

Estero Plan Presentation

Intro

- **Good Morning, I'm Sharon Jenkins-Owen with the Division of Planning.**
- **This amendment is an update to the Estero Community Plan**
- **The Community has been working on the plan for several years and**
- **The BoCC transmitted it to the State on June 18th**
- **Lee County received responses from the various state agencies who stated that they had no further comments or concerns**
- **Staff is recommending that the Estero Plan Update Amendment be adopted.**
- **I would be happy to address any questions and would also like to point out that Members from the Estero Community Planning Panel and Estero Community Leaders are also present if you would like to ask them any questions**

- **Florida Dept of Economic Opportunity, Agriculture and Consumer Services, Fish and Wildlife Conservation Commission, Transportation, Environmental Protection and the SFWMD who stated that they had no further comments or concerns. (SWFRPC)**

- Again, the Community, Staff and the County Attorney are all in agreement with the revised language.
- Prior to transmittal, the language has been revised based on comments from
 - Staff,
 - the County Attorney,
 - Bonita Springs and the
 - LPA.
- The language has been worked out and agreed upon.
- There is one clarification we'd like to make to Policy 19.2.5 and 19.2.5 (a) and this is regarding stand alone bars. I would like to give you the revised language at this time

Brief History

- The Plan Update is the culmination of the work between
 - Estero Community Planning Panel with
 - extensive community input through **workshops** as well as
 - A County Staff input and ultimately the City of Bonita Springs

Process:

- There has been a number of steps over the last few years that formed the Amendment in front of you today
- 1. Board approved the community planning **grant** for the **development and update** of the community plan for Estero
- ECPP Held **Workshops**
 - Historic character
 - Transportation connectivity
 - Mixed-use development
 - Community centers
 - Employment centers
 - Land use classifications, and associated densities
 - Land uses
- ECPP were looking specifically for input on
 - Future planning needs,
 - Development concerns,
 - Overall vision

Old Plan Versus New Plan

2002 Plan: focus was on **developing the highest appearance standards,**

- **Mostly relating to the US41 and Corkscrew commercial corridors** (attractive commercial corridors)
- They wanted to achieve a **sense of place** – so that when you entered Estero you knew you were somewhere different.
- They also focused on **the compatibility between** commercial and residential uses.

2014 New set of goals, object and policies – updates the overall vision and community needs.

Provides Framework for developing

- **mixed-use centers** that promote a **diverse local economy**,
- **connectivity**,
- **linking neighborhoods** to economic area, public facilities, community parks and historic places

April Plan vs Current Plan

Since last month, Staff has worked with the City of Bonita Springs. The Estero Community Planning Panel and the County Attorney’s office to revise the April version of the Plan.

- Most of the changes were “**word smithing**” items that provided clarifications
- **Conflicting language** was removed (Policy 19.5 (b) and 19.2.1)
- And **policy 19.4.2 regarding passenger rail** transportation system was removed and will be placed in the transportation section of the EAR Lee Plan Amendments as a county-wide policy

Conclusion

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Note not included in presentation

- a/k/a Case Number CPA2014-00003

2014 Plan

Older development areas, historic communities resources, neighborhood connectivity, mixed-use development, town center

Challenges:

- town center,
- Connections between
 - neighborhood,
 - economic area and
 - public facilities
 - community parks and
 - historic places