



# NORTH RIVER VILLAGE

*Lee Plan Amendment CPA2006-12*



# North River Village: CPA 2006-12

## Presentation Outline

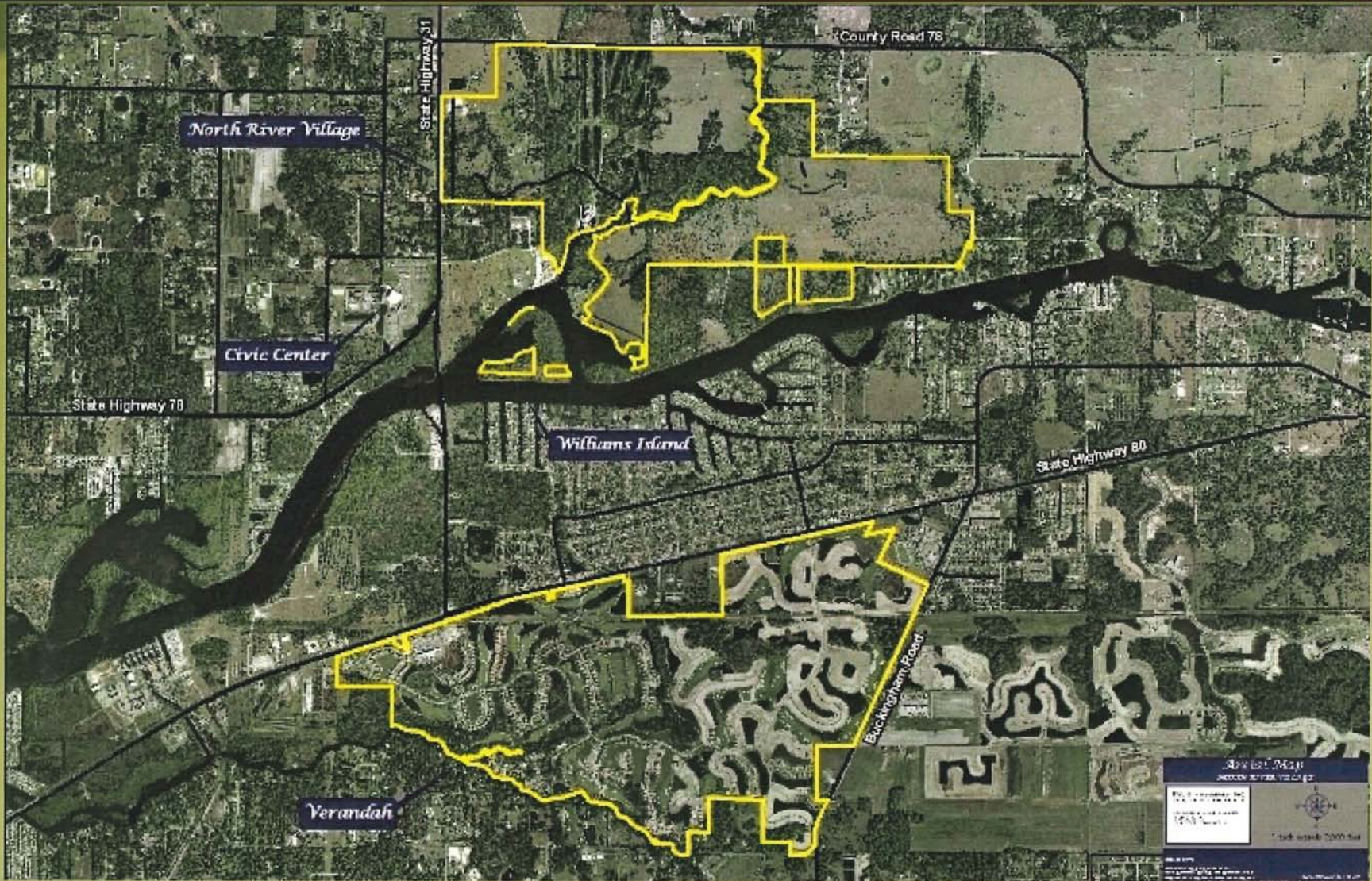
- 1. Dan DeLisi, AICP—Plan Amendment Overview**
- 2. David Depew, PhD, AICP—Statute/Rule Analysis**
- 3. Katherine Green—Closing Remarks**

# North River Village: CPA 2006-12

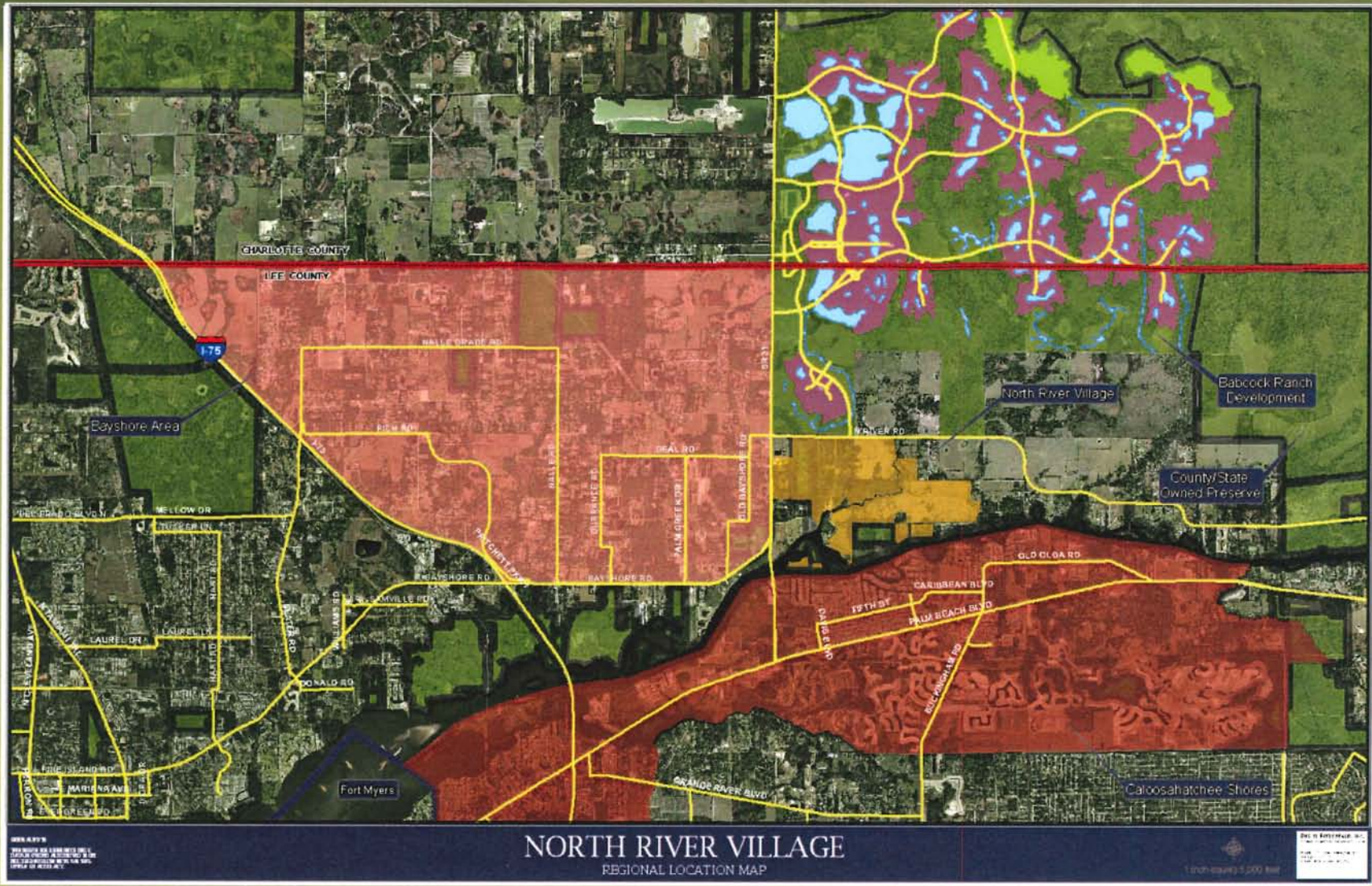
- ❑ **Request adoption of:**
  - ❑ **Future Land Use Element Text Amendments**
    - ❑ Policy 1.1.10-River Village definition
    - ❑ Policy 1.4.8-Inner Island definition
    - ❑ Objective 1.10 and accompanying policies
    - ❑ Add footnote to Table 1A
    - ❑ Add language to Policy 36.1.1
  - ❑ **Future Land Use Map Amendments**
    - ❑ Re-designate North River Village to 'River Village' and 'Conservation'
    - ❑ Re-designate Williams Island to 'Inner Island'
    - ❑ Re-designate Verandah parcels to 'Sub-Outlying Suburban'



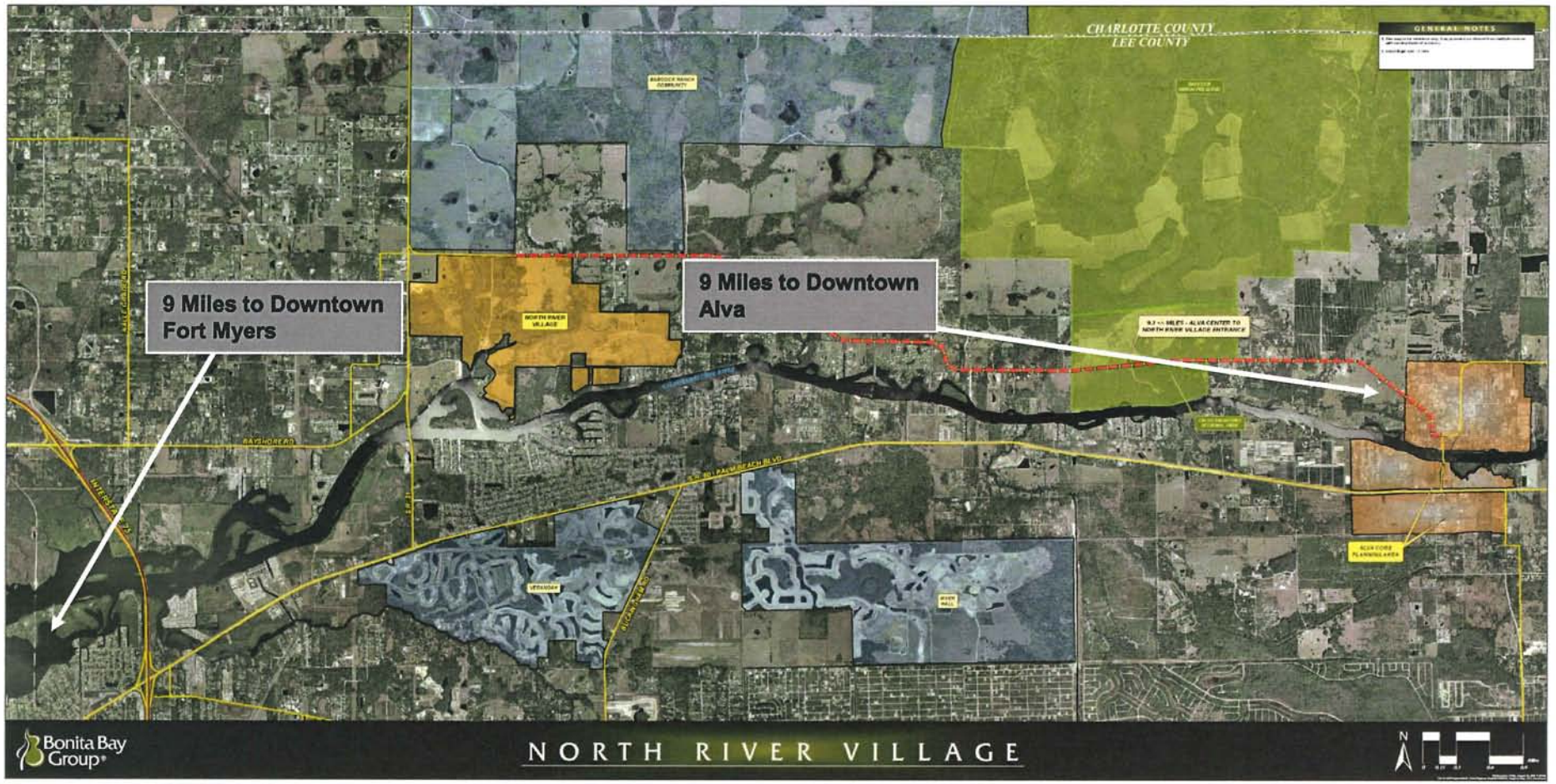
# North River Village: CPA 2006-12



# Location

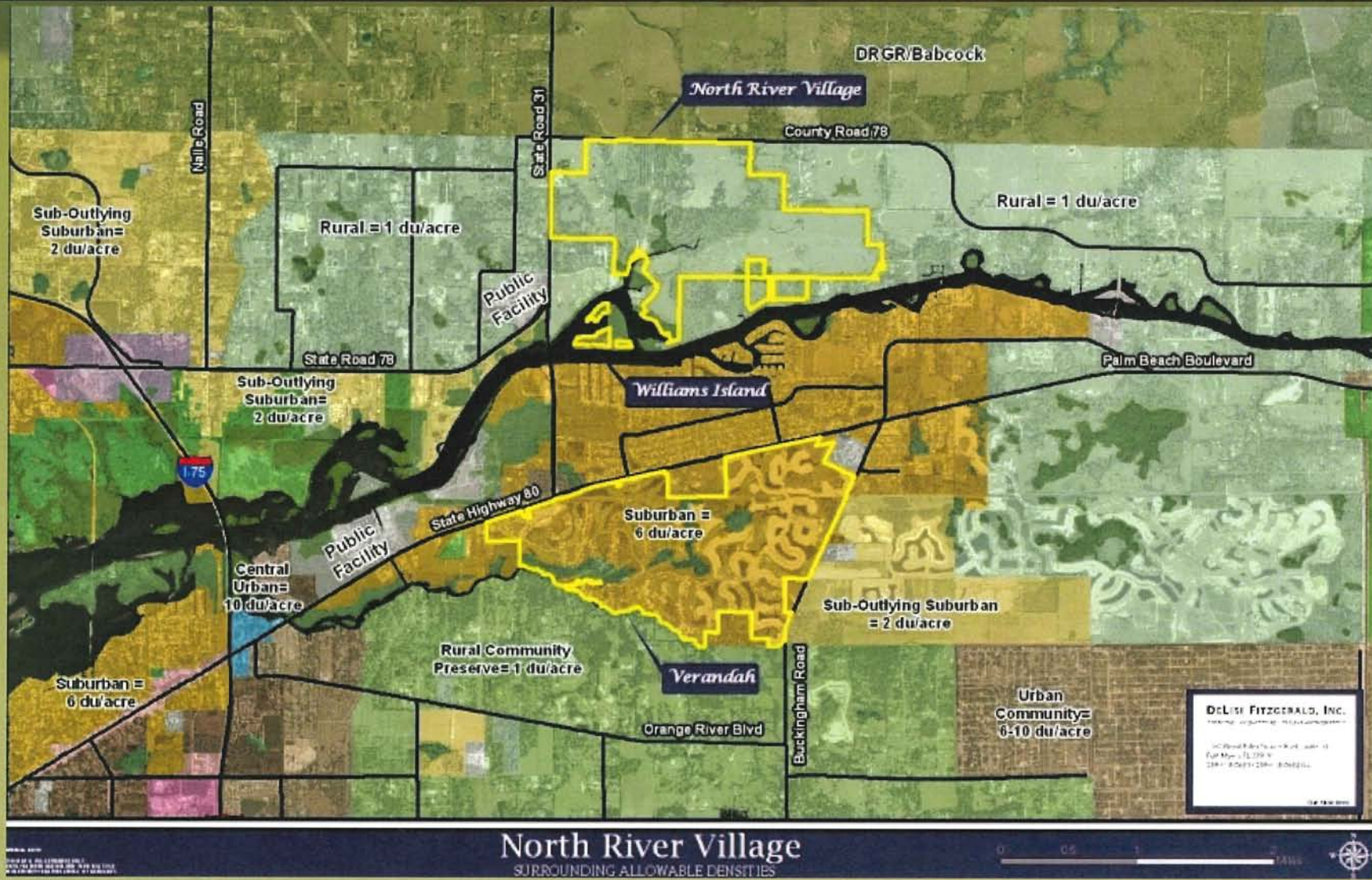


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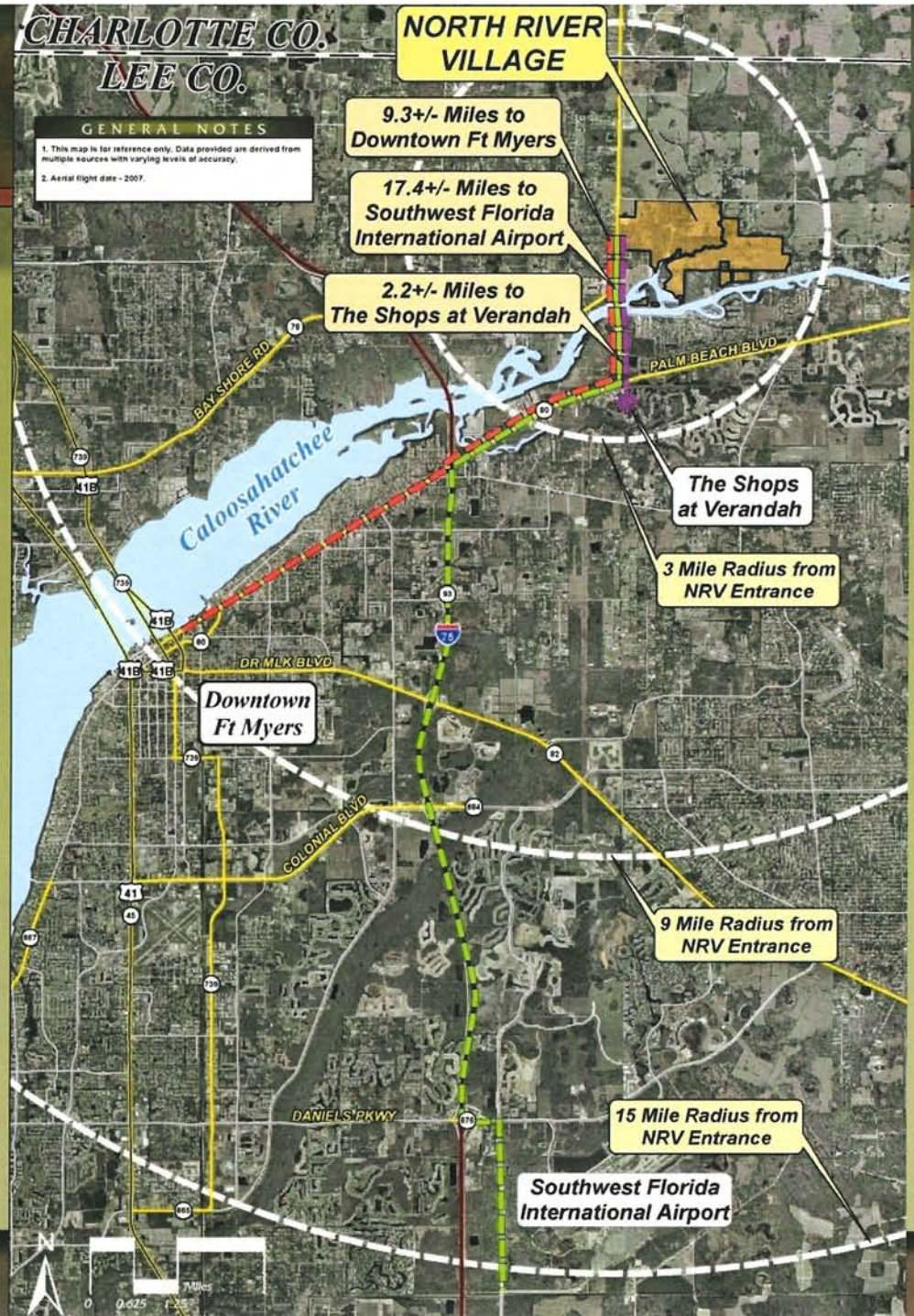
NORTH RIVER VILLAGE

# Future Land Use Map



# Regional Context

- +/- 9 miles to downtown Fort Myers
- +/- 15 miles to SWF International Airport
- +/- 2 miles from Publix/The Shops at Verandah





# Traditional Approaches

- **Not a question of IF this property develops**
- **Question is HOW**
- **Rural land use allows for suburban sprawl**
  - Not “rural”
  - Not environmentally sensitive
  - No edge protection
- **WE CAN DO BETTER**



# The Evolution of Planning Efforts

- **North River Village—Raising the bar**

- **Creating public access**
- **Enhanced level of environmentally sensitive development design**
- **Edge protection**
- **New level of community involvement**
- **Infrastructure extension**



# Community Outreach: Proposed Policy 1.10.5

- **Over 200 separate meetings**
- **Groups represented:**
  - Duke Highway residents
  - North Olga residents
  - Alva residents
  - North Fort Myers Community Planning Panel
  - The Conservancy of Southwest Florida
  - Florida Wildlife Federation
  - Collier Audubon
- **Environmental Partnerships**
  - **Integrated Ecological Design/Hydrology Workshop**
    - Lee County
    - SFWMD
    - UCF
    - Other ecologists and environmentalists

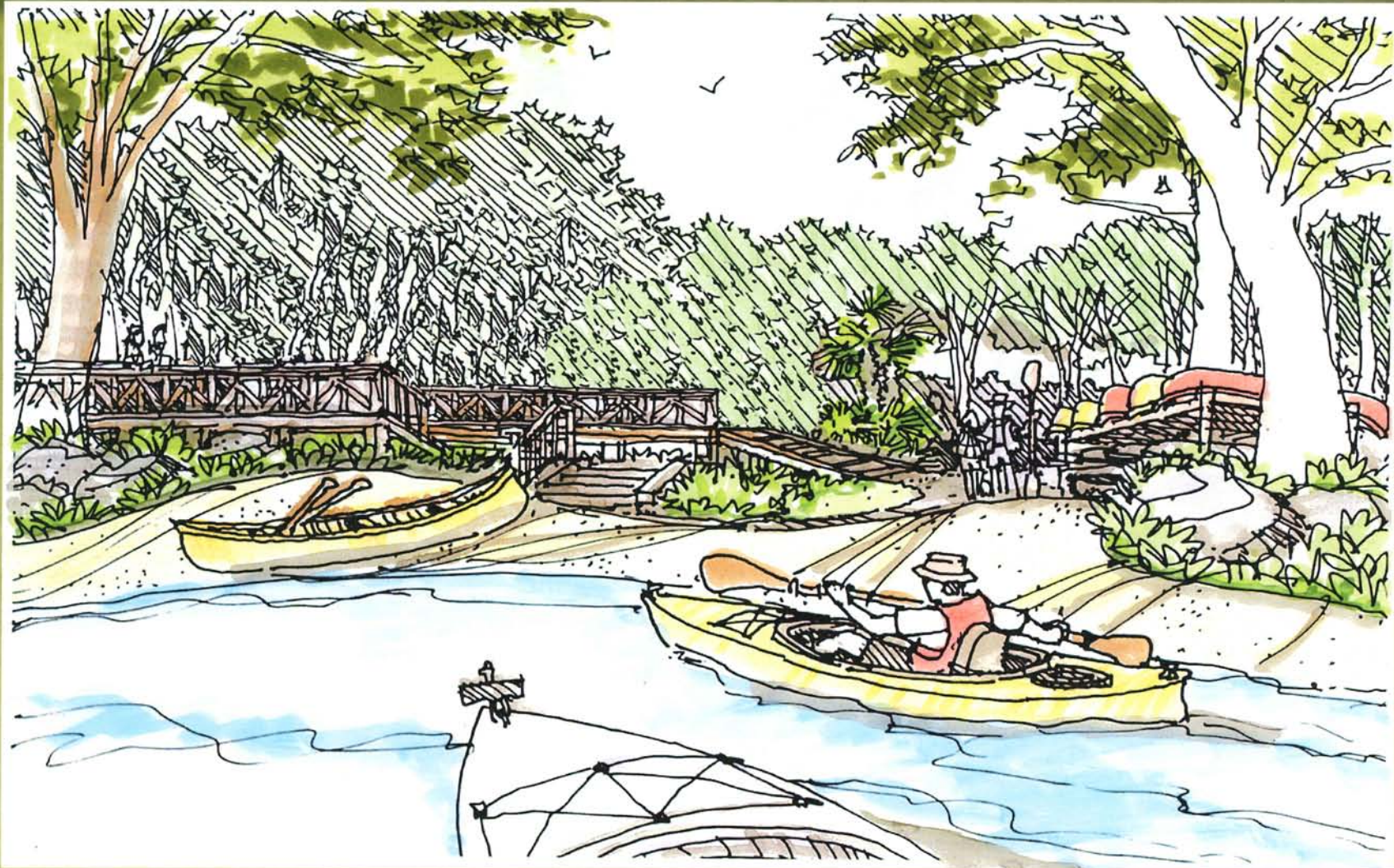


# New Land Use Category

- **Public/water access:**
  - **Passive observation points that create a sense of place**
  - **Serene canoe/kayak launch**
  - **Williams Island access**
  - **Boating access**



# Public Access to Water: Proposed Policy 1.10.6

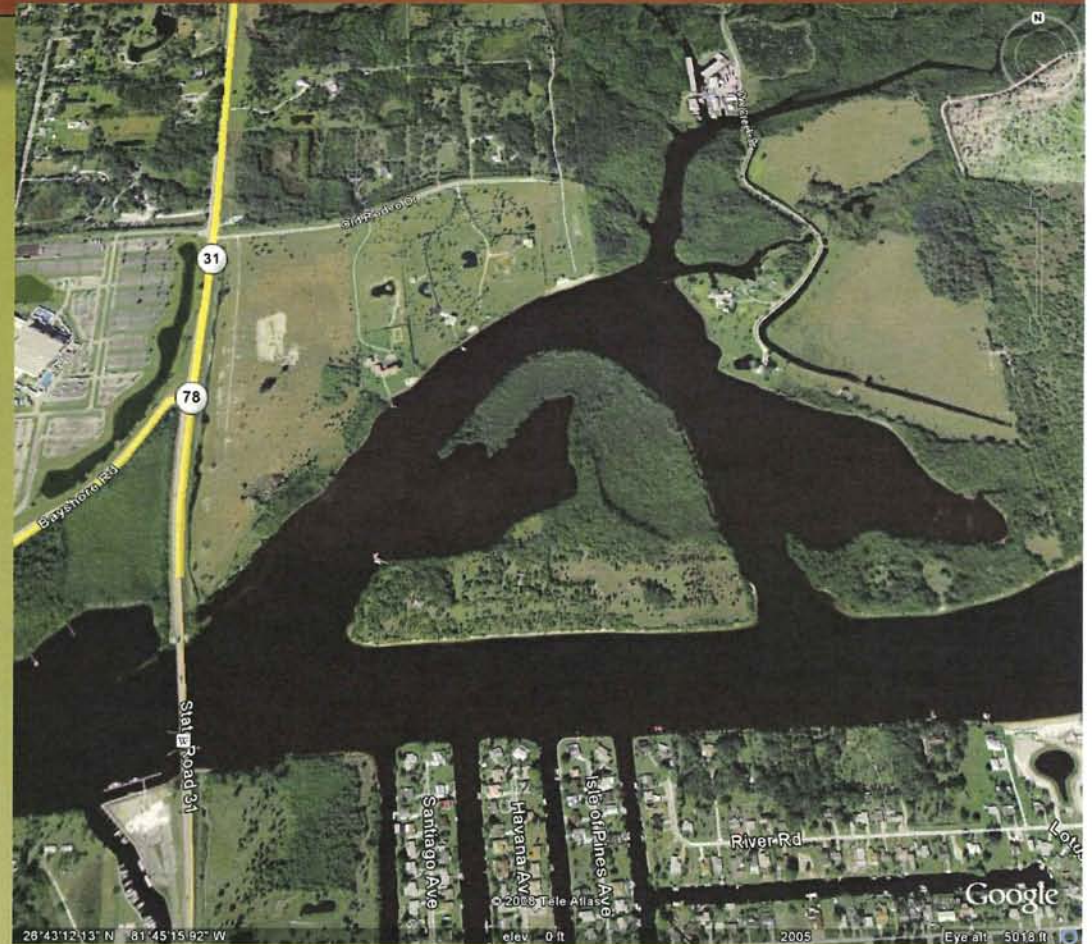


# Public Benefits: River Access



# Proposed Policy 1.4.8: Inner Islands

- **Located along Caloosahatchee**
- **Access to some infrastructure**
- **Proximate to urban development**
- **Provides mix of uses consistent with River's character**
  - **Overnight cabins**
  - **Public access**
- **Maximum density: 1 unit per acre**



# Proposed Policies 1.10.3 & 1.10.6

- **Creating a North Olga Community Destination**

**Marina Village**

**Waterfront Shops**

**Promenade**



Plan View

## Marina Village



Character Sketch



# Evolution of a New Land Use Category

- **Initial meetings with North Olga residents**
  - Compatibility with existing residential
  - Enhanced quality of life
- **Input from community**
  - No berms/no gates
  - Preserve character of CR 78
  - Environmental enhancement
  - Green building
  - Water quality of the river



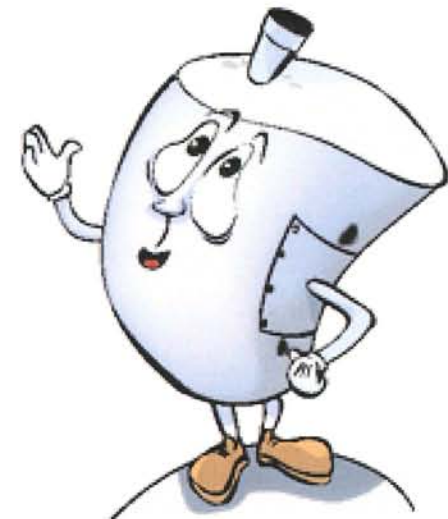
# Central Water/Sewer: Proposed Policy 1.10.14



To keep this...

...eliminate these!

Requires central utility systems to prevent proliferation of wells & septic systems along the river



# Perimeter Treatments: Proposed Policy 1.10.14

## CR 78 aka North River Road Buffer and Public access



**Policy 1.10.14**  
requires perimeter  
treatment to ensure  
compatibility with the  
community

The rural land use  
category allows for a  
typical community  
berm

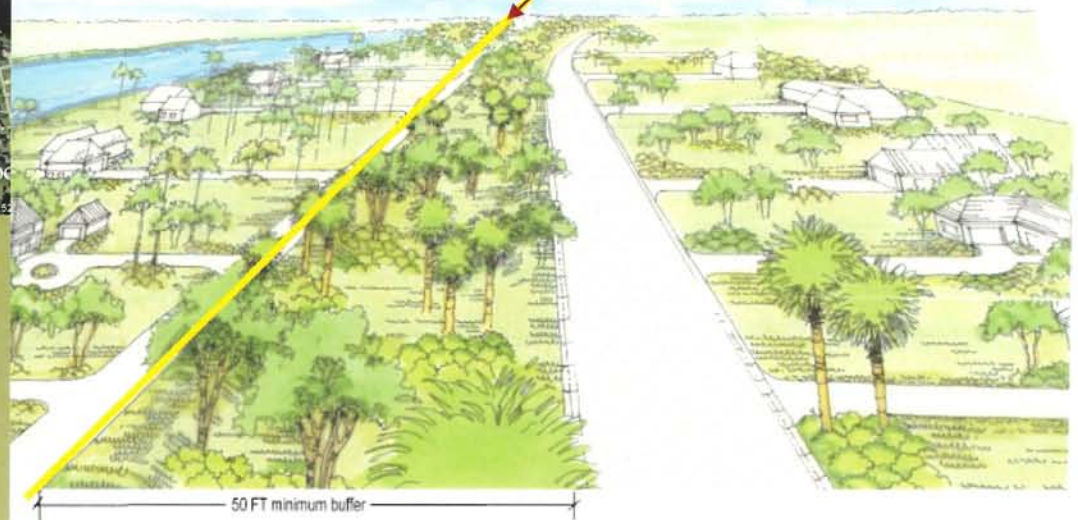


# Perimeter Treatments: Proposed Policy 1.10.14



## Duke Highway Buffer

North River  
Property Line



Character Sketch

# Environmental Benefits: Preservation

## Proposed Policy 1.10.4

- River Village increases open space requirement by 25%
- River Village – increases indigenous requirement by 50+%
- Value achieved through density, not individual lot size



**NET ENVIRONMENTAL BENEFIT**

# Environmental Benefits: Preservation Policies 1.10.4 and 1.10.23



**Legend:**

- North River Village
- WETLAND CONSERVATION LANDS 187 AC±
- UPLAND CONSERVATION LANDS 125 AC±
- OSW CONSERVATION LANDS 8 AC±
- RESTORED FLOWWAY 8 AC±
- PROPOSED SECONDARY COVER TORTOISE PRESERVE 5 AC±
- SPECIAL TREATMENT AREAS 67 AC±
- BUFFER AREAS 15 AC±
- Roadways



**NOTES:**  
 DRAWING NOT TO SCALE  
 AERIAL PHOTOGRAPHY WERE ACQUIRED THROUGH THE LEE COUNTY PROPERTY APPRAISER'S OFFICE WITH A FLIGHT DATE OF AUGUST 11, 2018/SEP 2007  
 PROPERTY BOUNDARY PER BELC, CUR, BIRD, AND HILPERICH, INC. DRAWING TO ASSOCIATE TO 3850, 07/07/08 AND DATED JULY 7, 2008  
 CONSERVATION LANDS SHOULD HAVE NOT BEEN CURVE LOCATED  
 EXACT LOCATION OF CONSERVATION LANDS AND PROCEEDING WILL BE CONFIRMED AT CONSTRUCTION  
 COUNTY INFORMATION AND ROADWAY NETWORKS WERE ACQUIRED FROM THE FLORIDA GEOGRAPHIC DATA LIBRARY WEBSITE

# Environmental Benefits: Special Treatment Areas



- **Design to incorporate or relocate significant indigenous trees**

# Public Benefits - Transportation: Proposed Policy 36.1.1

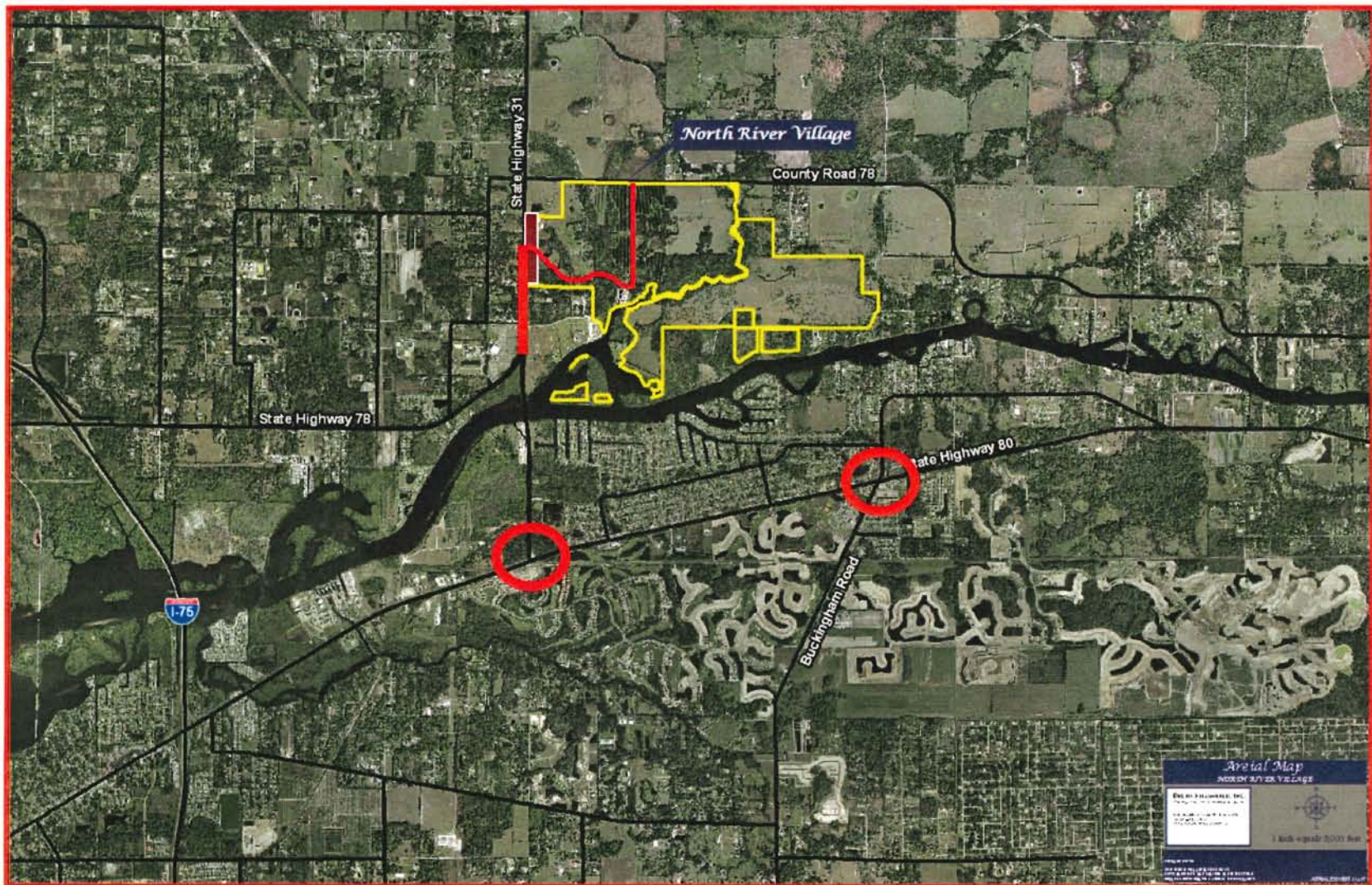


- **Impact Fees: Approx. \$23 Million**
- **Transportation improvements in addition to impact fees**
  - Provide up to 300' for SR 31 ROW
  - Design & construction, 4-lanes, SR 31, project entrance to CR 78
  - Intersection improvement at SR 80 & SR 31
  - Intersection improvement at SR 80 & Buckingham Road

**NET TRANSPORTATION BENEFIT**



# Transportation Enhancements



# Public Benefits – Green Building: Proposed Policy 1.10.14 – 1.10.24

- **New Environmental Standards**

1. Energy Star
2. Florida Green Building Coalition standards
3. UF Build Green/Green Advantage Certification
4. Florida Yards and Neighborhoods
5. Firewise Communities
6. NWF Backyard Wildlife Habitat Program
7. US Green Building Council LEED Certification
8. DEP Clean Marina Program



**NET PUBLIC BENEFIT**



# Environmental Benefits: LID

## Proposed Policy 1.10.16



- **LID (*Low Impact Development*):** approach to site development that minimizes development impacts by:

1. **Decreasing impervious surfaces**
2. **Reducing roadway surfaces**
3. **Permeable pavement surfaces**
4. **Natural resource preservation and Xeriscaping**
5. **Improves water quality & storage**



## Existing Land Use

## Proposed Land Use

- **Ag-2 & 1 unit per acre**
- **Limited open space or habitat preservation mandates**
- **No requirement to preserve CR 78 corridor**
- **Encourages sprawl**
- **Septic and wells unavoidable**
- **No consideration for drought tolerant plants**
- **Minimal environmental criteria**
- **No public benefits or River access**



- **Clusters homes**
- **Preserves open space and wildlife habitat**
- **Requires edge treatment**
- **Encourages walkable communities**
- **Requires central utilities/enhances water quality**
- **Mandates drought tolerant plants—limits irrigated turf areas**
- **Requirements for Clean Marina, Green Building Standards, LID, LEED Buildings, Energy Star, FNY, NWF Backyard Wildlife Habitats, Fla. Firewise, etc.**
- **Significant public benefits -- Access to river, creeks and marina village, public canoe/kayak launch, transportation improvements, regional hurricane shelter, sense of place with a village center, pedestrian, bike and horse trails**

# North River Village: CPA 2006-12

**David W. Depew, PhD, AICP**

- **Statute/Rule Analysis**
  - **Smart Growth principles**
    - **Urban Sprawl**
  - **Population accommodation**

# Conventional versus Smart Growth

## Conventional Development



## Smart Development



**Loss of natural land or open space**  
**Depleted drinking water supply**  
**Reduced quantity and quality of water resources**  
**Increased infrastructure costs & maintenance**

**Less land clearing and grading costs**  
**Reduced infrastructure costs**  
**Protection of regional water quality**  
**Human scale neighborhoods**  
**Increased open space**

# Smart Growth



“Smart growth is not no growth; rather, it seeks to ...foster efficient development ...in the process creating more livable communities.”

*Regional Livability Footprint Project*

# River Village: Smart Growth

- **Amendments implements Lee County's smart growth philosophy**
- **Objective 1.10 & Policies 1.10.1 & 1.10.3:**
  - **Mix of land uses**
    - SF/MF/Neighborhood Commercial
    - Community open space
    - Community recreation
  - **Compact design**
    - Clustered development
    - Increased open space
  - **'Human' scale and pedestrian orientation**





# River Village: Smart Growth

- **Range of housing opportunities-10.10.1 & 1.10.3**
  - SF variety
  - MF
- **Neighborhoods-1.10.3 & 1.10.4**
  - Inter-connections for pedestrians-1.10.7
  - Location of neighborhood commercial-1.10.3
  - ‘Edge’ effects-1.10.10 thru 1.10.13



# River Village: Smart Growth

- **Sense of Place- 1.10.2**
  - Clear boundaries for neighborhood
  - Internal features
- **Open Space**
  - Large areas of natural habitat preservation- 1.10.4, 1.10.22, 1.10.23, & 1.10.24
  - Home orientation- 1.10.3



Existing Development



Development Trends



Smart Growth

# Urban Sprawl

- 9J-5.003—“Urban sprawl”
  - Manifested in:
    - Leapfrog or scattered development;
    - Ribbon or strip development; or
    - Large expanses of predominantly:
      - low-intensity
      - low-density
      - single-use development.
  - Urban development in predominantly rural areas
  - Rural areas interspersed with:
    - low-intensity urban uses
    - low-density urban uses
  - Characterized by:
    - Premature/poorly planned conversion of rural land
    - Urban uses not functionally related to adjoining land uses
    - Urban uses failing to maximize existing public facilities
    - Failure to use areas within which infrastructure is available



# Sprawl Analysis

1.) *Low-intensity, low-density, or single-use development or uses in excess of demonstrated need*

- **North River Village consists of mixed uses, including SF, MF, support commercial, recreational, public, and conservation**

2.) *Promotes, allows, or designates urban development in rural areas at substantial distances from existing urban areas, leaping over undeveloped lands available and suitable for development*

- **North River Village property located proximate to existing and proposed urban and suburban development**
- **No undeveloped lands available between North River Village and urban core**



# Sprawl Analysis

3.) *Promotes, allows, or designates urban development in radial, strip, isolated or ribbon patterns emanating from existing urban developments*

- **Required interconnections, clustered development and design provides neighborhood relationships**
- **Compact design between and adjacent to urban & suburban development**



# Sprawl Analysis

## 4.) *Fails adequately to protect and conserve natural resources*

- Extensive preservation efforts and ‘green’ design elements required
- Development located on most suitable lands
- +/- 330 acres slated for preservation
- Managed dock facilities
- Habitat and flowway restoration

## 5.) *Fails to adequately protect adjacent agricultural areas and activities*

- ‘Edge’ policies provide buffers while maintaining connectivity
- Buffers and setbacks from proximate agricultural operations established in Plan policies



# Sprawl Analysis



6.) *Fails to maximize use of existing public facilities and services and fails to maximize use of future public facilities and services*

- **Policies require infrastructure analysis, capacity expansion & extension as necessary**
- **Utility extension at developer's expense**
- **Existing systems to be utilized for infrastructure provision**

7.) *Allows for land use patterns or timing which disproportionately increase the cost in time, money and energy, of providing and maintaining facilities and services*

- **Urban uses already exist in area**
- **Proposed development of new town north of subject property**
- **Infrastructure expansion funded by development**

# Sprawl Analysis



8.) *Fails to provide a clear separation between rural and urban uses*

- **Policies provide for boundary**
- **Clear distinction between uses established by category**
- **Policies manage expansion of urban areas**

9.) *Discourages or inhibits infill development or the redevelopment of existing neighborhoods and communities*

- **North River Village surrounded on three sides by existing or proposed development**
- **New criteria established for development at urban edge**



# Sprawl Analysis

10.) *Fails to encourage an attractive and functional mix of uses*

- **Policies require functional mix of uses**
- **Community aesthetic preserved in design criteria**



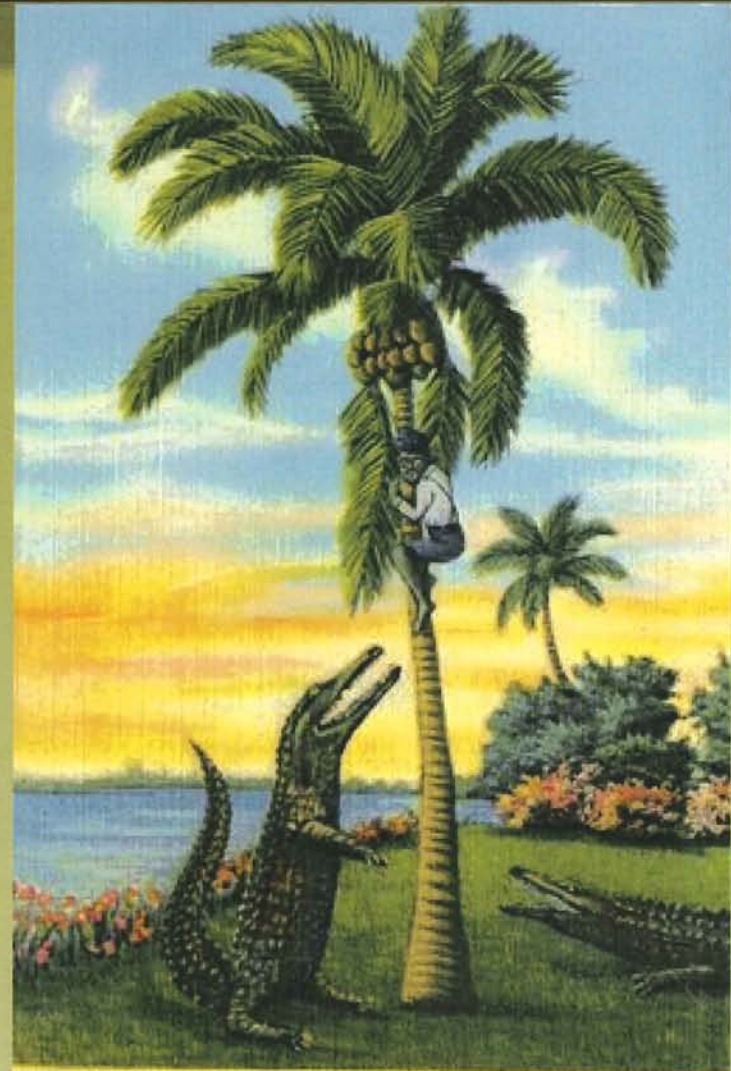
11.) *Results in poor accessibility among linked or related land uses and results in the loss of significant amounts of functional open space*

- **Creation of functional open space mandated**
- **Connectivity with off-site open space corridors provided**



# Sprawl Issues: Conclusions

- **River Village Policies discourage sprawl**
- **Proposed FLUM amendment not characteristic of sprawl**
- **Proposed policies emblematic of smart growth approach to development**
- **Proposed FLUM amendment reflects smart growth principles**



"HONEY COME DOWN" WE ALL ARE WAITING FOR YOU IN FLORIDA

# Land Use Accommodation

- Statute (163.3177) & Rule (9J-5.005) require:
  - Population projections based upon methodologically sound data
  - Plan & FLUM to based upon anticipated population
  - An analysis of the amount of land needed to accommodate the projected population, including:
    1. The categories of land use and their densities or intensities of use,
    2. The estimated gross acreage needed by category, and
    3. A description of the methodology used



# Allocation Summary

- **County has recognized need to amend allocations**
- **County-wide systemic difficulties**
  - **Development parameters:**
    - **Decreased intensity—Verandah**
    - **Pine Island restrictions**
  - **Municipal recalculations**
    - **Bonita Springs**
  - **Public acquisition lands**
  - **Unanticipated growth—Babcock**
- **Alva Planning Community**
  - **Latest Census data now available**
  - **New data available on growth limits**
    - **Wetlands**
    - **Flowways**
  - **Current demand indices**



# Precedent



- 1. A legal decision or form of proceeding serving as an authoritative rule or pattern in future similar or analogous situations**
- 2. Any act, decision, or case that serves as a guide or justification for subsequent situations.**
- 3. Convention or custom arising from long practice**

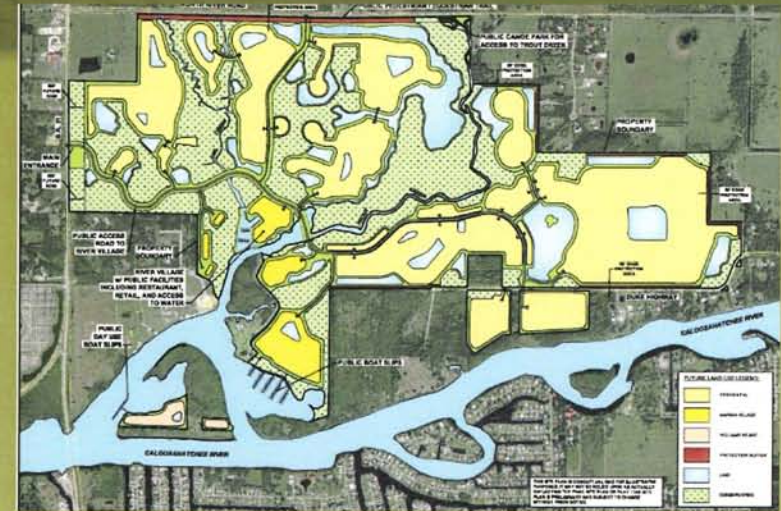
# Economic Viability of Existing Land Use

1. Continuing agricultural uses
2. Serengeti-type subdivision
3. Maximum riverfront utilization in 100' wide pieces
4. Minimal infrastructure installation



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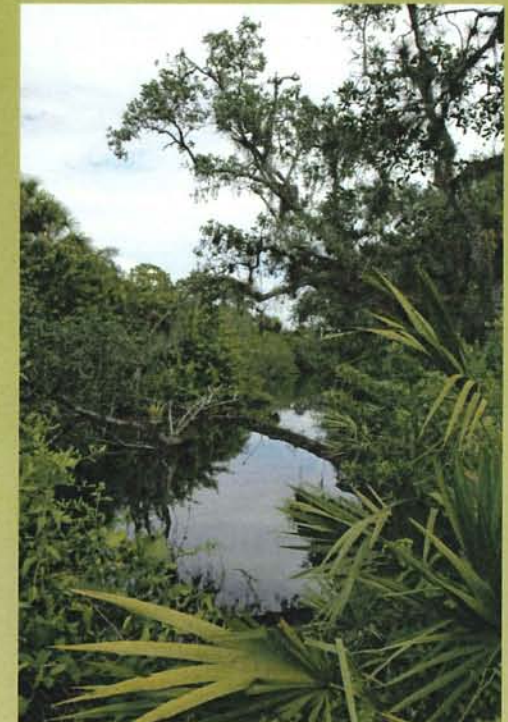
**Katherine Green, President/CEO**  
**Bonita Bay Group**





# North River Village: Benefits

- **Clusters development on most suitable land**
- **Mandates open space and indigenous areas at higher levels**
- **Provides walkable, human-scale communities**
- **Provides central utilities**
- **Creates compatible 'edge' with adjoining North Olga community**
- **Implements design criteria consistent with community aesthetic**
- **Provides public access to river and marina village**
- **Provide public recreation facilities**
- **Provides enhanced roadways and intersections**
- **Establishes new hurricane shelter space**
- **Mandates enhanced use of 'green' building techniques**
- **Implements low impact design techniques**
- **Restores flowways**
- **Enhances and preserves habitat**



**Trout Creek**