

BOOK 2

CPA2006-27

CPA 2006-27
Corridor Access Management Plans
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document

Lee County Planning Division
1500 Monroe Street
P.O. Box 398
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(239) 533-8585

February 25, 2009

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA 2006-27**

✓	This Document Contains the Following Reviews:
✓	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: July 17, 2008

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

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

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan to update Policy 1.8.2 to reflect the status of the Corridor Access Management Plans for State Route 82 and for Gunnery Road.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners adopt this proposed amendment. The specific language modifications that staff recommends is provided below:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately will have access to S.R. 82 via Meadow Road, which would will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also be permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed

by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. Until such plans are in place, those lots in the Reclaimed Strip overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- Objective 1.8 and its subsequent policies are based on the 1996 Lehigh Acres Commercial Land Use Study.
- The study focused on the shortage of commercial land in Lehigh Acres.
- Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay when a corridor access management plan for S.R. 82 and Gunnery Road is adopted.
- An access management plan has been adopted for S.R. 82 by FDOT.
- An access management plan has been adopted for Gunnery Road by the Board of County Commissioners.
- The proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. BACKGROUND INFORMATION

Gunnery Road is a local Arterial Road with access governed by Lee County. S.R. 82 is a state road with access governed by the Florida Department of Transportation (FDOT). This amendment was initiated by Lee County Planning staff in anticipation of a corridor access management plan being adopted by the FDOT for State Road 82. In July 2007 FDOT adopted the *Corridor Access Management Plan (CAMP) for S.R. 82* and the Lee County Board of County Commissioners adopted Resolution 08-06-28 supporting the CAMP and establishing Meadow Road as the primary access road to S.R. 82. An access management plan for Gunnery Road was similarly adopted by the Board of County Commissioners in 2001 through Bluesheet No. 20011253 establishing Gretchen Avenue as the primary access road to Gunnery Road. The Board of County Commissioners formally initiated this amendment on October 3, 2006.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Objective 1.8 and its subsequent policies direct commercial uses in Lehigh Acres through the Lehigh Acres Commercial Overlay zones. Policy 1.8.2 provides that commercial uses will be permitted in the Reclaimed Strip overlay facing S.R. 82 and Gunnery Road when a corridor access management plan for each roadway is adopted. Policy 1.8.2 is reproduced below:

POLICY 1.8.2: *Commercial uses will also be permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82 once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately have access to S.R. 82 via Meadow Road, which would serve as a reverse frontage street. Commercial uses would also be permitted on all **Reclaimed Strip** lots facing Gunnery Road if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street. Until such plans are in place, those lots in the **Reclaimed Strip** overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)*

The Objective and policies are based on the 1996 Lehigh Acres Commercial Land Use Study. The study focused on the lack of adequate land for businesses in Lehigh Acres, where employment and shopping opportunities for future residents is limited. One portion of the study concentrated on the advantages and disadvantages of shallow commercial strips in Lehigh Acres, more specifically along the north side of S.R. 82 and along Gunnery Road. The study concluded that given the shortage of commercial land in Lehigh Acres some of the strips could be used as-is or be made usable and become part of an overall solution to the commercial deficiencies the area would face. The study noted that while the strips have shallow depth they back up to a "continuous access or reverse frontage road." The study provided that with Meadow Road north of S.R. 82 and Gretchen Avenue west of Gunnery Road, some of the drawbacks of strip commercial could be avoided. The study found the reverse frontage roads as a feasible approach for making the best use of the more desirable commercial strips along S.R. 82 and Gunnery Road. Objective 1.8 and its subsequent policies recommended by the commercial land use study were adopted into the Lee Plan in 1998. A map of the Lehigh Commercial Overlay is attached to this report as Attachment 3.

At this time an access management plan has been adopted for both S.R. 82 and Gunnery Road. Staff is proposing an update to Lee Plan Policy 1.8.2 regulating the Reclaimed Strip overlay in Lehigh Acres to implement the two access management plans. Adoption of the access management plans designate Meadow Road as the primary access for the lots fronting S.R. 82 and Gretchen Avenue as the primary access for the lots fronting Gunnery Road through the local development order process. With the adoption of the access management plans, local development orders cannot be approved for access directly onto S.R. 82 or Gunnery Road unless the proposed access is consistent with the adopted access management plans for each roadway. Lee Plan Policy 1.8.2 should be updated to reflect the status of the access management plans. Adopting the proposed amendment will clarify that the access management plans are in effect and commercial uses are now permitted on the lots in the Reclaimed Strip overlay.

Bluesheet No. 20011253 has set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting Gunnery Road. A copy of Bluesheet No. 20011253 is attached to this report as Attachment 1.

Resolution 08-06-28 in conjunction with the CAMP adopted by FDOT have set in place the access management plan Policy 1.8.2 currently deems necessary for commercial development in the Reclaimed Strip overlay fronting S.R. 82. A copy of Resolution 08-06-28 is attached to this report as Attachment 2. Due to the size and layout of a hard copy of the CAMP staff is providing the following link where the document is available for viewing:

http://www.lee-county.com/dcd/pdfs/SR82CAMPRReport_Final%20072407.pdf

Copies of all three documents, the CAMP, Resolution 08-06-28, and Bluesheet No. 20011253, will be kept on file with the Lee County Division of Planning.

B. CONCLUSIONS

Staff is proposing an update to Lee Plan Policy 1.8.2 to reflect the adoption of the access management plans for S.R. 82 and Gunnery Road in Lehigh Acres. Adopting the proposed amendment clarifies that the access management plans are in effect and that commercial uses are now permitted on the lots in the Reclaimed Strip overlay in compliance with those plans.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment. This recommendation is based upon the previously discussed issues and conclusions of this report. Planning staff recommends that Policy 1.8.2 be modified as follows:

POLICY 1.8.2: Commercial uses ~~will also be~~ are permitted on all lots in the **Reclaimed Strip** overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. once a corridor access management plan is adopted by FDOT governing that portion of S.R. 82. This plan would provide for additional road connections between S.R. 82 and Meadow Road at about 1/8-mile spacing with full access median crossings at about 1/4-mile spacing. All lots would ultimately will have access to S.R. 82 via Meadow Road, which ~~would~~ will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses ~~would~~ are also be permitted on all **Reclaimed Strip** lots facing Gunnery Road. ~~if Lee County adopts a similar plan, with access to all lots being provided via Gretchen Avenue which would serve as the reverse frontage street.~~ Access management for property abutting Gunnery Road is governed by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253. Until such plans are in place, those lots in the **Reclaimed Strip** ~~overlay that do not qualify for commercial development under the location standards of Policy 6.1.2 may be used only for the residential uses permitted in the C-2 zoning district. (Added by Ordinance No. 98-09)~~

**PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: July 28, 2008

A. LOCAL PLANNING AGENCY REVIEW

Planning staff gave a brief presentation concerning the proposed amendment. One member of the LPA asked for clarification regarding a specific parcel recently reviewed by the LPA that could be affected by the subject corridor access management plans. This member wanted to confirm that the amendment request for the specific parcel did not have anything to do with the subject amendment. Staff confirmed that the subject amendment does not concern the specified parcel. Staff stated the subject amendment pertains directly to the adopted access management plans. Another member of the LPA asked for clarification on the location of the reclaimed strip. Staff clarified that the reclaimed strip is located on the west side of Gunnery Road and on the north side of S.R. 82. Another member of the LPA expressed concern that the plan does not provide adequate access to Gunnery Road or Alabama Road. This member stated that there is no way for traffic heading east on Meadow Road to make a left hand turn onto Gunnery Road and there is also no way to go south on Gunnery Road from Meadow Road. Staff stated that additional property was acquired when Gunnery Road was four-laned and some additional access points were made. Staff finds that there is adequate access. Staff also noted that not all of the access points on S.R. 82 are in place. Staff anticipates that as part of the management plan access points will be constructed. In addition, these documents can be revisited in the future.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA recommends that the Board of County Commissioners transmit the proposed amendment.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by the staff.

C. VOTE:

NOEL ANDRESS	ABSTAIN
LES COCHRAN	AYE
RONALD INGE	AYE
JACQUE RIPPE	AYE
CARLETON RYFFEL	AYE
LELAND TAYLOR	AYE
RAE ANN WESSEL	AYE

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

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. BOARD REVIEW: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	AYE
TAMMARA HALL	AYE
ROBERT P. JANES	AYE
RAY JUDAH	AYE
FRANKLIN B. MANN	AYE

**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 has provided a comment addressing both CPA2006-27, the subject amendment to Policy 1.8.2, and CPA2007-53, a private amendment request to amend Policy 1.8.2 as well. The subject amendment clarifies that access management plans have been adopted and are in effect for State Route 82 and for Gunnery Road. DCA has provided that the two amendments to Policy 1.8.2 create inconsistencies. The staff report for CPA2007-53 addresses those inconsistencies by revising the text of Policy 1.8.2 specifically as it relates to the private amendment request. No changes have been made to the subject amendment as a result of the ORC report.

B. STAFF RECOMMENDATION

Adopt the amendment as transmitted.

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

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW:

The Board of County Commissioners provided no discussion concerning the proposed plan amendment. No public input was provided concerning the proposed plan amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

The Board of County Commissioners adopted the proposed amendment.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The Board of County Commissioners accepted the facts advanced by staff and the LPA.

C. VOTE:

A. BRIAN BIGELOW	AYE
TAMMARA HALL	AYE
ROBERT P. JANES	AYE
RAY JUDAH	AYE
FRANKLIN B. MANN	AYE

**LEE COUNTY BOARD OF COUNTY COMMISSIONERS
AGENDA ITEM SUMMARY**

BLUE SHEET NO: 20011253

DOT

1. REQUESTED MOTION: Adoption of the recommended access management plan for Gunnery Road from SR 82 to Lee Blvd.

WHY ACTION IS NECESSARY: In accordance with Policy 1.8.2 of the Comprehensive Plan, a corridor access management plan must be adopted for Gunnery Road from SR 82 to Lee Blvd. in order for parcels in the reclaimed strip overlay to qualify for commercial development.

WHAT ACTION ACCOMPLISHES: Allows those parcels in the reclaimed strip overlay to qualify for commercial development and sets all access and median openings along this section of Gunnery which will dictate any additional lands needed for proposed road connections.

2. DEPARTMENTAL CATEGORY:
COMMISSION DISTRICT #: 09

9B

3. MEETING DATE:

11-20-2001

4. AGENDA

☒ CONSENT
☐ ADMINISTRATIVE
☐ APPEALS
☐ PUBLIC
 TIME REQUIRED: 15 Minutes

5. REQUIREMENT/PURPOSE

(Specify)
☐ STATUTE
☐ ORDINANCE
☐ ADMIN. CODE
☐ OTHER

6. REQUESTOR OF INFORMATION

A. COMMISSIONER:
 B. DEPARTMENT: Transportation
 C. DIVISION: Administration
 BY: Scott Gilbertson, Director

7. BACKGROUND:

Policy 1.8.2 of the Comprehensive Plan allows commercial uses on all lots in the Reclaimed Strip overlay once a corridor access management plan has been adopted by Lee County. As part of a Preliminary Design Report, Pitman, Hartstein & Associates prepared a recommended access management plan for this section of Gunnery Road. This plan identifies full median openings, directional median openings, road closures, new connections and traffic signal locations for the streets intersecting Gunnery Road. Under Policy 1.8.2, there will be no new driveway connections to Gunnery Road from these commercial lots. All lots will be required to use Gretchen Avenue as a reverse frontage road.

This recommended access plan has been reviewed by Lee County DOT staff and Bill Spikowski, the author of the Lehigh Acres Commercial Land Use Study, with both parties in agreement on the proposed access management plan.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL

DEPARTMENT DIRECTOR	Purchasing	Human Resources	County Administration				OTHER	COUNTY ATTORNEY	COUNTY MANAGER
11/2/01 <i>[Signature]</i>			11/8/01 <i>[Signature]</i>	QM 11/8/01	Risk 11/8/01	GC 11/5/01		<i>[Signature]</i> <i>[Signature]</i>	<i>[Signature]</i> 11-8-01

10. COMMISSION ACTION:

☒ APPROVED
☐ DENIED
☐ DEFERRED
☐ OTHER

RECEIVED BY
 COUNTY ADMIN.
 11/8/01 11:55am

RECEIVED
 by CO. ATTY.
 11/8/01
 9:40am
 CO. ATTY.
 FORWARDED TO:
 AD. MGR.
 11/8/01

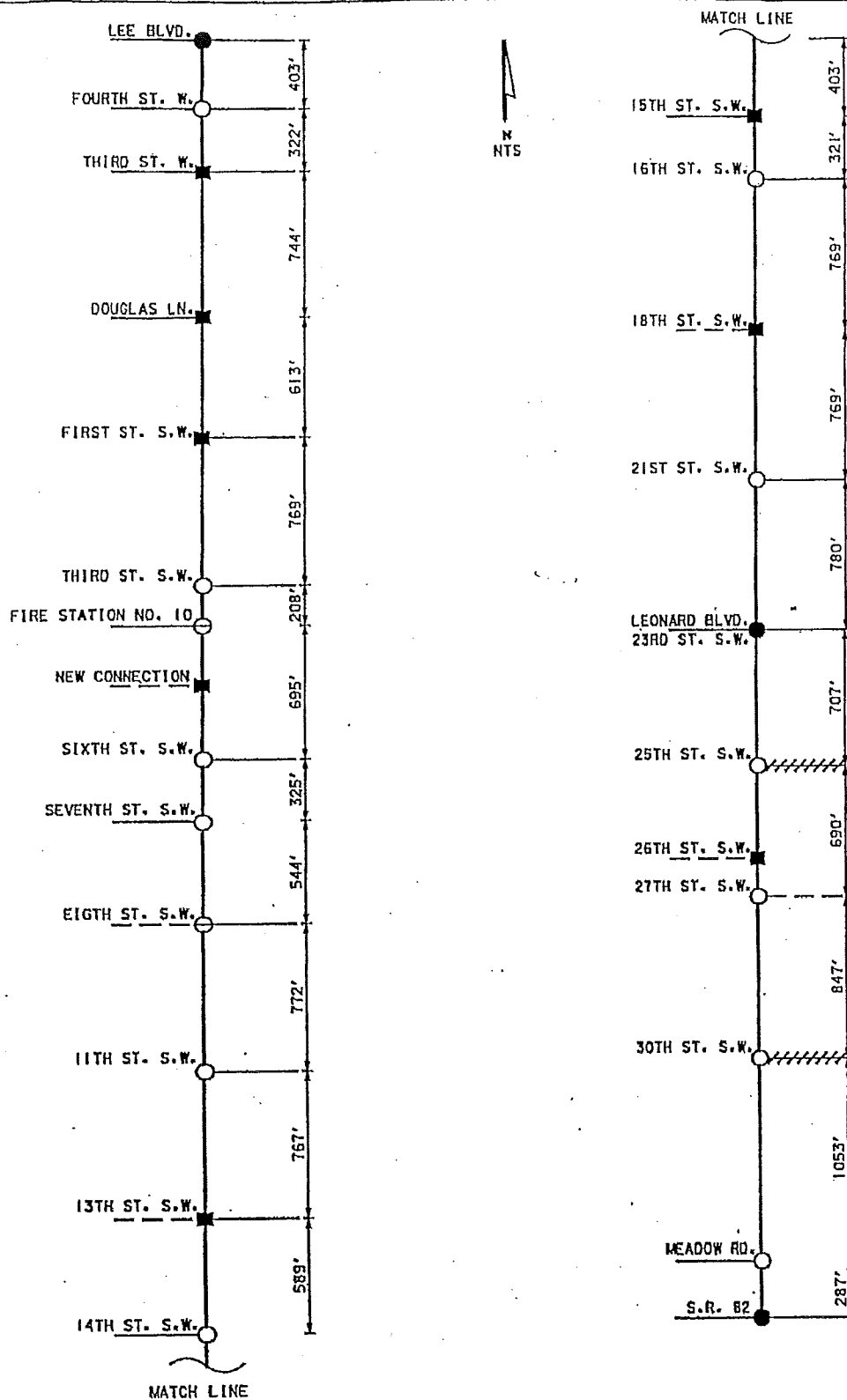
S:\DOCUMENT\Blue Sheet\2001\Gunnery Road to Lee Blvd.doc

11/8/01
12:55pm

ATTACHMENT 1

TABLE 3-10
RECOMMENDED ACCESS MANAGEMENT PLAN

Intersection	Median Type / Access Management Comments
Lee Boulevard	Traffic Signal
Fourth Street W.	Right in / Right out
Third Street W.	Directional median - Northbound left turns
Douglas Lane	Directional median - Northbound left turns
First Street S.W.	Directional median - Southbound left turns
Third Street S.W.	Right in / Right out
Fire Station No. 10	Full median opening - fire department use only
New Connection	Directional median - Northbound left turns (location to be determined)
Sixth Street S.W.	Right in / Right out
Seventh Street S.W.	Right in / Right out
Eighth Street S.W.	Full median opening. Proposed connection between Gerald Ave. and Gunnery Rd.
11 th Street S.W.	Right in / Right out
13 th Street S.W.	Directional median - Northbound and Southbound left turns - Proposed connection to Gerald Ave.
14 th Street S.W.	Right in / Right out
15 th Street S.W.	Directional median - Northbound left turns
16 th Street S.W.	Right in / Right out
18 th Street S.W.	Directional median - Southbound left turns
New Connection	Directional median - Northbound left turns (location to be determined)
21 st Street S.W.	Right in / Right out
Leonard Blvd. / 23 St. S.W.	Traffic signal
25 th Street S.W.	25 th Street closed for Daniels Parkway Extension
26 th Street S.W.	Directional median - Northbound left turns
27 th Street S.W.	Reconnect 27 th Street between Gunnery Rd. and Floyd Ave. - Right in / Right out
30 th Street S.W.	30 th Street closed for Daniels Parkway Extension
Meadow Road	Right in / Right out
S.R. 82	Traffic Signal



- ⊖ FULL MEDIAN OPENING
- NO MEDIAN OPENING
- TRAFFIC SIGNAL
- DIRECTIONAL MEDIAN OPENING
- ##### ROAD CLOSURE
- NEW CONNECTION

FIGURE 3-1

RECOMMENDED ACCESS MANAGEMENT PLAN

LEE COUNTY RESOLUTION NO. 08-06-28

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, DESIGNATING MEADOW ROAD FROM WALLACE AVENUE TO THE LEE/HENDRY COUNTY LINE AS AN ACCESS ROAD TO STATE ROAD 82.

WHEREAS, the Board of County Commissioners (Board) is considered the transportation authority in Lee County by virtue of the authority granted in Florida Statutes, Section 125.01(m), to provide and regulate roads; and,

WHEREAS, the Board desires to support the purpose of the State Road 82 Corridor Access Management Plan (CAMP) adopted by the Florida Department of Transportation (FDOT) by designating and establishing Meadow Road as an Access Road to the State Road 82 Corridor from Wallace Avenue to the Lee/Hendry County line; and,

WHEREAS, the Board, as the transportation authority, has the power to establish, designate, and regulate County roadways; and,

WHEREAS, in July 2007, FDOT adopted a CAMP for State Road 82 from Interstate 75 to the Lee/Hendry County line; and,

WHEREAS, adherence to the connection spacing standards set forth in the State Road 82 CAMP will allow for the safe and relatively unimpeded movement of large volumes of traffic; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(t), the County has authority to adopt resolutions necessary for the exercise of its powers; and,

WHEREAS, pursuant to Florida Statutes, Section 125.01(w), the County may adopt resolutions that are in the common interest of the people of the County, and exercise all powers and privileges not specifically prohibited by law; and,

WHEREAS, the County desires to protect the integrity of the access spacing set forth in the CAMP by establishing Meadow Road as an Access Road to State Road 82 and designating Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process; and,

WHEREAS, one public workshop was held on April 14, 2008, after publication notice and mailed notice to affected property owners; and,

WHEREAS, this resolution was considered by the Board of County Commissioners at a regularly scheduled meeting with mailed notice to affected property owners.

NOW, THEREFORE, be it resolved by the Board of County Commissioners that:

A13a
6-17-08

ATTACHMENT 2

COBY

1. Meadow Road from Wallace Avenue to the Lee/Hendry County line is hereby designated as an Access Road to State Road 82. The connection spacing criteria applicable to the Meadow Road corridor will be consistent with the standards for collector roadways set forth in Chapter 10 of the LDC.

2. Lee County hereby designates Meadow Road as the primary access for properties fronting on State Road 82 through the local development order process.

3. Lee County will not grant development order approval for access directly to the State Road 82 Corridor unless the proposed access is consistent with the access points reflected in the State Route 82 CAMP adopted by FDOT in July 2007.

4. The Board's adoption of this resolution does not guarantee, create, or vest in any property owner a right or property interest with respect to access points or turning movements along the Meadow Road corridor.

5. Approval for the construction or use of an existing access point or turning movement onto Meadow Road is reserved to the County.

Commissioner Mann made a motion to adopt the foregoing resolution. The motion was seconded by Commissioner Hall. The vote was as follows:

Robert P. Janes	Absent
Brian Bigelow	Nay
Ray Judah	Aye
Tamara Hall	Aye
Frank Mann	Aye

Duly passed and adopted this 17th day of June, 2008.

ATTEST:
CHARLIE GREEN, CLERK

BOARD OF COUNTY COMMISSIONERS
OF LEE COUNTY, FLORIDA

BY: Marcia Wilson
Deputy Clerk

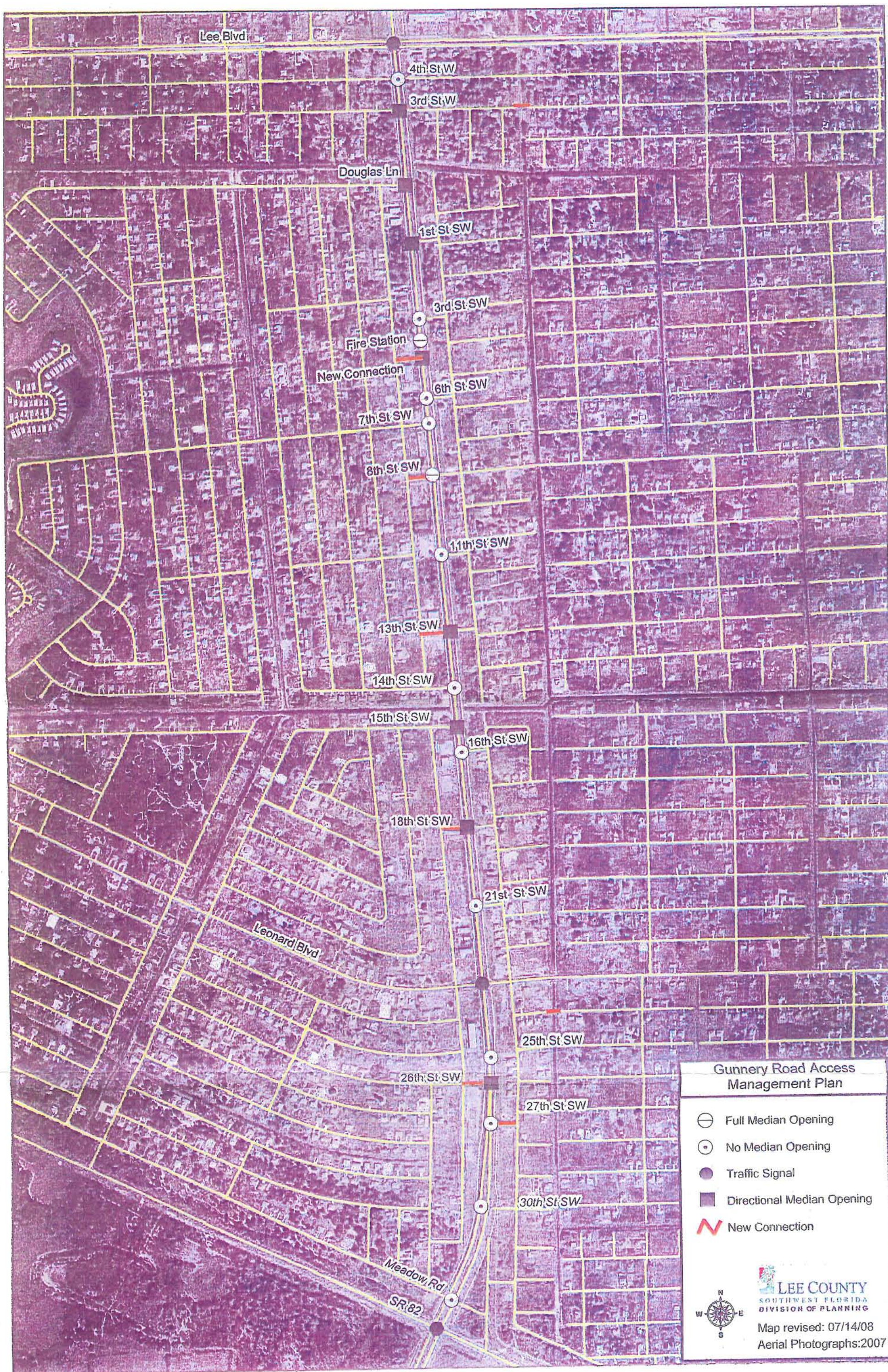
BY: Ray Judah
Ray Judah, Chair

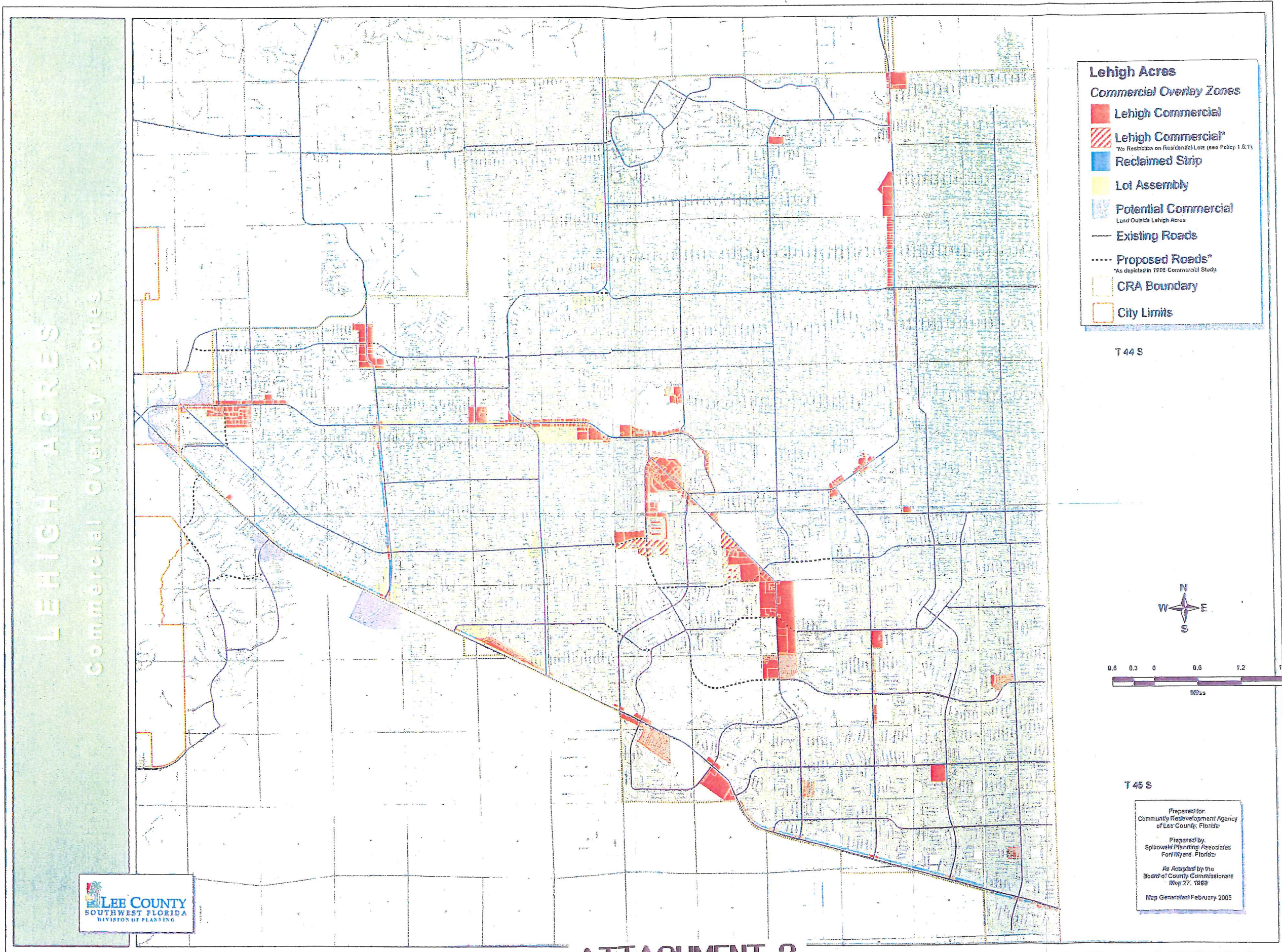


Approved as to form by:

Robert Spickerman
Robert Spickerman
County Attorney's Office

Exhibit 1: Map of Meadow Road Corridor

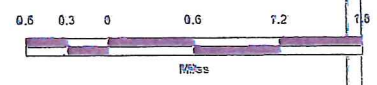




Lehigh Acres
Commercial Overlay Zones

- Lehigh Commercial
- Lehigh Commercial*
*No Restriction on Residential Lots (see Policy 1.6.1)
- Reclaimed Strip
- Lot Assembly
- Potential Commercial
Land Outside Lehigh Acres
- Existing Roads
- Proposed Roads*
*As depicted in 1995 Commercial Study
- CRA Boundary
- City Limits

T 44 S



T 45 S

Prepared for:
Community Redevelopment Agency
of Lee County, Florida

Prepared by:
Spitznagel Planning Associates
Fort Myers, Florida

As Adopted by the
Board of County Commissioners
May 27, 1999

Map Generated February 2005



BOOK 2

CPA2006-56

LEE COUNTY ORDINANCE NO. 09-11
(North Fort Myers Community Plan)
(CPA2007-56)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2007-56 (PERTAINING TO THE NORTH FORT MYERS COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provide an opportunity for private individuals to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held public hearings pursuant to Florida Statutes and the Lee County Administrative Code on March 24, 2008 and September 22, 2008; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on October 22, 2008. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2007-56 pertaining to the North Fort Myers Community Planning effort to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the October 22, 2008 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC Report on January 16, 2009; and,

WHEREAS, at a public hearing on February 25, 2009, the Board moved to adopt the proposed amendment to the Lee Plan adopting the North Fort Myers Community Plan as more particularly set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "2007/2008 Regular Comprehensive Plan Amendment Cycle CPA2007-56 North Fort Myers Community Plan Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board of County Commissioners on February 25, 2009, known as CPA2007-56. CPA2007-56 amends the Plan to incorporate the recommendations of the North Fort Myers Community Planning effort by establishing a new Vision Statement, Goal, Objectives, and Policies specific to North Fort Myers Community as set forth below.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

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

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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.

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

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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:

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- located on land previously converted for urban purposes.

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Policy 28.1.11. Accessory apartments, such as mother-in-law or student housing units, will be considered affordable units, allowing those 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 corridor 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:

- 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 use" 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 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 28.3.5: 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: COMMUNITY FACILITIES and SERVICES. Recommendations for the community facilities and services needed to meet the needs of Town Centers, Neighborhood Centers and corridors will be identified and recommendations to address those 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 Tanks and Waste Water Treatment. The North Fort Myers community supports the concept of a single source of 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, recreation facilities and areas, and the water access points.

Policy 28.5.7: 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;
- = 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; and
- = Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.

Policy 28.5.8: 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 citizen 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 requests, 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; and
- 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.

SECTION THREE: LAND USE MAP CHANGES

The Lee Plan Future Land Use Map is hereby amended to change the designation on approximately 84.091 acres from Suburban, Central Urban and Sub-Outlying Suburban to Commercial (approximately 73.65 acres), Conservation Lands (approximately 4.051 acres), Conservation Wetlands (approximately 4.178 acres), and Wetlands (approximately 2.206 acres). A copy of the future land use map for this area within the North Fort Myers Planning Community is attached as Exhibit A.

SECTION FOUR: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Comprehensive Land Use Plan. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County

Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184(9), Florida Statutes, or until the Administrative Commission issues a final order determining the adopted amendment to be in compliance in accordance with 163.3184(10), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

Commissioner Hall made a motion to adopt the foregoing ordinance, seconded by Commissioner Mann. The vote was as follows:

Robert P. Janes	Aye
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

DONE AND ADOPTED this 25th day of February 2009.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

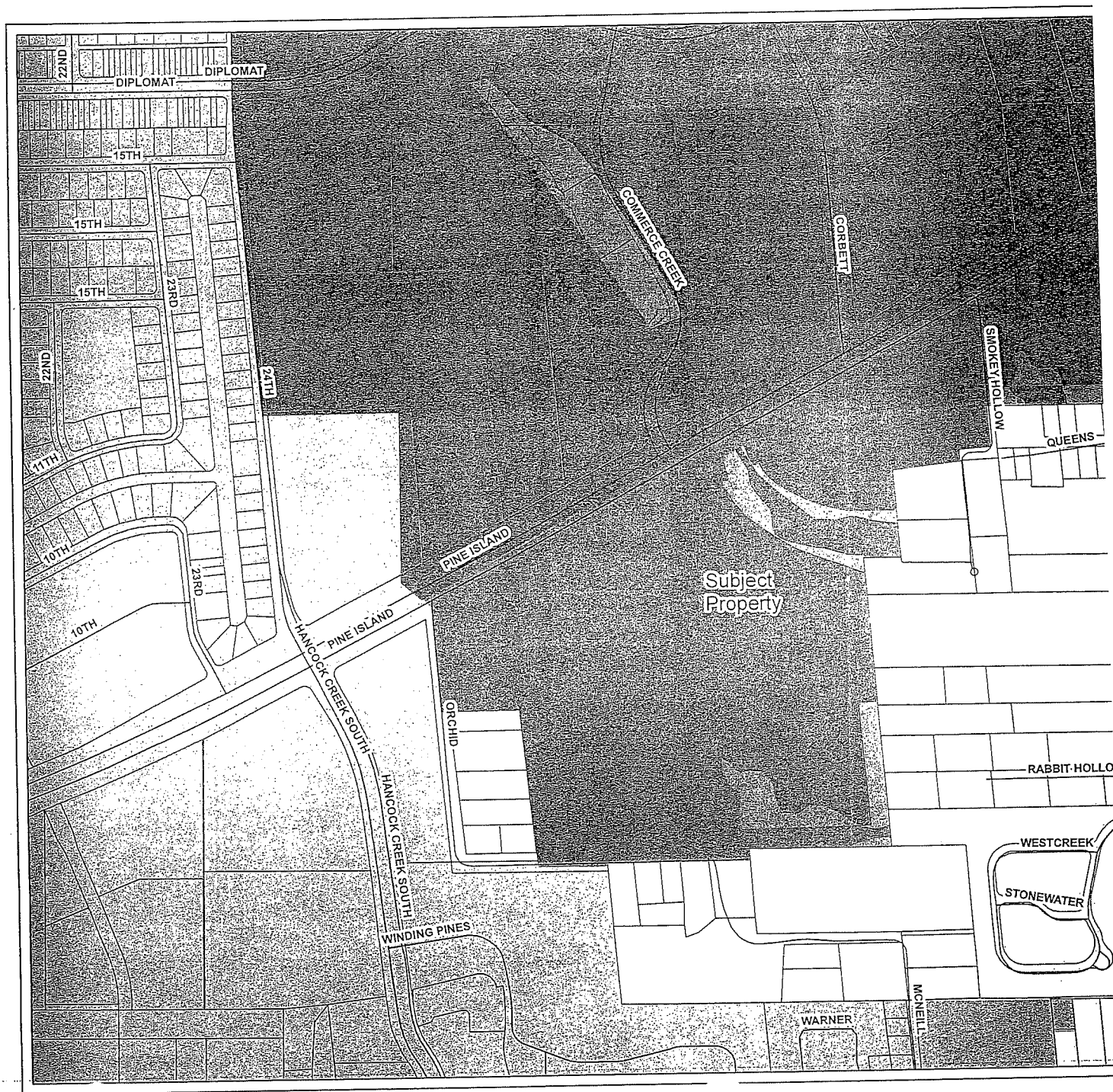
BY: CR Halamie
Deputy Clerk

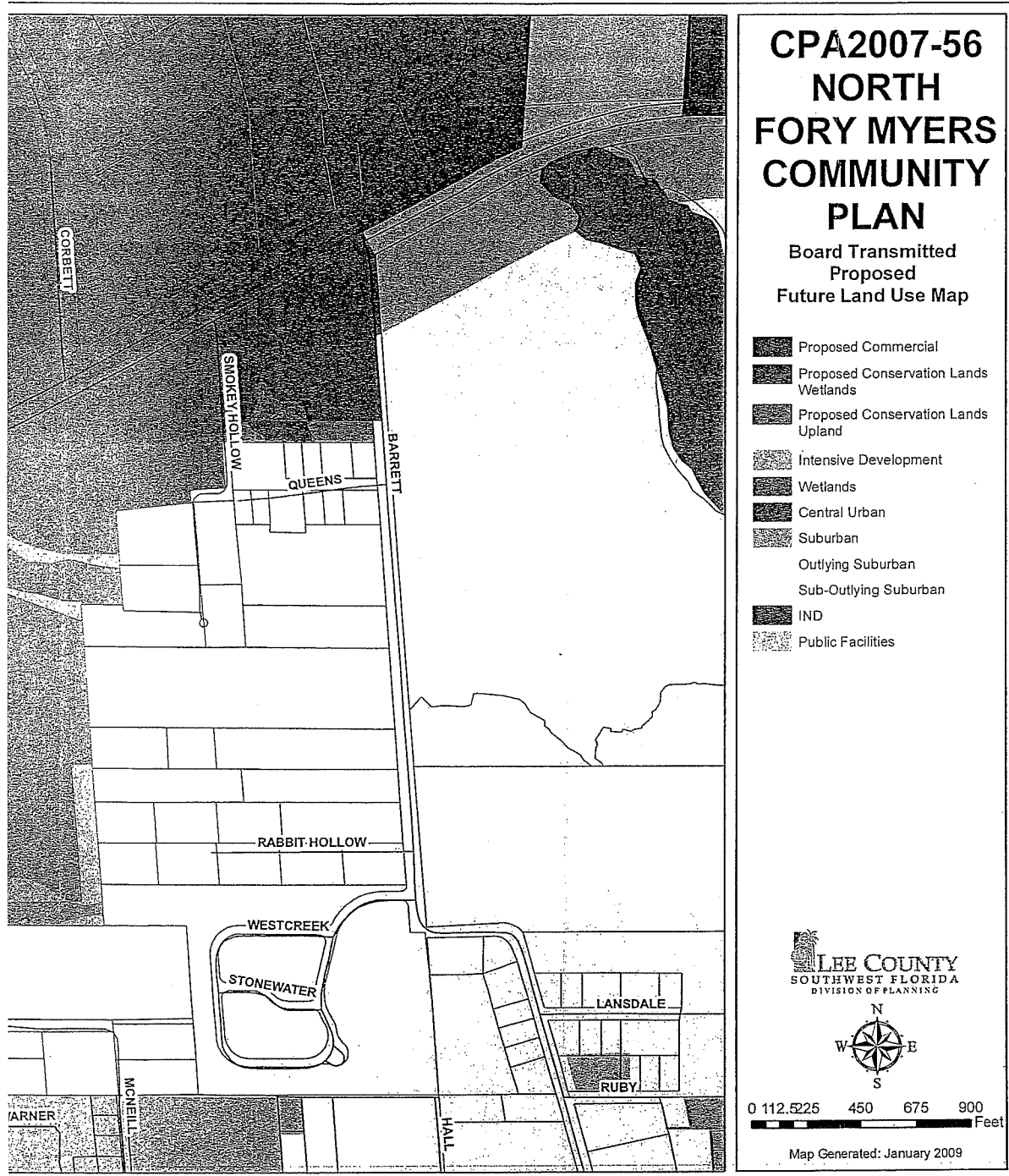
BY: Ray Judah
Ray Judah, Chairman

DATE: February 25, 2009

Approved as to form by:







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

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document

*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

This Document Contains the Following Reviews:	
✓	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 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 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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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.

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- 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 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 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.

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 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:

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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 ~~c~~Community 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 ~~C~~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.

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 ~~c~~Community'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 ~~c~~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.

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 ~~c~~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.

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 Transportations 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 cCommunity 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 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:

A. BRIAN BIGELOW	AYE
TAMMARA HALL	AYE
ROBERT P. JANES	AYE
RAY JUDAH	AYE
FRANKLIN B. MANN	AYE

**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 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:

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

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, 7th 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:

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

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

Average Vehicle Trip Ends on a Sunday:

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

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

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

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

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

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

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

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

Peak Hour of Generator, Saturday:

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

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

Peak Hour of Generator, Sunday:

Average Rate = 3.12

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

[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 100th 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 100th Highest Hour Directional volume is 1,484 v.p.h. The projected Peak Directional Traffic along Pine Island Road in 2013 is $1,484 + (231 \text{ left turn-ins}) = \underline{1,715 \text{ v.p.h.}}$ 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).

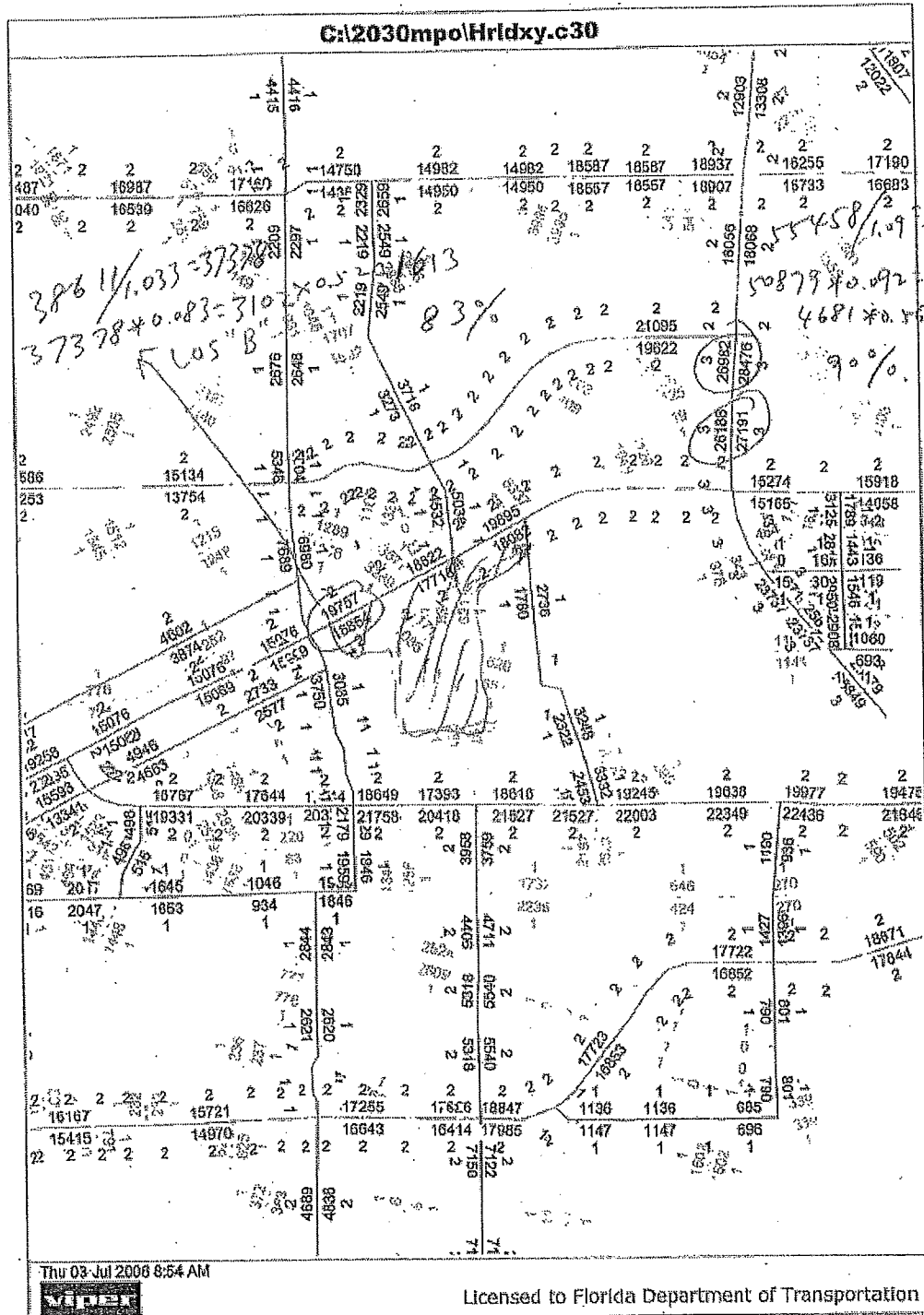
$38611 \div 1.033 = 37378$

$37378 \times 0.083 = 3102$

$3102 \times 0.52 = 1613$ (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".

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).

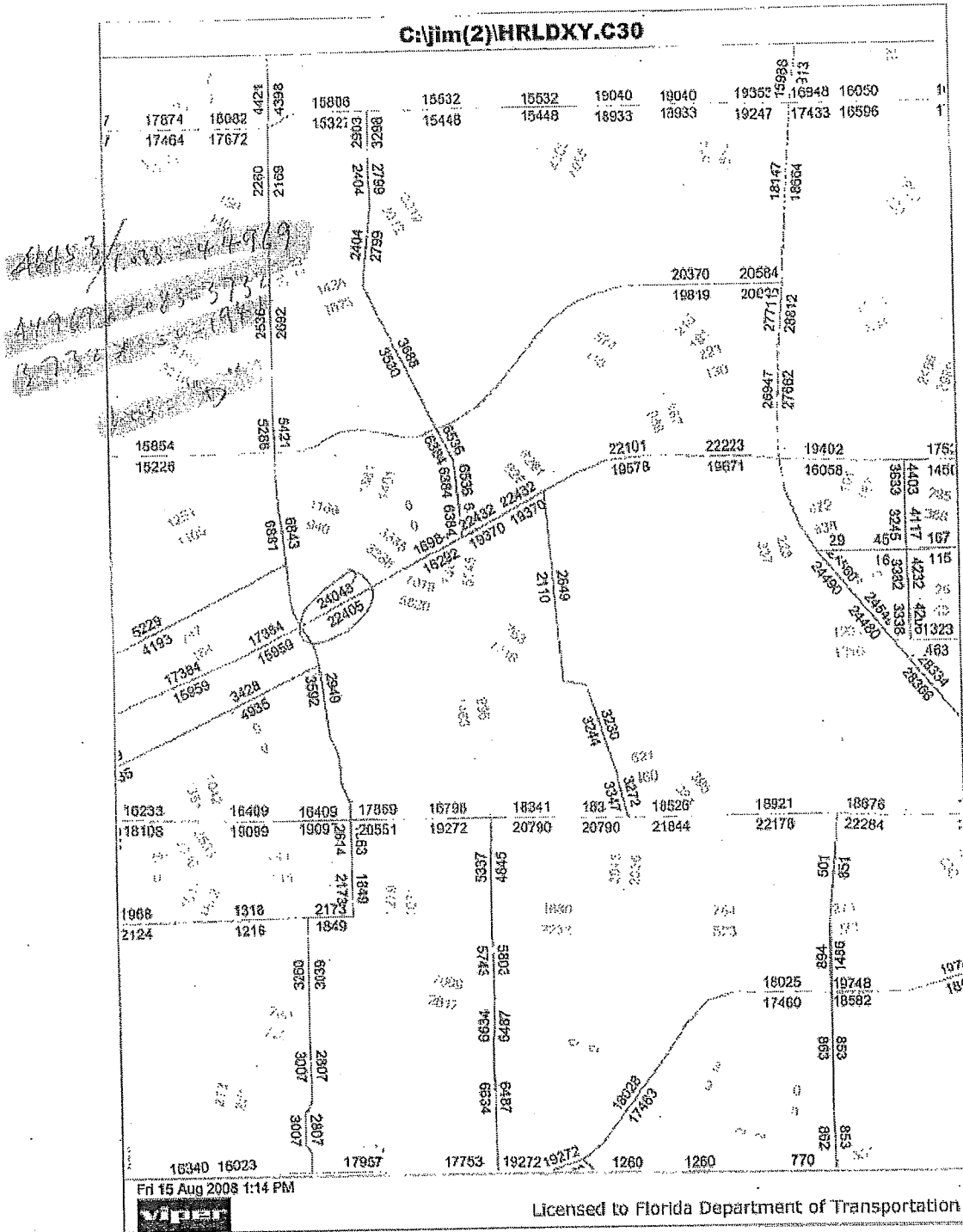
$46453 \text{ divided by } 1.033 = 44969$

$44969 \text{ times } 0.083 = 3732$

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

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.

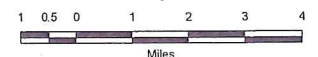
Conclusion

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.

PROPOSED SPECIAL TREATMENT AREAS MAP

Legend

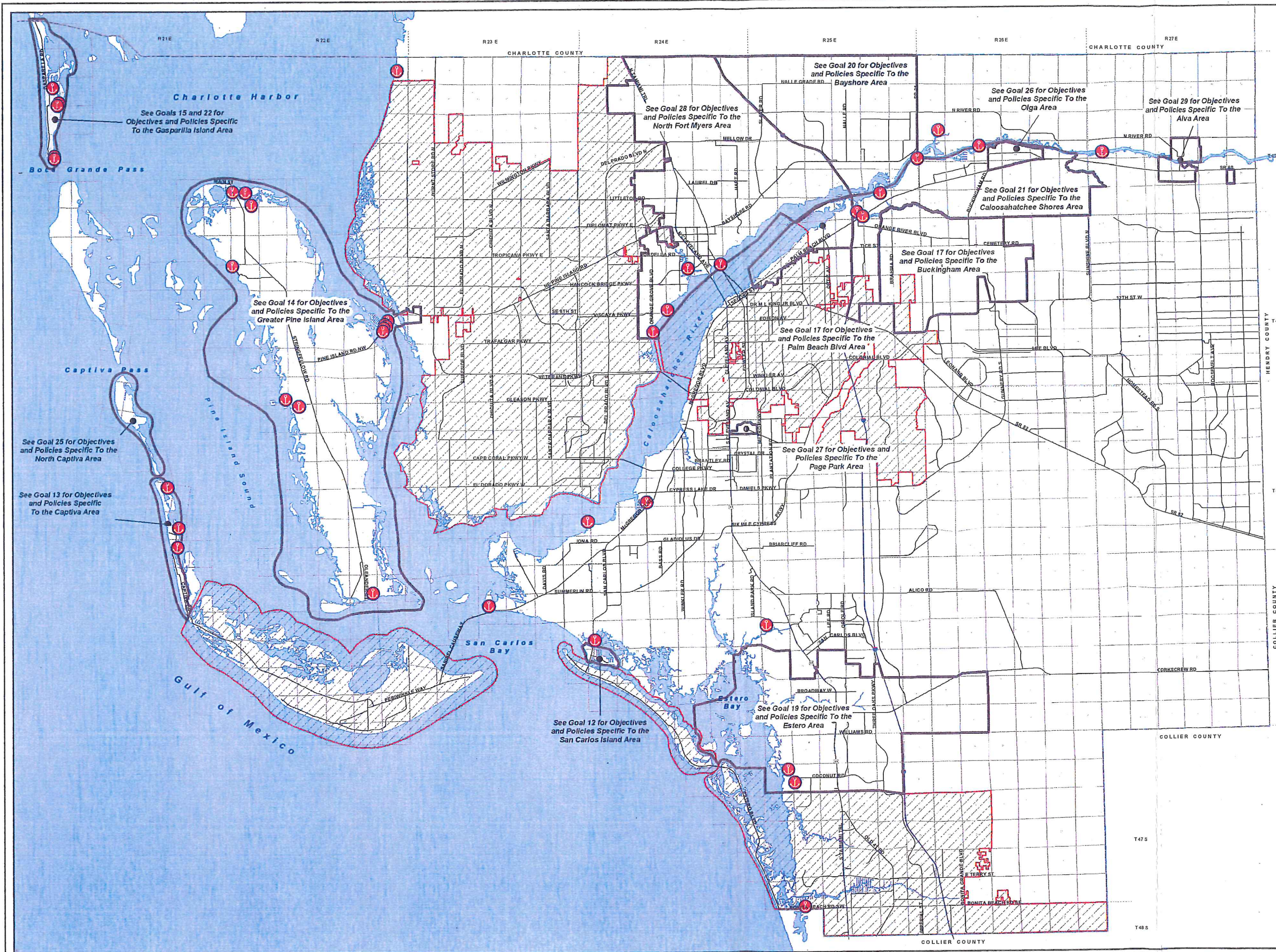
-  Water Dependent Overlay
-  Community Planning Areas
-  City Limits



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**

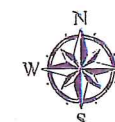


CPA2007-56 NORTH FORY MYERS COMMUNITY PLAN

Existing Future Land Use

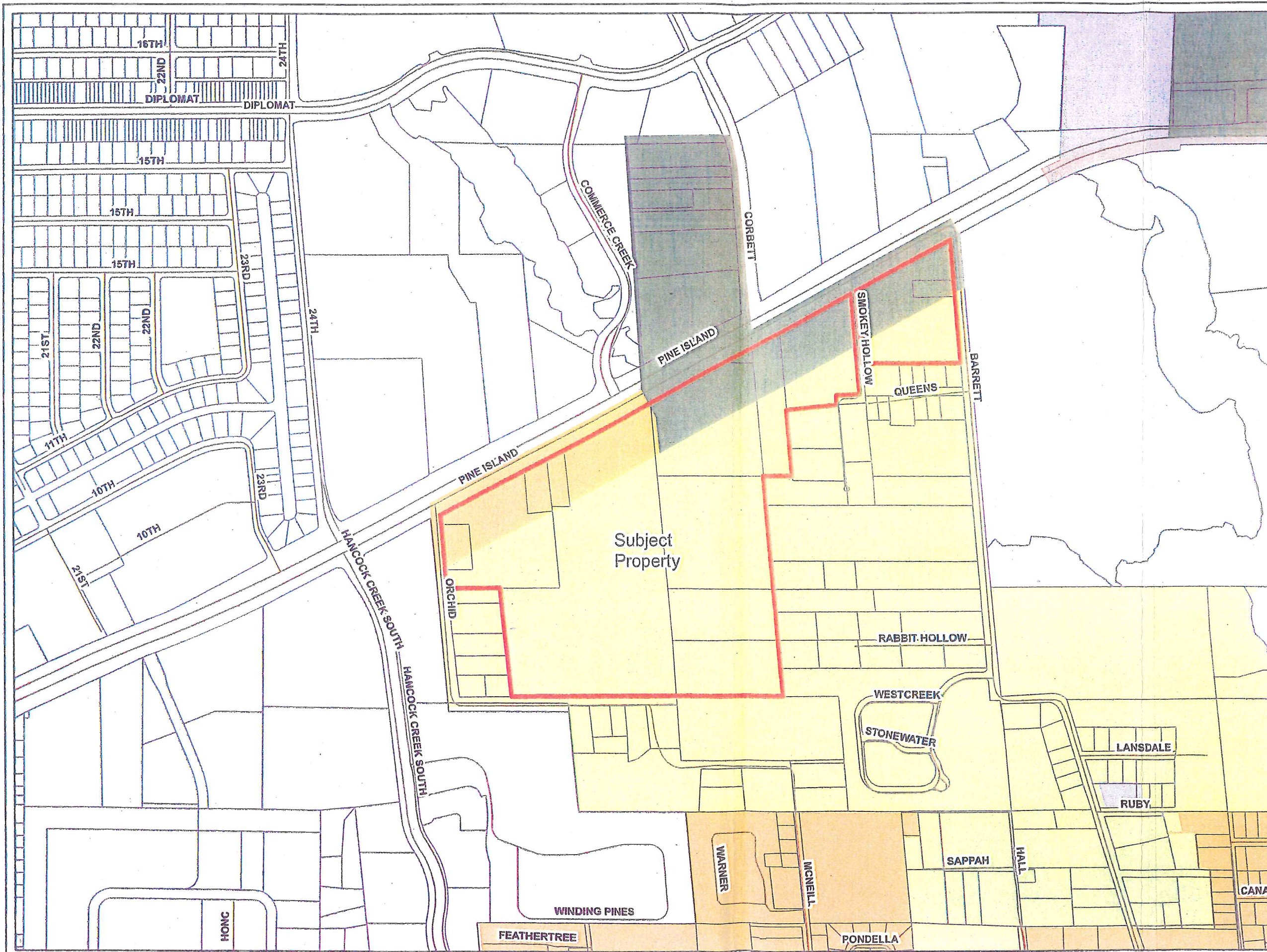
-  Intensive Development
-  Central Urban
-  Suburban
-  Sub-Outlying Suburban
-  Public Facilities
-  Subject Property

 **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

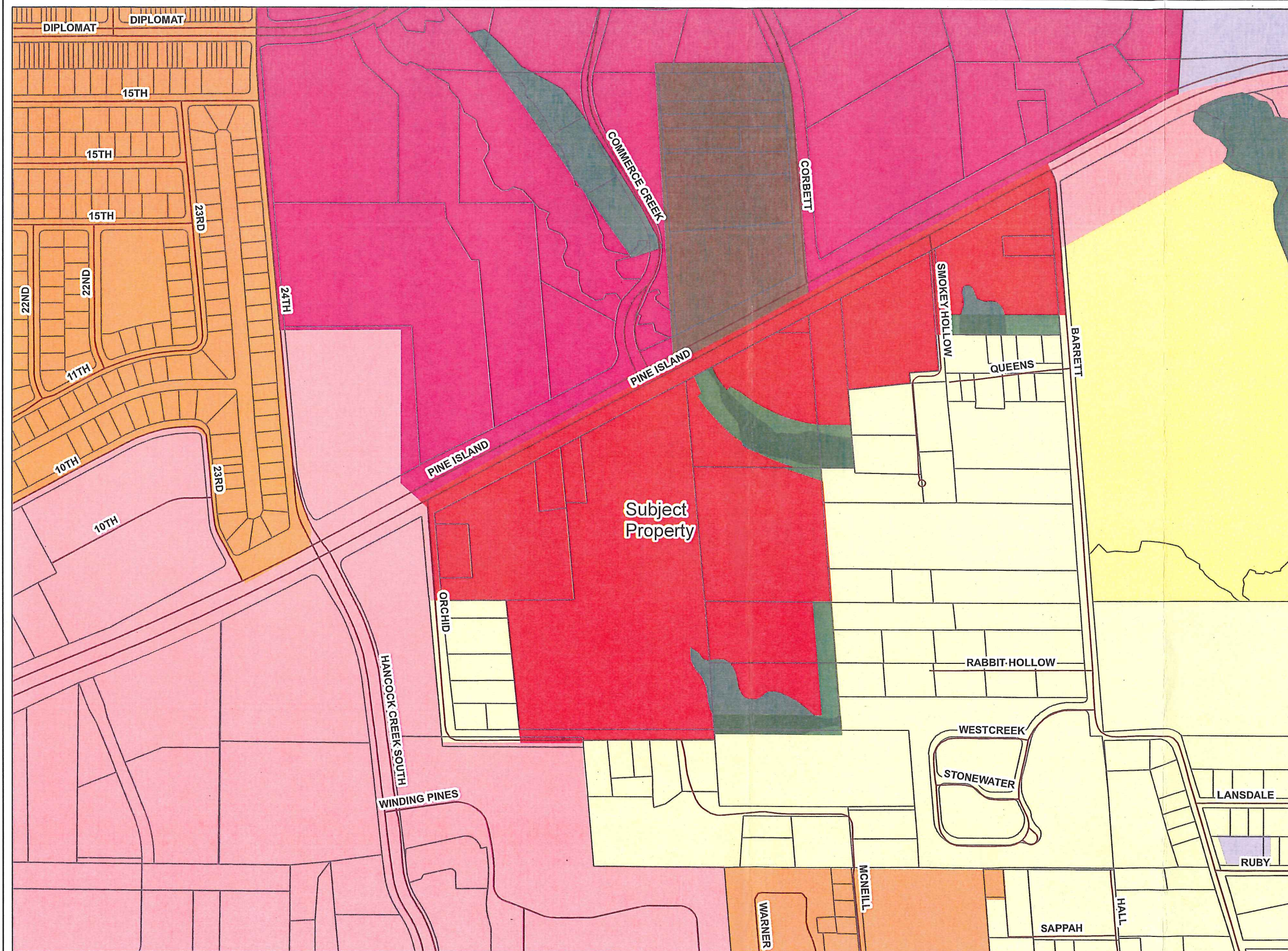
- Proposed Commercial
- Proposed Conservation Lands Wetlands
- Proposed Conservation Lands Upland
- Intensive Development
- Wetlands
- Central Urban
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- IND
- Public Facilities

 **LEE COUNTY**
SOUTHWEST FLORIDA
DIVISION OF PLANNING



0 110 220 440 660 880 Feet

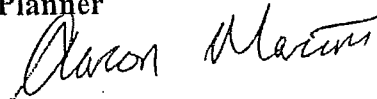
Map Generated: March 2009



**STAFF REPORT
FROM
DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: September 19, 2008
To: Jim Mudd, Principal Planner

From: Aaron Martin, Environmental Planner
Phone: (239) 533-8522
e-mail: amartin@leegov.com



Project: North Fort Myers Community Plan Amendment
Case: CPA2007-00056
STRAP: Multiple Straps

The Division of Environmental Sciences (ES) staff has reviewed the proposed North Fort Myers Community Plan amendment and offer the following analysis and recommended conditions:

PROJECT SITE:

The ± 85.3 acre project is located on the south side of Pine Island Rd approximately 1 mile west of US 41, and is zoned AG-2 and RS-1. The project is bordered to the north by Bayshore Rd, to the east by Barrett Rd and residential homes, and to the south and west by Orchid Rd and residential homes. The applicant's request is to change the Future Land Use Map from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial land use.

The subject property consists of the following communities: 5.7 acres Improved Pastures (FLUCCS 211), 17.1 acres Pine Flatwoods (FLUCCS 411), 2.4 acres Pine Flatwoods Disturbed (FLUCCS 411D), 0.7 acres Pine Mesic Oak (FLUCCS 414), 13.3 acres Pine Mesic Oak Disturbed (FLUCCS 414D), 1.4 acres Pine Mesic Oak Invaded by Exotics 11-25% (FLUCCS 414 E1); 0.4 acres Pine Mesic Oak Invaded by Exotics 76-90% (FLUCCS 414E4), 8.8 acres Brazillian Pepper (FLUCCS 422), 4.2 acres Live Oak Disturbed Invaded by Exotics 26-50% (FLUCCS 427DE2), 2.8 acres Cabbage Palm Invaded by Exotics 5-9% (FLUCCS 428E), 1.3 acres Hydric Cabbage Palm (428H), 0.6 acres Streams and Waterways (FLUCCS 510), 0.1 acres Ditches (FLUCCS 510D), 0.8 acres Willow (FLUCCS 618), 10.0 acres Disturbed Land (FLUCCS 740), 7.0 acres Borrow Areas (FLUCCS 742), and 6.9 acres Spoil Areas (FLUCCS 743).

The project area contains two tributaries. The first, Hancock Creek, connects underneath Bayshore Rd to the north, and runs through the property offsite to the southeast where it eventually connects to Yellow Fever Creek which out falls into the Caloosahatchee River. The second, is an unnamed tributary running east to west along the south project line which connects to Yellow Fever Creek. The indigenous vegetative community abutting Hancock Creek and is less than 25% exotics and consists of Pine Mesic Oak (FLUCCS 414E1), Pine Flatwoods (FLUCCS 411), Pine Mesic Oak

(FLUCCS 414), and Hydric Cabbage Palm (FLUCCS 428H). The indigenous vegetative community abutting the second tributary are less than 9% exotics and consists of Pine Flatwoods (FLUCCS 411) and Cabbage Palm (FLUCCS 428E). These areas are considered to be high quality indigenous areas, due to the low exotic infestation in the communities adjacent to these tributaries .

Per LeePlan **Objective 1.4 Policy 1.4.6**, the Conservation Lands land use categories were created to accurately depict the use of lands for conservation purposes. Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. The Conservation Lands FLUM category are for lands that are primarily used to conserve important natural resources, environmentally sensitive areas, significant archeological or historical resources, or other conservation uses. Conservation Lands typically include such uses as wildlife preserves; large wetland and upland mitigation areas; natural resource based parks; and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas and well fields.

The Conservation Lands objective is to put into the public domain private lands that provide the following public benefits:

- Sustain native plant and animal populations;
- Help protect people and property from flooding;
- Help replenish our underground drinking water supply;
- Help to improve or sustain the water quality of our coastal bays, inlets;
- Provide ecotourism opportunities, and
- Provide local environmentally oriented recreational and educational opportunities.

The Board of County Commissioners has provided policy guidance to staff to maintain wildlife corridors and green space connections to ensure the preservation of indigenous plant and animal habitat throughout the County.

The tributaries on site are natural water ways. Utilizing the conservation lands use category over a portion of the high quality indigenous areas adjacent to the tributaries would provide natural waterway buffers as well as buffers between portions of the adjacent residential and proposed commercial land use areas on site (see attached ES Staff Exhibit 1). In addition, ES staff recommends preservation of a 1.36 acre/Minimum 100' wide area in the NE corner of the project (see attached ES Staff Exhibit 1). This will serve as a buffer to the residents to the south. The utilization of the conservation land use category would also serve to protect the indigenous habitat while providing a wildlife corridor within the project boundaries. This would also ensure the long term protection of the natural waterways.

The following Comprehensive Plan Goals, Objectives and Policies further support ES Staff's recommendation for the conservation land use category for this project:

- **Policy 1.4.6:** *Conservation Lands land use category was created to accurately depict the use of lands for conservation purposes. Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. The Conservation Lands FLUM category is for lands that are primarily used to conserve important natural resources, environmentally sensitive areas, significant archeological or historical resources, or other conservation uses. Conservation Lands typically include such uses as wildlife preserves; large wetland and upland mitigation areas; natural resource based parks; and water conservation lands such as aquifer recharge areas, flow-ways, flood prone areas and well fields.*

The staff has worked diligently with the applicant to designate conservation lands on the parcel, however we were unable to reach an agreement. Thus, staff has designated a conservation land use map (see the attached exhibit) which we feel meets the intent of the conservation land use policy along with LeePlan policies and the LDC. By utilizing the conservation land use category over the high quality indigenous areas adjacent to the tributaries and in the north east corner of the project would not only provide buffers, but also meet the intent of the conservation land use category by preserving flow-ways and wildlife habitat.

- **Policy 6.1.4:** *Commercial development will be approved only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.*

&

Policy 6.1.6: *The land development regulations will require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.*

Utilizing the conservation land use category over the high quality indigenous areas adjacent to the tributaries and in the north east corner of the project would provide a transition between the adjacent residential and proposed commercial uses. In addition, the Board of County Commissioner's policy guidance urges staff to seek preservation of a minimum fifty foot buffer along all natural waterways.

- **Standard 11.4: Environmental Review Factors.** *In any case where there exists or there is the probability of environmentally sensitive areas the developer must propose means to protect, conserve, or preserve the environmental and natural resources.*

The project site contains high quality indigenous habitat as well as natural water ways that flow into the larger coastal estuaries via the Caloosahatchee River. ES Staff recommends the use of conservation lands category to preserve these environmentally sensitive habitats and flow-ways.

- **Objective 60.5: Incorporation of Green Infrastructure into the Surface Water Management Plan.** *The long-term benefits of green infrastructure as part of the surface water management system includes improved water quality, improved infiltration, wild life habitat and recreational opportunities. Policy 60.5.3: states that the County encourages the preservation of existing natural flow-ways and restoration of historic natural flow-ways.*

The two tributaries on site are natural flow-ways and as such should be placed in the conservation lands future land use category to provide a wildlife corridor and protect drainage flow in the area.

- **Objective 61.2: Mimicking the function of natural systems.** *Support a surface water management strategy that relies on natural features (flow-ways, sloughs, creeks, etc.) to help manage storm and surface water. Objective 61.3: Lee County will continue to provide design standards for development protective of the function of natural drainage systems.*

The two tributaries on site, both natural waterways, should be incorporated into the surface water management system to help maintain the historic flow-way.

- **Objective 77.3: New developments must use innovative open space design to preserve existing native vegetation and buffer adjacent uses. Policy 77.3.3: The County encourages new developments to incorporate large contiguous open space areas in their development design.**

Placing the high quality indigenous vegetation and tributaries into conservation land use category will provide interconnectivity between the adjacent flow-ways offsite and a buffer zone between the adjacent residential and proposed commercial land uses. This could provide for large open space areas, which may be utilized as wildlife corridors.

- **Goal 107: Resource Management Plan.** *The county will continue to implement a resource management program that ensures the long-term protection and enhancement of the natural upland and wetland habitats through the retention of interconnected, functioning, and maintainable hydro ecological systems where the remaining wetlands and uplands function as a productive unit resembling the original landscape.*

The tributaries onsite are an important wildlife link between lands to the north and the Caloosahatchee River. The proposed land use change has the opportunity to provide a preserve that can provide wildlife habitat and a wildlife corridor, while maintaining natural flow-ways offsite.

Utilizing the conservation lands future land use category for the high quality indigenous habitat adjacent to the tributaries on site will provide:

- A natural buffer zone between adjacent residential and commercial use;
- An indigenous high quality wildlife habitat;
- The preserve of the natural flow-ways onsite;
- A wildlife connection and corridor through the wetlands allowing connectivity from the tributaries to Yellow Fever Creek and ultimately the Caloosahatchee River for water dependent wildlife, and

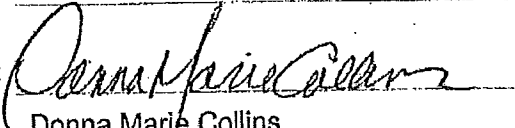
MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

RECEIVED
OCT 26 2007

COMMUNITY DEVELOPMENT

DATE: October 25, 2007

TO: James Mudd, Principal Planner
Planning Division

FROM: 
Donna Marie Collins
Assistant County Attorney

RE: North Fort Myers Community Plan
LU-06-06-2090.M.1.a.

Thank you for the opportunity to review the contents of the proposed North Fort Myers Community Plan. Rob Spickerman and I reviewed the plan together. We enjoyed reviewing the document and look forward to the adoption of the plan in the future.

The scope of my review of the proposed plan was limited to the following three areas: 1) Legal; 2) Financial; and, 3) Internal consistency within the community plan. Our observations and recommendations on the Objectives and Policies are set forth below:

1. Objective: Land Use:

The meaning of the term "fair share" as used in this objective should be clarified.

2. Code Enforcement:

This policy proposes 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.

3. Housing Maintenance and Repair.

This policy proposes an expansion of Department of Human Services programs. Staff resources will be necessary to expand programs. The Planning Division should confer with the Department of Human Services to determine whether current staff levels can assume this responsibility, or will it be necessary to expand the department. In addition, the expansion of services will require both personnel and financial resources of the County to implement. What is the proposed funding source for the expansion of services?

Re: North Fort Myers Community Plan
LU-06-06-2090.M.1.a.

4. Conservation of Large-Lot Neighborhoods.

This policy would benefit from additional clarity. The terms "significant buffers" and "transitional density" are subject to interpretation.

5. Restricting Mobile Home and RV Parks.

The proposed prohibition on rezoning property to RVPD and MHPD within the North Fort Myers Community Planning area creates potential Bert J. Harris liability for the County. For this reason, the Office of the County Attorney recommends that the Planning Division inventory the property that would be subject to the prohibition so that the Board is informed of the magnitude of property affected by the prohibition. This information would also be needed to evaluate the scope of the County's exposure to liability under the Act. The inventory would include only those properties proposed for inclusion in the North Fort Myers Community Plan. Further, this policy appears to conflict with the proposed objective regarding neighborhoods and housing, which encourages the development of a fair share amount of low income, workforce, affordable, and senior housing in the North Fort Myers Community.

6. Fair Share Projections.

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. The Department of Community Development should comment on whether current staff levels can assume this responsibility, or will it be necessary to expand the Department to comply with the policy.

7. Site Assessment and Pilot Projects.

The Department of Community Development and the Department of Human Services staffs are required to conduct studies and prepare designs and financial analyses for the potential pilot or demonstration projects proposed by this policy. The Planning Division should confer with the Directors of the Department of Community Development and the Department of Human Services to ascertain whether current staff levels can assume these responsibilities or will it be necessary to expand the Departments to comply with this policy.

8. Evaluation of Incentives and Regulatory Barriers.

The evaluation contemplated by this proposed policy will require both personnel and financial resources of the Departments of Community Development and Human Services to implement. The funding source has not been identified for this effort.

Re: North Fort Myers Community Plan
LU-06-06-2090.M.1.a.

9. Proportionate Incentives and Assistance.

This policy would benefit from clarification.

10. Market Assessment and Planning Targets.

This policy 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. The Department of Community Development should comment on whether current staff levels can assume this responsibility or will it be necessary to expand the Department to comply with this policy.

11. Preliminary Designation of Town Centers.

This policy contemplates public squares and plazas, a public trail/promenade along the Caloosahatchee River, as well as conservation sites and trails along Yellow Fever Creek. The suggested designation of these areas do not identify funding sources for this endeavor. Compliance with this policy will require staff time and the financial resources of the County to develop and implement a plan. Funds will be needed to purchase property necessary to establish the envisioned public areas.

12. Town Center Sector Planning and Overlay District.

This policy contemplates the preparation of a Sector Plan, development regulations, and the implementation of plans by the planning panel, Department of Community Development, and the Smart Growth Department. Preparation of the Sector Plan, development regulations, and other plans will require both personnel and financial resources of the County to implement. Department of Community Development and the Smart Growth Department should provide comment on whether current staff levels can assume these responsibilities, or will it be necessary to expand the departments to comply with this policy.

13. Designation of Neighborhood Centers.

This policy would benefit from additional clarity as the term "moderate intensity" is subject to interpretation. What level of commercial intensity is contemplated by this policy? The reference to "neighborhood center" invokes the current Lee Plan definition set forth in Goal 6. Is that what is intended here?

Re: North Fort Myers Community Plan
LU-06-06-2090.M.1.a.

14. Neighborhood Center Overlay District.

This policy contemplates the County's preparation of a revised Neighborhood Overlay District. The Department of Community Development should comment on whether current staff levels can assume these responsibilities, or will it be necessary to expand the Department to accomplish this policy. The potential for liability under the Bert J. Harris Act exists if the range of uses currently available to property owners is limited as a result of the Overlay.

15. Corridor Overlay District.

This policy contemplates the participation of DCD and the Smart Growth Department staff in the preparation of a Corridor Overlay District. The Planning Division should confer with these department directors to determine whether current staff levels can assume this undertaking, or will it be necessary to expand staffing levels to accomplish compliance with this proposed policy.

16. Improving Older, Commercial Properties.

The development of incentives for bring older development into compliance with the new regulations adopted as a result of the North Fort Myers Community Plan will require staff resources to develop the incentives and incorporate those incentives into Lee County's development regulations. The Department of Community Development should comment on whether current staff levels can assume these responsibilities, or will it be necessary to expand the Department to accomplish this policy.

17. Use Compatibility.

This policy would benefit from clarification. The Land Development Code currently includes spacing requirements for many of these uses from schools, residential neighborhoods, etc. Accordingly, it is not clear what additional restriction would be sufficient in the context of this policy. Depending on the level of restriction contemplated, this policy may raise Bert J. Harris claims for properties that currently can accommodate the identified uses.

18. Gateway, Streetscape, and Landscape Improvements.

This policy contemplates streetscaping and landscape improvements at various locations within the North Fort Myers community. This policy does not identify a funding source for these improvements.

Re: North Fort Myers Community Plan
LU-06-06-2090.M.1.a.

19. Planning and Design of Arterial and Collectors.

I recommend that the Planning Division contact Lee County DOT so that DOT may comment on the proposed policy and its consistency with current practice.

20. Hancock Bridge Parkway Extension.

The initiation of the studies contemplated in this proposed policy will require the County to devote personnel and financial resources to accomplish. The Planning Division should confer with DOT to determine whether current staff levels can assume these additional responsibilities, or will it be necessary to expand the Department.

21. I-75 Interchange and Del Prado Extension.

A detailed analysis of the feasibility of a new I-75 Interchange and potential alignment for connection to Del Prado will require the County to devote personnel and financial resources to complete both the analysis and feasibility study. The Planning Division should confer with DOT to determine whether current staff levels can assume these responsibilities or will it be necessary to expand the Department to comply with the policy.

22. Medical District Planning.

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.

23. Public Works Project Enhancements.

This policy contemplates landscape and esthetic enhancements beyond core level services without an identified funding source.

24. Water Conservation and Reuse.

This policy would benefit from clarification. What financial incentives are contemplated and what are the potential costs to the County for pursuing alternative sources for irrigation described in the policy?

Re: North Fort Myers Community Plan
LU-06-06-2090.M.1.a.

25. Parks, Recreation, and Conservation. (Objective)

This objective contemplates the County funding the expansion of recreational opportunities within the North Fort Myers Community. No funding source for the acquisition of park land, open space, and recreational improvements has been identified in the objectives or policies. Is an MSBU envisioned for property owners who will benefit from the improvements? If not, compliance with this objective and the policies that follow will require County staff time and financial resources to develop the plan and purchase the property necessary to make the envisioned improvements.

26. Conservation Policy Refinement.

This policy would benefit from clarification. Incentives need to be identified to encourage landowners to provide the setbacks and buffering contemplated by this policy. The proposed increase in riverbank setbacks and buffering raises potential taking claims.

27. Wildlife Movement Corridors.

This policy would benefit from additional clarification. By what method will wildlife movement corridors be established and protected? (Purchase, conservation easement, etc.?) To the extent this endeavor requires the purchase of property and conservation easements over private lands, compliance will require use of the County's financial resources to implement without an identified funding source.

28. Public Participation. Objective and Policies Thereunder.

This objective and the policies that follow would benefit from further clarification. It is not clear what level of notice would be sufficient in the context of the policies. Must the notice be advertised in the newspaper? Would posting a notice of meetings at the library or post office qualify as adequate notice? Does the planning panel envision mailed notice of informational meetings to residents that may be affected by the proposals? Also, the Board has been careful not to identify one group of citizens as the authorized entity for developers to meet with on pending development proposals. Rather, the preference has been that developers participate in at least one meeting in the community that is open to the public. For this reason, I encourage revisiting the policy to clarify that owners and agents must schedule a meeting with the community rather than designating the North Fort Myers Community Planning Panel as the sole entity that can host the informational meetings for the public.

James Mudd, Principal Planner
October 25, 2007
Page 7

Re: North Fort Myers Community Plan
LU-06-06-2090.M.1.a.

Once again, thank you for the opportunity to review the proposed plan amendments submitted by the North Fort Myers Community Planning Panel. As you can see from the comments above, several of the proposed policies and objectives will increase the County's financial involvement above core level services without identified funding sources. Others raise questions pertaining to potential liability under the Bert J. Harris, Jr., Act. I look forward to future submittals on the proposed Lee Plan Policies and Objectives affecting North Fort Myers.

DMC/amp

cc: Timothy Jones, Chief Assistant County Attorney
Robert D. Spickerman, Assistant County Attorney
Paul O'Connor, Director, Planning Division
Matt Noble, Principal Planner, Planning Division
David Loveland, Department of Transportation (See Paragraphs 19 - 21.)

From: Campbell, George G.
Sent: Thursday, March 06, 2008 8:25 AM
To: Mudd, James P.
Cc: Wilson, John; Saniter, David J.; Kelley, Terry M.
Subject: RE: NFM community plan

Lee County Emergency Management has reviewed the North Fort Myers Community Plan. We find no specific areas of concern for Emergency Management/Emergency Operations Center.

Gerald Campbell, FPEM
Chief of Planning
Lee County Emergency Management
PO Box 398
Fort Myers, FL 33902-0398
Telephone: 239-477-3620
Fax: 239-477-3636

From: Mudd, James P.
Sent: Friday, February 29, 2008 11:24 AM
To: O Connor, Paul S.; Noble, Matthew A.; Eckenrode, Peter J.; Houck, Pamela E.; Penfield, Rebecca W.; Sweigert, Rebecca H.; Derheimer, Suzanne; Stewart, Robert W.; Yarbrough, John H.; Newman, William T.; Pavese, Michael P.; Loveland, David M.; Boutelle, Stephen J.; Lehnert, Dawn; Wilson, John; Blackburn, Don R.; Richardson, Nettie M.; 'tpnfmfd@yahoo.com'; Daltry, Wayne E.; Hansen, Hans C.; Cranford, Richard M.; Campbell, George G.; Ottolini, Roland E.; Horsting, Michael S.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Campbell, George G.; Lavender, James H.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie; Osterhout, Thom; 'DawnMGo@leeschools.net'; 'kfarrell@sheriffleefl.org'
Cc: Gibbs, Mary
Subject: NFM community plan

I've attached a final draft of the North Fort Myers Community Plan that we recently received. I would like your help in reviewing the plan and the proposed amendment to the Lee Plan that begins on page 42. We will be sending the plan and proposed Lee Plan amendment to the LPA shortly, so I would appreciate your comments no later than Friday, March 22. Thank you for your help.

James Mudd, AICP
Principal Planner, Division of Planning
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901-5500
P.O. Box 398
Fort Myers, FL 33902-0398

Phone: (239) 533-8180
Fax: (239) 485-8319

From: Cronyn, Edward
Sent: Tuesday, March 18, 2008 2:09 PM
To: Mudd, James P.
Subject: FW: NFM Community Plan Comments

The comments below are in addition to the ones provided verbally at our meeting a couple of weeks ago. Since our comments recommended eliminating all language that requires additional work from Environmental Sciences/DCD above and beyond our current level of service, the language below may not be all that applicable any more, since it deals with sections that were mostly cut at that meeting.

Thanks.

Ed Cronyn
Director, Environmental Sciences Division
Lee County Dept. of Community Development
1500 Monroe Street
Fort Myers, FL 33901
(239) 533-8389
(239) 485-8344 (fax)
ECronyn@leegov.com

<http://www.lee-county.com/dcd/>



Think Green & please print this e-mail only if necessary.

From: Sweigert, Rebecca H.
Sent: Friday, March 14, 2008 5:33 PM
To: Cronyn, Edward
Subject: NFM Community Plan Comments

Ed:

The following are my brief comments as I quickly looked over the NFM Community Plan.

1. Many of the policy require ES staff to coordinate with the Planning Panel but what happens if the Planning Panel is not active? Some of the proposed policies require ES staff to implement or utilize tools/maps/criteria beyond the scope of our services. For example, draft policy 5.8 references the Lee Master Mitigation Plan which is predominantly about CIP projects and not used much in the private development review. I think that policy should be revised to remove the reference to the Mitigation Plan and focus on the conservation practices.

2. Also, draft policy 5.9 should be revised to state "Project should be designed to provide wildlife connections between indigenous preserve". Or something similar to that affect rather than staff coordinating with the Planning Panel, in case the planning panel is not active. Also, referencing conservation easements is not inappropriate. Some indigenous preserve may not have a CE and the applicant will argue that a connection is not required since a conservation easement does not exist on the adjacent parcel.

3. And draft policy 5.7 confuses me. I am not sure what the action needed on this policy. But it directly relates to County Lands and Parks and Rec.

Thanks,
Becky S

Becky Sweigert
Principal Environmental Planner
Lee County Division of Environmental Sciences
PO Box 398
Fort Myers, FL 33902-0398
rsweigert@leegov.com

239-593-5552
239-485-8344 (fax)

From: Ottolini, Roland E.

Sent: Tuesday, March 04, 2008 2:19 PM

To: Mudd, James P.

Subject: RE: NFM community plan

Pg 38 under Water Conservation, should read "South Florida Water Management District" not Southwest
Same page under Public Education, drop reference to Lee County Water Supply Authority, it no longer exists

Pg 40, not all items are appropriate under a Habitat Conservation /Wildlife category

In general, I'm somewhat surprised to see drainage and flood protection were not of critical concern to the group.
We have had serious issues in this area

From: Mudd, James P.

Sent: Friday, February 29, 2008 11:24 AM

To: O Connor, Paul S.; Noble, Matthew A.; Eckenrode, Peter J.; Houck, Pamela E.; Penfield, Rebecca W.;
Sweigert, Rebecca H.; Derheimer, Suzanne; Stewart, Robert W.; Yarbrough, John H.; Newman, William T.;
Pavese, Michael P.; Loveland, David M.; Boutelle, Stephen J.; Lehnert, Dawn; Wilson, John; Blackburn, Don R.;
Richardson, Nettie M.; tpmfmd@yahoo.com; Daltry, Wayne E.; Hansen, Hans C.; Cranford, Richard M.; Campbell,
George G.; Ottolini, Roland E.; Horsting, Michael S.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.;
Campbell, George G.; Lavender, James H.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; Osterhout,
Thom; DawnMGo@leeschools.net; kfarrell@sheriffleefl.org

Cc: Gibbs, Mary

Subject: NFM community plan

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James Mudd, AICP

Principal Planner, Division of Planning

Lee County Department of Community Development

1500 Monroe Street

Fort Myers, FL 33901-5500

P.O. Box 398

Fort Myers, FL 33902-0398

Phone: (239) 533-8180

Fax: (239) 485-8319

From: Newman, William T.
Sent: Tuesday, March 04, 2008 9:37 AM
To: Mudd, James P.
Cc: Sampson, Lindsey J.; Pavese, Michael P.
Subject: RE: NFM community plan

Mr. Mudd:

The Solid Waste Division has no objection to the NFM Community Plan or the proposed amendments to the Lee Plan at this time; however we request that the Division continue to review developments, including mixed use projects, to insure that best solid waste management practices are utilized.

Bill Newman
Operations Manager
Solid Waste Division
(239) 338-3302

From: Mudd, James P.
Sent: Friday, February 29, 2008 11:24 AM
To: O Connor, Paul S.; Noble, Matthew A.; Eckenrode, Peter J.; Houck, Pamela E.; Penfield, Rebecca W.; Sweigert, Rebecca H.; Derheimer, Suzanne; Stewart, Robert W.; Yarbrough, John H.; Newman, William T.; Pavese, Michael P.; Loveland, David M.; Boutelle, Stephen J.; Lehnert, Dawn; Wilson, John; Blackburn, Don R.; Richardson, Nettie M.; tpmfmd@yahoo.com; Daltrey, Wayne E.; Hansen, Hans C.; Cranford, Richard M.; Campbell, George G.; Ottolini, Roland E.; Horsting, Michael S.; Sampson, Lindsey J.; Newman, William T.; Smith, Regina Y.; Campbell, George G.; Lavender, James H.; Zettel, Mary S.; Roberts, Rickey G.; Collins, Donna Marie ; Osterhout, Thom; DawnMGo@leeschools.net; kfarrell@sheriffleefl.org
Cc: Gibbs, Mary
Subject: NFM community plan

I've attached a final draft of the North Fort Myers Community Plan that we recently received. I would like your help in reviewing the plan and the proposed amendment to the Lee Plan that begins on page 42. We will be sending the plan and proposed Lee Plan amendment to the LPA shortly, so I would appreciate your comments no later than Friday, March 22. Thank you for your help.

James Mudd, AICP
Principal Planner, Division of Planning
Lee County Department of Community Development
1500 Monroe Street
Fort Myers, FL 33901-5500
P.O. Box 398
Fort Myers, FL 33902-0398

Phone: (239) 533-8180
Fax: (239) 485-8319

From: Jones, Timothy J.
Sent: Monday, September 24, 2007 1:41 PM
To: Mudd, James P.; Collins, Donna Marie
Cc: O Connor, Paul S.
Subject: RE: Copy of 9-19-07 HDR draft of Goals, Objectives & policies for the Lee Plan - shell factory meeting handout's.
Note that the language on page 13 makes the North Fort Myers Design Review Committee a county advisory committee subject to the Sunshine Law, Public Records Act and Ethics rules.

Timothy Jones
Chief Assistant County Attorney
Lee County Attorney's Office
Phone: 239-533-2238
Fax: 239-485-2108
jonest@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records available to the public and media upon request. Your e-mail communication may be subject to public disclosure.

From: Mudd, James P.
Sent: Monday, September 24, 2007 11:22 AM
To: Collins, Donna Marie ; Jones, Timothy J.
Cc: O Connor, Paul S.
Subject: FW: Copy of 9-19-07 HDR draft of Goals, Objectives & policies for the Lee Plan - shell factory meeting handout's.

I'm forwarding a proposed draft Goal, Objectives and Policies submitted by HDR who is working on the NFM community plan. We would like your comments so that I can forward them to the Consultant. One policy that I would like to bring to your attention concerns rezoning to RVPD or MHPD. It reads:

Restricting Mobile Home and RV Parks. No property within the North Fort Myers Community may be rezoned to RVPD or MHPD.

Can we do that? Thanks for your help.

From: Schukraft, Steve [<mailto:Steve.Schukraft@hdrinc.com>]
Sent: Thursday, September 20, 2007 2:01 PM
To: Scott Brenner; apmstm61@yahoo.com; seekow@aol.com; john@LCIQuotes.com; jaredbeck@wilsonmiller.com; thoolihan@tommyhoolihan.com; sbrenner@brennerrealty.com; johndcanter@hotmail.com; Hall, Tammy ; Mudd, James P.; sandrade9@yahoo.com; jamto@earthlink.net; Kelner, Bryan J.; bunnycanter@hotmail.com; Barbara Perez; DPaight@cityftmyers.com; jenniferg@northstarclub.info; mconn@news-press.com; nfmneighbor@breezenewspapers.com

Subject: RE: Copy of 9-19-07 HDR draft of Goals, Objectives & policies for the Lee Plan - shell factory meeting handout's.

Scott,

The attachment was missing a few pages so I've attached another copy for everyone's review.

Steve

Steve Schukraft, AICP
Section Manager
Community Planning & Urban Design

HDR | ONE COMPANY | Many Solutions
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Subject: Copy of 9-19-07 HDR draft of Goals, Objectives & policies for the Lee Plan - shell factory meeting handout's.

NFMCPP Sub Committee Chairs and Concerned Citizens,

Please open the attachment, these are the hand out sheets from the Shell Factory meeting last night, we the sub committee chairs and concerned citizens are reviewing the HDR draft Goals, Objective & Policies for the Lee Plan outline Monday 4PM at Pine Lakes community room please consider this your reminder and/or invitation to attend and address any and all concerns you have with this initial draft and get your opinion on to the record. According to Jim Mudd, Lee County Planer the NFM plan is already on the Sept 25th amendment to the Lee Comp Plan which the Lee County Planning department has attached and included with their other revisions, so we have more time to review and amend with our enhancements.

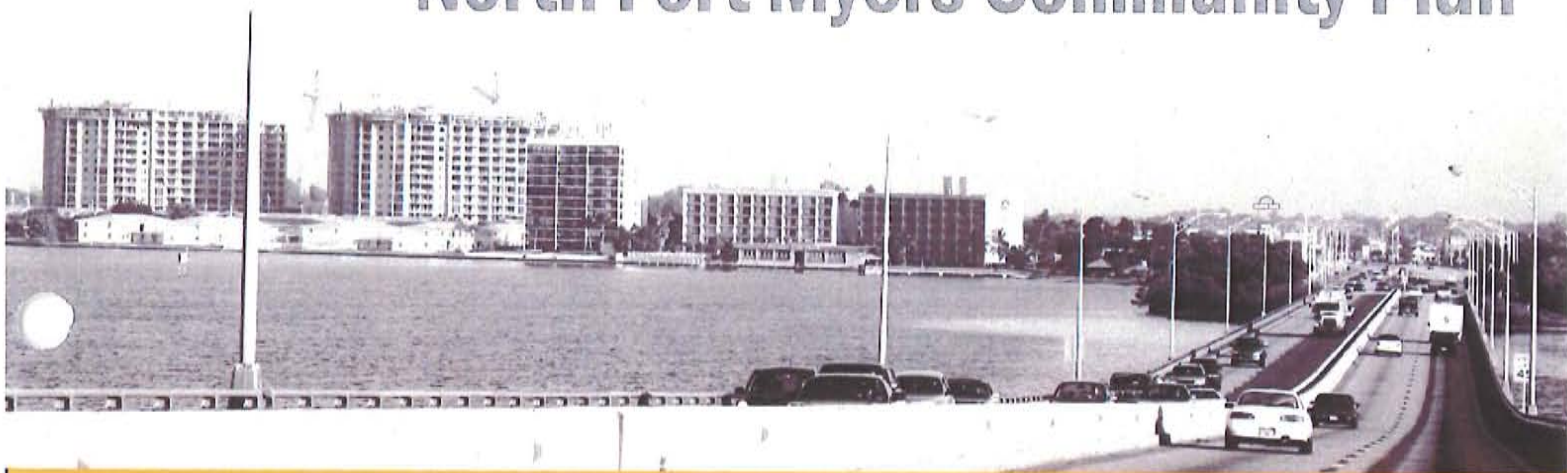
Sincerely
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"The true measure of a career is to be able to be content, even proud, that you succeeded through your own endeavors without leaving a trail of casualties in your wake"

MAN GREENSPAN, Economist
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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

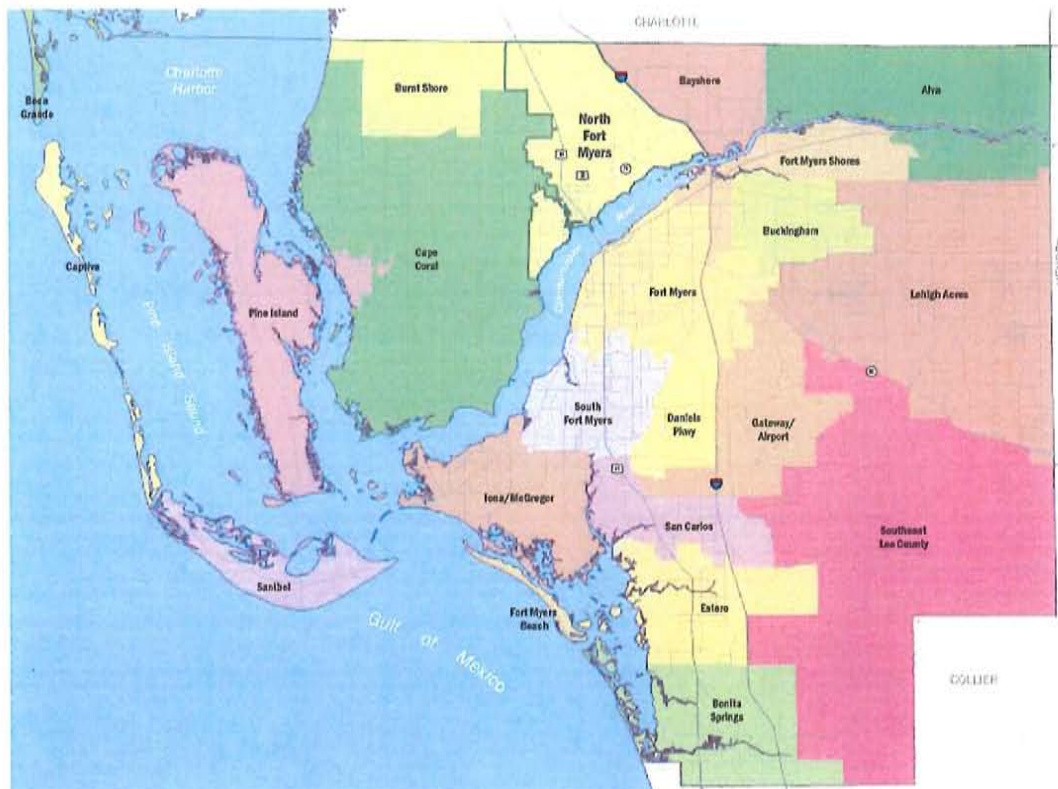
Place in Region

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.

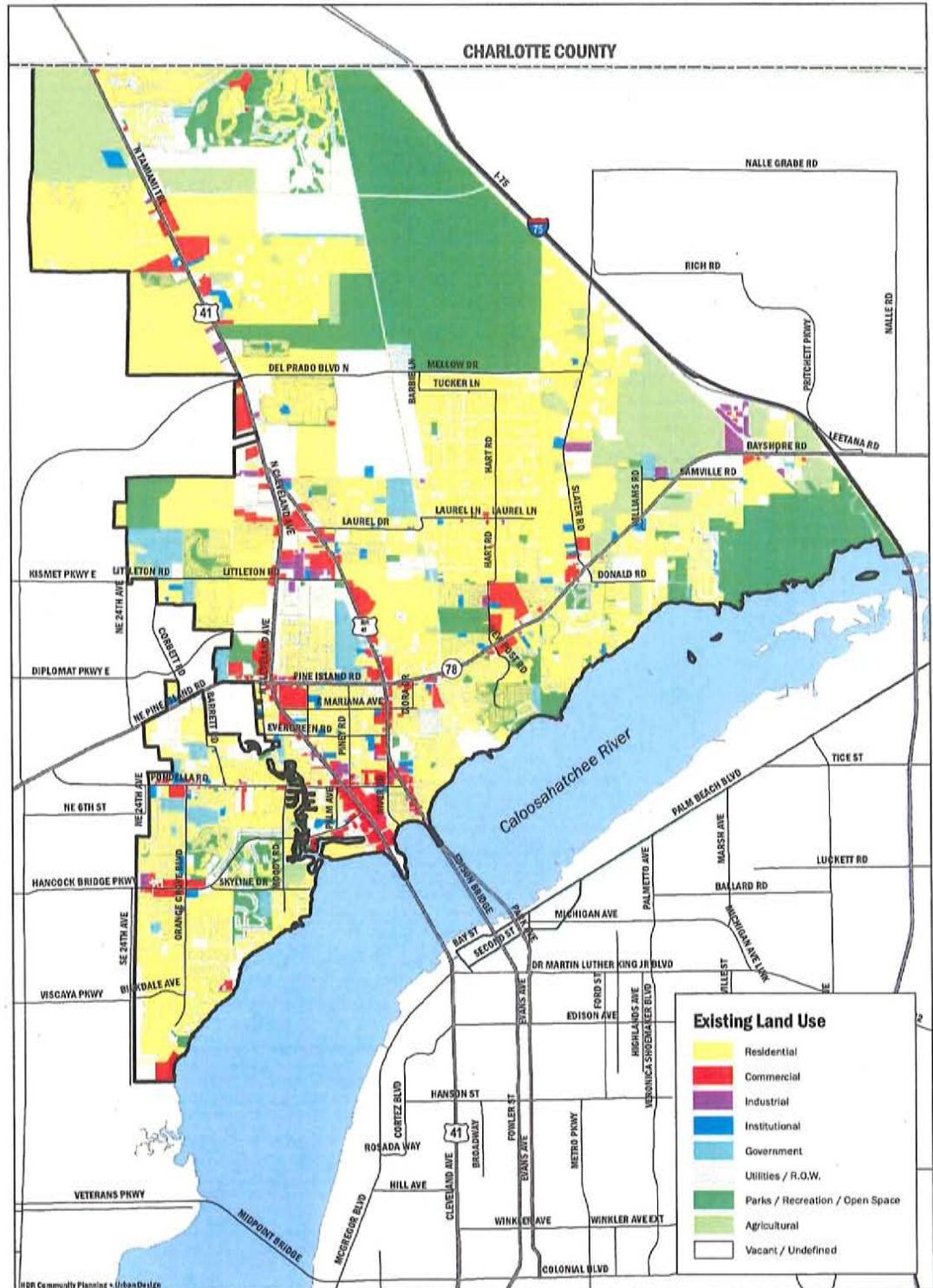
Existing Land Use

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

Land Use Category	Parcels	Acreage	% of Total
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%
TOTAL	21,746	22,843	100.0%

Source: Lee County Property Record Database

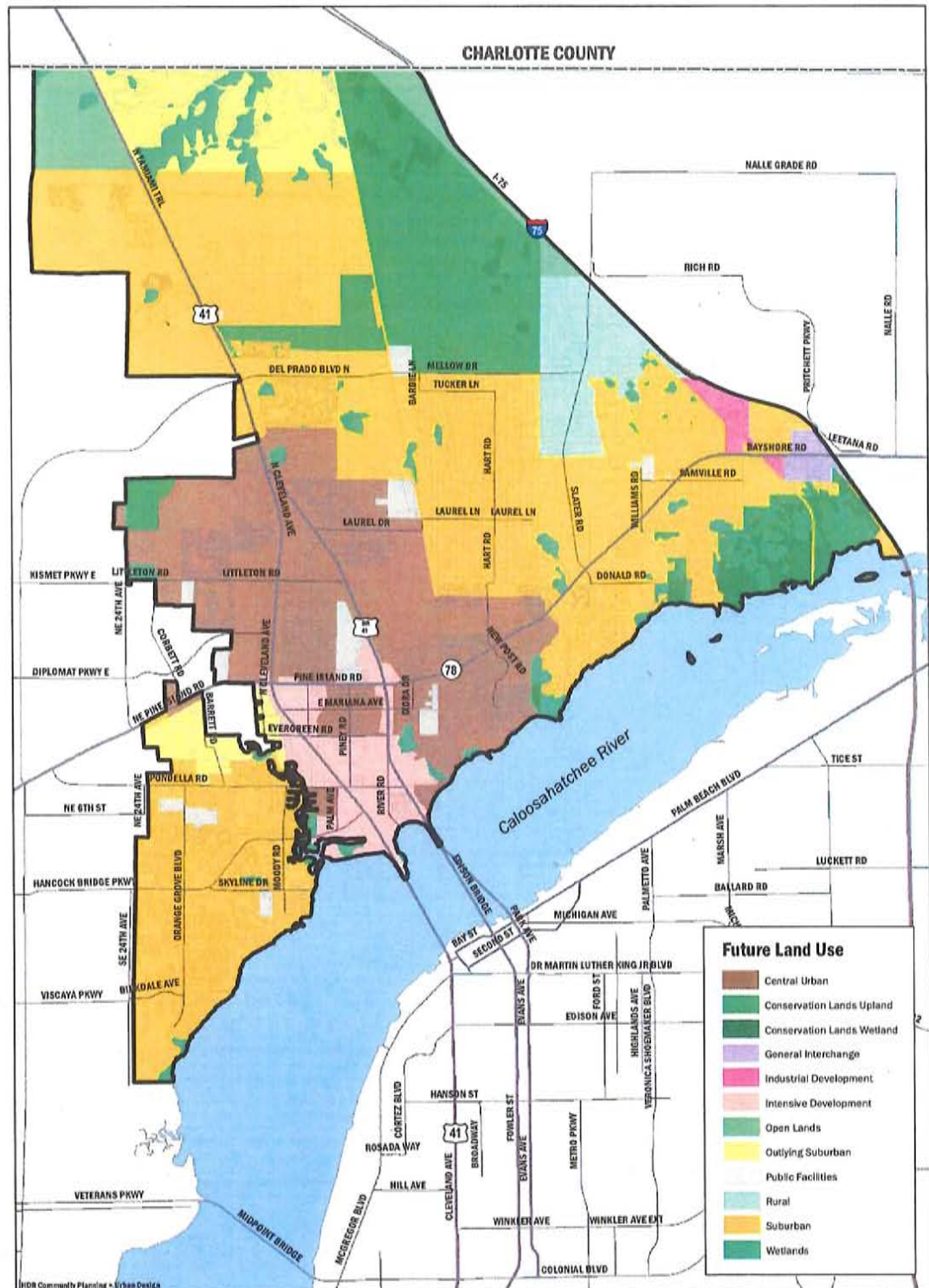
Future Land Use

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

	Parcels	Acreage	% of Total
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)

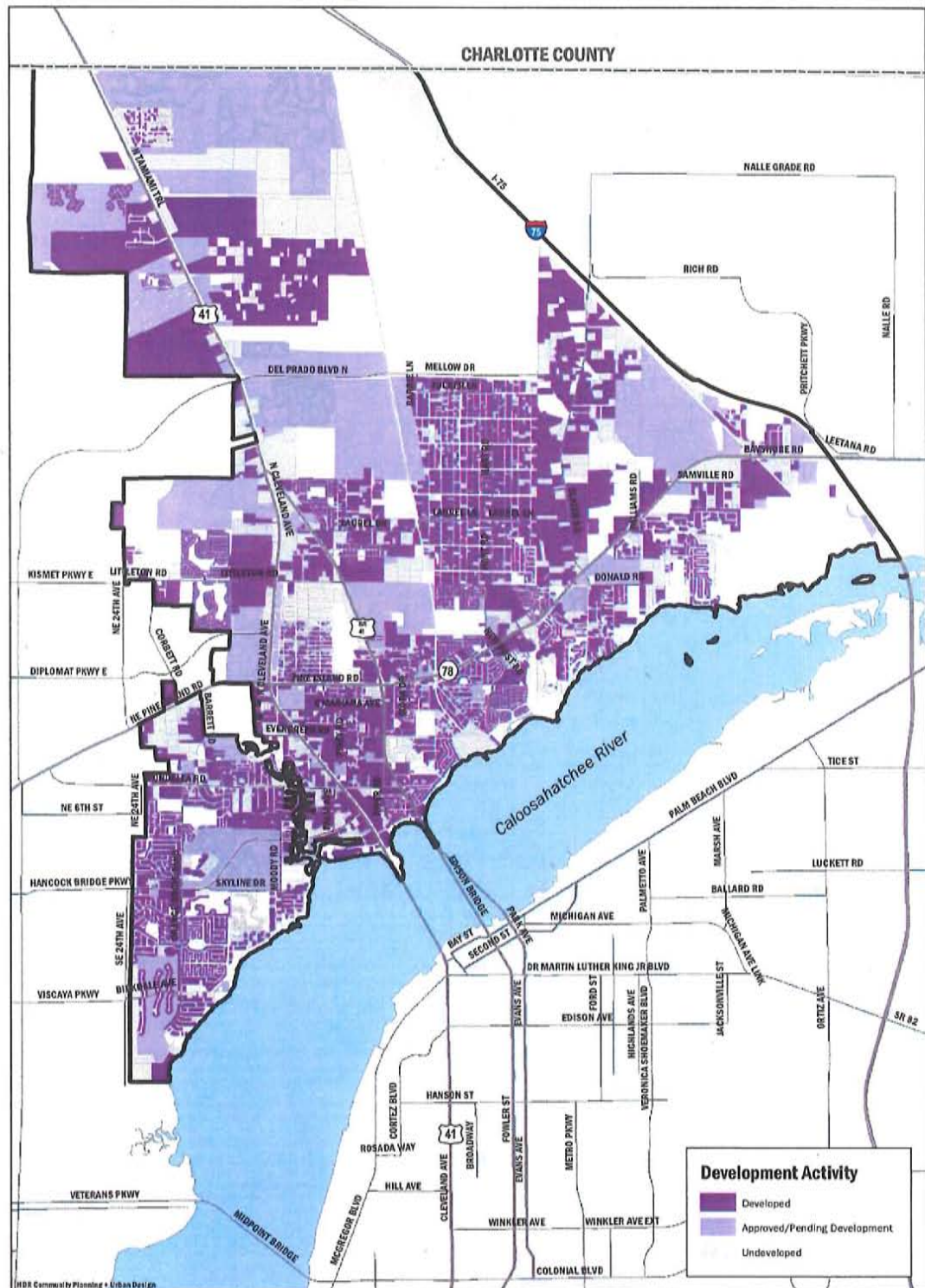
Large tracts of undeveloped land without pending development approvals or protection through purchase or conservation easement are located north and south of Nalle Grade Road south of the Herons Glen subdivision, east of the intersection of US 41 and US Business 41, south of Littleton Road east of US 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.

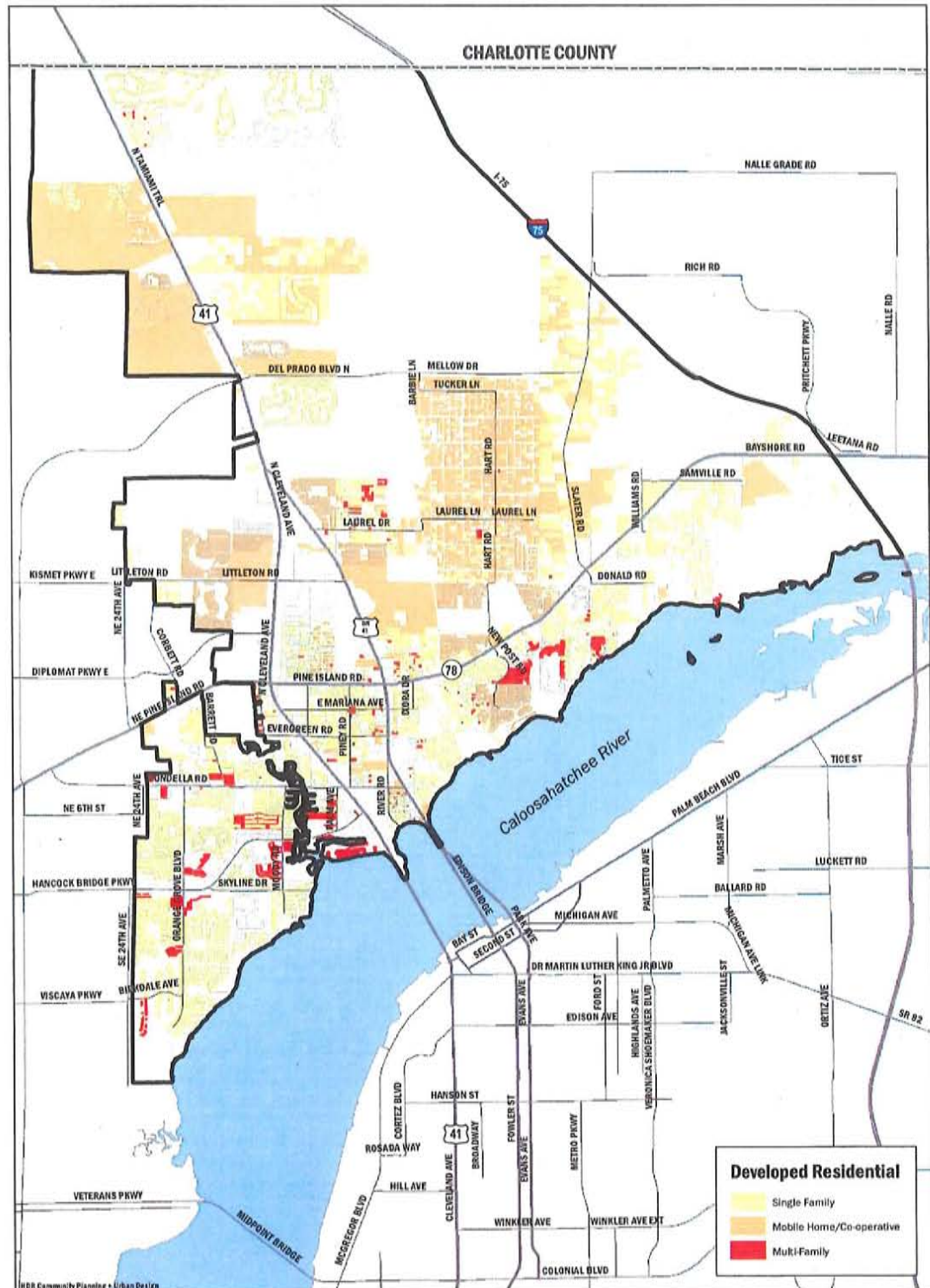
Map 5.
Development Activity

Land that is developed,
undeveloped, or has
approved or pending
development.



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.

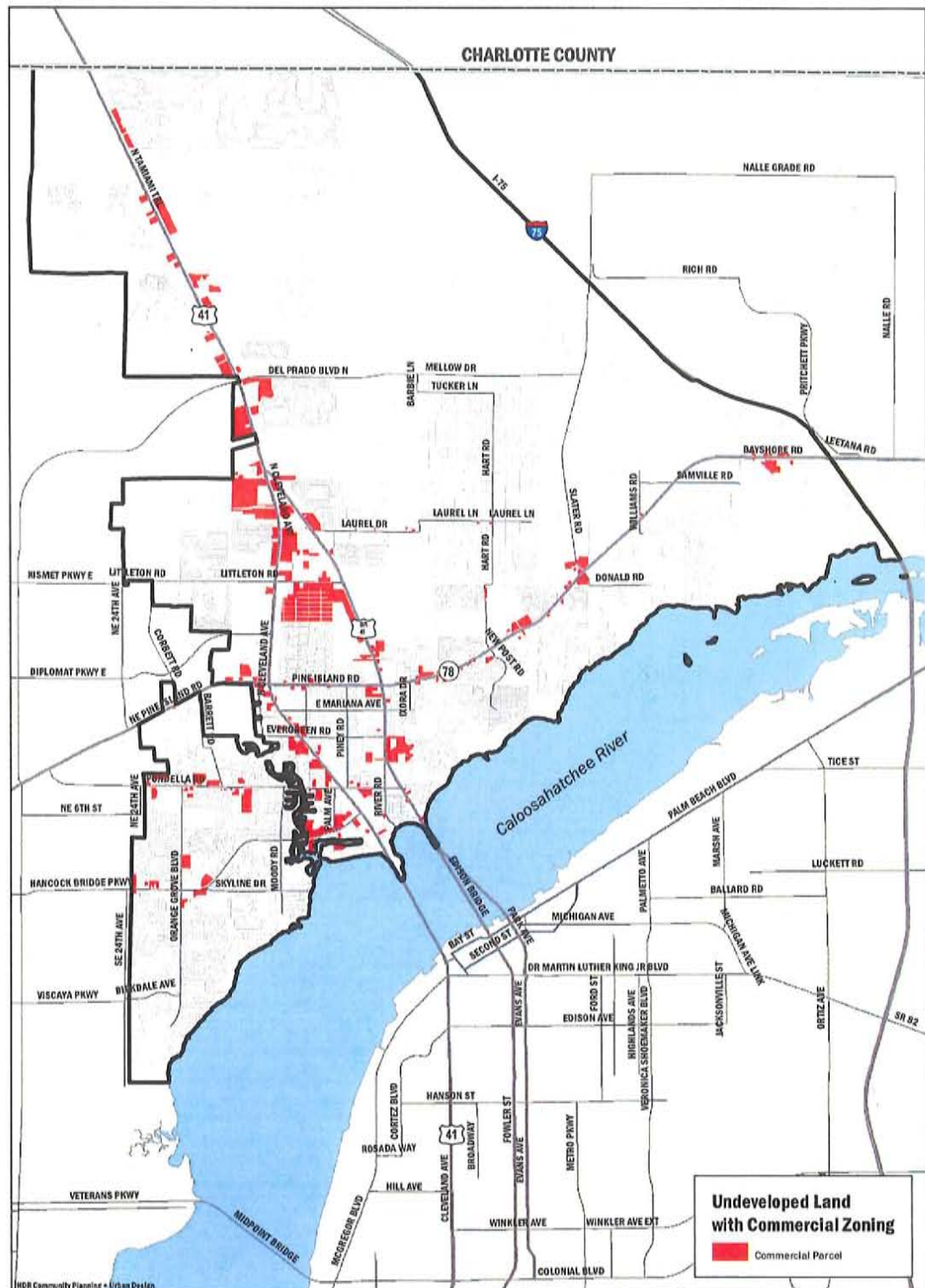
Figure 3. Undeveloped Commercial Land

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%
TOTAL	318	715.6	100.0%

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.

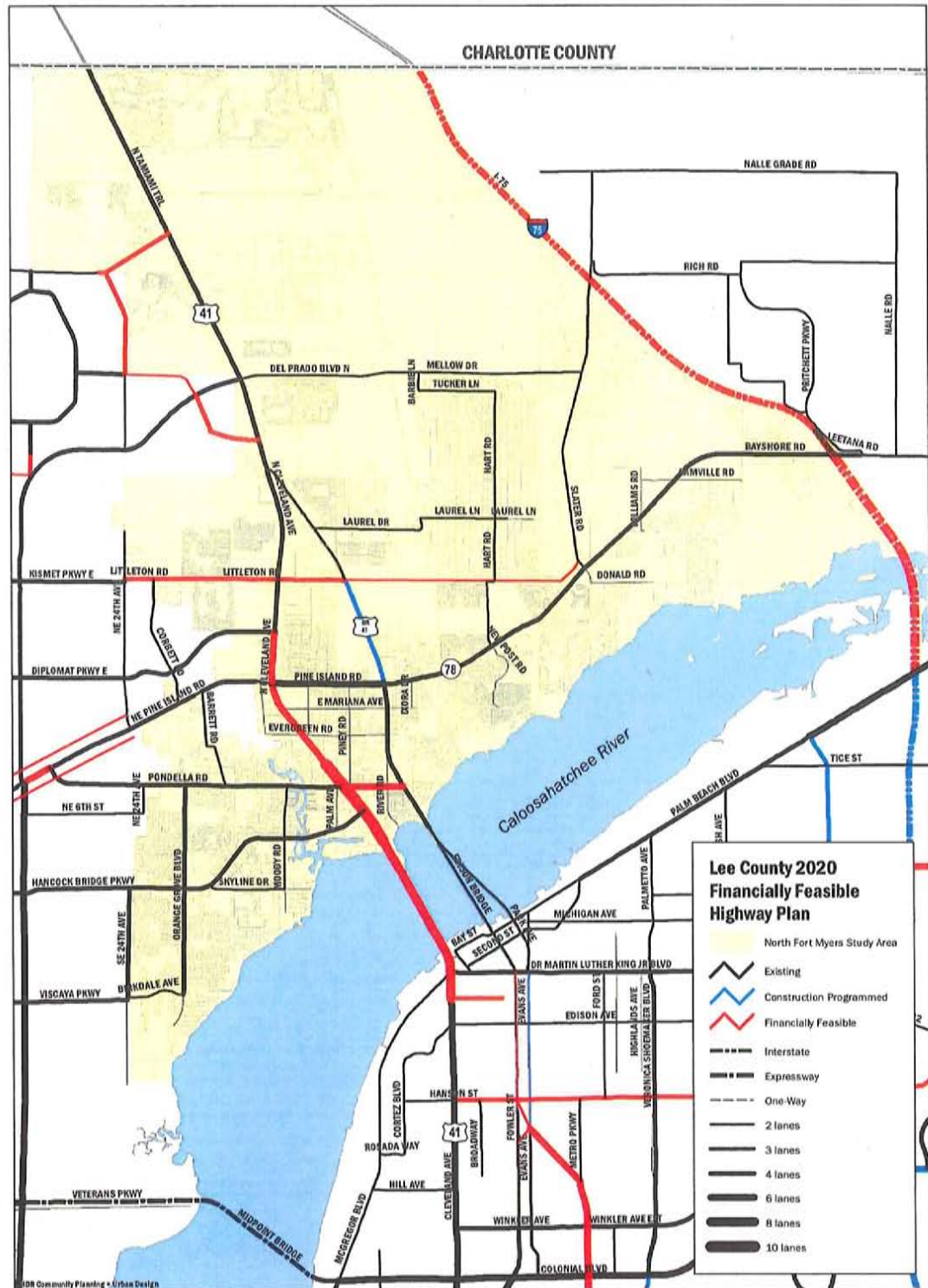
Lee County Utilities is the water provider for most of the North Fort Myers Planning Area. The South Florida Water Management District's 2006 Lower West Coast Water Supply Plan shows the 2005 Existing Service Areas in Figure 5 from Appendix B. Figure 6 from the SFWMD plan shows the areas planned for 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

	Parcels	Acreage	% of Total
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%
TOTAL	267	4,977.83	100.00%

Source: Lee County Property Record Database

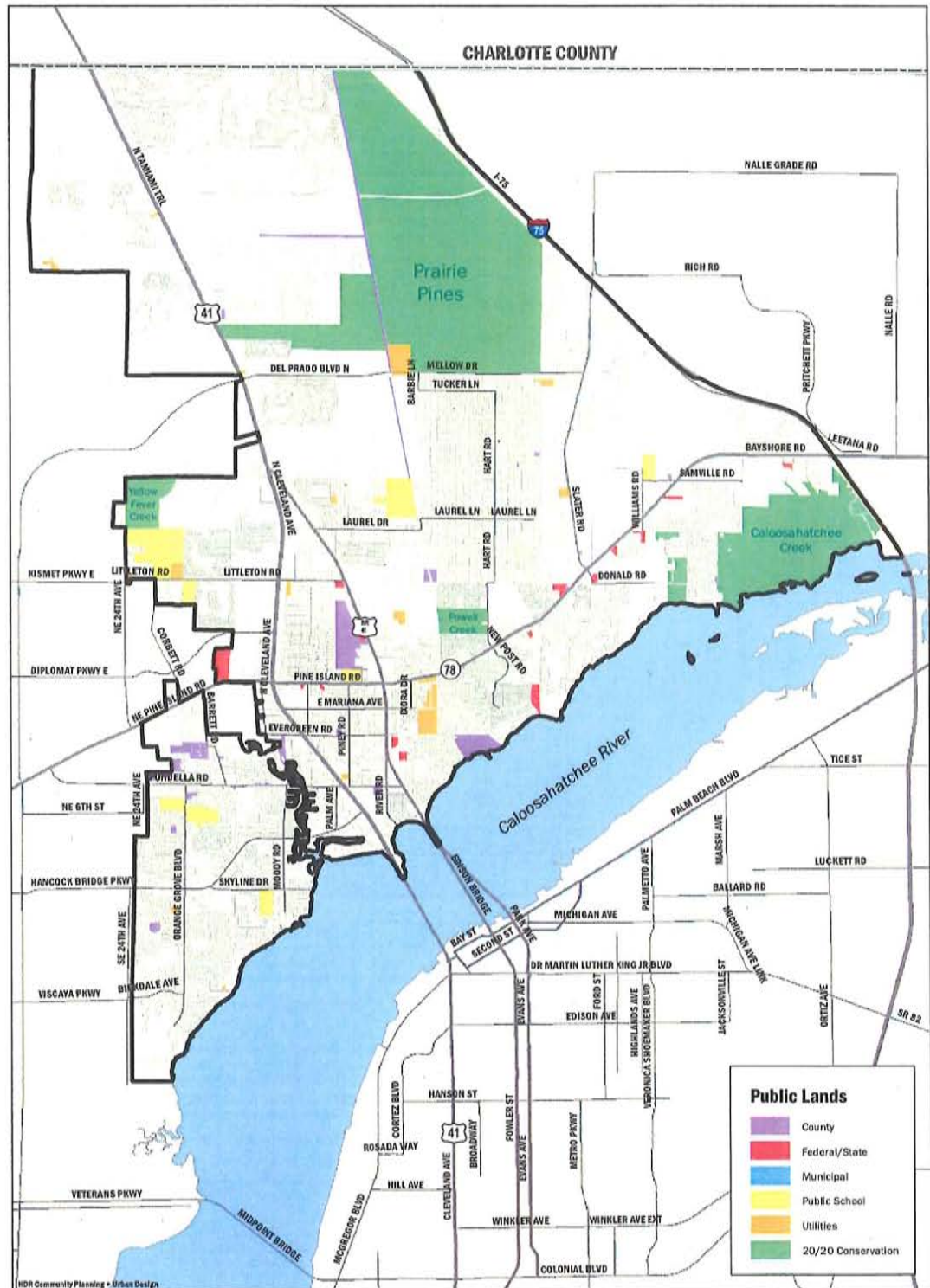
Conservation Land & Trails

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.

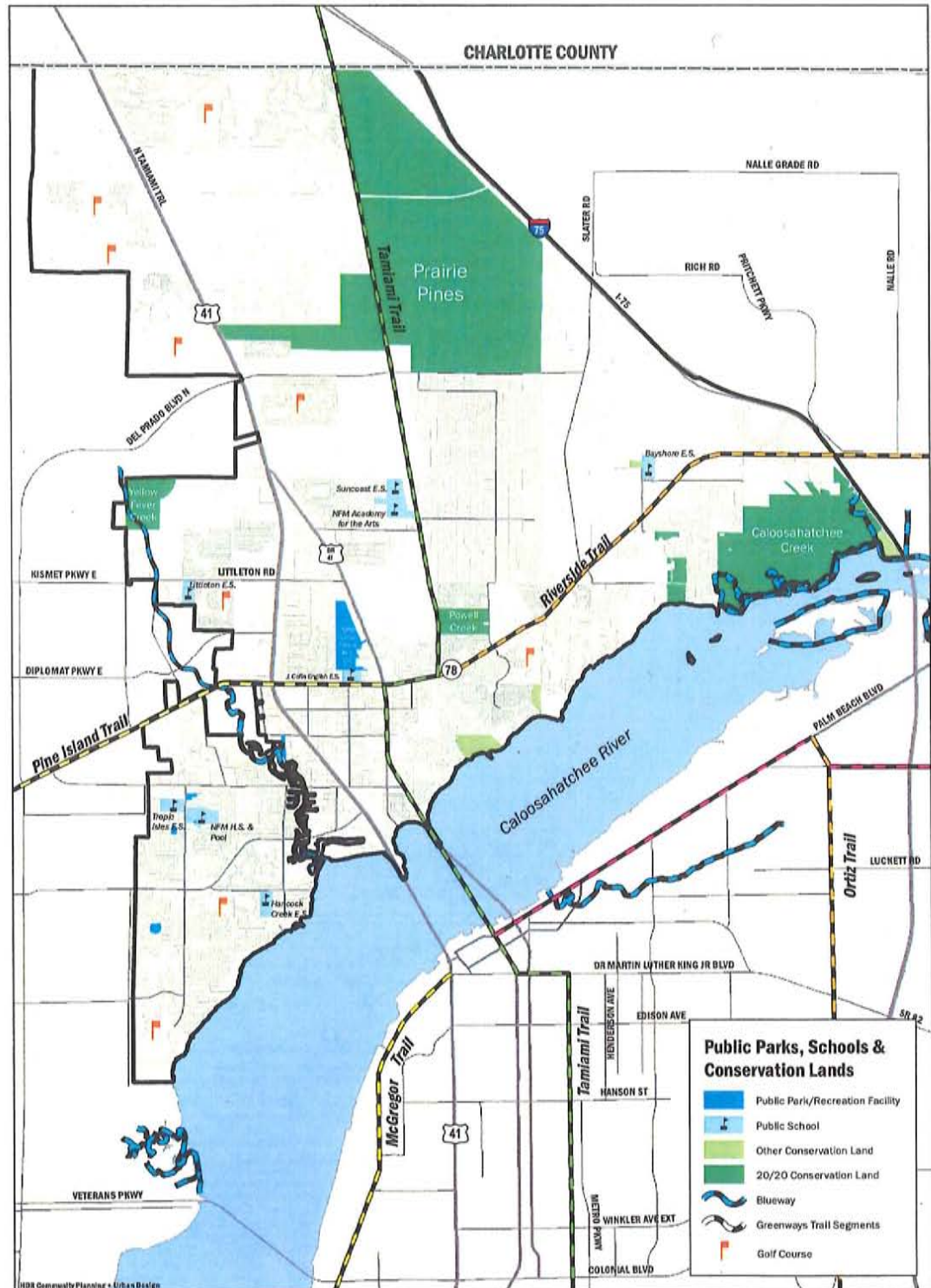
The Caloosahatchee Creeks Preserve is a multi-parcel property that straddles I-75 south of Bayshore Road along the northern shoreline of the Caloosahatchee River. The preserve is situated on 1325-acres with 836-acres within the North Fort Myers Community Planning Area. This acreage includes the 50-acre 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 9.
Public Lands



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.

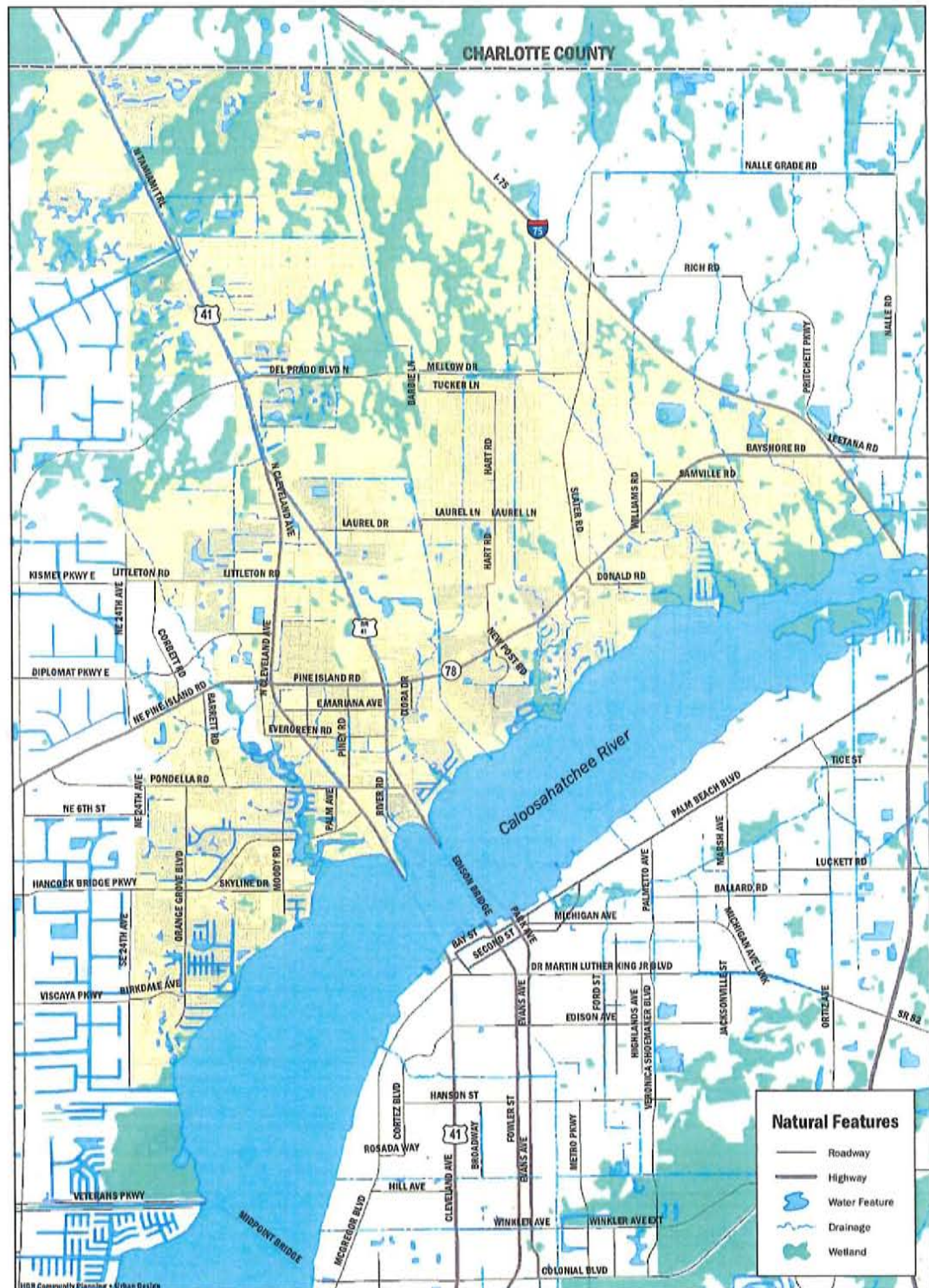
Recreation facilities are also located at many of the public school sites located throughout North Fort Myers. These include Bayshore Elementary, Bayshore Soccer Complex, North Fort Myers Academy for Arts, Tropic Isles Elementary, Robinson Littleton Elementary, Hancock Creek Elementary, J. Colin English 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.

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.

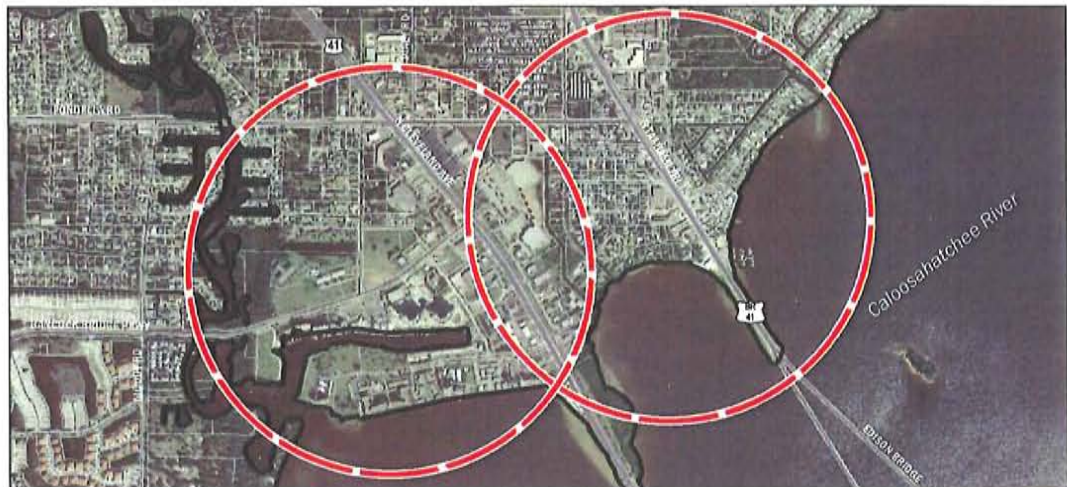
Neighborhood Centers

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



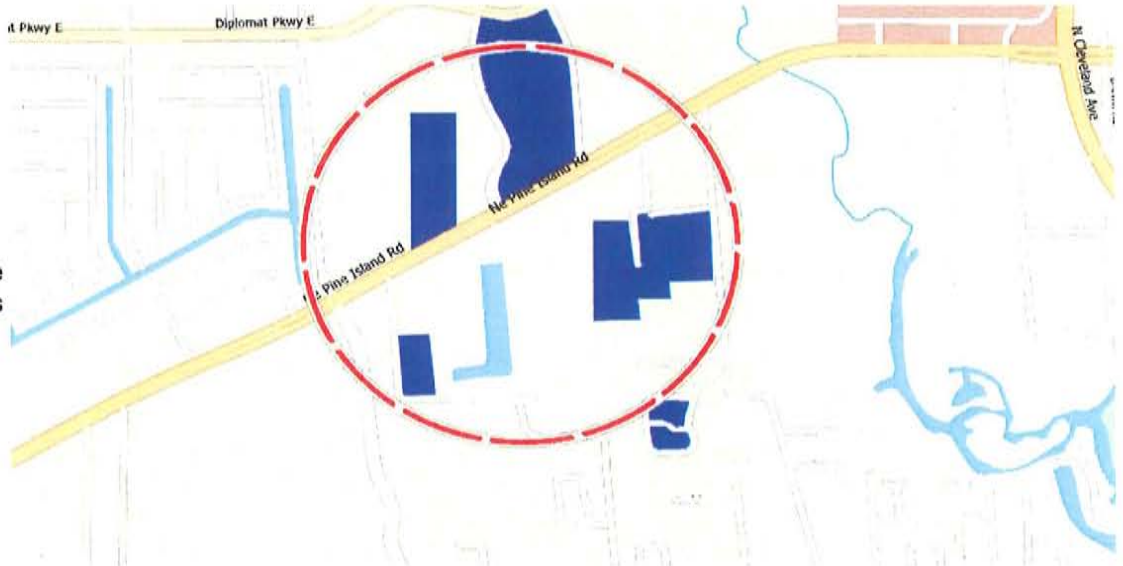
Commercial zoning in the
Town Centers.



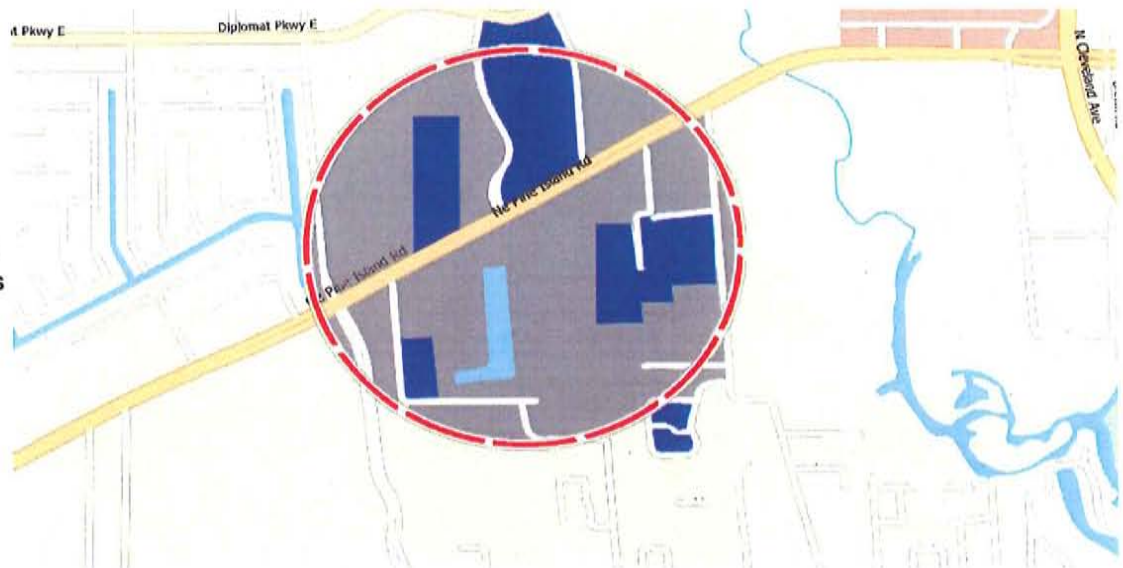
Map 14 A
Town Center
Pine Island Road
West of Barrett Road



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

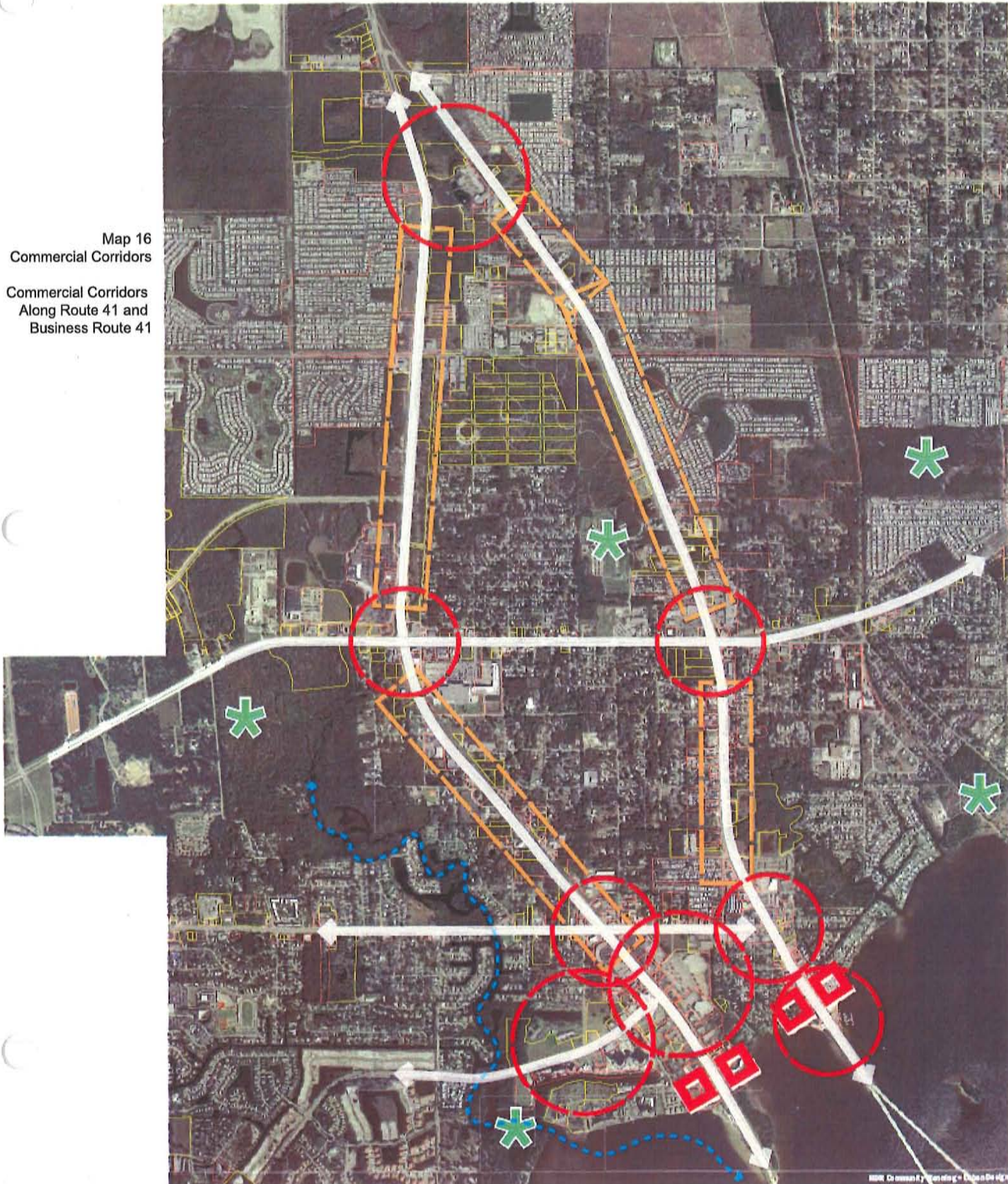
Improving conditions along North Fort Myers's commercial corridors is a high priority of the Community Planning Panel. Older, auto-oriented commercial strips lining major roadways are perceived by the community as unattractive and inconsistent with their vision for the future. Stakeholders expressed 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

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 Daltry, 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 Daltrey 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 the 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 sites 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.		

