b>% of Total</b>
Residential	17,945	9,737.2	42.6%
<i>Single family</i>	9,837	4,827.5	21.1%
<i>Mobile Home Subdivision</i>	6,069	2,097.8	9.2%
<i>Mobile Home Park</i>	80	2,292.8	10.0%
<i>Co-operatives</i>	1,648	186.4	0.8%
<i>Multi-family</i>	311	332.8	1.5%
Commercial	65	936.9	4.1%
Industrial	83	189.2	0.8%
Institutional	80	241.3	1.1%
Government	52	558.2	2.4%
Vacant	2,611	4,074.4	17.8%
Utilities/R.O.W.	114	469.8	2.1%
Parks, Recreation, and Open Space	302	4,620.6	20.2%
Agricultural	96	1,893.4	8.3%
No Description/Other	98	122.5	0.5%
<b>TOTAL</b>	<b>21,746</b>	<b>22,843</b>	<b>100.0%</b>

Source: Lee County Property Record Database

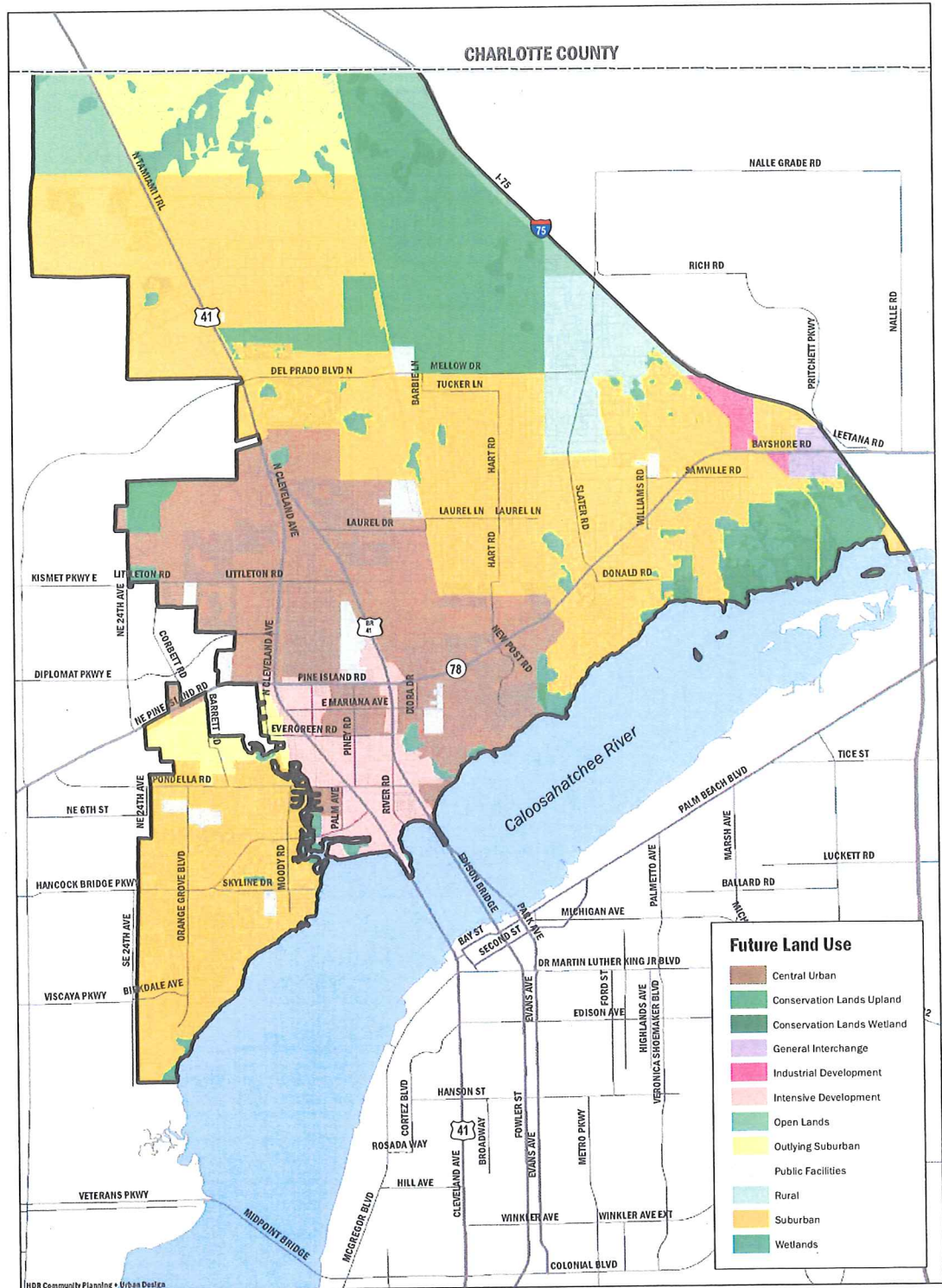
## **Future Land Use**

The Future Land Uses within the North Fort Myers Community Planning Area range from Intensive Development to Conservation. (Map 4) At the center of the Planning Area, the commercial corridors along US 41 and US Business 41 are designated as Central Urban and Intensive Development. The Suburban, Outlying Suburban, and Public Facilities Future Land Uses extend outward to the northeast and southwest. At the northwest, northeast, and southeast corners of the Planning Area, the Future Land Uses have been designated as Conservation Lands Upland, Conservation Lands Wetland, Rural, Open Land, and Wetlands. Around the Interstate 75 interchange at Bayshore Road, the Future Land Uses are Industrial Development and General Interchange.

## **Development Activity**

According to County property and development activity records, over 40 percent of the North Fort Myers Planning Area is developed with property improvement values greater than \$10,000. Twenty percent, or 3,300 acres, is undeveloped. This includes vacant and underutilized land with

Map 4.  
Future Land Use



an assessed property value less than \$10,000. Currently, almost one-quarter, or 5,400 acres, of North Fort Myers has pending or approved plans for development or redevelopment. (Figure 2)

**Figure 2. Development Activity**

	<b>Parcels</b>	<b>Acreage</b>	<b>% of Total</b>
North Fort Myers	21,746	22,843	100%
Developed	17,278	9,417	41.2%
Undeveloped	3,293	4,743	20.8%
Pending/Approved	590	5,432	23.8%

Source: Lee County Property Record Database

Numerous large-scale residential developments have been approved or are pending approval in the following locations: several residential subdivisions south of the county line, north and south of Mellow Drive east of North Tamiami Trail, and north of Bayshore Road west of Interstate 75. In addition, several smaller-scale developments have been approved or have approvals pending along US 41, Hancock Bridge Parkway, and Bayshore Road. (Map 5)

Large tracts of undeveloped land without pending development approvals or protection through purchase or conservation easement are located north and south of Nalle Grade Road south of the Herons Glen subdivision, east of the intersection of US 41 and US Business 41, south of Littleton Road east of US 41, south of Pine Island Road west of Barrett Road, and between Bayshore Road and Samville Road. In addition, the following areas currently in an Agricultural use may be considered as having development potential; parcels north of Bayshore Road west of Williams Road and along Bayshore at the I-75 interchange.

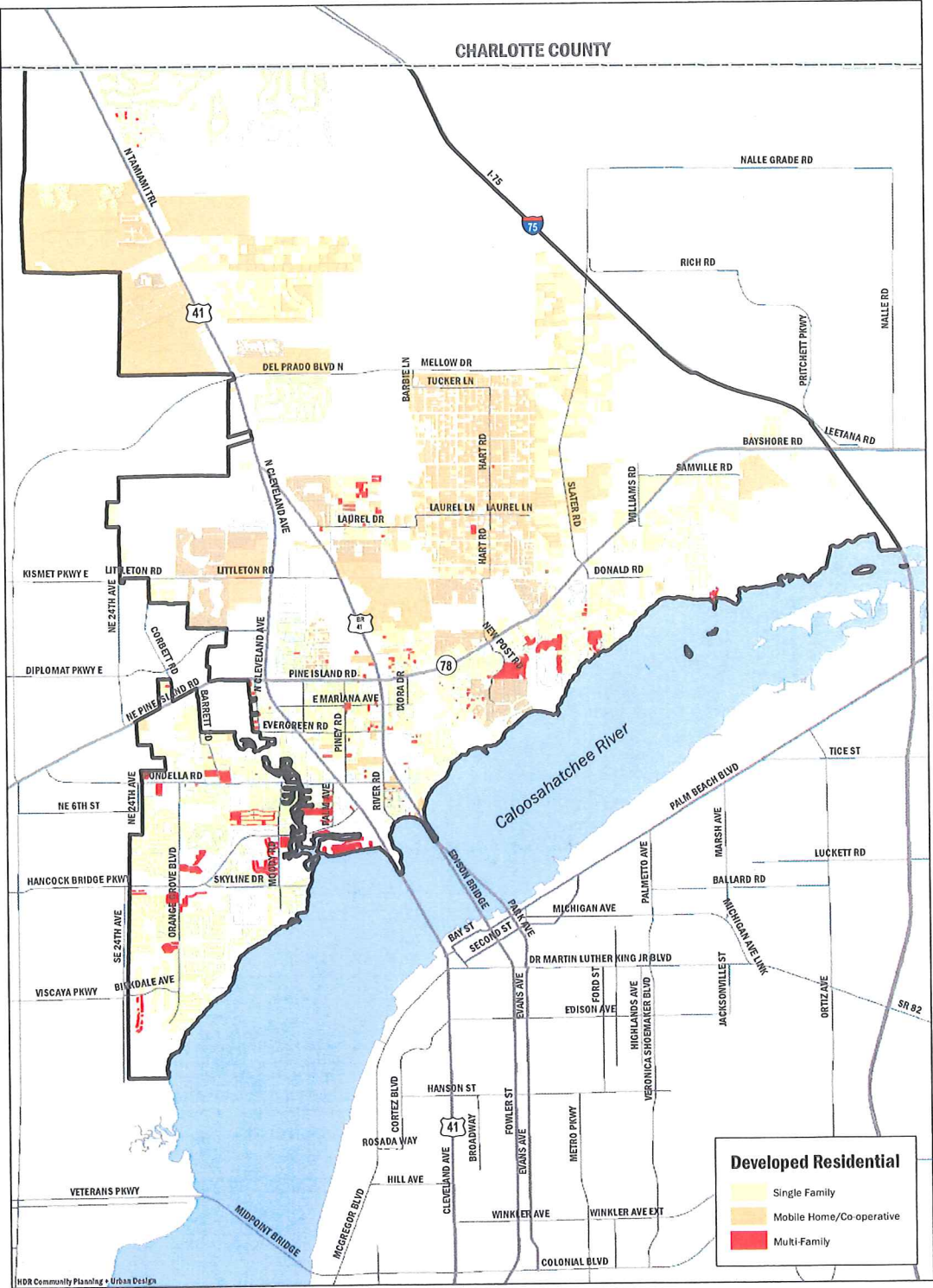
### **Residential Development**

The majority, or 87 percent, of the 9,400 acres of developed land in North Fort Myers is used for residential purposes. (Map 6) One-half of the residential area is mobile home park, mobile home subdivision, or co-operative. Most of the 4,000 acres of mobile home or co-operative residential is located off US 41, US Business 41, and Hart Road. Only 4 percent of developed residential land is multi-family and is primarily located in the southern half of the Planning Area. The remaining 3,780 acres is single-family residential, which is also located in the lower half of North Fort Myers south of Bayshore Road.



Map 6.  
Developed Residential

One half of developed residential land in North Fort Myers is mobile home. Forty-six percent is single-family and the remaining four percent is multi-family.



### Undeveloped Land with Commercial Zoning or Landuse

Fifteen percent of the undeveloped land in North Fort Myers, or 716 acres, is zoned for a Commercial use. This figure includes 165 acres of land that has been approved or is pending approval for development. The Commercially zoned undeveloped parcels are located along US 41, US Business 41, Bayshore Road, Pine Island Road, Pondella Road, and Hancock Bridge Parkway. (Map 7) Commercial Zoning in North Fort Myers is shown by acreage and number of parcels in Figure 3.

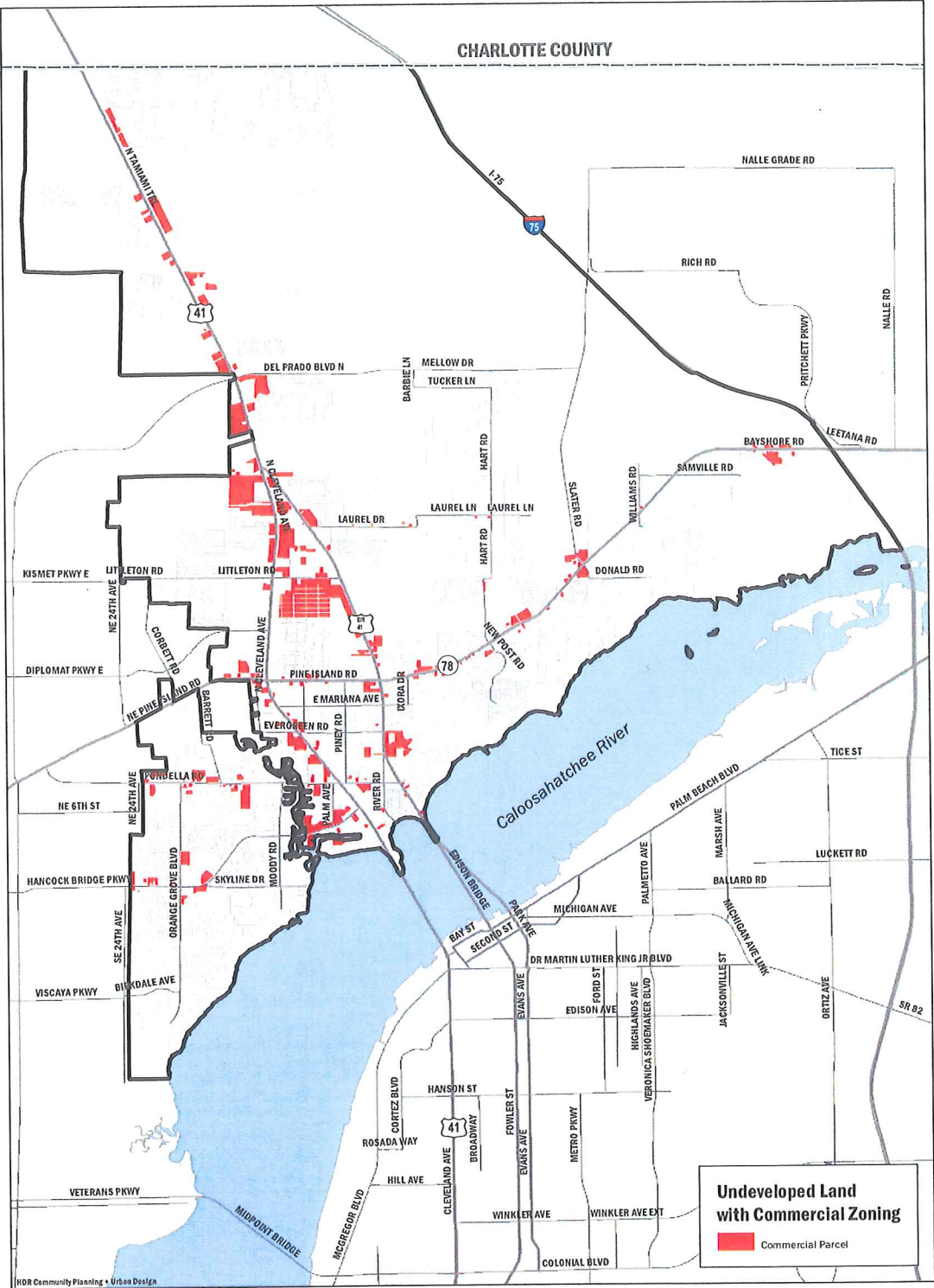
**Figure 3. Undeveloped Commercial Land**

Zoning	Parcels	Acreage	% of Total
C-1	61	118.3	16.5%
C-1A	81	175.2	24.5%
C-2	56	123.2	17.2%
C-3	2	1.3	0.2%
CC	23	41.6	5.8%
CCCS	2	1.4	0.2%
CF-2	1	1.2	0.2%
CG	13	37.4	5.2%
CN-1	3	5.0	0.7%
CN-2	7	9.2	1.3%
CORR	2	0.2	0.0%
CPD	53	176.9	24.7%
CS	2	2.3	0.3%
CS-1	6	4.8	0.7%
CS-2	1	0.2	0.0%
CT	5	17.7	2.5%
<b>TOTAL</b>	<b>318</b>	<b>715.6</b>	<b>100.0%</b>

Source: Lee County Property Record Database

Map 7.  
Undeveloped Commercial  
Land

The majority of undeveloped land with commercial zoning is located along US 41, Business 41, Bayshore Road, and Pine Island Road.



## Community Facilities & Services

North Fort Myers Planning Area is served by two wastewater franchises; Lee County Utilities (Waterway Estates WWTP) and North Fort Myers Utility, Inc. The Lee County Wastewater System Master Plan Figure 1.2 shows the Existing and Future Extended Service Areas for Lee County Utilities. Lee County Utilities has no plans to expand the Waterway Estates WWTP at this time but the plant has capacity available to service the proposed Towncenter area on Pine Island Road. An amendment to Lee Plan Map 7 would be required to move this acreage into the future service area.

The South Florida Water Management District Master Plan for the Regional Irrigation Distribution System for the Lower West Coast Region (Project C-12368) from 2002 shows the existing and future service areas in Lee County, including the Cape Coral and North Fort Myers Wastewater Service Areas.

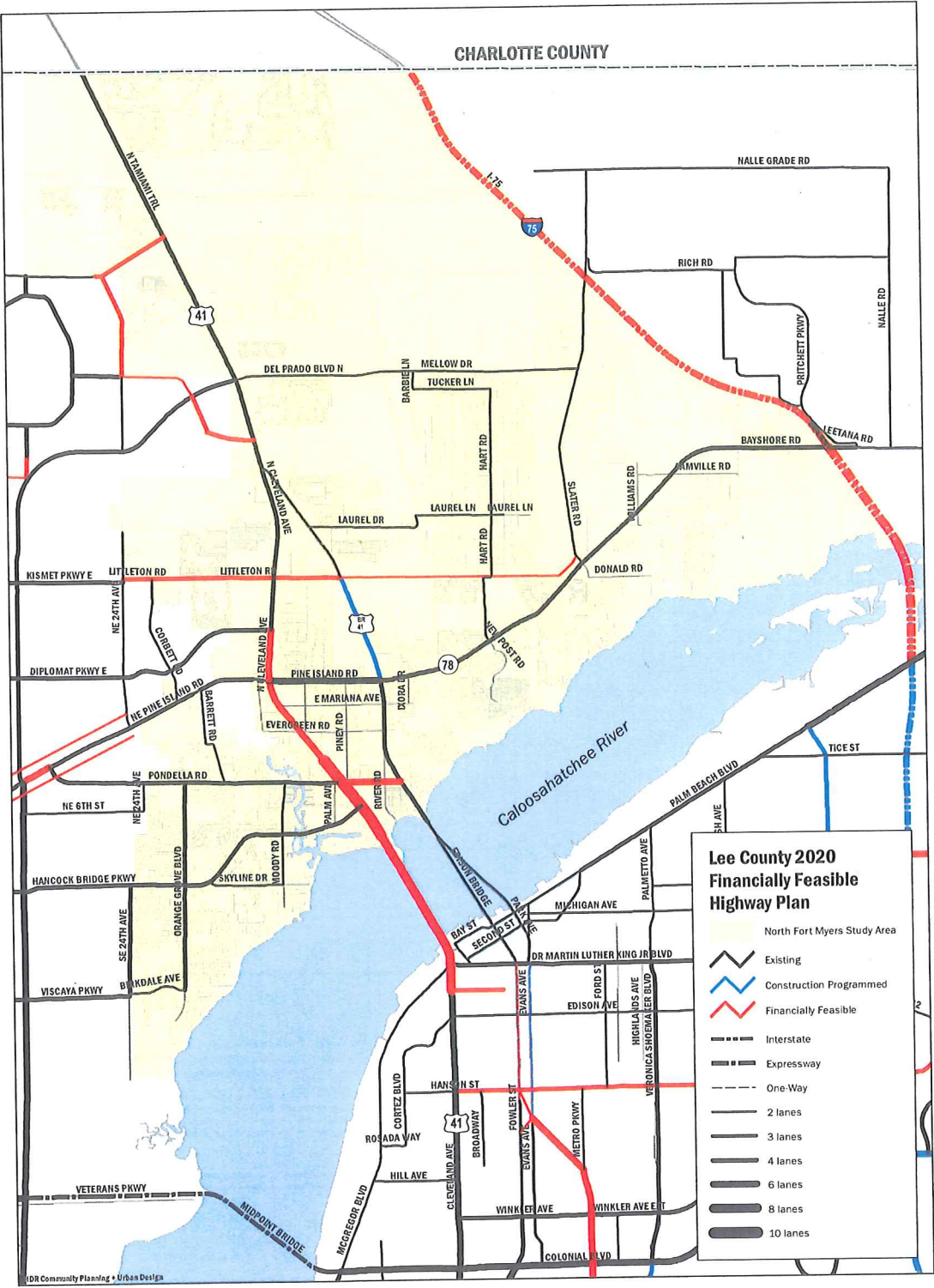
Lee County Utilities is the water provider for most of the North Fort Myers Planning Area. The South Florida Water Management District's 2006 Lower West Coast Water Supply Plan shows the 2005 Existing Service Areas in Figure 5 from Appendix B. Figure 6 from the SFWMD plan shows the areas planned for future service in 2025.

## Transportation

The 2020 Financially Feasible Plan was adopted by the Lee County Metropolitan Planning Organization on December 8, 2000 and amended on June 20, 2003. Map 8 in this Plan shows the major roadways within the North Fort Myers Community Planning Area and symbolizes them using the 2020 Financially Feasible Plan roadway classification. The roadways are categorized by width, type, and as an Existing, Construction Programmed, or Financially Feasible roadway.

Map 8.  
2020 Financially Feasible  
Highway Plan.

Major roadways in North Fort  
Myers classified according to  
Lee County 2020 Financially  
Feasible Highway Plan map  
found in the Lee Plan.



## Parks, Recreation & Conservation

### Public Lands

The majority of Public Land, 76 percent or 3,750 acres, within North Fort Myers is conservation land purchased using the Lee County Conservation Land Acquisition and Stewardship Program (Conservation 20/20). The remaining Public Land includes other County-owned land and facilities (6 percent), Federal and state-owned land and facilities (2 percent), municipal-owned land and facilities (less than 1 percent), utilities or right-of-way (10 percent), and public schools (6 percent). See Figure 4 and Map 9 for the location and acreage of public land in North Fort Myers.

**Figure 4.** Public Land

	<b>Parcels</b>	<b>Acreage</b>	<b>% of Total</b>
County-Owned Land and Facilities	70	309.34	6.2%
Public Schools	9	319.65	6.4%
20/20 Conservation Land	33	3,756.00	75.5%
Utilities and Right of Way	129	508.11	10.2%
Federal & State-Owned Land & Facilities	24	84.68	1.7%
Municipal-Owned Land & Facilities	2	0.05	0.0%
<b>TOTAL</b>	<b>267</b>	<b>4,977.83</b>	<b>100.00%</b>

Source: Lee County Property Record Database

### Conservation Land & Trails

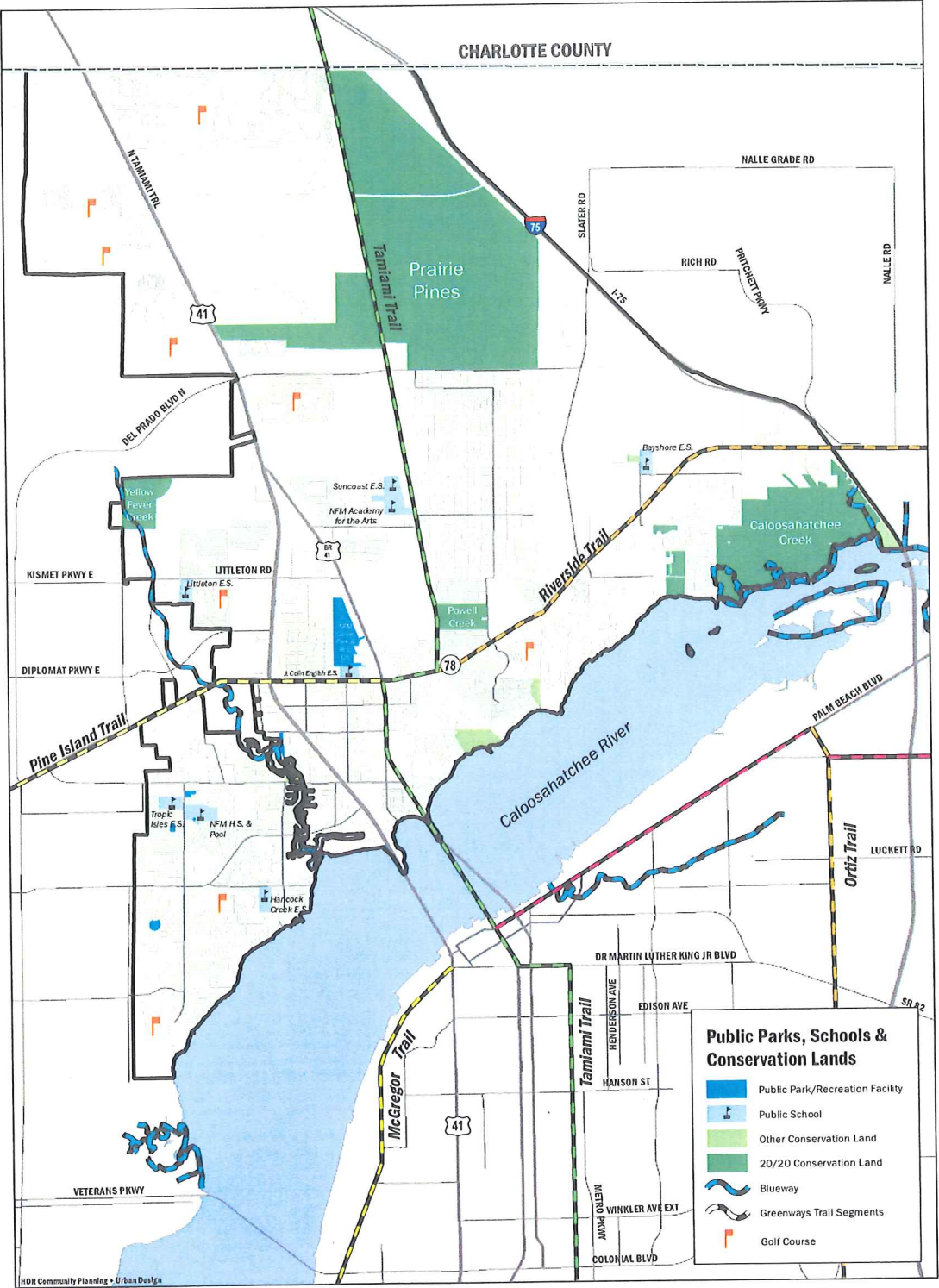
As shown in Map 10, the North Fort Myers Planning Area has four large preserves that were purchased using the Lee County Conservation Land Acquisition and Stewardship Program (Conservation 20/20). Two of the four preserves are large, multi-parcel sites that extend outside of the study area: Caloosahatchee Creeks and Yellow Fever Creek. The largest preserve and the smallest preserve, Prairie Pines and Powell Creek, respectively, are located fully within the North Fort Myers Planning Area.

The Caloosahatchee Creeks Preserve is a multi-parcel property that straddles I-75 south of Bayshore Road along the northern shoreline of the Caloosahatchee River. The preserve is situated on 1325-acres with 836-acres within the North Fort Myers Community Planning Area. This acreage includes the 50-acre South Florida Water Management District Recreation Lands located in the center of the preserve along I-75. The Caloosahatchee Creeks Preserve features hiking trails, picnic shelters, observation deck and tower, and a canoe/kayak launch site for the Creeks of CCR Blueway.

The 535-acre Yellow Fever Creek Preserve lies at the headwaters of Yellow Fever Creek south of Del Prado Boulevard. With the Conservation 20/20 Program, Lee County acquired 339-acres of the Preserve in 2001, with 121-acres located within the North Fort Myers Planning Area. The majority of the preserve's public facilities including parking, hiking and equestrian trails, historic farm, camping, dog park, and picnic area will be developed on the City's adjacent 196-acre property.



Map 10.  
Public Parks, Schools &  
Conservation Lands



The largest preserve in the North Fort Myers Planning Area and in Lee County is the 2,700-acre Prairie Pines Conservation Area. The preserve was acquired between 2001 and 2003 and is located west of I-75 from Del Prado Boulevard/Mellow Drive to Charlotte County. The west edge of the preserve is bordered by an active railroad line. 320-acres of the preserve are west of the rail line extending towards the US 41. Recreation opportunities include hiking, bird-watching, and nature study.

The Powell Creek Conservation Area is located 0.3 miles north of Bayshore Road between Hart Road to the east and the Powell Creek Canal Bypass to the west. The 77-acre preserve was acquired in 2003 and is programmed for hiking trails, bird-watching, and nature photography.

North Fort Myers has three Greenway Trail Segments that are part of the Charlotte-Lee-Hendry and Pine Island-Hendry regional trails; the Tamiami Trail, the Riverside Trail, and the Pine Island Trail. The Tamiami Trail greenway runs north-south along the railroad right-of-way at the western edge of Prairie Pines, past Powell Creek, merges briefly with the east-west greenway at Bayshore Road and passes over the Caloosahatchee River on Edison Bridge. The Pine Island Trail and the Riverside Trail segments run east-west along Bayshore Road and Pine Island Road, and connect North Fort Myers to Cape Coral and the Bayshore community.

The Planning area also has two Blueways; one along the Caloosahatchee River at the Caloosahatchee Creek 20/20 Conservation area; the other runs from the Caloosahatchee River up the Yellow Fever Creek conservation area to the Yellow Fever Creek Preserve. These trails provide public access for recreation and alternative modes of transportation and connect North Fort Myers to the surrounding communities.

## Parks & Recreation Facilities

In addition to the amenities found at the 20/20 Conservation areas, North Fort Myers has numerous community parks and recreation facilities that provide a wide range of recreational opportunities. (Map 10) Centrally located, the North Fort Myers Community Park and Recreation Center is the largest public park in the Planning area. Other community parks include: Judd Community Park, Bayshore Community Park, Hancock Park, Waterway Estates Park, Mary S. Moody Neighborhood Park, North Fort Myers Community Pool, and North Fort Myers Community Senior Center. The regional parks in North Fort Myers include the North Shore Park and the Royal Palm Sailing Center.

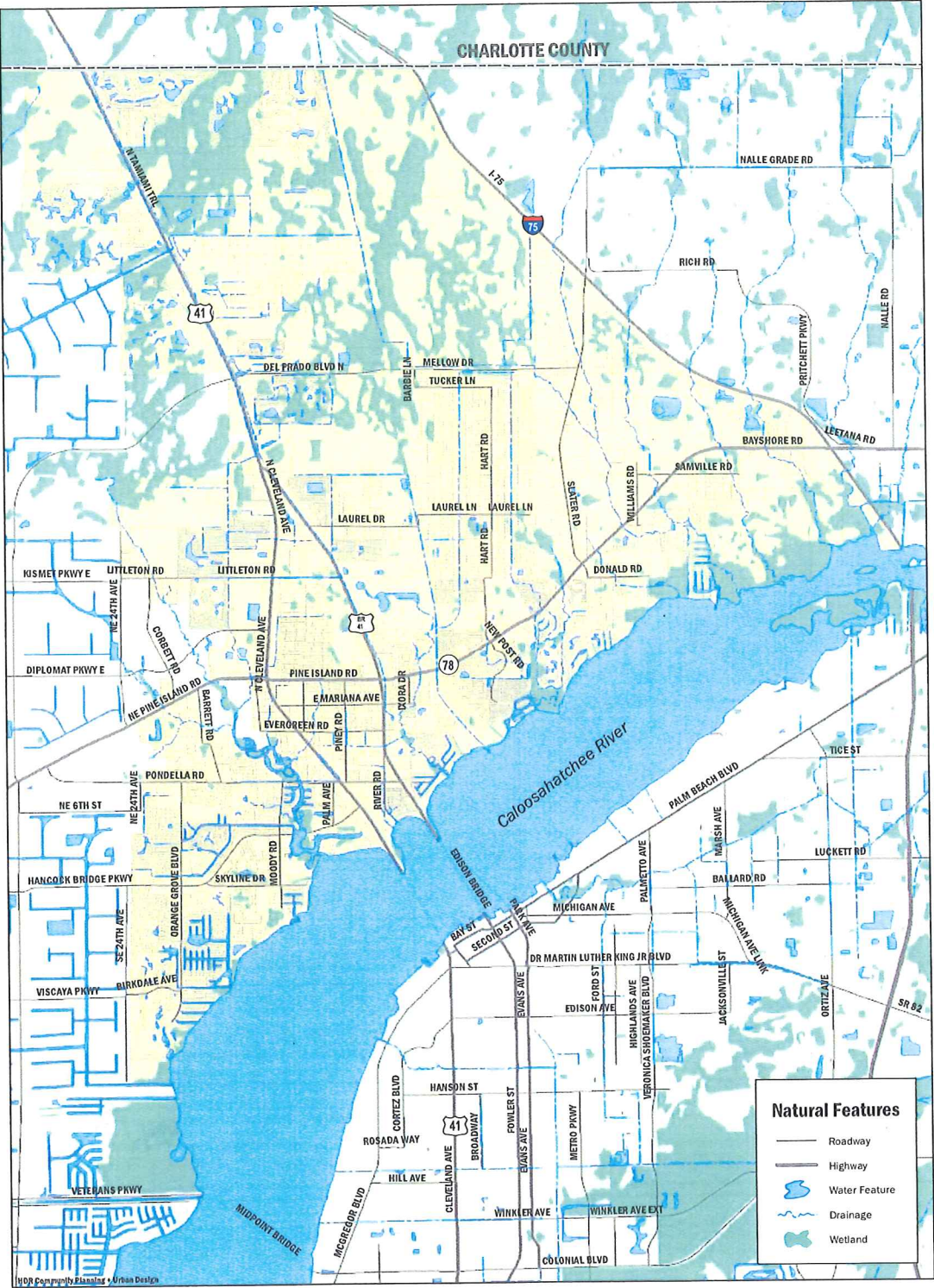
Recreation facilities are also located at many of the public school sites located throughout North Fort Myers. These include Bayshore Elementary, Bayshore Soccer Complex, North Fort Myers Academy for Arts, Tropic Isles Elementary, Robinson Littleton Elementary, Hancock Creek Elementary, J. Colin English Elementary, Suncoast Elementary, and North Fort Myers High School and Pool. In addition to these public facilities, North Fort Myers has nine private golf courses.

## Natural Features

Almost 20 percent of the North Fort Myers Planning Area is wetland. Most of these 4,800 acres are located along the Caloosahatchee River, Yellow Fever Creek, and throughout much of the northern half of the Planning Area. The North Fort Myers area drains into the Caloosahatchee River from north to south via canals or streams. (Map 11)

Map 11.  
Natural Features

Twenty percent of North Fort Myers is covered with wetlands that drain into the Caloosahatchee River through drainage canals or streams.



## 4 Community Issues & Opportunities

The North Fort Myers Community Planning Panel identified a number of issues and opportunities affecting development in North Fort Myers. These issues and opportunities, drawn from the Panel's Preliminary Draft report and feedback received during public meetings and workshops, serve as the basis for the Community Plan's goal, objectives, and policies.

### Land Use: North Fort Myers & Neighboring Communities

The future of North Fort Myers is strongly influenced by planning and development in surrounding communities, include Charlotte County to the north, the Bayshore Community to the east, the City of Fort Myers to the south, and the City of Cape Coral to the west. While this plan does not directly address planning in areas beyond the boundaries of the North Fort Myers Community, the Panel recognizes the importance of monitoring planning and development activity in neighboring communities and sharing information regarding North Fort Myers programs, initiatives, and development strategies.

To ensure effective information sharing, the Panel encourages the County and appropriate regional and state bodies to maintain open lines of communication regarding pending land use changes, conservation initiatives, annexations, and development approvals that may affect conditions in North Fort Myers. The County should ensure that the Panel's opinions and positions regarding the impacts of proposals such as the Cape Coral's annexation of the Zimmel property, traffic and other impacts associated with the planned development of Babcock Ranch, and a new interchange with I-75 become part of the public dialogue about these and other regionally significant projects.

### Land Use: Centers & Corridors

Participants in Community Planning Panel workshops and meetings expressed concern about the quality and character of development in the study area. Cited as factors contributing to stakeholder concerns were the following:

- older, poorly maintained, auto-oriented commercial developments;
- building designs not compatible with or reflective of regional design traditions;
- roadways with minimal landscaping and pedestrian-scaled amenities;
- inadequate accommodations for pedestrians and cyclists;
- loss of native vegetation and degradation of wildlife habitat; and
- the presence of vacant and underutilized commercial properties.

As perceptions of North Fort Myers are strongly influenced by the quality and character of its commercial centers and corridors, the Community Plan provides strategies to improve existing conditions and spark investment in the creation of new regional and local destinations. Through the preparation of sector plans, adoption of new design requirements, and new investment in streetscape and public space improvements, the Plan aims to better position North Fort Myers to attract quality development and reinvestment.

## Development Framework

The Community Planning Panel's framework for future commercial and mixed use development, outlined below and reinforced in the balance of the Community Plan, focuses on the following:

- creating new mixed use destinations in the form of compact, pedestrian-friendly Town Centers and Neighborhood Centers;
- improving the character and quality of commercial development along major road corridors; and
- improving community character through the promotion of high quality development that reflects regional design traditions.

A review of plan recommendations of the creation of Town and Neighborhoods Center, the Improvement of existing commercial districts, and the character of new development follows. (Map12)

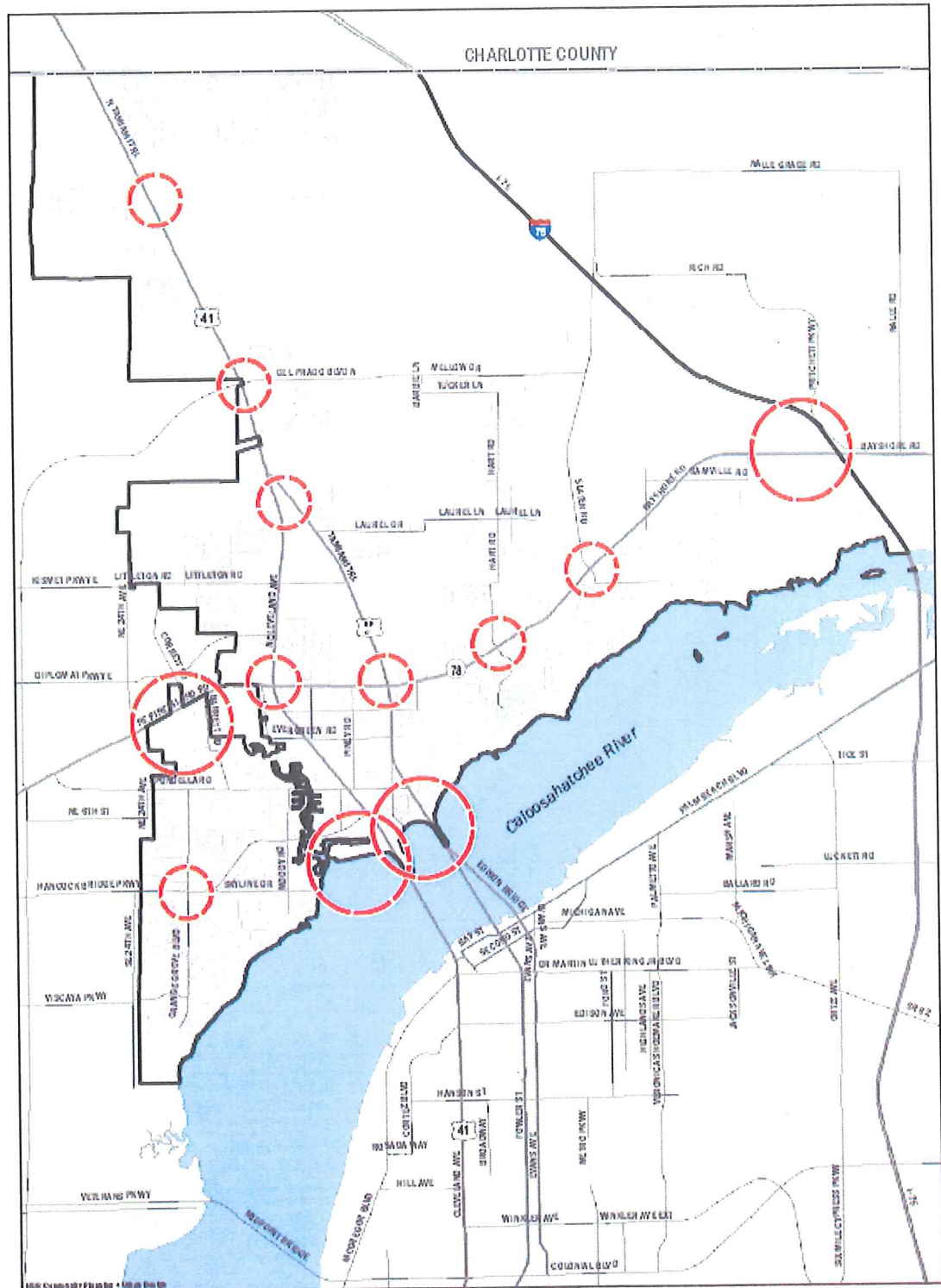
### Town Centers

Through the current planning effort, the CPP identified the following areas as appropriate for designation as Town Centers. For the following areas, the Panel will work with the County and local take holders to prepare plans that promote moderate to high intensity, pedestrian-oriented, and mixed use development:

- **North Cleveland Avenue & Hancock Bridge Parkway.** This area is designated for high intensity, mixed use development, including residential mid-to-high rise development on the river and mid-rise mixed use development on North Cleveland Avenue and Hancock Bridge Parkway. The district is planned to include pedestrian-friendly streets, public squares and plazas, a public trail/promenade along the Caloosahatchee River, and conservation sites and trails along Yellow Fever Creek.
- **North Tamiami Trail – Pondella Road to the Caloosahatchee River.** This area is designated for high intensity, mixed use development including mid-to-high rise development overlooking the river and low-to-mid-rise, mixed use redevelopment and adaptive reuse along Old Tamiami Trail north to the commercial properties at the intersection of Old Tamiami Trail and Pondella Road.
- **Bayshore & I-75.** This area is designated for moderate intensity, mixed use development with a mix of retail, professional and personal services, and a variety of housing types. The district is planned to include a minimum amount of residential uses, preserve natural areas and stream/wildlife movement corridors with transitions in the scale and intensity of development to ensure compatibility with existing residential development.
- **Pine Island Road between Orchid Road and Barrett Road.** This area is designated for high intensity development with a mix of retail, professional and personal services. The district is not planned to include any residential uses. Public spaces and wide landscaped areas will ensure compatibility with existing residential development.

Map 12.  
Town Centers &  
Neighborhood Centers

Location of designated Town  
and Neighborhood Centers  
at key intersections in North  
Fort Myers.



For each of these areas, the Community Planning Panel will work with the County to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. (Maps 13, 14, 15) The sector plans, development regulations, and implementation plans should incorporate the following general principles of smart growth and new urbanism:

- compact development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

Implementation of the Town Center concept will require the development and adoption of provisions allowing greater minimum, maximum base, and maximum total densities and building heights than are currently allowed under the Lee Plan. Such changes in the Lee Plan should be considered only after the completion and adoption of a sector plan addressing land use, development intensity, and the adequacy of public facilities.

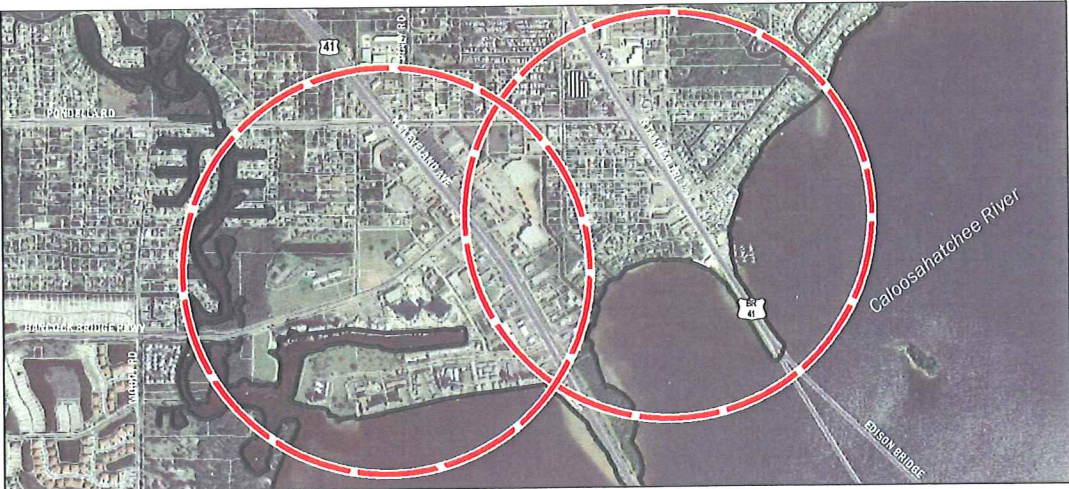
## Neighborhood Centers

In addition to the Town Center designations, the Community Planning Panel has identified the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

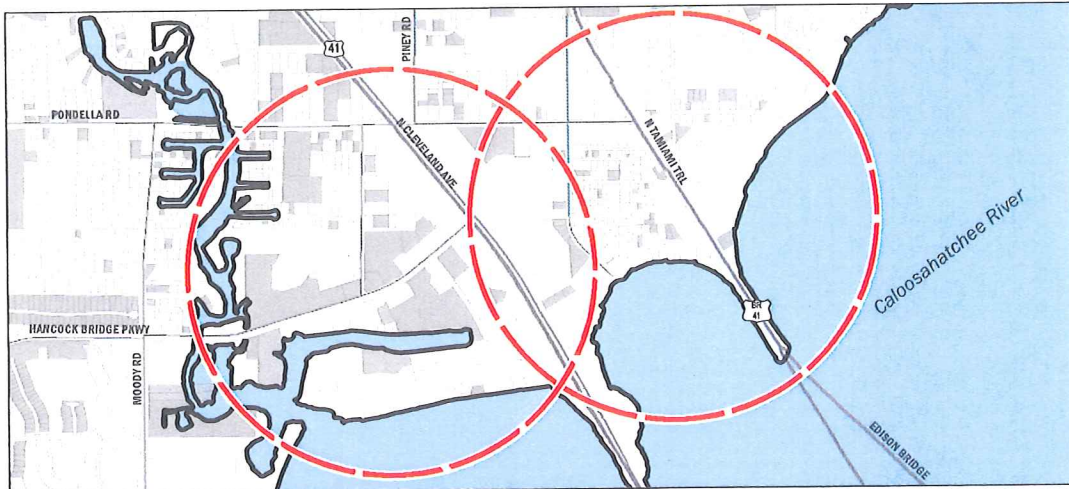
- US 41 & Nalle Grade Road;
- US 41 & Del Prado Boulevard;
- US 41 & US Business 41 (including the Shell Factory property);
- US 41 & Pine Island Road;
- US Business 41 & Bayshore Road;
- Hancock Bridge Parkway & Orange Grove Boulevard;
- Bayshore Road & Slater Road; and
- Bayshore Road & Hart Road.

For these areas, the community favors neighborhood-serving mixed use developments; pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. The Neighborhood Center designations are intended to replace the designations shown on the Commercial Site Location Standards Map in the Lee Plan Map 19.

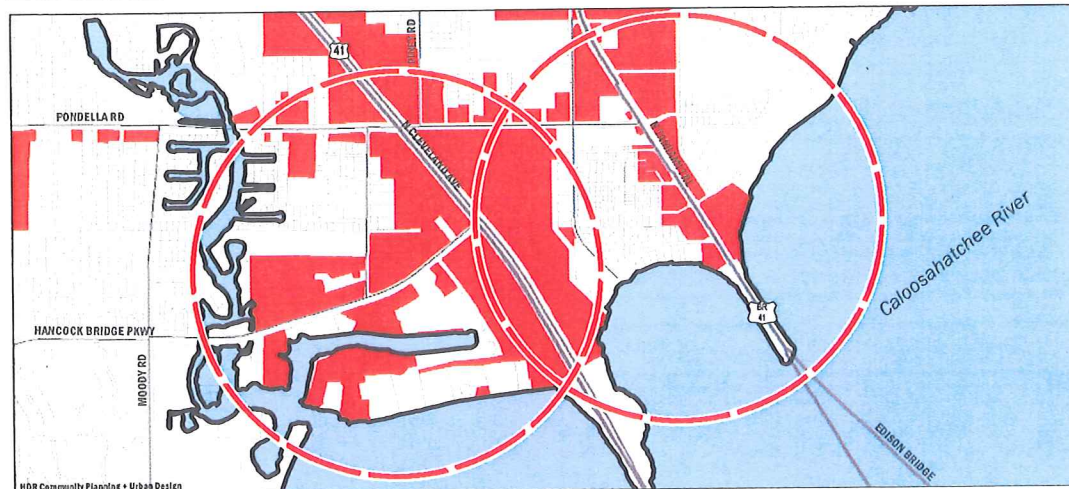
Map 13.  
Town Centers – US 41 &  
Hancock Bridge Parkway  
and US Business 41  
from Pondella Road to  
Caloosahatchee Creek



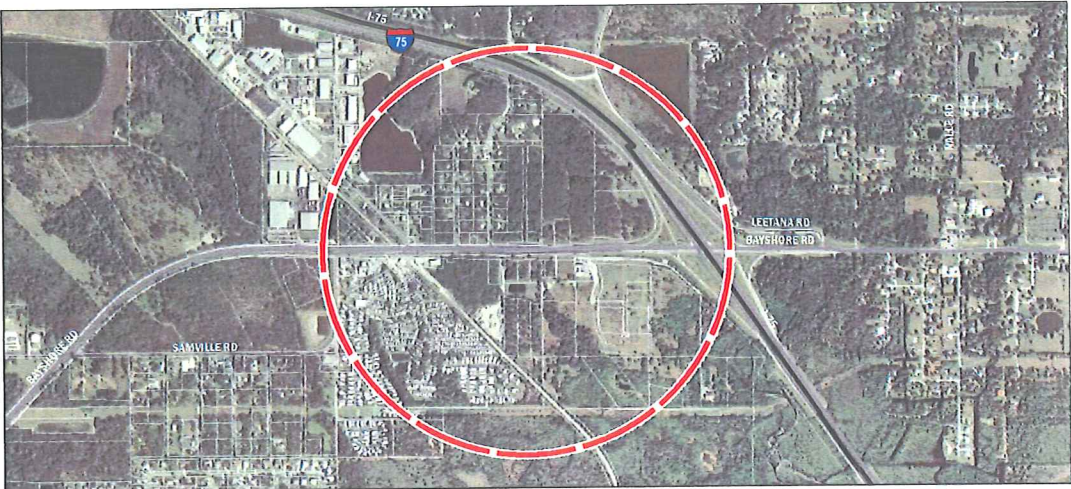
Undeveloped parcels in the  
Town Centers



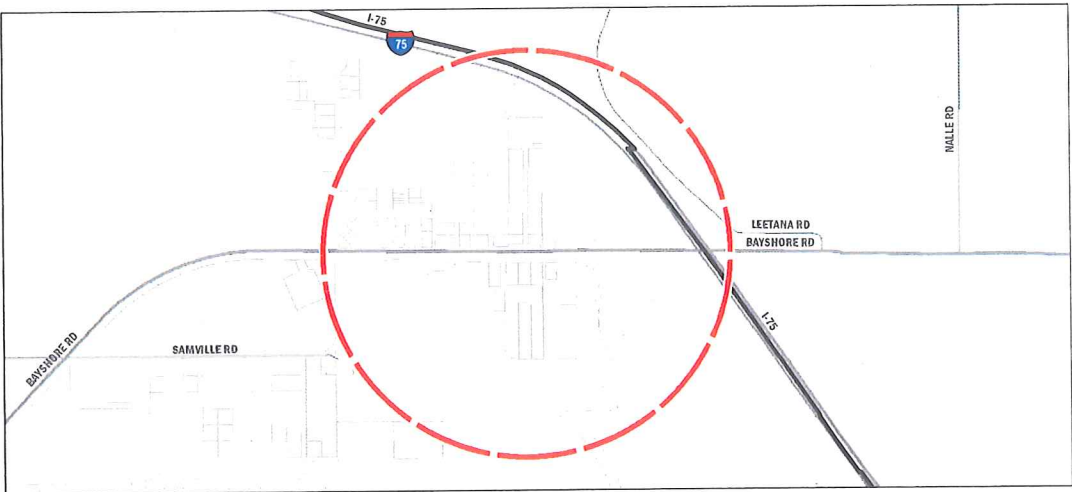
Commercial zoning in the  
Town Centers.



Map 14.  
Town Center – Bayshore  
Road & I-75



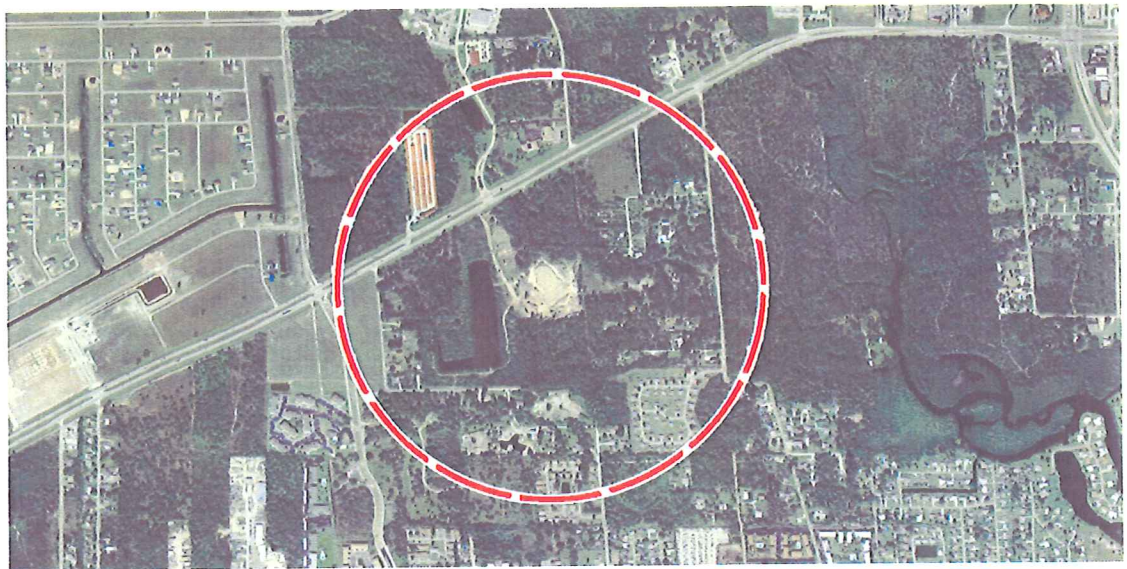
Undeveloped parcels in the  
Town Centers



Commercial zoning in the  
Town Centers.



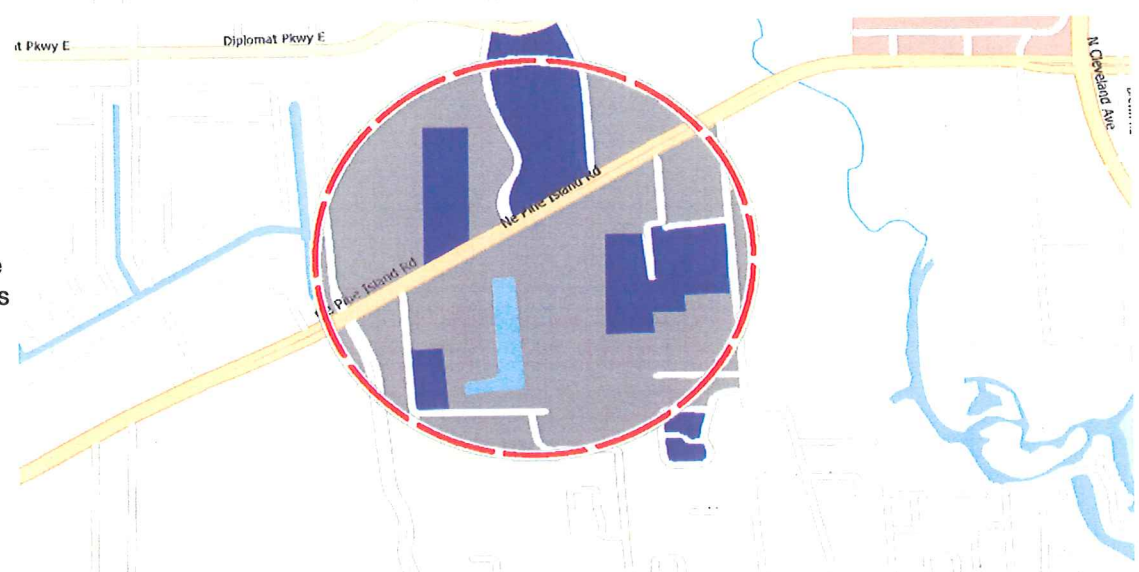
Map 14 A  
Town Center  
Pine Island Road  
West of Barrett Road



Undeveloped parcels in the  
Town Centers

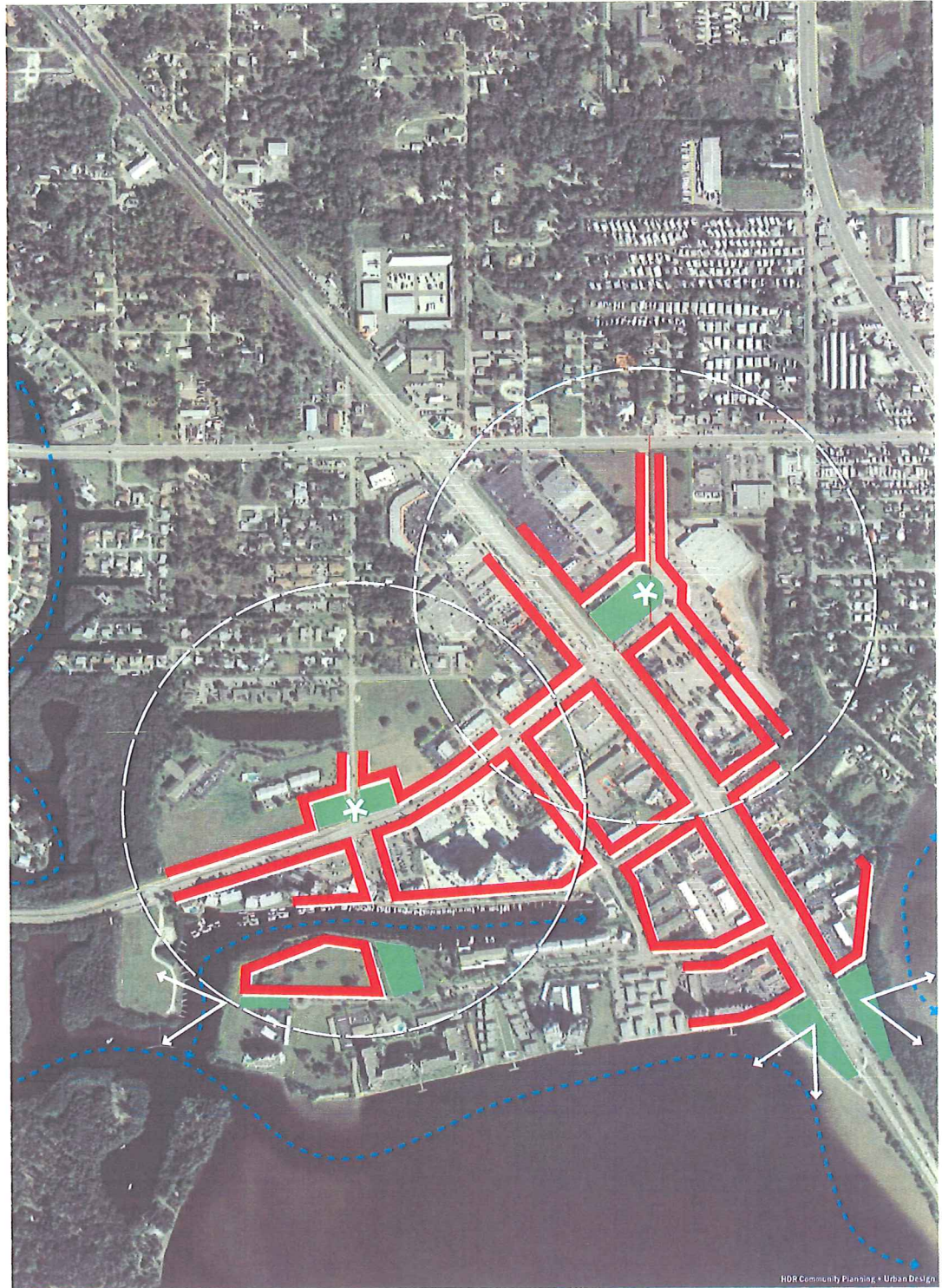


Commercial Zoning in the  
Town Centers



Map 15.  
Town Center Sketch Plan

Sketch showing opportunities for public space, open space connections, and pedestrian-friendly streets at US 41 & Hancock Bridge Parkway Town Center.



To guide development and redevelopment of sites in these areas (Map 16), the Panel will work with the County to prepare a Neighborhood Center Overlay District providing for the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to lines;
- conservation of natural features and native vegetation;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- incentives for projects incorporating mixed uses, public amenities, and affordable housing.

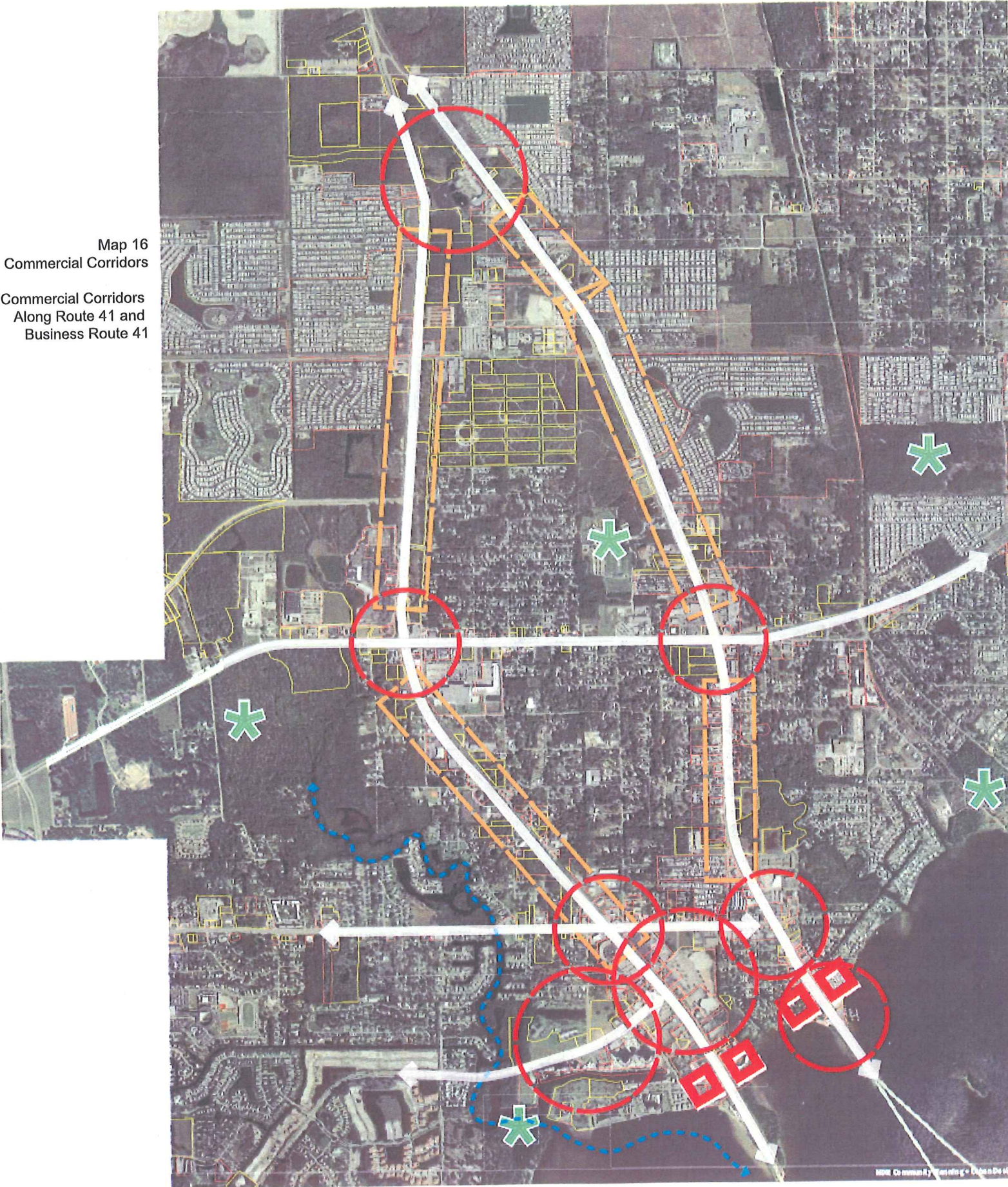
## Commercial Corridors

Improving conditions along North Fort Myers's commercial corridors is a high priority of the Community Planning Panel. Older, auto-oriented commercial strips lining major roadways are perceived by the community as unattractive and inconsistent with their vision for the future. Stakeholders expressed a clear interest in development with the following characteristics:

- building forms and designs compatible with and reflective of the region's traditional architecture;
- enhanced landscape designs with priority given to the preservation of existing mature trees, stream corridors, and native vegetation;
- streetscape and sidewalk amenities providing for pedestrian movement, shade, seating, and lighting;
- parking in side and rear yard locations and generally screened from public view;
- effective screening of utility infrastructure and service/loading areas;
- transitions in building form and scale to ensure compatibility with existing development; and
- pedestrian and vehicular connections between neighboring destinations.

It's especially important that the Community Planning Panel and County quickly focus on improving the form and character of development along North Fort Myers's commercial corridors. Several older commercial properties—including currently vacant stores and strip shopping centers—are ripe for redevelopment and several vacant, commercially-zoned sites at key intersection are being marketed for development. Adopting new, more stringent standards for new development and redevelopment will help ensure projects contribute to North Fort Myers's identity as an attractive, economically vital, and livable community. (Map 16)

Map 16  
Commercial Corridors  
Commercial Corridors  
Along Route 41 and  
Business Route 41



To guide development and redevelopment along North Fort Myers's commercial corridors, the Panel will work with the County to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing;  
and
- shared parking.

### **Medical District Feasibility**

Through research and consultation with local health care providers, the Community Planning Panel's Health and Human Services subcommittee identified the absence of health care facilities as a critical issue. According to subcommittee reports, there is unmet demand for new medical facilities - clinics, urgent care centers, ambulatory surgery centers, diagnostic facilities, lab services and other health care facilities- north of the Caloosahatchee River.

To further explore the potential for the creation of a Medical District of Corridor in North Fort Myers, the Panel will work with the Department of Community Development, Horizon Council, Human Services Department, Lee County Health Department, Medical Society, and Lee Memorial Health Systems to procure funding and complete a detailed analysis for the feasibility of developing a new hospital, 24/7 urgent care facility, ambulatory surgery center, physician specialty offices, and related medical diagnostic and lab services in the northeast area of North Fort Myers. The analysis will provide the following:

- a preliminary development program indicating the types, sizes, and phasing of buildings and site improvements;
- an evaluation of sites with the potential to support the preliminary development program including an evaluation of infrastructure capacity;
- a market assessment and financing plan to assess project feasibility by private and public sectors;
- recommended planning policy and regulatory changes required to support a preferred development strategy;
- a preliminary development timeline and estimate of timeline for achieving necessary entitlements; and
- identify other or associated uses within the Medical Corridor.

## Land Use: Neighborhoods & Housing

The Community Planning Panel identified the conservation and improvement of existing neighborhoods and the provision of safe, affordable, and attractive housing as primary objectives of the plan. Members of the panel and participants in planning workshops emphasized the need to define policies and initiative to accomplish the following:

- stabilize and improve older neighborhoods;
- ensure newer neighborhoods maintain their value and livability;
- conserve the rural character of existing low density neighborhoods;
- attract new, high quality development in new neighborhoods, mixed use centers, and on infill sites in existing neighborhoods;
- provide a range of housing types and price points to meet the full range of community needs;
- and
- ensure new residential development complements and is compatible with its built and natural surroundings.

The Community Planning Panel raised specific concerns about existing concentrations of low value housing in North Fort Myers. An analysis of tax assessor records indicates that 77% of North Fort Myers residential parcels (single family and mobile homes) are assessed at or below the County median just market value of \$224,000. (The median value of residential parcels in North Fort Myers is approximately \$100,000 less than the County median value.) (Map 17) To address this concern, the Community Planning Panel favors policies and programs that encourage projects that include a mix of housing types and values and avoid the concentration of low income households in isolated locations.

A review of specific issues and opportunities follows.

### Residential Densities

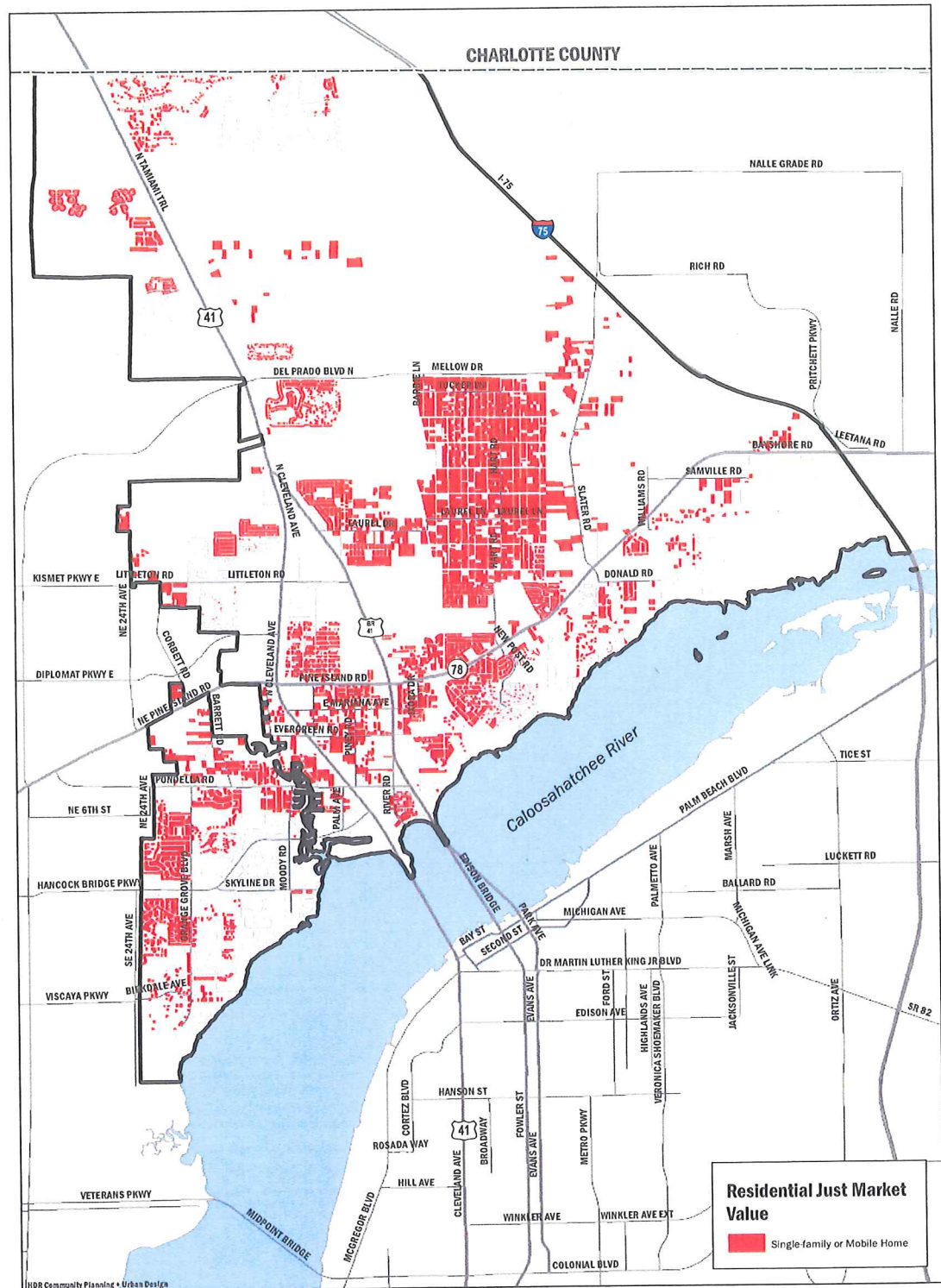
Overall, the Community Planning Panel favors maintaining the current pattern and planned densities for residential development defined in the Lee Plan. The Community Planning Panel supports residential density increases in a few locations, including areas designated for Town Center and Village Center development, consistent with policies and guidelines for the creation of compact, walkable communities. The Community Planning Panel also support increases in densities for projects that provide affordable, work force and senior housing, so long as specific standards of quality and compatibility are met.

### Neighborhood Conservation

The conservation and improvement of existing neighborhoods is a central concern of the Community Planning Panel. With the majority of housing units (single family and mobile homes) in the study area built before 1980, issues associated with property maintenance, market obsolescence, code compliance, and insurability are increasingly important to community stakeholders. With weakening regional job and housing markets and increasing vacancy rates, conditions in neighborhoods with older housing will require support to ensure long term viability. Continued public investment in infrastructure, conservation, parks and schools, transit, and

Map 17. Residential Just Market Value

Single-family and mobile home residential property with just market values below the County median.



community development is critical to bolster the livability and competitive position of North Fort Myers's existing neighborhoods.

To address conditions in older neighborhoods, the Community Planning Panel supports and encourages efforts to stabilize and improve existing neighborhoods, including the County's recently expanded code enforcement initiative and the on-going implementation of Neighborhood District Revitalization Plans for Palmona Park and Suncoast Estates. With the recent softening of the housing market, these efforts will help maintain values in existing neighborhoods and quicken their recovery as the market improves.

## **Housing Opportunities**

The Community Planning Panel recognizes the importance of providing for a wide range of housing needs and encourages the development of North Fort Myers's fair share of low income, work force, affordable, and senior housing. Working with the County and not-for-profit housing providers, the Community Planning Panel will assist in the identification of sites suitable for low income, workforce, affordable, and senior housing, assist in the county's on-going effort to remove regulatory barriers to affordability, and work with housing stakeholder to improve and expand existing incentive programs.

The Community Planning Panel also favors implementation of Smart Growth strategies encouraging the development of affordable and workforce housing as infill development in existing neighborhoods and as integral parts of new walkable, mixed use communities. To promote such development, the Panel will participate in initiatives to identify candidate sites for affordable housing and prepare preliminary studies for potential pilot or demonstration projects. The evaluation should focus on sites with the following general characteristics:

- located within areas designated as Town Centers or Village Centers in this Plan;
- located in areas designated for Intensive Development, Central Urban, and Urban Community on the current Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;
- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

## **Transportation**

Regional accessibility is among the community's most powerful assets—North Fort Myers's position at the crossroads of several major transportation corridors offers unique advantages, supporting markets for investment and reinvestment and providing easy access to regional destinations, employment centers, and amenities. The Panel also recognizes challenges associated with such high levels of regional connectivity. Managing increasing congestion at the bridge crossings and providing better east-west connections will become increasingly important as the growth of neighboring communities continues, downtown Fort Myers' redevelopment efforts accelerate, and the I-75 corridor south of the river attracts high-employment generating uses.

To address the community's transportation challenges, the Plan focuses on the following broad objectives:

- providing convenient access to areas designated for Town and Neighborhood Center development;
- balancing the need to serve regional traffic while minimizing negative effects on natural areas, neighborhoods, and business districts;
- ensuring transportation investments contribute to improving the visual character of the community; and
- reducing vehicle trips and vehicle miles traveled by promoting alternatives to travel by single occupant vehicles; and
- providing for the needs of transit dependent residents, pedestrians, and bicyclists.

A review of specific issues and opportunities follows.

### **Future Capacity & Connectivity Improvements**

With major improvements recently completed along US Business 41, Bayshore Road, and Del Prado Boulevard west of US 41, attention will shift to other critical segments of the transportation network, including potential capacity and connectivity improvements to local collectors and arterials. Decisions regarding the functional classification and future improvements or extension of North Fort Myers roadways, including Littleton Road, Hancock Bridge Parkway, Hart Road, Slater

Road, and others not currently shown on the Future Functional Classification Map (Map 3B) in the Lee Plan should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the Panel and other North Fort Myers stakeholders.

### **I-75 Interchange**

Concepts for an additional interchange on I-75 north of the Slater Road crossing have been discussed for the past 20 years but no detailed needs assessment or preliminary design studies have been completed. While a new interchange at this location could significantly impact the North Fort Myers community and trigger a re-evaluation of planning for large sections of the study area, it is not currently possible to conduct an assessment of impacts or prepare planning recommendations. Consequently, the Community Planning Panel encourages the County and FDOT to conduct a detailed analysis of a new interchange and address community questions regarding impacts to existing neighborhoods, local streets, and conservation lands.

### **Road & Right-of-Way Design**

The design quality of public roads and rights-of-way strongly influences the community's character and livability. Streets designed with generous sidewalks, attractive landscaping, median and gateway plantings, accessible crosswalks, pedestrian lighting, bike trails, and trees improve connectivity as well bolster the community's reputation as good place to live and do business.

Recognizing the important role of street design in shaping quality of life, the Community Planning Panel encourages the County to develop alternative design standards for arterials and collectors, especially for roadway segments serving areas designated as Town Centers and Neighborhood Centers. Such standards may draw on guidance from the Institute for Traffic Engineers Proposed Recommended Practice, Contest Sensitive Solutions for Designing Major Urban Thoroughfares for Walkable Communities. The Panel also will work with the Lee County Roadway Landscape Advisory Committee to complete plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Road, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers Community Planning Panel.

### **Transit Service**

The Community Planning Panel encourages the County and Lee Trans to continue to explore opportunities to reduce traffic congestion, especially morning peak hour congestion at the bridge crossings, and improve accessibility for transit dependent populations through the improvement of transit service in North Fort Myers. The Panel will work with Lee Trans to assess current service and explore potential service adjustments, modifications, and expansions.

### **Community Facilities & Services**

The Community Planning Panel seeks to ensure the continued delivery of high quality community facilities and services to meet the educational, recreational, informational, and public safety, health, and welfare needs of residents, visitors, and stakeholders of North Fort Myers. County objectives and policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis. The Panel encourages the County to report proposed policy changes affecting existing or planned facilities and services in North Fort Myers, including changes in the scope or timing of planned capital improvements, and address community concerns prior to taking formal action.

### **Water & Waste Water Utilities**

During the current planning effort, members of the Community Planning Panel's Infrastructure Committee initiated a dialogue with utility providers in the area and began to explore issues related to the definition of service areas, service extensions, treatment capacity, and facility plans. Based on these discussions and a review of published reports, there appears to be sufficient capacity to support existing and planned development under the land use provisions of the current Lee Plan but further analysis is required to determine the adequacy of existing facilities to support increased densities in areas designated for Town Centers and Neighborhood Centers. As it is likely capacity increases will be required to support planned redevelopment in areas designated for Town Centers, additional analysis will be required to determine potential demand and related need for facility extensions and improvements.

## **Septic System Monitoring**

Participants in public meetings and workshops expressed concerns about the performance and safety of existing septic systems in areas without sanitary sewer service. Participants raised specific concerns about inadequately maintained and failing septic systems as well as concerns about the effects such systems may have on public health and surface water quality. To verify these reports and define potential solutions, the Panel encourages the County to expand existing inspection and monitoring programs and provide periodic reports to North Fort Myers stakeholders. Should further analysis confirm community suspicions regarding the extent the problem, the Panel encourages the County to accelerate plans for the extension of sanitary sewer service to unserved areas of North Fort Myers.

## **Water Conservation**

Participants in workshop and public meetings expressed strong support for more aggressive and comprehensive efforts to conserve water resources. Through public educational campaigns, the County and the Southwest Florida Water Management District, should more aggressively encourage water conservation and the expansion of reuse programs to include both commercial and residential properties.

## **Public Works Project Enhancements**

As with public investments in roadways, parks, and other public facilities, the Panel encourages the County to explore opportunities for landscape and aesthetic enhancements as part of planned capital improvement projects.

## **Public Education**

The Panel recognizes the need for increased public education regarding existing utility services, especially water and waste water facilities, and will support planned educational efforts sponsored by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District.

## **Parks, Recreation & Conservation**

Community Planning Panel members and participants in public workshops expressed strong support for planning strategies designed to protect and conserve natural resources, expand recreation opportunities, and provide a broad mix of park and recreation facilities. North Fort Myers's parks, conservation lands, and remaining natural areas are important assets, which, with additional investment and promotion, can become important tools to support community livability, sustainability, and economic vitality. Recent initiatives like Conservation 20/20 and the Greenways planning effort are expected to bring significant changes to the community in the next decade—significant natural areas will be protected, public access to the Caloosahatchee River and key tributaries will be improved, and new recreational and educational opportunities will be available for the enjoyment of residents and visitors.

## Needs Assessment & Standards

Community Planning Panel members expressed concern about the general nature of Lee Plan policies and standards for park and recreation facilities serving North Fort Myers. To better understand community needs and establish reasonable minimum levels of service for parks and recreation facilities and services in North Fort Myers, the Panel encourages the County to conduct additional research regarding community needs and desires for park space and recreational facilities and services, and re-evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

## North Ft Myers Community Park Improvements

Future planning for the North Fort Myers Community Park was a topic of special interest to members of the Panel. Specifically, Panel members believe the park should be designed to act as a hub, connected to other open space/recreational opportunities through pedestrian and bicycle linkages, either along public rights-of-way or through adjacent developments. To ensure the park's development occurs consistent with community desires, the Panel, North Fort Myers stakeholders, and owners of surrounding properties should have opportunities to work directly with the Park's programmers and designers.

## Greenway & Blueway Development

The Community Planning Panel encourages the County to designate as priorities the following improvements identified in the Lee County Trails Master Plan:

- the Tamiami Trail Greenway
- the Calloosahatchee River Blueway (Water Trail); and
- the Yellow Fever Creek Blueway (Water Trail).

With proper planning, these projects can provide important conservation and recreation benefits to North Fort Myers residents and visitors.

## Habitat Conservation & Wildlife Movement

Community Planning Panel members expressed concern about the loss of natural habitat and native vegetation, especially in areas of North Fort Myers experiencing development. Panel members cited the fragmentation of habitat, the discontinuity of wildlife movement corridors, and the effectiveness of existing inspection and mitigation programs as key concerns.

To address these and related concerns about the loss of native vegetation in developments along Bayshore Road, the Panel encourages the County and its partners in natural resource conservation to expand efforts to protect wildlife habitat, including stands of native vegetation and undisturbed vegetative and drainage corridors, and focus resources on the management of existing conservation sites and the purchase and protection of properties along key wildlife movement corridors.

The Panel will work with the County to explore the following:

- requiring development proposals adjacent to the Caloosahatchee River and its tributaries to include floodplain protection plans prior to zoning approval;
- requiring that off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers;
- encouraging community participation in County water quality programs developed to address required Total Maximum Daily Loads; and
- establishing new initiatives for the protection of wildlife movement corridors to include the review of development to provide for interconnections of conservation easements;
- finalizing and refining of stewardship and management's plans for the Prairie Pines Caloosahatchee Creeks, Yellow Fever Creek and Powell Creek Preserves; and
- supporting the identification of additional sites and corridors for acquisition under the Conservation 20/20 program, including sites along planned trails, wildlife corridors, greenways, and major creeks; and
- exploring the feasibility of establishing a small site conservation program to transfer land acquisitions or conservation easement to link larger park and preserves, mitigation areas; protect native trees and vegetation, creeks, wetland systems, and wildlife movement corridors; and provide connections to greenways and blueways.

# 5 Goal, Objectives & Policies

## Introduction

The following draft goal, objectives, and policies are offered for review by the North Fort Myers Community Planning Panel. This draft, based on previous work by the Community Planning Panel as documented in the Preliminary Draft of the North Fort Myers Community Vision Statement, includes a comprehensive set of recommendations for community conservation, renewal, and improvement.

Policy recommendations are designed to achieve the following broad planning, development, and conservation objectives:

- Protect and enhance the community's unique assets – diverse neighborhoods, excellent accessibility, regionally-significant natural preserves, planned greenways and blueways, and extensive river and creek frontage;
- Leverage locational advantages and access to regional transportation infrastructure- Interstate 75, Tamiami Trail, the river bridges, and planned network of local and regional roadways;
- Demonstrate the benefits of compact, mixed use development by focusing public and private investment in four new Town Centers and encouraging the development of neighborhood serving projects in a series of smaller-scale Neighborhood Centers; and
- Reposition underutilized and obsolescent projects as new destination for investment.

Upon the Panel's review and approval, the goal, objectives, and policies will be redefined and transmitted to the County for consideration as part of the upcoming cycle of proposed amendments to the Lee Plan.

## Structure of Recommendations

Recommended policies are organized around the following list of topics:

- Land Use: Neighborhoods & Housing
- Land Use: Centers & Corridors
- Transportation
- Community Facilities & Services
- Parks, Recreation & Conservation
- Public Participation
- 

Policies aimed at improving development quality and character – a primary part of the community's vision – are addressed throughout the draft rather than under a single objective.

Specifically, policies addressing the need for new design standards in Land Development Code are included under Centers and Corridors; and policies addressing roadway landscaping and gateway treatments are included under Transportation.

## Key Initiatives

The recommendations define several follow-on initiatives to advance the community's vision. The initiatives include the following:

- Preparation of sector plans for the four areas designated as Town Centers;
- Preparation of overlay zones for Town Centers, Neighborhood Centers, and Corridors;
- A study to assess the feasibility of establishing a Medical District;
- The development of "fair share" projections of affordable housing need and the identification of candidate sites for affordable housing pilot projects;
- The evaluation of sites for acquisition in future phases of the Conservation 20/20 program;
- The completion of transportation and land use plans for a new I-75 interchange and the eastward extension of Hancock Bridge Parkway.

## Draft Goal, Objectives & Policies

**GOAL: NORTH FORT MYERS.** North Fort Myers seeks to improve the community's livability and economic vitality by and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors, stabilizing and conserving enhancing, existing neighborhoods; preserving natural resources; and providing greater opportunities for public participation in the land development approval process.

*Motion made by Wayne Daltrey, 2nd by Jared Beck motion carried unanimously*

**OBJECTIVE 1.0: LAND USE: NEIGHBORHOODS AND HOUSING.** By 2012 Land Use and Housing Review will be completed by neighborhood and corridor.

*Motion made by Tom Hoolihan and 2nd by Jared Beck motion carried unanimously*

**Policy 1.1: Code Enforcement.** Support the continuation and expansion of the code enforcement initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of violations. The County will provide periodic reports of enforcement activities to the North Fort Myers Community Planning Panel.

**Policy 1.2: Neighborhood District Planning.** The North Fort Myers Community Planning Panel will continue working with the Department of Human Services to implement Neighborhood District Revitalization Plans.

*Motion made by Wayne Daltry 2nd by Jared Beck motion passed unanimously*

**Policy 1.3: Housing Maintenance & Repair.** The North Fort Myers Community Panel will work with the County to explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing.

**Policy 1.4 Small Scale Mixed Use Projections.** To increase the diversity of housing types available for residents, the Department of Community Development will amend the Mixed Planned Development Category to allow for small scale mixed use projects with residential above or in close proximity to retail and service uses.

**Policy 1.5: Conservation of Large Lot Neighborhoods.** Lee County will protect large lot residential by requiring significant buffers between existing lots and higher density residential development or the placement of transitional density units along the perimeter.

**Policy 1.6: Collaboration.** Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers Community Planning Panel's programs and planning initiatives.

**Policy 1.7: Fair Share Projections.** Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low-income, workforce, and affordable housing and establish annual planning targets for the delivery of units.

*Motion made by Greg Makepeace 2nd by Jared Beck motion passed unanimously*

**Policy 1.8: Site Assessment & Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers Community Planning Panel should participate in a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. Identify neighborhoods where single family housing units can include remodeling to incorporate Mother-In-Law housing additions.

*Motion made by Alec Mylan 2nd by Winnie Steil motion passed unanimously*

The evaluation should focus on sites with the following general characteristics:

- located within the Intensive Development, Central Urban, and Urban Community on the Lee Plan's Future Land Use Map;
- located where central water/sewer service is available;
- located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and
- located on land previously converted for urban purposes.

**Policy 1.9: Technical Assistance & Public Education.** Explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department to the North Fort Myers Community Planning, community-based organizations, and community housing organizations.

**Policy 1.10: New Housing Type in Overlays.** Incorporate into Overlay Districts the addition of single person apartment types of 500 square feet or less and have their density calculated as 1/3 of a unit and only pay 1/3 of impact fees.

*Motion made by John Gardner 2nd by Jared Beck motion passed unanimously*

**OBJECTIVE 2.0: LAND USE: CENTERS & CORRIDORS.** By 2012 identify and pursue overlay districts and corridors.

*Motion made by John Gardner 2nd by Winnie Steil*

**Policy 2.1: Market Assessment & Planning Targets.** The North Fort Myers Community Planning Panel will work with the Horizon Council and the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:

- recommendations from the recently completed Commercial/Industrial Land Use Analysis
- existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and
- local and regional projections of population and employment growth.

Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.

**Policy 2.2: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers appropriate for moderate to high intensity, pedestrian oriented, mixed use development.

- North Cleveland Avenue & Hancock Bridge Parkway.
- North Tamiami Trail – Pondella Road to the Caloosahatchee River.
- Bayshore & I-75
- Pine Island Road between Orchid Road and Barrett Road

*Motion made by Jared Beck 2nd by Alec Mylan motion carried unanimously*

**Policy 2.3: Town Center Sector Planning & Overlay Districts.** For areas preliminarily identified as Town Centers, the North Fort Myers Community Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation

plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans should be prepared consistent with the following general principles of smart growth and new urbanism:

- Compared development and a mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space for informal gatherings, public events, and community activities;
- to dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities like pedestrian-scaled lighting, benches, trash receptacles, bike racks, and transit shelters; and
- parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

**Policy 2.4: Provision Allowing Increased Development Intensity in Town Centers.** To achieve the community's goals for Town Center Development, the County should adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.

**Policy 2.5: Designation of Neighborhood Centers.** The North Fort Myers Community Plan designates the following areas as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton & North Cleveland Avenue;
- North Tamiami Trail & Del Prado Boulevard;
- North Tamiami Trail & Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail & Pine Island/Bayshore Roads;
- Bayshore Road & Slater Road; and
- Bayshore Road & Hart Road

For these areas, the community favors neighborhood-serving mixed use development' pedestrian friendly street, site, and building designs; the incorporation of live/work, townhouse multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses. These Neighborhood Center designations are intended to replace the designations show on Commercial Site Location Standards Map (Lee Plan Map 19).

**Policy 2.6: Neighborhood Center Overlay District.** For areas preliminarily identified as Neighborhood Centers, the North Fort Myers Community Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare revised Neighborhood Center Overlay District providing the following:

- Permitted and prohibited uses;
- Standards for building, site, landscape, and sign design;
- Standards for pedestrian and bicycle facilities;
- Building setbacks and build-to lines;
- Conservation of natural features and native vegetation;
- Requirements for shared access and side/rear yard parking;
- Incentives (e.g. regulatory relief, increased height and density, etc.) for the redevelopment of obsolete and poorly performing commercial centers; and
- Incentives for projects incorporating mixed uses, public amenities, and affordable housing.

**Policy 2.7: Corridor Overlay District.** For areas along major road corridors outside designated Town Centers and Neighborhood Centers, the North Fort Myers Community Planning Panel, Department of Community Development, and Smart Growth Department will work together to prepare a Corridor Overlay District as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. At minimum, the Corridor Overlay District will provide the following:

- permitted and prohibited uses;
- standards for building, site, landscape, and sign design;
- standards for pedestrian and bicycle facilities;
- building setbacks and build-to-lines;
- conservation of natural features and native vegetation;
- buffers to adjacent residential neighborhoods;
- requirements for shared access and side/rear yard parking;
- incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;
- incentives for projects incorporating mixed uses, public amenities, and affordable housing; and
- shared parking.

*Motion made by Jared Beck 2nd by Wayne Daltry motion passed unanimously*

Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.

**Policy 2.8 Improving Older Commercial Properties.** The North Fort Myers Community Planning Panel will work with the Department of Community Development, the North Fort Myers Chamber, Horizon Council, and private property owners to develop incentives for bringing older development into compliance with regulations adopted as a result of the North Fort Myers Community Plan including but not limited to private public partnerships.

*Motion made by Jared Beck 2nd John Gardner motion passed unanimously*

**Policy 2.9: Use Compatibility.** By the end of 2008, Lee County will review existing restrictions on the location of uses considered detrimental by the community, e.g. adult-oriented businesses, bottle club establishments, freestanding bars or lounges, or businesses with significant outdoor stage, display, or delivery areas, pawn shops, gambling establishments, and gun/firearm shops from locating near existing or approved residential neighborhoods, mixed use developments including residential, public park and recreation facilities, and public or private schools.

*Motion made by Greg Makepeace 2nd by John Gardner motion passed unanimously*

**Policy 2.10: Cross Parcel Access.** The Department of Community Development will conduct a review of existing Land Development Code provisions requiring commercial developments to provide privately-owned road and sidewalk connections between adjacent existing and planning commercial uses to minimize access points onto primary road corridors.

**OBJECTIVE 3.0: TRANSPORTATION.** By 2012 will have neighborhood, corridors and community interface improvements identified.

*Motion made by John Gardner 2nd by Greg Makepeace motion passed unanimously*

**Policy 3.1: Transportation Corridors.** By 2009 review Metropolitan Planning Organizations and Lee County Department of Transportations 2030 plan for recommendations and improvements for the North Fort Myers Community planning area.

*Motion made by John Gardner 2nd by Greg Makepeace motion passed unanimously*

**Policy 3.2: Gateways, Streetscape, & Landscape Improvements.** The North Fort Myers Community Planning panel will work with the Lee County Roadway Landscape Advisory Committee to complete plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers Community Planning Panel.

**Policy 3.3: Planning & Design of Arterials & Collectors.** Decisions regarding the functional classification and future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B) should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers Community Planning Panel and other North Fort Myers stakeholders.

**Policy 3.4 Hancock Bridge Parkway Extension.** The county will initiate a study to determine the feasibility, cost, and timing of the eastward extension of Hancock Bridge Parkway. The scope of the study should address the following:

- effect on regional traffic and circulation patterns;
- preferred alignment and conceptual design cross-section for the roadway;
- land use and design recommendations for redevelopment of property along the roadway;
- preliminary regulatory strategies to ensure appropriate redevelopment; and
- preliminary cost estimates and timeline for engineering design, right-of-way acquisition, and project construction.

**Policy 3.5: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center. Such standards may draw on guidance in Institute for Traffic Engineers Proposed Recommended Practice, Contest Sensitive Solutions for Designing Major Urban Thoroughfares for Walkable Communities.

**Policy 3.6: Bus Transit Enhancements.** The North Fort Myers Community Planning Panel will work with Lee Tran to identify opportunities to improve service, frequency, routes, and stop amenities in the community.

**Policy 3.7: Improvements for Regional Benefit.** Road capacity improvements needed within North Fort Myers to serve demand generated outside the community should be designed to minimize impacts, improve visual character, and improve local access and mobility.

**Policy 3.8: I-75 Interchange & Del Prado Extension.** The county will complete a detailed analysis of the feasibility of a new I-75 interchange and the potential alignment for a connection to Del Prado Boulevard. As part of the analysis, impacts on existing neighborhoods, local streets, and conservation lands should be evaluated and reported to the North Fort Myers Community Panel. The report should include the termination point of Nalle Grade Road at US 41 and I-75.  
*Motion made by Alec Mylan 2nd by Greg Makepeace motion passed unanimously*

**OBJECTIVE 4.0: COMMUNITY FACILITIES & SERVICES.** By 2012 the community facilities and services needed to meet the needs of Town Centers, Neighborhood Centers and corridors will be identified and deficiencies addressed.  
*Motion made by Jared Beck 2nd by Wayne Daltry motioned passed unanimously*

**Policy 4.1: Effectiveness of Existing Plan Objectives & Policies.** County objectives and policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis. Proposed changes affecting existing or planned facilities and services in North Fort Myers, including changes in the scope or timing of planned capital improvements, include input from the North Fort Myers Community Planning Panel and North Fort Myers stakeholders.  
*Motion made by Jared Beck 2nd by Jim Toth motion passed unanimously*

**Policy 4.2: Medical District Planning.** The North Fort Myers Community Planning Panel will work with the Department of Community Development, Horizon Council, Human Services Department, Lee County Health Department, Medical Society, and Lee Memorial Health Systems to develop a collaborative effort for funding a feasibility study for this project. They should also work together to complete an analysis for the feasibility of developing a new hospital, 24 / 7 urgent care facility, ambulatory surgery center, physician specialty offices and related medical diagnostic and lab services in the northeast area of North Fort Myers. The analysis should provide the following:

- a preliminary development program indicating the types, sizes, and phasing of buildings and site improvements;
- an evaluation of sites with the potential to support the preliminary development program including an evaluation of infrastructure capacity;
- a market assessment and financing plan to assess project feasibility by private and public sectors;
- recommended planning policy and regulatory changes required to support a preferred development strategy;
- a preliminary development timeline and estimate of timeline for achieving necessary entitlements; and
- Identify other or associated uses within the Medical Corridor.

*Motion made by Alec Mylan 2nd by Greg Makepeace motion passed unanimously*

**Policy 4.3: Public Works Project Enhancements.** Lee County will coordinate planning for public works projects, such as street resurfacing, repairs, maintenance, drainage swales, and other surface water management system improvements, with the North Fort Myers Community Planning Panel so that potential landscape and aesthetic enhancements may be identified and incorporated in improvement plans. The North Fort Myers Community Planning Panel encourages Lee County to review the feasibility of a waste water plant solids program for treatment and reuse.

*Motion made by Jim Toth 2nd by Wayne Daltry motion passed unanimously*

**Policy 4.4: Water Supply and Waste Water Planning & Capacity.** The North Fort Myers Community Planning Panel will support educational efforts planned by the Department of Public Works, the Lee County Water Supply Authority, and the South Florida Water Management District to educate North Fort Myers stakeholders about the capacity of existing water systems to support existing and planned developments. Regardless of ownership the North Fort Myers Community Planning Panel would request that the Lee County Department of Public Works coordinate services for waste water and water supply so that no area designated under this plan is under served.

*Motion made by Jim Toth 2nd by Wayne Daltry motion passed unanimously*

**Policy 4.5: Septic Tanks & Waste Water Treatment.** Encourage Lee County to enforce the state statute and any other regulations regarding required hook up to existing sewage lines for all properties. To support and encourage the expansion of new sewer lines to discourage new septic tank systems and replace existing septic tanks.

Provide for and continue support for effective water conservation policies to include appropriate public educational campaigns and county staffing. Encourage the expansion of reuse to include both commercial and residential opportunities.

*Motion made by Jim Toth 2nd by Wayne Daltry motion passed unanimously*

**OBJECTIVE 5.0: PARKS, RECREATION & CONSERVATION.** By 2012 identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.  
*Motion made by Debbie Jackow 2nd by Jared Beck motion passed unanimously*

**Policy 5.1 Level of Services Standards for Community Parks.** To ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, the North Fort Myers Community Planning Panel will work with the Department Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.

**Policy 5.2: North Fort Myers Community Park.** The County will work with the community to ensure that the development of the North Fort Myers Community Park is integrated into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.  
*Motion made by Greg Makepeace 2nd by Jim Toth motion passed unanimously*

**Policy 5.3: Recreational Programming and Access.** Lee County will work with the North Fort Myers Community Planning Panel and North Fort Myers Stakeholders to protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Policy 5.4: Stewardship & Management of Conservation 20/20 Lands.** The North Fort Myers Planning Panel will work with the Department of Parks and Recreation to finalize and refine stewardship and management plans for 20 / 20 Conservation Lands within North Fort Myers.  
*Motion made by Debbie Jackow 2nd by Jared Beck*

**Policy 5.5: Assessment of Lands for Acquisition.** The North Fort Myers Community Planning Panel will work with the Division of County Lands and Department of Parks and Recreation to identify additional sites and corridors for acquisition under the Conservation 20 / 20 program. Sites along planned trails, wildlife corridors, greenways, and major creeks should be carefully considered, as should those providing access to the Caloosahatchee River.

**Policy 5.6: Greenway Plan Implementation.** The North Fort Myers Community Planning Panel will work with the Department of Parks and Recreation to implement recommendations for the Greenways Master Plan. As a first priority, the community supports development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve. The North Fort Myers Community Planning Panel will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, and recreation facilities and areas and the water access points.  
*Motion made by Greg Makepeace 2nd by Debbie Jackow motion passed unanimously*

**Policy 5.7: Small Site Conservation Program.** The North Fort Myers Community Planning Panel will work with the Department of County Lands and Department of Parks and Recreation to explore the feasibility of establishing a small site conservation program to transfer land acquisitions or conservation easement to link larger parks, preserves, and mitigation areas; protect native trees and vegetation, creeks, wetland systems, and wildlife movement corridors; and provide connections to greenways and blueways.

*Motion made by Greg Makepeace 2nd by Debbie Jackow motion passed unanimously*

**Policy 5.8: Conservation Policy Refinements.** The North Fort Myers Community Planning Panel will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:

- Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;
- The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for development in North Fort Myers will occur within North Fort Myers.
- Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

*Motion made by Jim Toth 2nd by Greg Makepeace motion passed unanimously*

**Policy 5.9: Wildlife Movement Corridors.** For development within the Planning area, the Community Development Department of Environmental Science will work with the North Fort Myers Community Planning Panel to identify opportunities for the establishment and protection of wildlife movement corridors to include the review of development to provide for interconnections of conservation easements to provide for wildlife movement.

*Motion made by Debbie Jackow 2nd by Greg Makepeace motion passed unanimously*

**OBJECTIVE 6.0: PUBLIC PARTICIPATION.** Beginning in 2008 the North Fort Myers Planning Panel will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.

*Motion made by Jim Toth 2nd by Alec Mylan motion passed unanimously*

**Policy 6.1: Notice of Land Development Code and Lee Plan Amendments.** As a courtesy, Lee County will register citizens groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding 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, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 6.2: Document Clearinghouse.** Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance request, staff reports and 2020 Plan status updates. Hearing Examiner recommendations and resolutions and Administrative Variances and for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Policy 6.3: Project Referrals & Public Information Meetings.** The North Fort Myers Community Planning Panel will be given the first opportunity for one public informational meeting for any rezoning, variance or special exception in North Fort Myers at a location and time of mutual convenience.

## 6 Implementation

Objective / Policy	Action Item	Timeframe	Agency
Objective 1.0: Land Use: Neighborhoods and Housing	Complete Land Use and Housing Review by neighborhood and corridor.	2012	
Policy 1.1: Code Enforcement	Support continuation and expansion of code enforcement initiatives in neighborhoods with high incidences of violations. Provide periodic reports of enforcement activities.	On-going	LC Code Enforcement, DHS, NFM CPP
Policy 1.2: Neighborhood District Planning	Continue implementation of Neighborhood District Revitalization Plans.	On-going	NFM CPP, DHS
Policy 1.3: Housing Maintenance & Repair	Explore opportunities to expand DHS programs to help maintain, repair, and improve existing owner occupied housing.	On-going	NFM CPP, DHS
Policy 1.4: Small Scale Mixed Use Projections	Amend Mixed Planned Development category to allow for small scale mixed use projects with residential above or in close proximity to retail and service uses.		DCD
Policy 1.5: Conservation of Large Lot Neighborhoods	Require significant buffers between existing lots and higher density residential development or placement of transitional density units along the perimeter to protect large lot residential.		
Policy 1.6: Collaboration	Collaboration Encourage participation of existing neighborhood associations, homeowners, landlords, and tenants in NFM CPP's programs and initiatives.		
Policy 1.7: Fair Share Projections	Prepare an estimate of NFM's fair share of need by housing type for low-income, workforce, and affordable housing and establish annual planning targets for the delivery of units.		DCD
Policy 1.8: Site Assessment & Pilot Projects	Participate in a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. Identify neighborhoods where single-family housing units can include remodeling to incorporate mother-in-law housing additions.		DCP, DHS, LC Housing Development Corp, Community Land Trust, NFM CPP
Policy 1.9: Technical Assistance & Public Education	Explore opportunities to expand the technical assistance, and public education initiatives.		
Policy 1.10: New Housing Types in Overlays	Incorporate into Overlay Districts the addition of single person apartment types of 500 square feet or less. Calculate density as 1/3 a unit and charge 1/3 impact fees.		
Objective 2.0: Land Use: Centers & Corridors	Identify and pursue overlay districts and corridors.	2012	

Objective / Policy	Action Item	Timeframe	Agency
Policy 2.1: Market Assessment & Planning Targets	Complete an analysis of the market support for retail, office, hospitality, and moderate-to-high density residential uses in the NFM submarket. Use assessment to guide planning decisions for Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate-to-high density residential use.		NFM CPP, Horizon Council, DCD
Policy 2.2: Preliminary Designation of Town Centers	Designate North Cleveland Avenue & Hancock Bridge Parkway, North Tamiami Trail from Pondella Road to the Caloosahatchee River, and Bayshore Road and I-75 as Town Centers.		
Policy 2.3: Town Center Sector Planning & Overlay Districts	Prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans for Town Centers to ensure consistency with community's vision.		NFM CPP, DCD, Smart Growth Dept
Policy 2.4: Provision Allowing Increased Development Intensity in Town Centers	Adopt provisions allowing for greater minimum, maximum based, and maximum total densities and building heights than are currently allowed under the Lee Plan for projects in Town Centers.		
Policy 2.5: Designation of Neighborhood Centers	Designate Littleton and North Cleveland Avenue, North Tamiami Trail and Del Prado Blvd, North Tamiami Trail and Nalle Grade Road, Hancock Bridge Parkway and Orange Grove Blvd, North Tamiami Trail and Pine Island Road/Bayshore Road, Bayshore Road and Slater Road, and Bayshore Road, and Hart Road as Neighborhood Centers.		
Policy 2.6: Neighborhood Center Overlay District	Prepare revised Neighborhood Center Overlay Districts with standards for design, uses, setbacks, landscaping, conservation, parking, and incentives.		NFM CPP, DCD, Smart Growth Dept
Policy 2.7: Corridor Overlay District	Prepare Corridor Overlay District as part of the LDC that requires enhanced landscaping, greater buffering and shading of parking, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development.		NFM CPP, DCD, Smart Growth Dept
Policy 2.8: Improving Older Commercial Properties	Develop incentives for bringing older development into compliance with regulations adopted as a result of the NFM Community Plan including, but not limited to, private/public partnerships.		NFM CPP, DCD, NFM Chamber, Horizon Council, Property owners
Policy 2.9: Use Compatibility	Compatibility Review existing restrictions on the location of uses considered detrimental by the community, e.g. adult-oriented businesses, bottle club establishments, freestanding bars or lounges, or businesses with significant outdoor storage, display or delivery areas, pawn shops, gambling establishments, and gun/firearm shops from locating near existing or approved residential neighborhoods, mixed use developments including residential, public park and recreation facilities, and public or private schools.	End of 2008	

Objective / Policy	Action Item	Timeframe	Agency
Policy 2.10: Cross Parcel Access	Review existing LDC provisions requiring commercial developments to provide privately-owned road and sidewalk connections between adjacent existing and planned commercial uses to minimize access points onto primary road corridors.		DCD
Objective 3.0: Transportation	Identify neighborhood, corridors and community interface improvements..	2012	
Policy 3.1: Transportation Corridors	Review Metropolitan Planning Organizations and Lee County Department of Transportation 2030 plan for recommendations and improvements for the NFM CPA.	2009	
Policy 3.2: Gateways, Streetscape, & Landscape Improvements	Complete plans for streetscape and landscape improvements in gateway locations and along major roadways consistent with general provisions of LeeScape Master Plan. Present plans for review to NFM CPP before finalization.		NFM CPP, LC Roadway Landscape Advisory Committee
Policy 3.3: Planning & Design of Arterials & Collectors	Provide opportunities for public involvement. In making decisions to alter functional classification and future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways based on careful analysis of need, impact, and sensitivity to context.		
Policy 3.4: Hancock Bridge Parkway Extension	Initiate a study to determine the feasibility, cost, and timing of the eastward extension of Hancock Bridge Parkway.		
Policy 3.5: Standards for Walkable Urban Thoroughfares	Encourage the development of alternative design standards for arterials and collectors serving designated Town Centers or Neighborhood Centers.		DPW
Policy 3.6: Bus Transit Enhancements	Identify opportunities to improve service, frequency, routes, and stop amenities in NFM.		NFM CPP, Lee Tran
Policy 3.7: Improvements for Regional Benefit	Design road capacity improvements to serve demand generated outside NFM to minimize impacts, improve visual character, and improve local access and mobility.		
Policy 3.8: I-75 Interchange & Del Prado Extension	Complete detailed analysis of the feasibility of a new I-75 interchange and the potential alignment for a connection to Del Prado Blvd. Evaluate and report impacts on existing neighborhoods, local streets, and conservation lands; include termination point of Nalle Grade Road at US 41 and I-75.		
Objective 4.0: Community Facilities & Services	Identify community facilities and services needed to meet the needs of Town Centers, Neighborhood Centers and corridors and address deficiencies.	2012	
Policy 4.1: Effectiveness of Existing Plan Objectives & Policies	Maintain and evaluate county objectives and policies in Chapter IV of the Lee Plan regarding provision of community facilities and services including those addressing adequate level of service and extension of service. Report proposed changes including scope or timing of capital improvements to NFM CPP and community stakeholders.	On-going	

Objective / Policy	Action Item	Timeframe	Agency
Policy 4.2: Medical District Planning	Develop a collaborative effort for funding a feasibility study for medical district; complete an analysis for the feasibility of developing a new hospital, 24/7 urgent care facility, ambulatory surgery center, physician specialty offices, and related medical diagnostic and lab services in northeast NFM.		NFM CPP, DCD, Horizon Council, HSD, HD, Medical Society, Lee Memorial Health Systems
Policy 4.3: Public Works Project Enhancements	Coordinate planning for public works projects to identify and incorporate potential landscape and aesthetic improvements in improvement plans. Review the feasibility of a waste water treatment plant solids program for treatment and reuse.		NFM CPP, Lee County
Policy 4.4: Water Supply and Waste Water Planning & Capacity	Support efforts to educate NFM stakeholders about the capacity of existing water systems to support existing and planned developments.		NFM CPP, DPW, Lee County Water Supply Authority, SFWMD
Policy 4.5: Septic Tanks & Waste Water Treatment	Enforce state statutes and regulations regarding required hookup to existing sewage lines for all properties; support expansion of new sewer lines to discourage and replace septic systems; support water conservation policies that include public education programs; encourage commercial and residential water reuse.		
Objective 5.0: Parks, Recreation & Conservation	Identify park, recreation, open space, environmental protection, and restoration needs and deficiencies to pursue remedies.	2012	
Policy 5.1: Level of Services Standards for Community Parks	Evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries to ensure parks and recreation facilities are reasonably accessible and adequate to meet resident needs.		NFM CPP, Parks & Rec
Policy 5.2: North Fort Myers Community Park	Integrate NFM Community Park into surrounding development and open space areas, including incorporation of the development of a community park facility.		
Policy 5.3: Recreational Programming and Access	Protect and conserve natural resources, expand recreation opportunities and accessibility to waterways, provide a broad mix of trails, parks, and water recreation areas.		
Policy 5.4: Stewardship & Management of Conservation 20/20 Lands	Finalize and refine stewardship and management plans for 20/20 Conservation Land.		NFM CPP, Parks & Rec.
Policy 5.5: Assessment of Lands for Acquisition	Identify additional sties and corridors for acquisition under the Conservation 20/20 Program.		NFM CPP, Division of County Lands, Parks & Rec
Policy 5.6: Greenway Plan Implementation	Implement recommendations for the Greenways Master; assist in identification of trails connecting neighborhoods, conservation areas, parks, recreation facilities, and water access points.		NFM CPP, Parks & Rec

Objective / Policy	Action Item	Timeframe	Agency
Policy 5.7: Small Site Conservation Program	Explore feasibility of establishing small site conservation program to transfer land acquisitions or conservation easements to link larger parks, preserves, and mitigation areas, protect native trees and vegetation, creeks, wetland systems, and wildlife movement corridors, and provide connections to greenways and blueways.		NFM CPP, Division of County Lands, Parks & Rec
Policy 5.8: Conservation Policy Refinements	Pursue Lee County Master Mitigation Plan and explore adoption of conservation policies.		NFM CPP, DCD, DPW
Policy 5.9: Wildlife Movement Corridors	Identify opportunities for the establishment and protection of wildlife corridors to include the review of development to provide for interconnections of conservation easements to provide for wildlife movement.		DCD Environmental Science division, NFM CPP
Objective 6.0: Public Participation	NFM CPP and Lee County will promote enhanced community participation in the planning of capital improvements and decisions made in the NFM Community Planning Area.	Starting 2008	
Policy 6.1: Notice of Land Development Code and Lee Plan Amendments	Register citizens groups and civic organizations to receive notification and documentation regarding pending LDC or Lee Plan amendments.		
Policy 6.2: Document Clearinghouse	Establish a Document Clearinghouse for selected documents from permit applications, variance requests, staff reports, 2020 Plan status updates, Hearing Examiner recommendations and resolutions, and Administrative Variances for public inspection.		
Policy 6.3: Project Referrals & Public Information Meetings	Give NFM CPP the first opportunity for one public informational meeting for any rezoning, variance, or special exception in NFM at a location and time of mutual convenience.		

# Agenda

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Welcome to the second Public Workshops for the North Ft. Myers Community Plan! Help decide the future of this area. Share your ideas with the Planning Team.

## Workshop Agenda

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|-----------|--|
| 6:00 p.m. | Opening Remarks – Scott Brenner & Jim Mudd |
| 6:15 p.m. | Plan Update – Steve Schukraft, HDR         |
|           | Progress Report                            |
|           | Neighborhoods                              |
|           | Centers & Corridors                        |
|           | Parks, Trails & Public Spaces              |
| 7:45 p.m. | Closing Remarks – Steve Schukraft, HDR     |
| 8:00 p.m. | Adjourn                                    |

*Comment sheet provide on reverse side*

The North Ft. Myers community planning process is sponsored by Lee County. The plan is a collaborative effort between the County and neighborhood residents, property owners, business owners and institutions. Questions or comments? Contact Jim Mudd at Lee County by phone at (239) 479-8180 or by e-mail at [JMudd@leegov.com](mailto:JMudd@leegov.com) . Mail comments to Lee County, Department of Community Development, PO Box 398, Ft. Myers, FL 33902-0398. Website coming soon!