

CALOOSAHATCHEE SHORES

COMMUNITY PLAN

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CALOOSA HATCHEE SHORES

COMMUNITY PLAN

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1.0 Introduction

The Caloosahatchee Shores Community Plan was generated by a grass roots effort, and coordinated by the East Lee County Council (ELCC), a coalition organization that represents neighborhood civic associations along State Road 80 (Palm Beach Boulevard) extending from the eastern boundary of the City of Fort Myers to the east end of Lee County (including Alva).

The Community Plan is partially funded by Lee County through a matching grant program, while the remaining fees are funded through a combination of private contributions and funds managed by the ELCC.

The Caloosahatchee Shores Community Plan aims to guide the future growth, character and quality of life within the Caloosahatchee Shores Community by adopting guiding principles into the Lee Plan and specific development regulations into the Lee County Land Development Code. These policies will provide direction on land use and infrastructure decisions, thereby ensuring that future development remains consistent with the stated vision of the community and encourages approved development to strive towards these goals.

2.0 History

The Caloosahatchee Shores Community consists of various residential neighborhoods and commercial strip development east of I-75 (see Appendix B, Map 1). This community is distinct from rural Alva, Buckingham, Bayshore and North Fort Myers to the east, south, and north, and the urban Palm Beach Boulevard corridor to the west. Caloosahatchee Shores consists of scattered residential neighborhoods including historic Olga, Fort Myers Shores, Hickey's Creek and several new residential developments and subdivisions currently under construction.

Until recently, the Caloosahatchee Shores community has been thought of and characterized both as part of Tice, located to the west, and Alva and Buckingham located to the east and south. The region was primarily used for citrus farming, cattle grazing as well as for lumber production. Both the Caloosahatchee River and the Orange River provided excellent means of transportation of goods for sale and trade. Trading posts existed in Olga, Alva and Buckingham.

As Lee County developed, SR 80 became a major commercial corridor and is now characterized by strip development from the intersection of Seaboard Street in the City of Fort Myers, through the Caloosahatchee Shores community. In 1990, Lee County created a Community Redevelopment Area (CRA) for State Road 80 extending from the Fort Myers border east to the border of Alva. The CRA conducted planning studies in the early to mid-1990s for both Tice and the SR 80 corridor. Most of the problems identified by the studies still pervade the community today, and several frustrated residents commented that the only concrete accomplishment of the CRA was enhanced landscaping along the SR 80 corridor. The CRA's attempt to address façade improvements for structures along the corridor through a matching grant program failed from lack of participation, and was ineffective in promoting redevelopment.

With development pressure building along SR 80 east of I-75, residents have a renewed interest in planning for growth in East Lee County. Business along State Road 80 can benefit from the new residential development to the east, coupled with the recent resurgence of redevelopment activity in historic downtown Fort Myers to the west. The key identity issue that the residents aimed to address in this plan is how to promote new development and redevelopment while maintaining some part of the historic rural identity of Olga and the surrounding communities of Alva and Buckingham.

3.0 Intent

The Caloosahatchee Shores Community Plan Phase I aims to begin addressing the future growth, character and quality of life within the Caloosahatchee Shores Community by adopting guiding principles into the Lee Plan. These guiding principles will provide direction on land use and infrastructure decisions, thereby ensuring that future development remains consistent with the stated vision of the community, and encourage approved development to strive towards achieving these goals.

This amendment marks an important first step in a long-term process. The provisions recommended by this Community Plan will guide the development of future Land Development Code regulations, as well as future site-specific residential and commercial projects. As identified above, the anticipated schedule for Phase I includes submittal by September 30, 2002 with adoption expected by the beginning of 2004.

The Community Plan will include two phases, as outlined below:

Phase I: Phase I is a preliminary evaluation of the major issues facing the future growth management of the Caloosahatchee Shores Community. This evaluation will include collection of data and analysis, public input and coordination with Lee County representatives. The result of this initial effort will be the establishment of a Community Vision, 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, and revise the Lee County Future Land Use Map to designate commercial nodes and lower residential densities along Buckingham Road.

Phase II: Phase II includes the preparation of Land Development Code regulations addressing issues ranging from landscaping and signage, to incentives for redevelopment. Phase II, if necessary will be adopted as amendments to the existing SR 80 CRA overlay in the Lee County Land Development Code.

4.0 Visioning Process

The community vision will provide the basis for land use planning decisions in Caloosahatchee Shores. The vision articulated by the community and described in this document will allow the community to better communicate their desires and expectations for development in Caloosahatchee Shores.

The East Lee County Council selected VanasseDaylor to develop and facilitate the community visioning process, which lasted over a period of eight months and consisted of stakeholder interviews, and three community workshops and an all-day community design charrette. The VanasseDaylor Design Team is comprised of a multi-disciplinary group of designers and planners. They are as follows:

□ **TEAM LEADERS**

Daniel DeLisi, AICP, Project Manager
Planner

C. Chad Elkins, Charrette Facilitator
Landscape Architect

□ **CHARRETTE FACILITATORS**

Noor Ismail
Planner / Architect

Jeffrey Jenkins, AICP
Planner

Fred Learned, RLA
Landscape Architect

Brian Smith
Landscape Architect

Wayne Robinson, RLA
Landscape Architect

□ **VOLUNTEER FACILITATORS**

Mitch Hutchcraft, AICP, RLA
Landscape Architect, Planner
Bonita Bay Group

Antonio Caliendo
Architect

METHODOLOGY

❑ **STAKEHOLDER INTERVIEWS**

The VanasseDaylor Design Team initiated the visioning process by interviewing a series of community leaders, business owners, and government officials. Conducting personal interviews with various interest groups within the community is essential for accurately understanding the major issues faced in this community. Additionally, identifying and including all stakeholder groups helps to ensure that the visioning process is organized and facilitated in an inclusive equitable manner.

❑ **COMMUNITY WORKSHOPS**

The East Lee County Council and VanasseDaylor organized a total of four (4) community workshops for the East Lee Community. The initial workshop and the charrette were advertised through public notices in the News-Press, sign boards along State Road 80 and a mailing that the East Lee County Council sent to every property owners within the study area (Appendix D).

Mid-way through the interview process, the East Lee County Council and VanasseDaylor organized the first workshop on February 21, 2002 to introduce and explain the visioning process to the community. The workshop provided a forum for the community to identify initial issues of concern. Using the issues identified in the first community workshop and the results of the stakeholder interviews, the East Lee County Council and the VanasseDaylor Design Team identified four general issues for in-depth discussion at the community design charrette – the second workshop. The community design charrette was a day long event, on March 16, 2002, to assist the community to graphically represent their ideas for the future growth of East Lee.

The 2 (two) refinement workshops were designed as follow up workshops to refine the information and begin drafting an amendment to the Lee Plan. The purpose was to solicit additional input on more specific topics that the community identified in the previous two workshops. The refinement workshops were held on May 2, 2002 and July 9, 2002 followed by a final presentation on August 26, 2002.

❑ **QUESTIONNAIRE**

During the charrette, participants were asked to fill out a questionnaire, which was designed to identify perceived problems or constraints and opportunities within the Caloosahatchee Shores Community. Note: the questionnaire was not designed to be a statistical survey. It was used as a means to gather input only.

STAKEHOLDER'S REPORT

INTRODUCTION

The Stakeholder Analysis was the first step in the comprehensive public participation process for the Caloosahatchee Shores Community. The findings of the report were used in preparing the community design charrette and providing the design team with initial ideas. The Stakeholder Analysis, similar to a Conflict Assessment in the field of conflict resolution, is a commonly used tool in consensus building to ensure that all interests are represented before the initiation of the formal process. The report provides recommendations for the process to become more inclusive in order to create a plan that first incorporates the visions and knowledge of a more diverse group, and second, has a broader base of support to aid in a smooth implementation process.

Interviews were conducted to examine the issues of concern to the community and to further identify the stakeholder groups. This report outlines the results of interviews (supplemented by the first public meeting which attracted over 150 people) conducted by VanasseDaylor staff to identify issues of concern to residents and property owners.

All of the interviews were conducted face-to-face with one to two interviewees. The interviews used an aerial map to facilitate the discussions and provide a locational context for ideas. During the interviews, three major topics were discussed: 1) general issues of concern, 2) specific land uses, and 3) specific additional people that need to be involved. Interviews lasted for approximately 1 hour each, but varied from ½ to 2 ½ hours.

FINDINGS

During the interviews, participants were asked to identify general issues of concern to themselves or the community. County and state officials were asked to identify issues perceived by the community and impediments to solving the identified problems. Overall, there was a general agreement on issues facing the community, though there was some disagreement on desired land uses.

GENERAL ISSUES

Many of the issues of concern to the community are the result of the relatively sudden large scale development occurring in this area. The Caloosahatchee Shores Community is experiencing rapid growth and development pressure for new residential communities. Hawks Haven was recently approved to build 1,598 residential units, the Bonita Bay Group recently received permitting for Verandah, a golf course community with 1,500 residential units, Buckingham 320 was approved for 640 units and there is discussion of a fourth large residential community to the east of Buckingham Road.

Community Identity

- ❑ Most of those interviewed, and also the general consensus among active members of the East Lee County Council, recognize that development is coming and is inevitable. However, the community expressed a desire to retain its rural identity and ensure that new development be compatible with the existing rural character of the area.
- ❑ Included within the sentiment of retaining a rural identity is an awareness by some and an attachment to a historic identity for the area. Historic Olga lies within this community boundary and was one of several areas that were used as a trading post along the region's major transportation corridor – the Caloosahatchee River. As part of this issue of community identity, many of those interviewed expressed a desire to make the river a larger part of the community, as it was historically.

Traffic

- ❑ With the increased development occurring in the area, traffic is becoming an issue on two levels: maintaining the current level of service and creating a safer environment for pedestrians and bicycles. SR 80 is a major transit corridor, linking Ft. Myers to Florida's east coast. Residents are starting to see an increase in accidents around Riverdale High School. The perception of some of the residents was that multiple accidents occur each week due to the overflow of traffic on existing roads and speeding traffic.

Flooding

- ❑ Interviewees identified flooding as a major issue of concern. Along the Orange River, flooding causes water to back up into the Buckingham Rural Preserve, the community directly to the south of the Caloosahatchee Shores Planning boundary. Interviewees perceived increased development occurring in the area as having the potential to increase the flooding problem. Additionally, many believed that Lehigh Acres, a community built at a higher elevation, causes flooding in the area.

LAND USES

Unwanted uses

- ❑ Few people expressed problems with specific land uses. Generally, interviewees believed that the specific land use was less important than the appearance of that land use. The community wants to move away from the strip commercial *appearance* that currently exists along SR 80.

Specifically desired uses

- Residents expressed a desire to see both the existing commercial development revitalized and new shopping opportunities locate to the area. Some participants suggested that the intersection of SR 80 and Buckingham Road was the center of the community and envisioned this area as a major focus for development, although others expressed the opinion that policy limiting commercial in the Suburban land use category was appropriate at this intersection. Several people who were interviewed envisioned more opportunity for larger types of retail at the intersection of SR 80 and SR 31 because much of the intersection was under single ownership and the size of the property would allow for larger types of commercial uses and shopping centers. “Big box” retail was also mentioned (Wal-Mart and Home Depot). Some of those interviewed wanted to encourage “big box” retail to locate to this area to provide the desired shopping opportunities along this corridor. Others specifically did not want “big box” retail because of aesthetic reasons and out of fear that “big box” would diminish opportunities for “mom and pop” businesses. However, the general feeling of the community was that if “big box” developments were to locate in this community they should be at or west of State Road 31.

Open Space

- Interviewees generally felt that the need for community open space should be limited because existing residents in the established rural community are on larger size lots that already provide for their open space needs. The general sentiment was that people moved out to the rural communities in East Lee County to have a big lot and get away from masses of people. However, several interviewees stated that new commercial development could create the need for usable open space for gathering in areas developed as commercial or mixed use. Some talked about having recreation facilities spread throughout the area.

Landscaping

- The majority of those interviewed expressed a preference for typical native Florida landscaping similar to what currently exists along the Caloosahatchee and Orange Rivers (without the exotics). Many expressed a desire to see the rural character preserved in landscaping and hardscape materials and did not want to see development alter the community’s character to a typical Mediterranean style.

The following were additional issues that interviewees mentioned:

- Major disconnect in the Community – There are many well-to-do land/business owners in the area and many more low-income laborers. The area has lost much of its sense of community.

- ❑ Olga Mall on Old Olga Road – Good example of "Mom and Pop" business. Olga Mall is an example of the size of the historical trading posts along the river.
- ❑ Real estate values rising above affordable costs for low-income home buyers
- ❑ Business areas only allowed certain floor area to be developed. Size should not be limited
- ❑ Architectural guidelines, redevelopment
- ❑ Preserve buildings, community center needs to be developed
- ❑ Need parks
- ❑ Preserve Buckingham Country Store (outside of study area)
- ❑ Apartments or townhouses needed
- ❑ Desired quality in building design

STAKEHOLDER RECOMMENDATIONS

- ❑ Following the stakeholder interviews, we instituted a process as we moved forward whereby the Community Planning Panel would not be a decision making body, but only a group facilitating logistics. The reason was that we needed to maintain as diverse a group as possible when decisions were made as to the content of Lee County policy changes. The East Lee County Council is already a very diverse organization, consisting of neighborhood civic associations, businesses, religious leaders and real estate developers. While the Community Planning Panel is similarly diverse and has been effective in organizing a representative cross section of people to attend the visioning workshops, it lacked diversity in its *active* membership.

At the first follow up workshop, we asked for volunteers to serve on a small working group. Since that time, all policy decisions were made through discussions with this larger group in meetings that were advertised and open to the general public. As the process continues, all meetings where input is gathered will similarly be conducted with this group of residents and property owners.

Interviewees:

1. Don Blackburn, Lee County Development Services Division
2. Bill Burdette
3. Reverend Feliciano
4. Lucy Feliciano
5. Pam Houck, Lee County Zoning Division
6. Marcia Moller Hunter
7. Richard Shafer, Principal, Riverdale High school
8. Debbie Paul
9. Mike Rippe, Florida Department of Transportation
10. Bruce Strayhorn
11. David Tinder, Manatee World
12. Barbara Ware
13. Grover Widden, Florida Power and Light

COMMUNITY CHARRETTE

Following the stakeholder interviews and the initial community workshop, VanasseDaylor, along with the East Lee County Council, identified four (4) major themes for the charrette (the design problems). Each facilitator researched the themes as they applied to the Caloosahatchee Shores Community to facilitate discussion. At the beginning of the charrette, VanasseDaylor gave an educational presentation with planning ideas and possibilities to prepare the community for each workshop.

Following the presentation, each community member was given a packet with a number that corresponded to a design problem, placing approximately 20 people in each group with a VanasseDaylor facilitator. Each design problem team had three hours to brainstorm for solutions. At the close of the brainstorming session, each group submitted their solutions, which consisted of both words and concepts in bulleted form and graphic sketches that were used to facilitate discussion and formulate ideas. The sketches provided the facilitators with concrete illustrations of the community's vision for Caloosahatchee Shores.

Provided in this report are both the bulleted verbiage and graphic sketches. In addition, each community member who attended the charrette was asked to submit their responses to pre-determined questions. The questions and responses are provided in Appendix A.

The findings and recommendations summary for each design problem are discussed sequentially within this report. The four (4) design problems were:

- ❑ **Problem 1:** Parks and Open Spaces
(Facilitators: Dan DeLisi and Fred Learned)
- ❑ **Problem 2:** Commercial Development/Redevelopment Opportunities
(Facilitators: Chad Elkins and Brian Smith)
- ❑ **Problem 3:** Community Attractors and Theming
(Facilitators: Noor Ismail and Antonio Caliendo)
- ❑ **Problem 4:** Land Use Density / Intensity
(Facilitators: Jeff Jenkins and Mitch Hutchcraft)

EAST LEE COMMUNITY

Design Problem 1

PARK AND OPEN SPACES

Problem #1 is designed to determine if the open space and green space needs of the East Lee Community are being met. *What types of open space and green space opportunities would you like in your neighborhood?* First we will need to look at what open space and green space means.

Open Space and Green Space in your Neighborhood:

Open space and Green space are very broad terms used to define land that is not developed and will not be developed. Open space is usually considered to be lands that are preserved as open areas, which in many instances can be used by people in many ways (i.e. paved courtyards, play areas, parks, golf courses, rivers, lakes, campgrounds, wetlands and preserves). Parks and green spaces along commercial corridors are often located to act as anchors for development and resting areas for pedestrian activity. Green spaces are open space lands that are green (typically landscaped or preserved indigenous vegetation). The East Lee community has several park areas designated for waterfront activities, preserves, pedestrian or bike trails, and athletics.

To complete this problem your group will be asked to discuss the uses of open space that exist in the community and the positive and negative elements that they bring. *How can these areas be improved? What are the additional areas, if any that could be used for green space?* As a group you will need to discuss what type of open spaces or green spaces are needed, desired and/or appropriate for your neighborhood. You will need to design the space with all desired elements. You will need to consider the open space's relationships with existing commercial and residential uses. You will need to determine the connections to the open space for both pedestrian and vehicular interaction. The group will need to create a design sketch of the site plan for this open space to include all desired uses and landscape features.

In addition the group should also prepare a plan of park linkages between open space areas that suggest a line of movement for the pedestrian. The linkages can offer green space between uses that are landscaped, viewed as a park and/or passages for animal movement. The linkages will soften the hard lines of development offering a holistic environment for the East Lee Community.

The facilitator will help the group prepare the sketches and written descriptions for presentation at the end of the workshop. The group facilitator and a community member will present this information at the end of the design process. You can present verbiage in bullet form or actual graphic sketches.

FINDINGS AND RECOMMENDATIONS SUMMARY:

- ❑ Open space / Water resource
- ❑ Implement rural character and stop urban sprawl
- ❑ Creation of agricultural districts based on historical land use
- ❑ Recreational uses for children with playgrounds, ball-fields and river access
- ❑ Under-utilized existing river access park land
- ❑ Preservation of existing wooded areas and large historic trees
- ❑ Sidewalks in Olga/ Riverdale High School/ Fort Myers Shores
- ❑ Bike paths connected to schools and parks
- ❑ Green space in commercial areas
- ❑ Increase depth of lots of commercial parcels for future expansion and the incorporation of green space
- ❑ Revitalize, rehabilitate SR 80 visual eye-sores
- ❑ Equestrian activity/center for shows

EAST LEE COMMUNITY

Design Problem 2

LAND USE DENSITY / INTENSITY

Problem #2 is designed to gather specific information concerning how the community perceives and feels about residential density and commercial intensity. First we must understand what density looks like and distinguish between density and appearance. We then need to look at specific areas within the community and identify what types of densities or commercial intensities are most appropriate.

Residential Density

The group will need to start by discussing what type of character they envision for the East Lee community and define the differences between East Lee and surrounding areas. The facilitators will present a series of pictures and aerial photographs to help guide discussions and identify what different densities can look like. The facilitators will also explain the concept of “cluster development” – the technique of using higher density development clustered in specific areas in order to preserve open space, natural areas or recreational areas. What is the difference between “cluster development” and “sprawling development”?

The facilitators will review the existing Lee County Future Land Use Map (FLUM - the map that defines density and land use in Lee County) and the current allowable densities in each area.

Commercial Intensity

The facilitators will start out by defining different types of commercial development and the necessary areas for these uses. The facilitators will then review the existing FLUM and identify areas that need to be changed, if any, to allow for the type of commercial development that the community envisions.

Village Center/ Mixed Use Area:

Mixed-use developments are developments that combine multiple land uses such as: residential (single-family and multi-family), commercial (retail, office, restaurant, medical) and open space (ball fields, parks, picnic areas, fishing piers). A mixed-use development can be either a mix of uses within one single building or multiple buildings developed in close proximity, and typically provides an increase in daily activity within a neighborhood, and provides convenience through the commercial uses and additional housing opportunities for the neighborhood. A village center is a common setting for mixed uses.

Some local examples of mixed use developments are: Ft. Myers Beach along San Carlos Boulevard, 5th Avenue South in Naples, S. Armand's Circle near Long Boat Key, and downtown Fort Myers. All of these areas of development have residential uses within very close proximities to high intensity commercial areas, or have residential uses mixed with office and retail uses.

To complete this problem your group needs to discuss how they would like to see the residential and commercial areas interact. Do you enjoy walking to the store or would you find it convenient to do so? What types of commercial uses are compatible with residential? What types of commercial uses are not compatible with residential?

FLUM

The facilitator will assist the group to recolor the Future Land Use Map based on the community's vision. The group facilitator and a community member will present this information at the end of the design process. You can present verbiage in bullet form and/or the re-colored FLUM.

FINDINGS AND RECOMMENDATIONS SUMMARY:

- ❑ Convert First Street to service road to encourage more upscale commercial.
- ❑ Prohibit car dealerships
- ❑ Unify lighting districts
- ❑ Development of riverfront to include greenway and fishing pier
- ❑ Controlled access on SR 80
- ❑ Sound proofing/buffer wall for noise screening, landscaping, conversion to higher quality commercial
- ❑ No high density residential on SR 80
- ❑ Alternate routes to SR 80, want back entrances
- ❑ Limit height on commercial
- ❑ Discourage low income residential apartments
- ❑ Review existing uses
- ❑ Establish design criteria
- ❑ Commercial locations at Old Olga (on SR 80)
- ❑ No storage locations on SR 80
- ❑ Mix use – residential/commercial along SR 80
- ❑ Transitional residential – to consider small residential standards consisting of “mother-in-law” apartments and flats
- ❑ Nice upscale Industrial Park
- ❑ Commercial to be clustered with larger ratios, service roads and back entrances
- ❑ Limit rental home and HUD homes in Fort Myers Shores
- ❑ Strengthen code enforcement
- ❑ Major river access for fishing, active and passive recreational areas for kites, horses etc.
- ❑ Expand, improve standards for parks
- ❑ Improve security standards and lighting
- ❑ Commercial design standards
- ❑ Establish architectural review board

EAST LEE COMMUNITY

Design Problem 3

COMMUNITY ATTRACTORS AND THEMING

Problem #3 is designed to gather specific information about how you perceive your community, potential attractors or the identity of the community, and the potential of gateway features to define the identity of East Lee.

First we must define the multiple types of roadways and design elements within the community and the general perception of the community. List adjectives that describe the general resident and outside perception of the East Lee community. *How do people identify and relate to the community? What draws people to the community?*

Second, we want to understand what a Gateway is and how it works. We must ask ourselves the question; *Do we want a Gateway to define the identity and boundaries of the community? Do we want an identifiable entrance into the community? How should it look? Do we want an identifiable architectural character for the community (Mediterranean, Old Florida Cracker...)?*

Gateway

A gateway can be viewed as an entrance to an area. Just as someone enters a home into a foyer or vestibule at a church, that specific area is designed to mark the beginning and end of a visit. An area can be defined with hard-scape, planting material or architectural elements to distinguish the East Lee Community's identity. Developing elements at the gateway areas will be useful when creating a cohesive design for the community.

Please locate the gateway areas on the aerial provided and describe both graphically and in bullet form what the gateway will be.

Theming (Provide Bullets and Sketches)

Third, we want to identify elements of the community that can be used for identification or attractors. In planning we call this exercise "theming". Some of the ideas that have already been mentioned are the revitalization of "historic Olga", providing a stronger connection with the river, creating horse trails and amenities, etc.

To complete the problem your group needs to discuss how you want people to identify with the community and ideas for creating that kind of community. If possible, identify where in East Lee each type of feature would be appropriate. Your group should provide areas of concentration for immediate and long-term concern. In addition, think of potential names that are more descriptive to identify this community (The Lee County Comprehensive Plan refers to this area as the Ft. Myers Shores Planning Community, we are referring to this area as East Lee).

The group facilitator and a community member will present this information at the end of the design process. You can present verbiage in bullet form or actual visual pictures.

FINDINGS AND RECOMMENDATIONS SUMMARY:

- ❑ Gateway into Community – Participants agreed not to create any physical gateway into the community, but preferred to have more indigenous plants landscaped/planted within the vicinity and creating a rural theme throughout the community. The additional plantings will subconsciously demarcate the boundaries of the geographical location of the area. Plants to include indigenous plants not limited to the following: Palmetto, Oak and Wax Myrtle.
- ❑ Architectural Theme - Vernacular Architecture, e.g.: Florida Cracker, Southern Architecture, extended overhangs, pitch roof, corridor, tin metal roofing and others

Not to exceed 3 stories in height

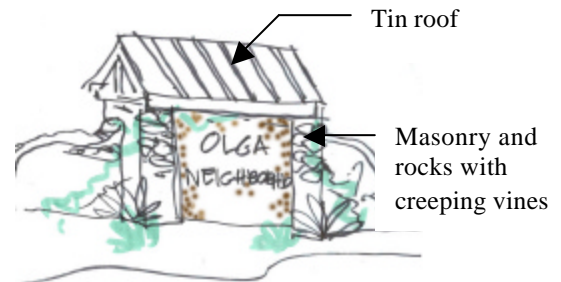


Architectural theme:
Vernacular Architecture
e.g. Florida Cracker with
extended roof overhangs,
metal roofing, shaded
corridors and other
distinctive features

- ❑ Height restrictions to be placed on buildings – not to exceed three (3) stories in height
- ❑ Gateway into Neighborhoods – The community agreed to distinct monumental markers demarcating the entry into the various neighborhoods. This can be a standardized simple form or a “free for all structure” that has a rural characteristic instilled within it. The community agreed that they should find a common name for the East Lee Community for future references.



Wood
frame



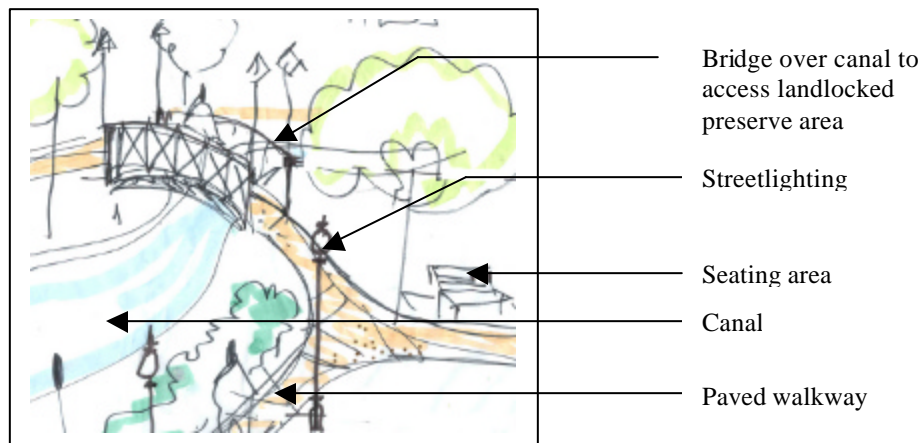
Tin roof

Masonry and
rocks with
creeping vines

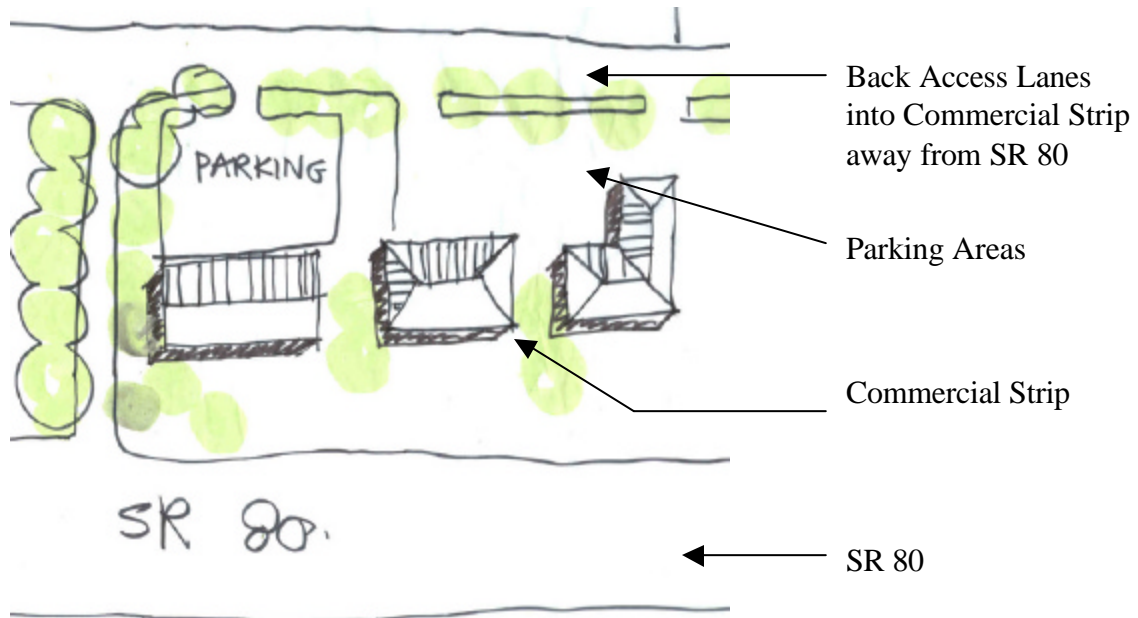
Gateways into neighborhoods to depict a rural, “rustic” theme throughout.
(The sketches above are merely quick artist conceptual illustrations to depict theme)

- ❑ Streetscaping – lined-up palm trees and adequate landscaping at ground level. Streetscaping to break away from the monotony to create focal points where appropriate
- ❑ Speed limit on SR 80 to be maintained in view of the proposed six lane expansion plans

- ❑ No big box development, stick with rural architectural theme, more "Mom and Pop" establishments
- ❑ Village Center to be away from SR 80 – to include basic amenities such as post office, library and other basic amenities
- ❑ Public access to riverfront – While it is important to maintain public access to riverfront, the community agreed that access should be restricted. Issues to be addressed include the following: maintenance of shore-line, preservation issues, enforcement, control issues, buffering and screening of neighborhoods
- ❑ Active/passive recreational activities should fit in with the rural type image. The community agreed that emphasis should be on canoeing, horse trails, kayaking and walking trails.
- ❑ Proposed park at two areas:
 - ❑ Northeast of defined geographical boundaries of East Lee Community on agricultural lands
 - ❑ Land-locked area of preserves behind Methodist Church that is surrounded by canal Ideal for walking trails, connected bridges and seating areas. Centrally located and easily accessible by the various neighborhoods surrounding the area



- ❑ Adequate lighting in neighborhood and public areas for crime prevention
- ❑ Davis Boat Ramp to be cleaned up
- ❑ Trailer parks to be spruced up or screened
- ❑ No used car lots
- ❑ Back street access into commercial strip away from SR 80



- ❑ No Billboards
- ❑ Library - Community is requesting that the existing library be given a new lease, or create a free-standing library within the community

EAST LEE COMMUNITY

Design Problem 4

COMMERCIAL DEVELOPMENT / REDEVELOPMENT OPPORTUNITIES

Problem #4 is designed to determine how your community feels about commercial land use and its development. To complete this problem you must understand what commercial land uses are. Below, examples are given that define existing commercial land use developments. An aerial has been provided for the group to develop its vision of a commercial property. Please identify where parking should be located. Also, determine on which street the development fronts and where there will be access to the businesses. Please note that these are hypothetical examples of commercial development. This exercise will inform us of how the community would ideally like to see commercial uses being developed in different areas of East Lee – what kind of uses and what types of site designs.

Commercial Land Uses:

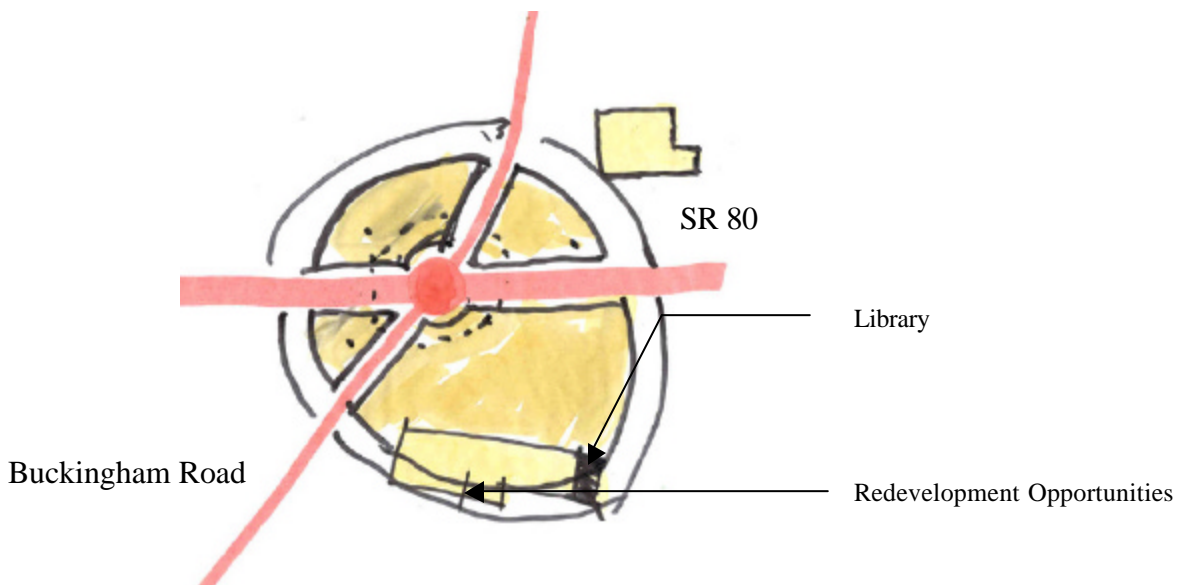
Publix Shopping Center, Winn-Dixie Shopping Center, SR 80 “strip development”, Wendy’s, historic retail are a few examples of commercial land use.

For the aerials provided, determine how the commercial areas need to be developed.

- A. Intersection of Buckingham Road and SR 80
- B. Intersection of SR 80 and SR 31
- C. “Historic Olga” – Old Olga Road

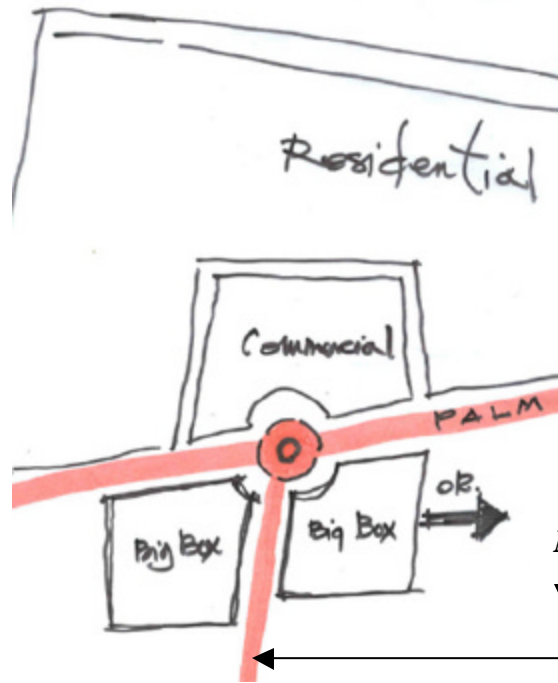
FINDINGS AND RECOMMENDATIONS SUMMARY:

- ❑ Commercial uses tied to community needs
- ❑ Enhanced existing commercial areas
- ❑ Connectivity of community with sidewalks
- ❑ Improvement plan sidewalk
- ❑ Transition from Suburban to Rural to Outlying Suburban
- ❑ Updated design standards for older residential
- ❑ Commercial identity through identification of community name
- ❑ Town Center at intersection of SR 80/ Buckingham Road
- ❑ Town Center to incorporate restaurants, farmer's market/vegetable stand, retail shops, community center, antiques, café, post-office, library, youth center, elderly center, bowling and recreation



Conceptual Layout: VILLAGE CENTER

- ❑ Buffer between commercial/residential areas.
- ❑ Signage to be uniform throughout. No neon lights and low signage to be provided throughout (like Wellington). All signage structures to match/be compatible with informational signage.
- ❑ Big box development (such as Target, Wal-Mart, Home Depot) to be developed strictly in line with architectural guidelines

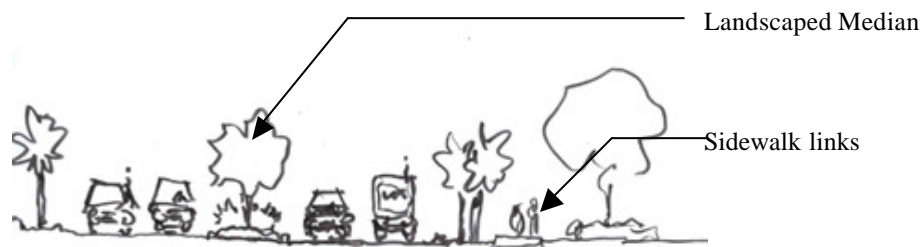


Types of “Big Box” Development:

- Wal-Mart
- Target
- Home Depot

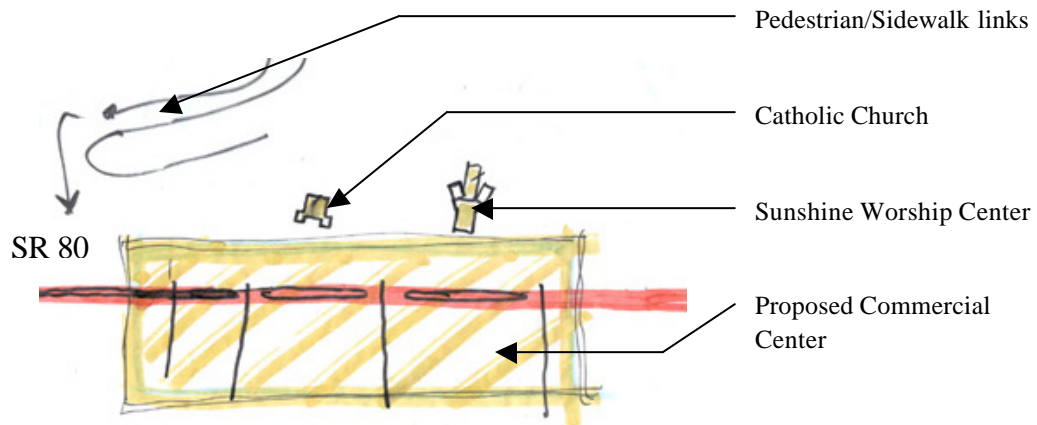
Conceptual Layout: SR80 / SR31 Intersection

- ❑ Streets to incorporate medians and limit access (curb cuts) where possible
- ❑ Pedestrian links from residential to commercial areas



Conceptual Layout: Streetscaping

- ❑ Commercial areas to include bike paths, pedestrian sidewalks, parking lot with trees. Parking areas to be in the back
- ❑ Commercial outlets to depict rural vernacular Florida architecture with a two-story height limitation, rural theme throughout



Conceptual Layout: Proposed Commercial Center

- Do not want list:
 - Adult entertainment – strip clubs, adult book stores, pornography stores
 - No bars
 - Limit/prohibit franchise outlets
 - Limit Big Box via design and area
 - No more used car lots

5.0 Community Characteristics

The East Lee County Council initiated the community plan under the realization that development is coming to the Caloosahatchee Shores area, and there is a need to ensure that new development be allowed in line with the community vision. The current Lee County Comprehensive Plan projected only a minimal increase in population for the Caloosahatchee Shores Community. Note that the current Lee County Comprehensive Plan designates this area as part of the “Fort Myers Shores Planning Community”, which also includes a small area west of I-75. The Fort Myers Shores Planning Community is projected to increase in population from 12,000, as was estimated in the base year of the Comprehensive Plan, to 15,000 people by the year 2020 (Table 1). According to census data, this slow growth rate is fairly accurate (Table 2).

Table 1: 2020 Population Projections for the Ft. Myers Shores Community

Year	Population
1998	12,617
1999	12,867
2020(Forcast)	15,135

Source: Lee County Department of Community Development

Table 2: Census Projections for the Caloosahatchee Shores Community

Year	Population
1990	11,830
2000	14,115

Source: US Census Bureau

However, over the last three years there has been a significant increase in entitlements for residential developments in the Caloosahatchee Shores Community. The following table shows the projected population increase based on the three recently approved residential developments in the Caloosahatchee Shores community. What the tables show are that even if there are no new developments proposed in this community, there will be a 85% increase in population over the next ten years, based on build-out projections of Verandah, Hawks Haven and Buckingham 320.

Table 3: Permitted Increase in Residential Units

	Development	# of Multi-Family	# of Single Family	Total DU
1	Hawks Haven	250	1,348	1,598
2	Verandah	375	1,125	1,500
3	Buckingham 320	320	320	640
	Total New Units	945	2,793	3,738

Source: Lee County Department of Community Development

Table 4: Projected Increase in Population by 2012

Unit Type	# of Units	Population Multiplier	Population Projection
Multi-Family	945	2.02	1,909
Single Family	2,793	2.74	7,653
Total			9,562

Note: Population figures are based on multipliers obtained from the Lee County Planning Division. These multipliers are fairly consistent with data obtained from the US Census Bureau and located in Maps 2 and 3 of Appendix B

The increase in population is significant for a number of reasons. First, the idea of creating a community plan originated with the rezoning of the 320-acre property originally proposed for a total of 1,320 units. Residents rallied against the rezoning based on concerns for residential density, compatibility with the surrounding communities, and the Buckingham Rural Preserve land use category which is directly to the south of the property. Therefore, one common theme that was reiterated by residents throughout the planning process was that growth and development are acceptable as long as the density is compatible with existing density, and the rapid increase in development does not place an undue burden on the existing communities.

The second theme we heard constantly throughout the planning process was a desire for increased and enhanced shopping opportunities within the community. Residents expressed concern about having to go outside the community for much of their shopping needs, creating situations where residents drive longer distances and create more traffic on the roads in their community and surrounding communities. The population increase is significant in that it has created the expectation and hope that larger retail establishments will now, with an increased customer base, locate larger shopping opportunities in the area.

Finally, with the increased population and desire for more regional-type shopping opportunities, residents wanted to retain some of their historic rural identity. In the following plan amendment, we have attempted to do that by locating the increased retail designation at the largest intersection and closest to I-75, created a change that aims to locate higher density residential development away from Buckingham Road, which is presently rural in nature, and establish policies to address community character to ensure that new development promote the vision of the community.

Community Identity and Historic Resources

The Caloosahatchee Shores Community is a mix of rural, suburban and strip commercial development. In the minds and hearts of the residents this community is still rural in nature. However, it is clearly a transitional area, from the rural areas to the east in Alva, to the intense commercial development directly to the west of I-75.

The Caloosahatchee Shores Community has a historic identity that the community wants to preserve. The identity of the community is tied to the waterfront and the rural farming character that is now fading. Historic structures and historic uses do exist in this community and should be preserved where possible. Much of the focus on maintaining the historic rural identity for the area translated into retaining the historic Florida Vernacular architectural style or Florida Cracker. The Lee Plan currently provides for the preservation of historic structures and Lee County and the Lee Trust for Historic Preservation currently work to ensure that historic buildings of value are preserved. Buildings already preserved include the Olga Community Center, the Flint House and the Olga Mall. This should continue; however, we do not feel there is anything additional to propose at this time that would significantly help historic preservation in the Caloosahatchee Shores Community.



Above: View of the Caloosahatchee River from Marina 31

Maintaining the community's historic connection to the waterfront, however, will add significant value to residents and visitors of this area. Connection to the community's rivers defined a large part of the area's past, both from the Caloosahatchee River that bounds the community on the north and the Orange River which bounds the community on the south. The neighborhood "Fort Myers Shores" was clearly named to maintain the neighborhood's connection with the riverfront. Despite this, the waterfront aspect of the community is not readily apparent from properties setback away from the water. Public access is fairly limited to Manatee Park, Franklin Locks, and at one time, the Florida Power and Light Power Plant. The community still retains some of the historic water dependent uses such as Marina 31, Manatee World, and several other areas located on Lee Plan Map 12, the Water Dependent Overlay Zone; however, public connections to the water can be enhanced.



Above: View of the Caloosahatchee River from a house in the Fort Myers Shores neighborhood

Projected Demographic Shift

The development of Verandah, Hawks Haven and Buckingham 320 will undoubtedly alter the demographics of the Caloosahatchee Shores Community. According to Map 4 in Appendix B, the Projected Median Property Values in 1999 (using Claritas data obtained from Lee County) ranged from \$112,000 at the high end for properties located along the Caloosahatchee River to approximately \$60,000 for properties located closer to State Road 80 (note however, that the highest valued properties, the high end outliers, located on the waterfront can exceed \$400,000 in value). Verandah alone, with 1,500 units, projects an average present value for properties (excluding higher end outliers along the Orange River) of \$360,000 in the first year. The low end homes, the Coach Home product will sell for approximately \$200,000. Even without Hawks Haven, which like Verandah, is a golf course community, and Buckingham 320, both of which will likely have property values slightly less than Verandah, the Caloosahatchee Shores Community will face rapid increase in average property values due to new high priced homes locating in the area. With the new higher end residential units coming to the community, retail developers will see a greatly expanded customer base and significantly increased community purchasing power.

Transportation:

Transportation was not among the major areas of concern to the community, and then mostly in terms of pedestrian safety, aesthetics, and character of the roadway. Creating a walkable area along State Road 80, the major spine road of the community, was discussed as well as limiting the number of commercial access points along the corridor. Residents expressed concern over high traffic speed, and generally wanted a corridor with enhanced landscaping. Residents wanted to maintain the rural character of Buckingham Road, the other major roadway in the community.

Planned Developments:

Map 5 in Appendix B shows the existing planned developments in the Caloosahatchee Shores Community. The striking aspect of this exhibit is that the three recent residential and mixed use developments, Hawks Haven, Buckingham 320 and Verandah, occupy a substantial amount of the remaining undeveloped land – over 3,600 acres. Much of the remaining land is occupied by the existing residential neighborhoods of Fort Myers Shores, Olga, the Florida Power and Light Power Plant, and the existing commercial strip centers along State Road 80.

Future Land Use Map

The Future Land Use Map (FLUM) currently identifies a hodgepodge of fairly intensive land use categories along the western end of the community along I-75. Generally, the land use categories become less intense to the east. Map 19 of the Lee County Comprehensive Plan also designates the intersection of State Road 80 and Buckingham Road a Commercial Node. The Future Land Use Map shows the Buckingham Rural Preserve adjacent to the south of the

Caloosahatchee Shores Community, and, with the exception of Lehigh Acres, rural lands to the east.

Table 5: Future Land Use Category Acreages

Future Land Use	Acreage
Suburban	4,550
Rural	3,926
Urban Community	1,160
Wetlands	1,082
Public Facilities	411
Industrial Development	410
Central Urban	272
Upland Conservation Lands	146
Intensive Development	75
General Interchange	59
Outer Islands	19
Wetland Conservation Lands	16
Industrial Development	5
Approximate Total	12,131

Table 5 shows the Future Land Use categories that exist in the Caloosahatchee Shores Community, and the total approximate acreage of each category, while Map 6 in Appendix B shows the future land uses within the community and surrounding area. Most of the area that the community envisioned for development is currently in the Suburban land use category, including the future residential developments and the two commercial nodes at SR 80 and Buckingham and SR 31 and SR 80. The “Suburban” category allows for moderate residential densities, and limits commercial intensities to developments less than 100,000 square feet of retail area.

Generally, the existing designations are appropriate for guiding the future growth of the community, provided that Lee County gives further direction on where and how commercial uses should be developed, and a methodology to encourage a mix of residential uses and community uses in the smaller parcels along key corridors.

However, two modifications that are necessary are:

1. Lower the allowable density along Buckingham Road
2. Allow for increased commercial development at the SR 80/SR 31 commercial node.

6.0 Recommendations

Based on the compilation of responses, evaluation of existing conditions, and mapping and data analysis, a Community Vision was defined and multiple “Action Items” were created. These Action Items represent general or specific steps that the community has identified for immediate action or future detailed evaluation. Presented below is a summary of the key issues identified by the participants of the study. However, in order to give the Community a clear expectation of how each of these Action Items will be addressed, when they will be addressed, and who is responsible for implementing them, each Action Item has been categorized in one of the following three categories:

- Lee Plan Amendment
- Land Development Code Amendment
- Community Responsibility

LEE PLAN AMENDMENT

The Action Items listed in this category can be addressed, even if only preliminarily, in the Lee Plan Amendment scheduled for submittal on September 30, 2002. These are typically issues that are visionary in nature, and can be adopted in Goal, Objective and Policy format. They will then serve as “enabling” language for future, more detailed community planning efforts, and also address areas within the current Lee Plan that would inhibit the Caloosahatchee Shores vision from becoming reality. These Action Items will help form the Community Vision, and will serve as the cornerstone for future development and project approvals.

Timeframe: Initiated September 30, 2002; Approved early 2004

a. Community Character - See Objective 21.2

- Enable the adoption of enhanced design standards
- Encourage the use of Florida Vernacular styles of architecture

b. Commercial Corridor Concepts – See Objective 21.2

- Establish the intersection of SR 80 and SR 31 as a commercial node allowing for Community Commercial Levels of development.
- Preserve the historic retail use (the Olga Mall) at the intersection of Old Olga Road and South Olga Drive, and encourage other village center uses (see Exhibit # 1).
- Require the provision of pedestrian and vehicular interconnects between uses.
- Encourage the redevelopment of SR 80 to use First Street as a reverse frontage road, and redevelop by aggregating parcels to deepen lots.

Exhibit 1: Artist rendering of the intersection of Old Olga Road and South Olga Drive



c. Residential Areas – See Objective 21.3

- Enable the community to draft enhanced buffer requirements when projects are not mixed use in nature.
- Discourage multi-story apartment buildings along SR 80 and Buckingham Road.
- Encourage and provide incentives for mixed-use developments at the commercial nodes – SR 80/SR 31 and SR 80/Buckingham Road. Grant deviations from or change any policies that would inhibit or discourage mixed-use developments (ie. Glossary Change).

d. Community Facilities/Parks - See Objective 21.5

- Encourage the creation and expansion of parks, nature trail, equestrian trails and river access.

f. Public Participation - See Objective 21.5

- Encourage Public Workshops prior to the Hearing Examiner proceedings and increased access to rezoning information.

g. General Amendments

- Update the Vision Statement to reflect current conditions in the Caloosahatchee Shores Community.

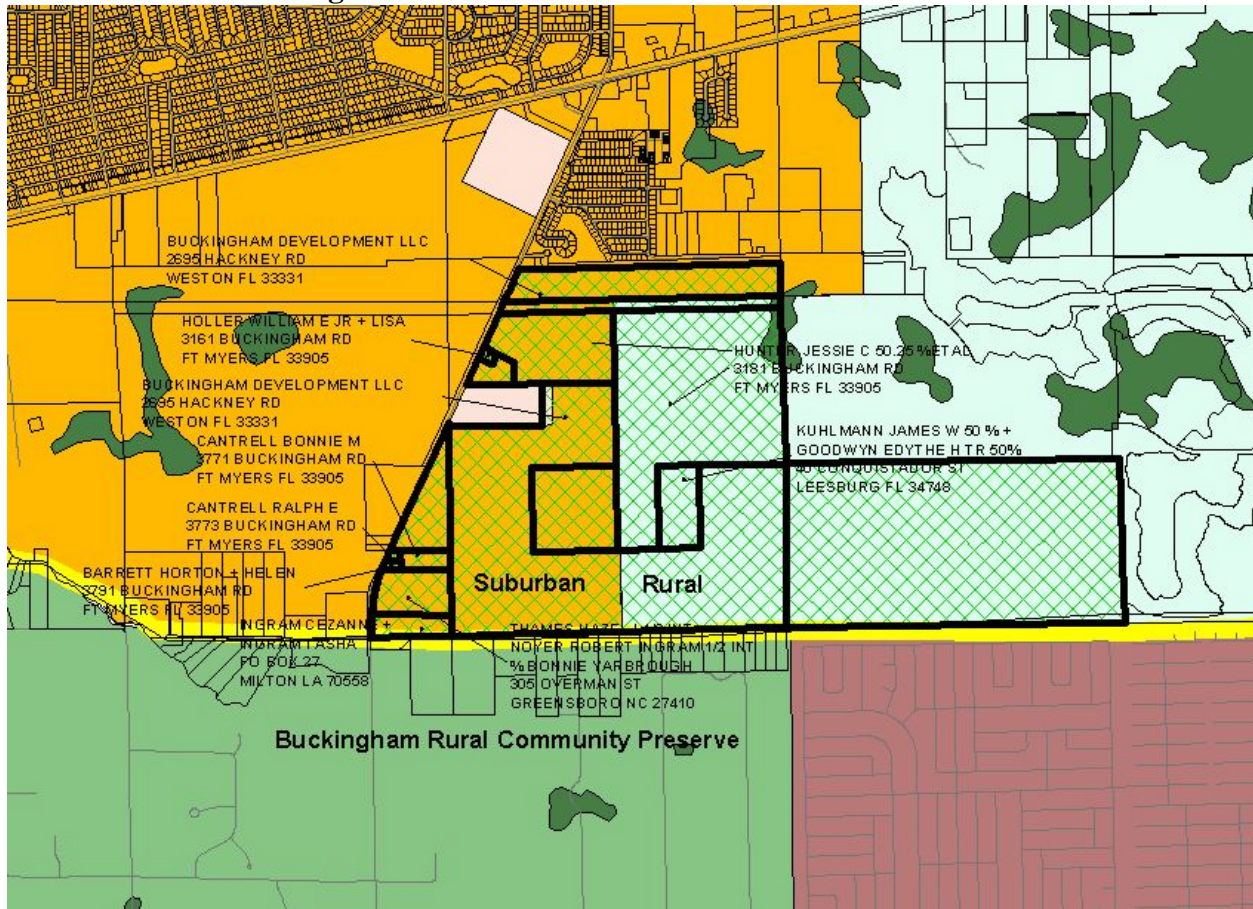
Map Change

As stated earlier in this report, the East Lee County Council initiated the community planning process after its successful opposition to a Residential Planned Development (Buckingham 320) located adjacent to the Buckingham Rural Preserve and along Buckingham Road. Residents expressed two major concerns during the Buckingham 320 zoning process that became central themes during the community plan visioning process.

First, the feeling of the community at that time and throughout this visioning process was that there needs to be an area of “transitional density from the Rural Preserve area in Buckingham (1 dwelling unit per acre) to the Suburban Land Use category (6 dwelling units per acre). The community feels strongly that jumping from an area of 1 unit per acre immediately to 6 units per acre is incompatible. In the Buckingham 320 RPD rezoning, the Lee County Hearing Examiner and the Board of County Commissioners agreed with the community and limited the development to approximately 3 units per acre in the portions of the development that are within the Suburban Land Use Category.

Second, residents generally wanted to see Buckingham Road remain rural in character, keeping lower densities along Buckingham Road and higher densities, if permitted, set back from Buckingham Road. Exhibit 1 below shows the section of the Future Land Use map that is of concern to the community. Currently, the Suburban Land Use category extends past Buckingham Road between 1/3 and 3/4 of a mile. Lee Plan Policy 5.1.11 allows for planned developments to aggregate the allowable densities for each land use category, *except* for portions of a property that are within a non-urban land use category (Rural). The net effect of this policy on large residential Planned Developments to the east of Buckingham Road (such as Buckingham 320) is that the higher density areas of the development must be placed along Buckingham Road, while the lower density areas must be set back in the areas that are in the Rural Land Use Category. Even though Buckingham 320 is under single ownership and has been proposed as a master planned community with primary access on Buckingham Road, the Lee Plan will not allow the project to shift the higher density units away from the road to the Rural land use areas.

Exhibit 2: FLUM Change Area



In order to allow for unified projects to shift their higher density units away from Buckingham Road, and also to ensure that future projects do not develop higher density units along Buckingham Road, this plan proposes a Land Use Map change for the parcels highlighted in Exhibit 2 from Suburban and Rural to Outlying Suburban – not to exceed two dwelling units per gross acre. This would call for an amendment to Lee Plan Table 1a, footnote 6, which limits specific Outlying Suburban areas to two units per acre. In order to create a transition density, the northern most rectangular parcel identified in Exhibit 3 would be allowed up to 3 units per acre, consistent with the standard density for the outlying Suburban category. Exhibits 3 and 4 show what the FLUM would look like after the change.

This map change would create a “transitional” Land Use Category and also lead to a net reduction in the total allowable density on the Future Land Use Map. Table 6 below calculates the maximum allowable density under the current Future Land Use Map and the total allowable density with the proposed change. Please note that because we have not surveyed each property, all calculations are approximate in terms of acreage and allowable density.

Table 6: Density Reduction Under Proposed FLUM

Property	Rural Acres	Suburban Acres	Total Acres
Hunter, et. al.	169	86	
	320	6	
Total	489	92	581

Buckingham Development LLC	119	176	
		49*	
		21	
Total	119	246	365

James Kuhlmann	20		
Bonnie and Ralph Cantrell		6	
William Holler		1	
David Peck		1	
Thames Hazel		19	
Ingram Cezanne		10	
Total	20	37	57

Total	628	375	1,003
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Maximum Total Units	628	2,250	2,878
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Total With Map Change*			2,055
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Total Reduction			823
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* Property that is proposed for 3 du/acre. This accounted for in the "Total After Map Change."
 Source: Lee County Property Appraiser

Exhibit 3: Proposed FLUM

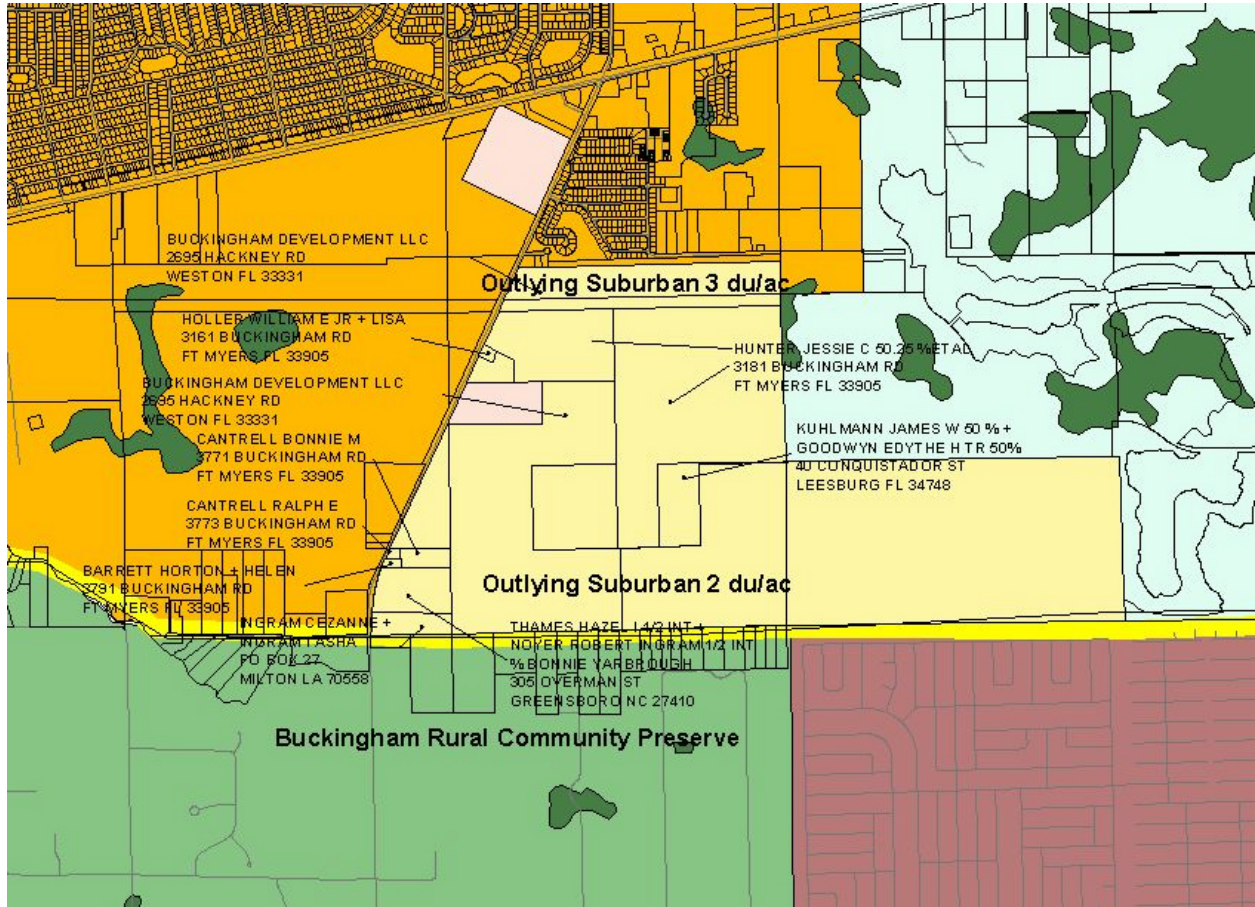
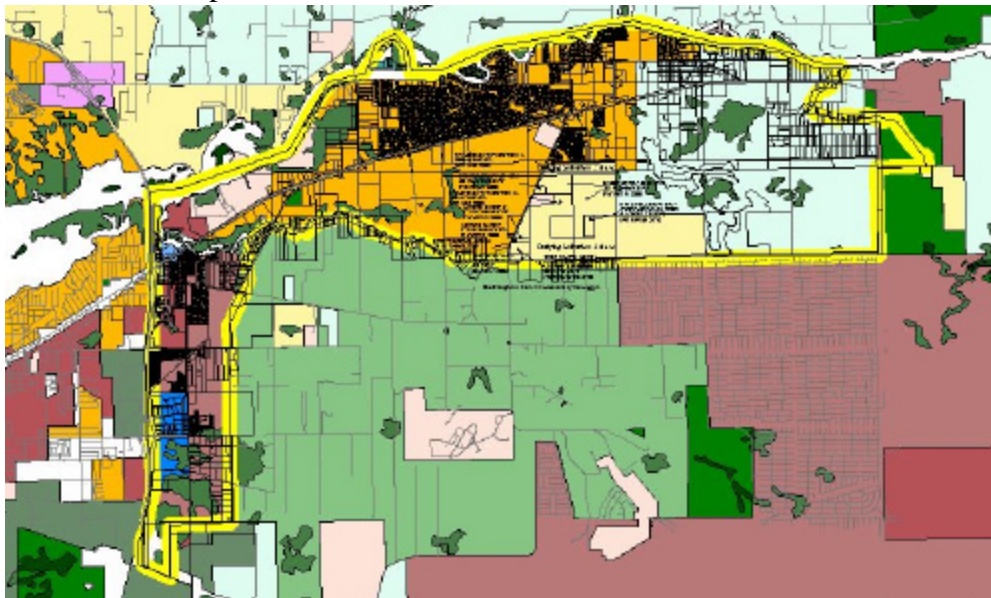


Exhibit 4: Proposed FLUM



Commercial Node Designation

One of the central themes that pervaded the visioning process was the desire for increased commercial shopping opportunities. While there was much discussion on what type of commercial shopping the community wanted to see, many residents specifically stated “big box” development was a desired use. Wal-Mart, Home Depot and Lowes were specifically mentioned through the visioning processes by residents both within this community and by residents living along State Road 80 west of I-75. Residents wanted the opportunity to stay within the community to fulfill their shopping needs. It is important to note that *although there is currently retail establishments and vacant land zoned for retail in the area, residents expressed interest in a diversity of retail uses that specifically included large retail outlets as well as small neighborhood stores.*

With the rapid change in population and demographics that Caloosahatchee Shores is experiencing, larger retail developments will become more viable in this area. Furthermore, with restrictions on retail development in Alva to the East and Bayshore to the north, larger retail uses that attract a customer base from the surrounding communities are desired by the community and will allow residents to stay closer to home to fulfill shopping needs. The larger retail developments that the community expressed interest in would likely require retail floor areas of over 100,000 square feet (see Table 7). However, currently the Lee County Comprehensive Plan allows for this intensity of retail development only in the portions of the community that are within the General Interchange, Central Urban and Urban Community Land Use Categories. The Suburban Land Use category, the predominant land use category in this community, does not allow for retail establishments greater than neighborhood centers (a maximum of 100,000 square feet of retail floor area). The areas within Future Land Use categories that currently would allow for this intensity of development are either currently built out, or would not be suitable due to road infrastructure constraints to handle this type of development.

From a planning perspective, intensive retail development should be located where the road infrastructure can support the level of traffic, and where there is sufficient current and projected traffic flow to make retail establishments viable. At the same time, the residents of the Caloosahatchee Shores Community did not want to see larger retail uses extend too far east past State Road 31. From the perspective of the residents that participated in the community design charrette and many of those who were interviewed in the stakeholder analysis, the intersection of State Road 31 and State Road 80 is the location where community levels of retail are desired.

Table 7 shows the floor area needed for the community commercial uses that residents desire, and a conversion of floor area to total site acreage, based on real experience developing in Lee County, accounting for water detention, open space, parking, etc. As Table 7 demonstrates, a minimum of 12.5 acres are necessary for a parcel to be viable for the desired community commercial development. It should also be understood that this floor area is solely for the anchor store. Any successful development will need to have retail shops in addition to the anchor tenant. Therefore, in order to attract a community commercial use, parcels will need to be substantially larger than 12.5 acres to accommodate the tenant retail uses necessary to create a viable development.

Existing conditions seem to support the community’s desire to designate the SR 80/SR 31 intersection of community levels of retail. Map 6 in Appendix B shows parcels in the Caloosahatchee Shores Community and the surrounding areas, highlighting parcels that are 15 acres or greater – parcels that are viable for community commercial development. The intersection of State Road 80 and State Road 31 stands out as the best and probably only location that has both sufficient parcel size and sufficient road infrastructure to allow for a viable community commercial center.

Table 7: Major Non-Department Store Anchors

Selected Store Types	Size Range (Square Feet)	Required Land (Acres)
Biggs, IKEA	> 150,000	>18.75
Warehouse Clubs (Sam’s, Costco)	110,000 – 135,000	13.8 – 16.9
General Discounters (Kmart, Venture, Wards, Wal-Mart, Target)	100,000 – 130,000	12.5 – 16.3
Home Improvement (Home Depot, Lowe’s, Hechinger)	100,000 – 130,000	12.5 – 16.3
Supercenters	125,000 – 180,000	15.6 – 22.5
Combo Stores (Kroger, Albertson’s, Vons, Giant, Fiesta, Ukrops)	55,000 – 75,000	6.8 – 9.4
Sporting Goods (Sportstown, Oshmans, Sports Authority, REI)	50,000 – 60,000	6.3 – 7.5
Catalog Showroom (Service Merchandise)	50,000	6.3

Source: Shopping Center Development Handbook, Urban Land Institute

Note: We assume that 1-acre will allow for 8,000 square feet of retail floor area, based on actual experience.

In order to allow for and encourage community levels of commercial development at the intersection of State Road 80 and State Road 31, we are suggesting an amendment to Policy 6.1.2.3(f) to allow for an exception for Community Levels of commercial at this intersection, even though it is in the Suburban Land Use Category. There is already precedent for this in North Fort Myers. We are simply adding one intersection to the exception. This seems to be the easiest way to allow for the community vision without changing the land use category and “spot planning”. The second option is to change the underlying land use category from Suburban to Urban Community – the next intense land use. This is not preferable because it would allow for uses including light industrial that are outside of the community vision. The third option is to create a new land use category for commercial uses only. We have attached recommended language in Appendix C. From the community’s perspective, it does not matter which way we choose to allow community commercial levels of development at this intersection, only that the community can have increased shopping opportunities in an appropriate location, without having to drive outside the area.

Redevelopment of State Road 80

The redevelopment of the commercial lots along State Road 80 is a difficult and complex task that Lee County has been attempting to address for over a decade. Similar to the strip commercial development that characterizes State Road 80 west of I-75, the lots east of I-75 are generally too shallow and lacking the lot dimensions to create viable businesses opportunities. Many of the commercial lots were originally platted as part of residential communities and therefore are not properly configured to provide for many types of commercial development. The 1991 Community Redevelopment Agency Plan for State Road 80 found that, *“Many of the commercial lots are of insufficient size in both the Tice and Fort Myers Shores areas. The C-1 zoning which exists in these areas requires a minimum of 7,500 square feet of area, 75 feet of width, and 100 feet of depth... Many of the lots fail to meet the minimum requirements, and would have significant difficulty being developed under current regulations.”* (State Road 80 CRA, Lee County Redevelopment Agency, 1991). Dimensional requirements not only affect legal conformity with the zoning codes, but the ability to redevelop. Commercial lots that are 50 feet x 100 feet will find great difficulty in developing, and thus the scattered vacant lots continue to contribute to a condition of blight.



Above: Aerial view of the commercial strip along State Road 80

In addition to the vacant lots and underachieving business along State Road 80, the residents who participated in the visioning process identified the multi-family units that are located directly adjacent to the north of the commercial lots, and on the south side of First Street, as contributing to blight in the neighborhood. During the community design charrette, two groups addressed ways to redevelop the commercial businesses along State Road 80. Following the charrette, VanasseDaylor created a conceptual sketch based on the community input (Exhibit #5). The sketch depicts State Road 80 at the southern edge with expanded commercial lots to the north that aggregate the current multi family lots. First Street is used as a reverse frontage road, which will limit the number of access ways along State Road 80. Also note the enhanced landscaping and sidewalks on both State Road 80 and First Street, safely separated from the edge of pavement with a planning strip, consistent with community input.

Exhibit 5: Conceptual Rendering of Expanded Commercial Lots on SR 80



Land Development Code Amendments:

Following the submission of the amendment to the Lee Plan, the next step is to draft Land Development Code amendments. These policies will be more specific parameters by which projects can develop. Amendments can include design guidelines, incentives for mixed use developments, sign guidelines, and administrative procedures for public participation. Because the former Lee County Community Redevelopment Agency already established a zoning overlay for this area, it may not be necessary to wait until the adoption of the Lee Plan amendment to proceed with Land Development Code changes.

Timeframe: Initiated December 2002; Approved August 2003

Community Responsibility:

These are undertakings that do not fall within the “jurisdiction” of the local regulatory structure. These Action items are identified in this report, but will require the active involvement of the Community to implement. The following are suggestions based on community desires for improvements in the community.

a. Parks and Recreation

- Work with the Lee County and the National Parks Service to create a nature trail through the community. The nature trail should have riverfront access at some point and be open to pedestrian, bicycle and equestrian traffic.

b. Community Policing

- Work with the Lee County Sheriff’s Office to create a police substation in the Caloosahatchee Shores Community, and to increase the number of highway patrol officers to ticket speeding traffic.

c. Roadway Landscaping

- Work through the Lee County Roadway Landscape Advisory Committee (RLAC) to submit and attract additional county funding for enhanced street landscaping. The monies are currently available and could create an enormous aesthetic enhancement to the roadway corridors in the Caloosahatchee Shores Community.

d. Special Assessment Districts

- Unify the lighting districts and create a common theme for community landscaping, lighting and signage improvements.

All of these desires are efforts that must be undertaken by the residents and Key Stakeholders of the Community. Lee County has limited ability to mandate any change that would result in the achievement of these goals.

7.0 Conclusion

Over the last nine months working with the residents and property owners of the Caloosahatchee Shores community, the main theme that continued to pervade discussions in the community was the community's desire to allow and encourage growth while retaining as much of its historic identity as possible. Residents expressed a desire to direct growth toward a specific vision: historic preservation, including preservation of rural Old Florida styles of architecture; commercial redevelopment and increased shopping opportunities at specific nodes; low density residential development along Buckingham Road; and the creation of community "village" areas through mixed use development and preservation of historic neighborhood commercial uses such as the Olga Mall. This plan attempts to both articulate the community's vision for Caloosahatchee Shores and begin implementing it through the adoption of language into the Lee County Comprehensive Plan.

Where policies in a growth management plan cannot by themselves implement a community's vision for growth, we included a mechanism for increased public involvement in the development process, and suggested additional non-policy efforts that the community should consider. This plan should therefore be thought of as merely the community's first step in an ongoing process for preservation and growth in Caloosahatchee Shores.

8.0 Lee Plan Amendment

The recommendations from Phase I of the Caloosahatchee Shores Community Plan are targeted at establishing a vision for the community, and to provide the Lee Plan with guidance for future community development issues within Caloosahatchee Shores. The proposed Lee Plan amendments fall into five primary categories: Community Character, Commercial Land Use, Residential Land Use, Community Facilities/Parks, and Public Participation. Presented below are the proposed Goals, Objectives and Policies intended to begin to establish the type of community envisioned by the residents.

Vision Statement (Strikethrough/underline from the existing Fort Myers Shores Vision Statement in the Lee Plan):

“This community is located south of the Caloosahatchee River, ~~east-west~~ of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Preserve, north of SR 82 and east ~~of the city of Ft. Myers to I-75~~. This community contains ~~four~~two ~~areas~~major neighborhoods: Fort Myers Shores, ~~Morse Shores, Tice~~ and Olga. The ~~Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has~~ The Caloosahatchee Shores Planning Community has a ~~more~~ rural/historic character, ~~but -and~~ is anticipated to grow ~~slightly slower than the other areas of this community~~substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land is designated Suburban, Rural, or Urban Community; However, there are some lands designated ~~Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area,~~ and General Interchange.

The population of the Caloosahatchee Shores community is expected to grow from a 1996 population of 12,000 to approximately ~~1424,000~~. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building ~~is expected to nearly~~ will more than double by 2020 ~~and the amount of industrial land is expected to increase by 10 fold~~. Currently this community contains commercial outlets, which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. ~~There are two major s~~ Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's' primary commercial needs. The residents of this community still utilize commercial developments in the more urbanized areas for their commercial needs. During the life of this plan this community will continue to develop as a commercial/ employment center for the adjacent communities which will retain their rural character.”

GOAL21: CALOOSAHATCHEE SHORES

To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

Objective 21.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of The Caloosahatchee Shores for Lee County to adopt and enforce to help create a visually attractive community.

Policy 21.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review, amend or adopt as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

Policy 21.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

Policy 21.1.3: Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

Policy 21.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

Objective 21.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

Policy 21.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

Policy 21.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

Policy 21.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designed through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

Policy 21.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

Policy 21.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

Objective 21.3: RESIDENTIAL USES: Lee County must protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access, and recreational or open space.

Policy 21.3.1: By the end of 2004, The Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review, amend or adopt as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

Policy 21.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

Policy 21.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported with a variety of incentives.

Policy 21.3.4: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review, amend or adopt as Land Development Code regulations that encourage mixed-use developments.

Objective 21.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

Policy 21.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within The Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

Objective 21.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

Policy 21.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

Policy 21.5.2: Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

Policy 21.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must provide reasonable public access to the riverfront. All new development of commercial, industrial

or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Policy 21.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

Policy 21.5.5 Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

Policy 21.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

Objective 21.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

Policy 19.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these 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, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

Policy 19.6.2: The Caloosahatchee Shores Community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided 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 19.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. 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.

Modifications to current Lee Plan Provisions:

The following section contains proposed amendments to existing Lee Plan provisions to better implement the intent of the Caloosahatchee Shores Community Plan.

Policy 6.1.2.3(f): Notwithstanding prohibitions contained elsewhere in this plan, community commercial development may be granted as follows:

- 1) In the Suburban land use category at the intersection of SR 80 and SR 31, consistent with Goal 21 of the Lee Plan; and
- 2) In ~~in~~ a portion of the suburban land use category in North Fort Myers lying between the Cape Coral city limits and the old S.A.L. railroad grade and north of the junction of the 41s upon the approval of an application for Commercial Planned Development rezoning if the Board of County Commissioners makes a formal finding that the proposed project:
 - (1) a. Is located on an existing arterial road;
 - (2) b. Is located at the intersection of that arterial with a future arterial road that is indicated on the official Traffic ways Map; and
 - (3) c. Will provide (or at least not interfere with) an acceptable alignment for the future roadway which is the justification for the approval, relative to both extensions of that future roadway from the point of intersection with the existing road.

XII GLOSSARY

Density – The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, unless part of a fully integrated mixed use development with common utilities, drainage, parking and access ways; or a mixed-use building.

ATTACHMENT #1



Appendix A – Charrette Questionnaire

Question: (How would someone find your house? What landmarks help determine directional mapping?)

The first exercise in the community design charrette was used to help the VanasseDaylor Design Team understand what the participants think about the community’s character through identifying existing landmarks - one way of describing an existing character. We asked that everyone draw a map locating his or her home. The following landmarks identified in the community were:

Dyess Cove	S.R. 80	Domino’s Pizza	Ft. Myers Shores
Ft. Myers Motel	Buckingham Comm. Center	Walter’s Appliances	Orange River
Buckingham Store	Bank of America	Wendy’s	Speedway
Huntington Bank	I-75	Cracker Barrel	Olga Mall
Fire Station	FPL	Winn Dixie	Riverdale Nursery
River Boat Landing	Davis Public Boat Ramp	Charlie’s Drug Store	McDonald’s
Sunshine Worship Center	Verandah	Dyess Orange Grove Stand	Riverdale High
Ace Hardware	Ike’s Pizza	SunTrust	Caloosahatchee River

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School

Q1: List and briefly describe the three most important physical problems in your neighborhood.

- Crime
- Speeding cars
- Low income rental property
- Commercial blight on SR 80
- Uninteresting/ unattractive commercial malls
- No definitive architectural theme / Lack of continuity
- No shopping diversity
- Land use
- Access to Waterfront (River access)
- Trash and trash pick-up
- Shallow commercial lots along SR 80
- Narrow streets
- No sidewalks / safe trails
- No bikeways
- Commercial development requires physical rehabilitation and revitalization
- Empty commercial buildings (Hickey Creek, SR 80, Shores area, etc.)
- Buses in gravel motor parks creates dusts and noise
- Lack of identity
- Community has no name
- Code enforcement
- Police enforcement and protection
- Neighborhood lacks identity
- Traffic and noise from SR 80
- No recreation areas
- Sprucing up neighborhoods
- Parking lot at Riverdale and upkeep of curbs
- Lack of rental housing
- Requires recreational facilities (e.g. movie theater, theater for plays and musicals, dance hall for the young, ballroom/country/rock dancing for the older population, sports arena)
- Requires another supermarket to balance prices
- Unattractive used car lots
- Unattractive storage areas
- Vandalism
- Unsightly and unsupervised trailer parks
- Lack of trees
- Road conditions
- Destruction of natural habitat
- Neighborhood blight - lack of enforcement on unkempt vacant homes / rental property / neighborhood
- Overgrown properties
- Lack of lighting at entrance of SR 80 into South Olga
- No community meeting places
- No green space between neighborhoods
- Narrow streets and no sidewalks
- Traffic access to SR 80

- Jet skis
- Sewer systems east of Ft. Myers Shores is a hindrance to development
- Taverns and hang outs
- Above ground utilities
- Unattractive street-scaping
- Eye-sores at Tropic Avenue
- Lack of commercial outlets / stores
- No traffic lights at intersection of SR 80 and neighborhoods
- No multilevel buildings at riverfront
- Street lights not in good working order
- Utility upkeep (water leak repairs, telephone wiring)
- High level of debris within neighborhoods
- Drainage not maintained
- Junk yards along SR 80
- Drainage
- Too much clearing/leveling during development and construction
- Change name to 'Shores Neighborhood'. All neighborhoods within vicinity to add "Shores" after their name
- Fishing piers on river

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School

Q2: List and briefly describe the three best opportunities for your neighborhood.

- Quiet rural living
- River access
- Limited houses
- Gateway to Hickey / Oak Creek neighborhood
- Redevelopment of old Winn Dixie
- Rezone 2nd lots north of SR 80 to provide better commercial opportunities
- Olga Community
- Ski's store as Historic Sites
- Opportunity to create a self sustained community with adequate mix uses
- Rural theme and feel – Old Florida
- Opportunity to do things right for the first time
- Access to Caloosahatchee River
- Provide better shopping facilities and local post office
- The opportunity to provide better planning
- Creation of green areas in neighborhoods
- Limits on shopping centers
- Orange River
- Verandah
- Secluded neighborhood and safe environment
- Good neighbors
- Single family homes
- Land availability for development
- Retails stores – limit numbers and areas to built in
- Park to accommodate dogs and horse-riding
- Bus park and ride at Riverdale
- Adding buffer zones
- Preserve more land
- Need police substation /policing
- Opportunity to provide some recreational amenity for the young
- Walking trails
- Boat ramp hours of operation
- Housing revitalization projects
- Beautiful landscape and natural features
- Caring community
- Near stores, banks, churches etc.
- Magnet academy
- Multi use – mix family development
- Individual neighborhoods – not cookie cutter houses
- Small scale theater
- Ability to plan future opportunities
- Light commercial uses for residential development not located on SR 80
- Large beautiful trees
- Accessibility to SR 80 for basic amenities
- Maintain individual identity
- Empower river access to more people
- Pedestrian and bike ways facility to be constructed in conjunction with Verandah

- Community boundaries and identity
- Control, limit number of gas stations
- Golf course
- Home depot and Wal-mart
- Opportunity for growth
- Flexibility in growth expansion
- Bicycle paths to be away from SR 80
- Extend Lockett all the way to Lehigh and SR 31 through to South Lee
- Orange groves – spice, wildlife and aroma
- Upscale low density developments
- More local parks
- Historic character
- Gated golf course community
- Streetscaping that would include sidewalks, street lightings and more stop signs.
- Develop affordable housing on vacant lots
- Develop parks on publicly owned lands on Caribbean Blvd.
- Privacy
- Natural environment

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002
Riverdale High School

Q3: What do you as residents want the community and surrounding area to look like in ten years? List three examples of surrounding area communities (such as town and cities around East Lee) that best fit the east Lee character.

- Middle class residential area with local shopping opportunities
- Keep rural nature intact – limit large chain stores and promote small family owned businesses, with pedestrian friendly neighborhoods
- Boston
- Downtown Fort Myers
- Florida cracker theme – tin roofs, porches, siding, white rail fences
- Parks and green space
- Mixed Uses
- No Adult entertainment
- Bonita Spas
- Miromar Lakes
- Bonita
- Old Olga
- Pine Island
- Sanibel Island
- Green and Attractive – No golf courses
- Unique
- No high rises
- Lots of native landscaping
- Quaint and attractive
- Not a lot of lights
- Sidewalks
- Residential and commercial theme that fits into a country atmosphere
- Las Olas
- Fort Lauderdale theme- waterfront, sidewalks, boat taxis, storefront
- Keep it small – small town
- Well planned quiet residential
- Arcadia
- Bartow
- Keep outlying areas rural – homes on acreage
- More cultural activity
- Developments should incorporate need for green areas and decent buffer zones
- Village center in Olga
- Free standing library
- Keeping large retail out – small business is key to the community
- Farming and open lands
- Historic preservation
- Protected habitats and wildlife corridors
- Village feel clustered in areas so that native areas are not disturbed
- Keep out large commercial projects
- No high density projects
- Commercial areas beautifully landscaped
- Maintain it as it is now

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Draft Caloosahatchee Shores Community Plan
Prepared for the East Lee County Council



- Charming elements of real Florida “Built Environment”
- Parks
- Not many commercial establishments
- Not Sanibel – cross between Three Oaks and Estero
- Attractive well maintained building and grounds
- Less like the present strip mall corridor, no big box stores
- Conform to good architectural standards and reduced signs
- Pedestrian and transit features to be of high priority
- Like a State Park
- Naples
- Punta Gorda
- Fort Myers – new plans
- Community theme – for small businesses
- Decrease noise and lights
- Slower traffic patterns
- Eliminate First Street dwelling units and make it a parallel corridor for local use to local markets – utility road
- Diversity of housing styles and opportunity for smaller houses
- Rural areas to maintain rural
- No urban/suburban development
- Small town center entertainment
- Centered village concept area and leave the rest of the residential areas residential with orange groves
- Pedestrian friendly areas
- Lake Placid
- Bonita
- New buildings
- FPL to restore their riverfront
- Alva
- Labelle
- Arcadia

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School

Q4: Would you like to see public access to riverfront?

50 total responses

36 Yes
12 No
2 No responses

Comments:

- FPL to restore waterfront
- Riverfront to be closer to Second Street in Fort Myers Shores
- Limited riverfront access with waterfront village/shopping area
- Only for canoe and kayaks – no speed boats
- Not via canals but actual riverfront
- Well defined at specific locations and does not impinge on private landowners nor take private property
- Should be controlled and only in designated areas
- As much as reasonably possible
- Community should acquire more canals and put it in public trust
- Two (2) or three (3) within 8 miles so that it could be accessible on foot/walking distance
- Should have a fishing pier
- River park access
- Limited access to waterfront
- No large marinas
- Manatee preservation
- Maintenance and code enforcement very essential
- Has to be located in high visible areas
- Public boat ramps
- Upgrade Davis Blvd.
- Upgrade and expand Franklin Locks

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School

Q5: Would you like to see more open / green space developed in your community?

50 total responses

36 Yes
5 No
4 Enough already/ Preserve existing
5 No responses

Comments:

- Retain and preserve existing rather than develop
- Lee County LDC addresses adequate green space requirements for big development projects
- Within reason as long as it does not devalue the property of existing landowners

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002
Riverdale High School

Q6: Would you like to see the history of East Lee preserved?

50 total responses

38 Yes
6 No
2 Not sure
4 No responses

Comments:

- Preserve Olga Community Center
- Olga Mall
- Buckingham Commercial Center
- Old Florida theme
- Expand on the historical factor
- Areas east of Fort Myers Shores
- Need artifacts, oral history and a place for exhibits
- Existing buildings should be preserved and new ones should fit in with the theme, such as the Old Florida Theme
- Other significant places
- Not to ever emphasize
- Farmland and animal husbandry
- Preservation of land marks, however not to affect individual property owner

Appendix B – GIS Maps

Appendix C – Land Use Language

COMMERCIAL DISTRICT

The Commercial District is for areas strategically located within Lee County that serve as ideal locations for Community Commercial centers due to existing road infrastructure and existing parcel size. Commercial District areas are located to allow for access to outlet shopping opportunities within communities or areas that lack these types of facilities. Commercial District areas are suitable for and can accommodate retail uses at Community Commercial levels, while allowing for office and service uses. The Commercial District does not permit residential uses and industrial uses. Adult living facilities, hotels, and bread and breakfast facilities are permitted. All development within the Commercial District must be permitted as a commercial planned development.

Appendix D – Community Notices

Appendix E – Community STRAP List

Appendix F – Amendment Application

Appendix G – Final Workshop/Discussion

Appendix H – Bibliography / Suggested Reading

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