

## CPA2026-00005 - North Fort Myers Community Plan Changes

| GOAL 30: NORTH FORT MYERS COMMUNITY PLAN                                                                                                                                                                                                                                                                                                                                                                                |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
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| Goal / Objective / Policy                                                                                                                                                                                                                                                                                                                                                                                               | Change Notes                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>GOAL 30: NORTH FORT MYERS COMMUNITY PLAN.</b> Improve the livability and economic vitality in the North Fort Myers Community Plan area by: promoting compact, mixed use development in the form of town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and preserving natural resources. | Goal 30 addresses general character of North Fort Myers. The Goal is not required by State Statutes but will continue to be implemented through the existing future land use categories, the Future Land Use Map, Mixed Use Overlay, and Economic Element.                                                                                                                                                                                                                                                                            |
| <b>OBJECTIVE 30.1: NEIGHBORHOODS AND HOUSING.</b> To support the creation and preservation of affordable housing options in safe and attractive neighborhoods.                                                                                                                                                                                                                                                          | <p><b>Duplicate of:</b><br/> <b>GOAL 135: MEETING HOUSING NEEDS.</b> To provide decent, safe, and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County.</p> <p><b>POLICY 5.1.8:</b> Provide for adequate locations of low- and moderate-income housing through the rezoning process, the provision of public facilities and services, and the elimination of unnecessary administrative and legal barriers.</p>                                         |
| <b>POLICY 30.1.1:</b> Continue to implement Neighborhood District Revitalization Plans utilizing Community Development Block Grant (CDBG) funds, as available.                                                                                                                                                                                                                                                          | This Policy is unnecessary. Lee County will continue to pursue all grant opportunities that provide benefit to the public.                                                                                                                                                                                                                                                                                                                                                                                                            |
| <b>POLICY 30.1.2:</b> Explore opportunities to expand programs designed to help maintain, repair, and improve existing owner-occupied housing.                                                                                                                                                                                                                                                                          | <p><b>Duplicate of:</b><br/> <b>POLICY 135.1.2:</b> The County will continue efforts to form public-private partnerships to produce affordable housing for very-low, low and moderate-income households with local private non-profit housing agencies, local for profit developers, local lenders, the Lee County Housing Authority (LCHA), and the Lee County Housing Finance Authority (LCHFA).</p> <p><b>POLICY 135.3.2:</b> Lee County will continue to identify homes eligible for various housing rehabilitation programs.</p> |
| <b>POLICY 30.1.3:</b> Encourage a diversity of housing types in the North Fort Myers Community Plan area by supporting mixed use projects, with residential above or adjacent to retail and service uses, within the Mixed Use Overlay.                                                                                                                                                                                 | This Policy will continue to be implemented through the Mixed Use Overlay, which identifies areas appropriate for mixed-use development.                                                                                                                                                                                                                                                                                                                                                                                              |

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| <p><b>POLICY 30.1.4:</b> Encourage development of affordable housing options on property with the following characteristics: located within the Intensive Development, Central Urban, and Urban Community on the Future Land Use Map; located where central water/sewer service is available; and located within walking distance of mass transit, commercial and personal services, and parks and recreation facilities.</p> | <p>This policy is redundant with the identified future land use categories. Each of these categories allows for affordable housing bonus density and is where higher density housing is expected to be developed.</p>                  |
| <p><b>POLICY 30.1.5:</b> The North Fort Myers Community supports incorporating into the Mixed Use Overlay the addition of single person apartment types of 500 square feet or less and the evaluation of flexibility for all types of fees associated with the development of those units.</p>                                                                                                                                | <p>The Policy is unnecessary. There are no requirements that would restrict the development of small studio style housing within the Mixed Use Overlay.</p>                                                                            |
| <p><b>POLICY 30.1.6:</b> Accessory apartments, such as mother-in-law or student housing units, will be considered affordable units, allowing those units to be considered bonus density when calculating allowable density.</p>                                                                                                                                                                                               | <p>This Policy is unnecessary. Accessory Apartments as defined in the LDC do not count towards allowable density.</p>                                                                                                                  |
| <p><b>OBJECTIVE 30.2: LAND USE: CENTERS AND CORRIDORS.</b> To encourage revitalization of designated Town Center Overlay districts, Road Corridor Overlay districts and redevelopment areas.</p>                                                                                                                                                                                                                              | <p><b>Relocated to:</b><br/> <b><u>OBJECTIVE 6.3 LAND USE: CENTERS AND CORRIDORS.</u></b> <u>To encourage revitalization of designated Town Center Overlay districts, Road Corridor Overlay districts and redevelopment areas.</u></p> |
| <p><b>POLICY 30.2.1:</b> Town Centers, located at the intersections listed below, are appropriate for moderate to high intensity, pedestrian-oriented, mixed use development and redevelopment.</p> <ul style="list-style-type: none"> <li>• North Cleveland Avenue and Hancock Bridge Parkway</li> <li>• North Tamiami Trail – Pondella Road to the Caloosahatchee River</li> <li>• Bayshore and I-75</li> </ul>             | <p>Areas currently identified in Policy 30.2.1 as Town Centers will be added to the Mixed Use Overlay, where not already included.</p>                                                                                                 |

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| <p><b>POLICY 30.2.2:</b> Development of the Town Centers as a whole (not individual projects) are envisioned to encompass the following general principles:</p> <ul style="list-style-type: none"> <li>• A mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;</li> <li>• Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;</li> <li>• Parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space;</li> <li>• To dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities; and</li> <li>• Parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets. Individual projects within the Town Centers should further these general principles.</li> </ul> | <p>All North Fort Myers Town Centers are currently located within the Mixed Use Overlay and will be implemented based on allowable property development regulations for the Mixed Use Overlay.</p>                                                                                   |
| <p><b>POLICY 30.2.3:</b> Maintain provisions allowing for greater minimum, maximum base, and maximum total densities and building heights in the Mixed Use Overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>This Policy is not necessary. Property development regulations for the Mixed Use Overlay are established in the Land Development Code and are not being changed.</p>                                                                                                              |
| <p><b>POLICY 30.2.4:</b> The following areas are designated as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development: Littleton and North Cleveland Avenue; North Tamiami Trail and Del Prado Boulevard; North Tamiami Trail and Nalle Grade Road; Hancock Bridge Parkway and Orange Grove Boulevard; North Tamiami Trail and Pine Island/Bayshore Roads; Bayshore Road and Slater Road; and Bayshore Road and Hart Road. For these areas, neighborhood-serving, mixed use development; pedestrian-friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses are preferred.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | <p>Many of the Neighborhood Centers areas are currently identified in the Mixed Use Overlay. Portions of Neighborhood Centers not currently within the Mixed Use Overlay are proposed to be added. The Mixed Use Overlay encourages pedestrian-orientated mixed-use development.</p> |

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| <p><b>POLICY 30.2.5:</b> Certain areas along major road corridors outside designated Town Centers and Neighborhood Centers, are located within a Corridor Overlay District with provisions in the LDC requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. Within the Corridor Overlay District, deviations from landscaping, buffering, signage or architectural requirements may not be granted, unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34.</p> | <p><b>Relocated to:</b><br/> <b><u>POLICY 6.3.1:</u></b> <u>Certain areas along major road corridors outside designated Town Centers and Neighborhood Centers, are located within a Corridor Overlay District with provisions in the LDC requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <p><b>POLICY 30.2.6:</b> Development within the Town and Neighborhood Centers and the Corridor Overlay Districts may use the development standards allowed within the Mixed Use Overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                | <p><b>Relocated to:</b><br/> <b><u>POLICY 6.3.2:</u></b> <u>Development within the Corridor Overlay Districts may use the development standards allowed within the Mixed Use Overlay.</u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>POLICY 30.2.7:</b> Maintain land development incentives for bringing older development into compliance with current regulations.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <p>The Mixed Use Overlay provides property development regulations that support the redevelopment and infill of older development into compliance with current standards.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>POLICY 30.2.8:</b> The following uses are prohibited within the North Fort Myers Community Plan area: “detrimental use” as defined in the LDC.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    | <p>Policy is not required by applicable law and is being removed based on BoCC direction.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>POLICY 30.2.9:</b> Floor Area Ratio (FAR) maximums in the Commercial Future Land Use Category described in Policy 1.1.10, located south of Pine Island Road between Orchid Road and Barrett Road, will be 0.26.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>This Policy is unnecessary. The property described in this Policy has been annexed into the City of Cape Coral.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>OBJECTIVE 30.3: TRANSPORTATION.</b> The North Fort Myers Community Plan area will have neighborhood, corridors and community interface improvements identified.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   | <p>Objective is ambiguous.</p> <p><b>Duplicate of:</b><br/> <b>OBJECTIVE 39.2: TRANSPORTATION AND LAND USE PLANNING.</b> Develop and maintain transportation planning tools and strategies to coordinate land use development with planned transportation facilities appropriate to future urban areas, future suburban areas, or future non-urban areas, as defined. Include road designs and street modifications to accommodate significant truck traffic on freight corridors identified in the MPO Freight Mobility Study and for transit, bicycle, and pedestrian facilities where indicated on the Transportation Map Series and Map 4-E, the Lee County Greenways Master Plan.</p> <p><b>OBJECTIVE 39.7: COMMUNITY IMPACTS.</b> New and expanded transportation facilities will be aligned and designed to protect existing development except where no feasible alternative exists.</p> |

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| <p><b>POLICY 30.3.1:</b> Encourage streetscape and landscape improvements along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard.</p>                                                                                                                                                                             | <p><b>Duplicate of:</b><br/> <b>OBJECTIVE 39.5: ROADWAY LANDSCAPING.</b> The County will implement a landscaping program for Lee County roadways.</p> <p><b>POLICY 39.5.1:</b> Maintain the Lee County Roadway Landscape (LeeScape) Master Plan as a long term operating document and guide for landscape development and maintenance within County maintained right-of-way.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| <p><b>POLICY 30.3.2:</b> Provide public input opportunities in the planning and design processes for future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3-B). Road improvements or extensions should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments.</p> | <p><b>Duplicate of:</b><br/> <b>OBJECTIVE 39.2: TRANSPORTATION AND LAND USE PLANNING.</b> Develop and maintain transportation planning tools and strategies to coordinate land use development with planned transportation facilities appropriate to future urban areas, future suburban areas, or future non-urban areas, as defined. Include road designs and street modifications to accommodate significant truck traffic on freight corridors identified in the MPO Freight Mobility Study and for transit, bicycle, and pedestrian facilities where indicated on the Transportation Map Series and Map 4-E, the Lee County Greenways Master Plan.</p> <p><b>OBJECTIVE 39.7: COMMUNITY IMPACTS.</b> New and expanded transportation facilities will be aligned and designed to protect existing development except where no feasible alternative exists.</p> |
| <p><b>POLICY 30.3.3:</b> Identify opportunities to improve transit service, frequency, routes, and stop amenities within the North Fort Myers Community Plan area.</p>                                                                                                                                                                                                                                                                                                                                    | <p><b>Duplicate of:</b><br/> <b>GOAL 43: MASS TRANSIT SERVICE.</b> Reduce the number of automobile trips on Lee County roads by providing high quality public transit service within and between the concentrated population centers of Lee County, and ensure that this service is integrated with other modes of transportation.</p> <p><b>POLICY 43.1.3:</b> Develop and maintain a convenient public transit network between centers of employment, shopping, medical, educational, residential and recreation centers.</p>                                                                                                                                                                                                                                                                                                                                   |
| <p><b>POLICY 30.3.4:</b> Road capacity improvements needed within the North Fort Myers Community Plan area to serve demand generated outside the Community Plan area should be designed to minimize impacts, improve visual character, and improve local access and mobility.</p>                                                                                                                                                                                                                         | <p><b>Duplicate of:</b><br/> <b>OBJECTIVE 39.4: EFFICIENCY.</b> The county will continue its program of system modifications to make the transportation system more efficient for all users.</p> <p><b>OBJECTIVE 39.7: COMMUNITY IMPACTS.</b> New and expanded transportation facilities will be aligned and designed to protect existing development except where no feasible alternative exists.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                            |
| <p><b>OBJECTIVE 30.4: COMMUNITY FACILITIES &amp; SERVICES.</b> To provide community facilities and services within the Town Centers, Neighborhood Centers and Corridor Overlay Districts.</p>                                                                                                                                                                                                                                                                                                             | <p>This Objective is not necessary. The areas identified by this Objective will continue to be identified in the Mixed Use Overlay and the Commercial Corridor. These areas will continue to support the development of community facilities and services.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |

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| <p><b>POLICY 30.4.1:</b> Support a collaborative effort for providing medical services and facilities within the North Fort Myers Community Plan area.</p>                                                                                                                                                                                                                                                                         | <p><b>Duplicate of:</b><br/> <b>POLICY 160.1.1:</b> Ensure that adequate public facilities exist, or are planned, which will serve the County's existing and future employment base.</p> <p><b>POLICY 160.2.2:</b> Support policies and activities that enhance the quality of life of Lee County's workforce.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <p><b>POLICY 30.4.2:</b> Support the concept of a single source of sewage service to the North Fort Myers Community Plan area.</p>                                                                                                                                                                                                                                                                                                 | <p><b>Duplicate of:</b><br/> <b>GOAL 56: SANITARY SEWER INFRASTRUCTURE.</b> In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| <p><b>OBJECTIVE 30.5: PARKS, RECREATION &amp; CONSERVATION.</b> The North Fort Myers community will identify park, recreation, open space, environmental protection and restoration needs and deficiencies to pursue remedies.</p>                                                                                                                                                                                                 | <p><b>Duplicate of:</b><br/> <b>GOAL 76: DISTRIBUTION OF FACILITIES.</b> To provide, maintain and preserve a diverse park, recreational, and open space system which provides equitable access and distribution to all residents of unincorporated Lee County regardless of interest, age, sex, income, race, handicap, or location of residency within unincorporated Lee County.</p> <p><b>OBJECTIVE 123.1: RESOURCE MANAGEMENT PLAN.</b> Continue to implement resource management policies and regulations that ensure the long-term protection and enhancement of the natural upland and wetland habitats by retaining the interconnectedness and functionality of the hydroecological systems in order to progress towards a more ecologically productive and sustainable environment.</p> |
| <p><b>POLICY 30.5.1:</b> Ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents.</p>                                                                                                                                                                                                                                                                                         | <p><b>Duplicate of:</b><br/> <b>GOAL 76: DISTRIBUTION OF FACILITIES.</b> To provide, maintain and preserve a diverse park, recreational, and open space system which provides equitable access and distribution to all residents of unincorporated Lee County regardless of interest, age, sex, income, race, handicap, or location of residency within unincorporated Lee County.</p>                                                                                                                                                                                                                                                                                                                                                                                                           |
| <p><b>POLICY 30.5.2:</b> Integrate the North Fort Myers Community Park into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.</p> | <p><b>Duplicate of:</b><br/> <b>POLICY 85.1.2:</b> Parks will be linked to bike paths, trails and greenways, and other parks as identified in the Lee County Greenways Master Plan and the Lee County Walkways &amp; Bikeways Plan where feasible.</p> <p><b>POLICY 77.3.6:</b> Coordinate trails and greenway planning and construction efforts with private landowners to identify, protect, develop, and manage linear open space connectors for recreation and conservation greenway corridors and encourage private landowners to dedicate greenway facilities for public recreational use through incentives and impact fee credits.</p>                                                                                                                                                   |

**POLICY 30.5.3:** Protect and conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community.

**Duplicate of:**

**GOAL 77: DEVELOPMENT DESIGN REQUIREMENTS.** To require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.

**OBJECTIVE 79.1:** Expand the Great Calusa Blueway and Lee County Paddling Trail System.

**POLICY 85.1.5:** Parks will be linked to bike paths, trails and greenways, and other parks as identified in the Lee County Greenways Master Plan and the Lee County Walkways & Bikeways Plan where feasible.

**POLICY 30.5.4:** Maintain stewardship and management plans for 20/20 Conservation Lands within North Fort Myers Community Plan area.

**Duplicate of:**

**POLICY 123.1.2:** Maintain the Conservation 20/20 lands acquisition program, which will consist of the following elements:

a. Acquire and manage environmentally sensitive lands, including: wetlands; important plant communities; critical habitat for listed wildlife species; natural waterways; important water resources; the Coastal High Hazard Area and other flood hazard areas; and Rare and Unique uplands. Manage lands critical to water quality and supply, flood protection, wildlife habitat, and passive recreation. An advisory committee will develop and implement the program.

b. Cooperatively acquire and manage sensitive lands and leverage other funding sources by working with other land acquisition and land management agencies and organizations. Give priority to acquiring and otherwise protecting properties which are adjacent to or in close proximity to existing preservation areas, with emphasis on maintaining opportunities for a regional greenways system that may include a mix of flow-ways, areas subject to flooding, native habitats, recreational trails and wildlife corridors.

c. A Land Stewardship Plan (LSP) will be created for each Conservation 20/20 property, providing information relating to the long term maintenance and enhancement of acquired properties. The LSP will determine the use of the acquired properties and will address necessary people management (e.g., fences and signage to prevent incompatible uses such as off road vehicle use and hunting); surface water management and restoration; ecosystems restoration; litter control; fire management; invasive exotic plant and animal control; and, where appropriate, compatible recreational use facilities. The plan will also address maintenance funding. Creation of the LSP will provide opportunity for public input.

d. Provide an annual progress report to the County commission on the status of the Conservation 20/20 program.

**POLICY 30.5.5:** Support the nomination of properties along planned trails, wildlife corridors, greenways, major creeks, and with access to the Caloosahatchee River to the Conservation 20/20 program.

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| <p><b>POLICY 30.5.6:</b> Implement recommendations for the Greenways Master Plan. As a first priority, support development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along the Caloosahatchee River at Caloosahatchee Creeks Preserve.</p> | <p><b>Duplicate of:</b><br/> <b>GOAL 85: PARK PLANNING AND DESIGN.</b> To plan, design, and construct parks, trails and greenways as identified in the Lee County Greenways Master Plan, and recreation sites to comply with the best professional standards of design, landscaping, planning, and environmental concern.</p> <p><u><b>LEE PLAN MAP 4-E: Lee County Greenways Master Plan</b></u></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                             |
| <p><b>POLICY 30.5.7:</b> Identify opportunities in new developments for the establishment and protection of wildlife movement corridors and interconnection of conservation easements to facilitate wildlife movement through the County.</p>                                                                                                                                      | <p><b>Duplicate of:</b><br/> <b>GOAL 77: DEVELOPMENT DESIGN REQUIREMENTS.</b> To require new development to provide adequate open space for improved aesthetic appearance, visual relief, environmental quality, preservation of existing native trees and plant communities, and the planting of required vegetation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <p><b>OBJECTIVE 30.6: DOWNTOWN WATERFRONT.</b> The North Fort Myers community supports the creation of a project specific, time specific, cost specific redevelopment plan for the North Fort Myers Downtown Waterfront area.</p>                                                                                                                                                  | <p>The areas designated as "Downtown Waterfront" are currently located within the Mixed Use Overlay and will be implemented based on allowable property development regulations for the Mixed Use Overlay.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                    |
| <p><b>POLICY 30.6.1:</b> The North Fort Myers community supports the integration of the redevelopment plan for waterfront downtown with the planning for the alignment, functional classification, and location of any Hancock Bridge Parkway expansion.</p>                                                                                                                       | <p>This policy does not establish a requirement. If the property owners wish to construct the roadway contemplated in the existing policy it will need to meet LDC requirements pertaining to new roadways.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <p><b>POLICY 30.6.2:</b> The redevelopment plan will consider the stormwater needs and water and sewer needs that result from the transportation and land use changes of Downtown Waterfront.</p>                                                                                                                                                                                  | <p>This Policy does not establish a requirement.</p> <p><b>Duplicate of:</b><br/> <b>OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS.</b> Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.</p> <p><b>OBJECTIVE 59.1:</b> Lee County will continue its efforts in developing a surface water management planning process designed to produce and maintain an up-to-date body of technical information, and, based on that information, the necessary surface water management plans, regulatory mechanisms, and facility proposals that will improve the protection of present and future uses of real property from stormwater flooding, while preserving or enhancing the environmental and natural resource values of both land and water.</p> |
| <p><b>POLICY 30.6.3:</b> The land use component of Downtown Waterfront will include land uses that assist in completing North Fort Myers' employment base, and broaden the housing base for those who will be employed by the new center.</p>                                                                                                                                      | <p>This Policy has been implemented through the North Fort Myers Commercial Corridor designation, which is being retained and relocated to Objective 6.3.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |