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**FUTURE
LAND USE**

Summary - Current and Prior Future Land Uses

Category	Current name and allowable uses as of Ord 3562 adopted Aug. 2, 2010	Symbol	Prior name and allowable uses before Ord. 3562 adopted Aug. 2, 2010
1.	<u>Residential Low Density:</u> low-density single family, 1-8 du/acre*	RLD	AAA low density single family, 1.36 du/acre AA low density single family, 5.45 du/acre A low density single family, 6.22 du/acre A-1 medium density single family, 7.26 du/acre A-1D medium density single family/duplex, 7.26 du/acre Heritage Lakes single family district, low density-max 185 units
2.	<u>Residential Medium Density:</u> medium and high-density multi-family, 5-16 du/acre*, max. 20 du/acre	RMD	A-2 medium density multi-family, 12 du/acre A-3 high density multi-family, 16 du/acre
3.	<u>Special Development</u> : large scale development (i.e. DRI) with an average density of 3 du/acre	S/C	Eastwood Village Mixed Use: allows 2,600 du, 200,000 SF retail, 75,000 SF office, and 150 hotel rooms Mixed Use-Residential: allows mixed-use development, max. 3 du/acre Master Development Plan: allows mixed use development, max. 3 du/acre
4.	<u>Traditional Community:</u> mixed use development, 8-25 du/acre*, max. 35 du/acre	T/C	PO: office and limited commercial uses, 16 du/acre B-1: general commercial uses, 25 du/acre B-2: intensive commercial uses, 25 du/acre MU: approved through PUD process
5.	<u>Corridor Commercial:</u> mixed use development, 8-25 du/acre*, max 60 du/ac	C/C	PO: office and limited commercial uses, 16 du/acre B-1: general commercial uses, 25 du/acre B-2: intensive commercial uses, 25 du/acre MU: approved through PUD process
6.	<u>Downtown:</u> intensive mixed use development, 70 du/acre, with additional density allowed through the bonus incentive program and approved through the Planned Unit Development process.*	D/T	Urban Core: intensive mixed use, 50-100 du/acre Urban Center: medium mixed use, 30-60 du/acre Urban General: limited mixed use, 6-12 du/acre Civic: publicly owned lands for public use Civic Recreation: downtown parks District: downtown industrial areas Parking Structure Overlay: replaced with Convention Center Hotel Overlay
7.	<u>Airport:</u> Mixed commercial and industrial uses	A/P	A-3 High density multi-family I-1 Light industrial uses

Category	Current name and allowable uses as of Ord. 3562 adopted Aug. 2, 2010	Symbol	Prior name and allowable uses before Ord. 3562 adopted Aug. 2, 2010
8.	<u>Industrial:</u> light and heavy light industrial uses, no residential uses	IND	I-1 Light industrial uses, no residential uses I-2 Heavy industrial uses, no residential uses
9.	<u>Recreation:</u> recreation and open space uses	REC	REC Recreation and open space uses
10.	<u>Conservation Land:</u> regionally significant wetlands and uplands as well as City owned property adjacent to waterways	CON	CON Regionally significant wetlands
<u>11.</u>	<u>Midtown:</u> intensive mixed use development, max 70 du/ac, with additional density allowed through the bonus incentive program and approved through the Planned Unit Development process.*	<u>M/T</u>	Established in 2018; Re-designation of approximately 131 acres D/T, 71.24 acres T/C, 34.83 acres C/C, and 11.88 acres Ind.

* Density ranges reflect the maximums permitted by the underlying zoning districts.

GOAL

To ensure that the general patterns and relationships (distribution, allocation, and intensity) of all land uses within, and adjacent to, the City remain or become acceptable to the present and future community of Fort Myers.

OBJECTIVE 1

Protect distinct functional areas from intrusion and encroachment of incompatible uses.

Policy 1.1) Protect, preserve, and enhance existing viable single-family areas.

Action 1.1.1) The City shall designate existing single-family areas on the Future Land Use Map (Map A) for single-family development.

Standard 1.1.1.1) Existing single-family areas are identified by considering the following criteria:

- a) Contain at least 15 existing or capable for rehab single-family homes;
- b) Parcels already subdivided into lots suitable for single-family use; and,
- c) Not more than 30% of the lots are developed in other than single-family uses.

Standard 1.1.1.2) To promote walkable communities, limited neighborhood commercial uses may be allowed in single-family districts in accordance with the Land Development Regulations.

Standard 1.1.1.3) To protect single-family residential uses, all existing single-family homes and platted single-family lots shall be grandfathered in all Future Land Use districts, excluding Airport and Industrial districts, and considered legal nonconforming uses.

Policy 1.2) Designate areas on the Future Land Use Map **Residential Low Density (RLD)** contain areas predominated by low-density, single-family residential and limited neighborhood commercial uses. The necessary infrastructure is in place, though upgrading of older systems may be necessary. A maximum of eight dwelling units per acre (8 du/acre) shall be allowed, bonus densities are not available in this land use designation. To preserve and enhance cohesive and walkable neighborhoods, neighborhood scale commercial may be permitted through the conditional use process outlined in the City's Land Development Regulations. Intensities for all properties within this land use district shall not exceed a floor area ratio of one-half (0.5 FAR). These areas shall also allow, as a conditional use, uses that complement a single-family neighborhood.

Action 1.2.1) To help preserve the rural character of the Buckingham Rural Community, the area known as the Heritage Lakes Single Family District (HLSFD) depicted on Map A-1, shall be very low density single-family having a maximum density of one dwelling unit per acre (1 du/acre) with a total of 185 dwelling units and related accessory uses. Commercial uses are prohibited. No amendment to the Land Development Code reducing buffer requirements for this area shall be permitted.

Action 1.2.2) The City shall periodically revise its Land Development Regulations to incorporate updated provisions for single-family, single-family/duplex development, and neighborhood commercial. Intensities for all properties within this land use district shall not exceed a floor area ratio of one-half (0.5 FAR).

Standard 1.2.2.1) Differing lot size, setback, coverage, height, and other restrictions shall be tailored to the various areas to preserve and enhance existing neighborhood form. Separate standards should be considered for historic districts.

Standard 1.2.2.2) Historic Districts shall be designated by the City and separate standards within the Historic Preservation Element and Land Development Regulations shall be set as needed to retain those qualities that distinguish their architecture, scale, massing, lot size, setback, and other features to preserve and enhance these neighborhoods.

Standard 1.2.2.3) Zero lot line, patio homes, pedestrian access-only dwelling units (such as live-work units, village homes, townhomes and/or cottage homes), and other innovative, yet still single-family housing forms, shall be encouraged in exclusive single-family areas in accordance with the Land Development Regulations.

Standard 1.2.2.4) Neighborhood scale commercial shall be considered to facilitate limited mixed-use developments and promote sustainable, walkable neighborhoods.

Policy 1.3) Designate areas on the Future Land Use Map for **Residential Medium Density (RMD)** that contain areas characterized by medium- and high-density multifamily developments with neighborhood scaled commercial uses. Intensities for all properties within this land use district shall not exceed a floor area ratio of one-half (0.5 FAR). The maximum base density established in the Land Development Regulations, not to exceed sixteen dwelling units per acre (16 du/acre), with a maximum bonus density of twenty dwelling units per acre (20 du/acre) may be permitted through a process outlined in the City's Land Development Regulations. Criteria for bonus densities include, but are not limited to, incorporating Leadership in Energy Efficient Design (LEED) standards, pedestrian connectivity, exceptional architectural design, and other considerations.

Action 1.3.1) Residential Medium Density areas should be in close proximity to arterials or collectors, but do not necessarily need direct access, as well as transit, sidewalk and bicycle facilities to promote multi-modal development opportunities.

Action 1.3.2) Preferred locations for Residential Medium Density areas are within walking distance (½-1 mile) of parks, community facilities, and retail.

Action 1.3.3) Neighborhood office and commercial uses may be permitted within RMD, provided they are compatible with the surrounding properties.

Action 1.3.4) Zero lot line, patio homes, pedestrian access-only dwelling units (such as live-work units, village homes, townhomes and/or cottage homes), and other innovative, yet still single-family housing forms, shall be considered in exclusive single-family areas in accordance with the Land Development Regulations.

Policy 1.4) Identify appropriate areas suitable for large scale multi-use master planned developments and designate areas on the Future Land Use Map for **Special Community (S/C)**. These areas are located predominantly southeast of the Six Mile Cypress Slough and east of Interstate 75, suitable for large scale developments that contain previously approved and predominantly built-out, either as a Development of Regional Impact or other local development public hearing approval process. Each are unique and have individualized development requirements such as, Master Development Plan, Eastwood Village Mixed Use, or Special Development Area districts. All intensities, densities, and uses of development shall be as delineated in a corresponding ordinance or resolution, as applicable. The maximum density within this district shall not exceed seven dwelling units per acre (7 du/acre) and intensities shall not exceed a floor area ratio of one (1 FAR). Densities and intensities may be further restricted by the Land Development Regulations

Action 1.4.1) Special Community District areas are designated on the Future Land Use Map after careful consideration of the desired future land use allocation, distribution policies, most current data and analysis of developed and vacant land by Future Land Use category and additional criteria as follows:

Standard 1.4.1.1) A minimum land area of 200 acres will received consideration for SCD designation. This amount of land area and its eventual development lends itself to and will benefit from master planning in regards to design, distribution, and provision of infrastructure such as roads, surface water

management, sewage treatment, potable water, water reuse, or other similar community facilities. Once master planning of infrastructure is developed, the area will be subdivided based on the distribution of infrastructure prior to development;

Standard 1.4.1.2) Ability to accommodate a variety of land uses distributed to resulting parcels and considering the following:

- Providing visual harmony between uses.
- Integrating with, complement, and improve adjacent uses, signage, and buffering.
- Avoiding negative impacts upon adjacent uses and traffic circulation.
- Protecting natural and historic resources.
- Ensuring that adequate capital facilities levels of service exist or are assured.
- Adequately buffer residential uses to prevent perceived nuisance factors, such as noise, traffic, and security.
- Avoiding routing non-residential traffic through residential areas.
- Addressing safety hazards, such as ingress/egress problems.

Standard 1.4.1.3) Master plan developments shall be developed in accordance with all other policies of the Comprehensive Plan.

Action 1.4.2) Dwelling units can be transferred from Conservation Lands (CON) areas within the Special Community Areas at a density up to 3.0 dwelling units per acre to contiguous upland areas under common ownership, in accordance with the individual development approvals. An evaluation shall be made through the development approval process of the capacity of the uplands to accommodate the number of units to be transferred from the wetlands. Issues to be considered in establishing the number of dwelling units to be transferred from the wetlands to the uplands include, but are not limited to the suitability of uplands for additional dwelling units, the potential for adverse impacts on adjacent lands, considering compatibility, drainage, and natural resources. If the applicant utilizes the transfer of gross residential density from Conservation Lands to Special Community District, then no dwelling units shall be permitted on the Conservation Lands.

Policy 1.5) Traditional Community (T/C) contains areas located in close proximity to residential and existing commercial areas or corridors accommodating employment centers, where commercial services are necessary to meet the projected needs of the City. These areas are specifically designated for a mix of residential and commercial uses and the requisite infrastructure needed for commercial development is generally planned or in place. A maximum base density established in the Land Development Regulations, not to exceed 25 dwelling units per acre (25 du/ac), with a maximum bonus density of thirty-five dwelling units per acre (35 du/ac) may be permitted through a process outlined in the City's Land Development Regulations. Criteria for bonus densities include, but are not limited to, incorporating Leadership in Energy Efficient Design (LEED) standards, pedestrian connectivity, exceptional architectural design, and other considerations. A Floor Area Ratio no higher than two (2 FAR) shall be used as an index of intensity for non-residential development in this land use category.

Action 1.5.1) Single-family residential uses or single-family platted lots existing as of October 26, 2010, shall be grandfathered and considered a legal non-conforming uses. New single-family residential uses, other than bona fide caretaker residences, shall be permitted through the Planned Unit Development process as detailed in Policy 1.17.

Action 1.5.2) Commercial retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will predominate in the Traditional Community land use designation. Limited light industrial uses may be permitted. Any re-designation of land to Traditional Community land use category should occur near major travel corridors and at road intersections.

Action 1.5.3) All new developments in this category must connect to the City's potable water and sanitary sewer systems.

Policy 1.6) Corridor Commercial (C/C) contains areas located along, or in close proximity, to existing commercial centers and corridors. Many of these areas are included in redevelopment districts, as described in Action 3.2.3, and may have additional requirements. This district is intended to accommodate more intensive development; therefore, mixed use development incorporating neo-traditional and transit oriented development principles is encouraged. A maximum base density established in the Land Development Regulations, not to exceed twenty-five dwelling units per acre (25 du/acre), with a maximum bonus density of up to sixty dwelling units per acre (60 du/acre) may be permitted through a process outlined in the City's Land Development Regulations. Criteria for bonus densities include, but are not limited to, incorporating Leadership in Energy Efficient Design (LEED) standards, neo-traditional and transit oriented design principles, pedestrian connectivity, exceptional architectural design, and other considerations. No new single-family development shall be permitted. A Floor Area Ratio no higher than three (3 FAR) shall be used as an index of intensity for non-residential development in this land use category.

Action 1.6.1) The Land Development Regulations shall provide design standards to facilitate Transit Oriented Development (TOD) designs. Once incorporated into the Land Development Regulations, this shall be a requirement for future developments located within TOD areas, to achieve bonus densities.

Standard 1.6.1.1) Single-family residential uses or platted lots existing or permitted as of October 26, 2010, shall be grandfathered and considered legal non-conforming uses. New single-family residential lots, other than bona fide caretaker residences, may be permitted through the Planned Unit Development process as detailed in Policy 1.17.

Action 1.6.2) All new developments in this category must connect to a potable water and sanitary sewer system.

Policy 1.7): Areas on the Future Land Use Map designated as **Downtown (D/T)** in accordance with Map E will be redeveloped as the pre-eminent regional mixed use development center. Properties located within the Downtown Historic District shall be developed or redeveloped in accordance with this policy and the Historic Preservation Element of the Comprehensive Plan. The maximum base (not including bonus) density allowed within the D/T District is 70-units/acre and the maximum base (not including bonus) intensity for non-residential uses is eight (8) FAR. The maximum densities and intensities for each zoning district shall be further defined by the Land Development Regulations. Additional density, intensity (FAR) and height may be approved only through the bonus incentive program, as described in Policy 1.9 and as implemented through standards and procedures in the Land Development Regulations. Bonus shall be approved through the Planned Unit Development process.

Action 1.7.1) Designate on the City's Zoning Map and provide land development regulations for uses appropriate for the redevelopment and revitalization of Downtown Fort Myers and the standards below, with institutional uses such as nonprofit organizations, schools, and churches and related uses allowed in all land use categories except Civic.

Standard 1.7.1.1) The **Urban Core (U-CORE)** zoning designation shall be thoroughly mixed-use or within walking distance of a mixed use Urban Center (standard 1.7.2.2). The Urban Core designation shall allow street level retail or commercial with commercial and residential uses allowed on stories two and above. For the purposes of projecting future growth and demand for services only, the intent of the Urban Core is to provide a ratio of uses as follows: approximate mix of 60-70% residential and 30-40% non-residential. These percentages are subject to change as market demands dictate.

Standard 1.7.1.2) The **Urban Center (U-CTR)** zoning designation shall be applied to establish and protect the pedestrian-friendly fabric of the historic downtown core and each surrounding neighborhood. For the purposes of projecting future growth and demand for services only, the intent of the Urban Center is to provide a ratio of uses as follows: approximate mix of 30-40% residential and 60-70% non-residential. These percentages are subject to change as market demands dictate.

Standard 1.7.1.3) The **Urban General (U-GEN)** zoning designation shall be primarily residential and more urban in character. These areas shall encourage compatible infill and encourage live/work units

and limited mixed-use. For the purposes of projecting future growth and demand for services, the intent of the Urban General is to provide a ratio of uses as follows: approximate mix of 80-90% residential and 10-20% non-residential. These percentages are subject to change as market demands dictate.

Standard 1.7.1.4) The **Civic** areas shall be government owned and wholly publicly used properties intended to remain in public use and ownership. All properties designated as Civic shall be required to be developed through the Planned Unit Development process pursuant to the Land Development Regulations.

Standard 1.7.1.5) **Civic Recreation** shall be parks, open space, active and passive recreational facilities or activities operated directly or indirectly by the government.

Standard 1.7.1.6) Areas located within the Downtown Redevelopment Area currently zoned single-family shall remain designated as such.

Standard 1.7.1.7) The **Intensive Commercial (CI)** shall allow those uses permitted in general commercial areas and the additional uses as follows: service station; automobile/truck sales; servicing and repair; public garages; dry cleaners; printing plants; bakeries; terminals and depots; commercial amusements; repair shops; construction companies; mini-warehouses; and other similar uses.

Standard 1.7.1.8) Areas zoned **Industrial Light (IL)** within the Downtown District designation contain provisions for assembly, packaging, processing, research and development, communications, and wholesaling uses, as well as supportive business usage. Residential uses shall only be allowed as a Conditional Use. Planned Unit Developments may contain industrial, commercial, residential, and mixed uses.

Action 1.7.2) The Land Development Regulations shall contain regulations for **District and Convention Hotel** overlay areas that shall only apply to properties located within the Downtown District.

Standard 1.7.2.1) The **District Overlay (DIST)** areas shall be designated to meet the specialized needs of the community. Proposed development shall be required to receive approval through the Planned Unit Development process as detailed in Policy 1.18 and the Land Development Regulations or underlying Future Land Use designation.

Standard 1.7.2.2) The **Convention Hotel (CH)** areas contain hotels with meeting facilities, retail and other uses consistent with the Downtown Redevelopment Plan. This overlay is permitted only within the Urban Center future land use designation for properties adjacent to the Convention Center. The maximum permitted height is 12 stories with a 12 FAR, and does not require a Planned Unit Development for the additional four (4) stories. Development(s) within this overlay are subject to review by the Historic Preservation Commission is located within a historic district.

Action 1.7.3) For the Downtown Redevelopment Area shown on Map E (and the entire Coastal High Hazard Area as shown on Map E-2), the City will continue focusing on hurricane preparedness as a major issue and the impact its Comprehensive Plan has on maintaining or reducing clearance times and providing adequate shelter space. The City will initiate appropriate strategies to improve hurricane preparedness. Potential strategies include working with the Lee County Emergency Management Office, Lee County, the MPO and FDOT to increase the capacity of evacuation routes through structural and non-structural improvements in order to maintain evacuation clearance times, and sufficient shelter space to meet the projected need.

Action 1.7.4) The properties shown on Map C-2, which were designated Light Industrial (I-1) as of April 30, 2003, shall have legal non-conforming status through the Land Development Regulations that allows existing light industrial uses to continue, except as noted herein. All Light Industrial principal and accessory

uses shall be permitted on the properties shown on Map C-2, except as follows: outdoor storage, contractor storage outdoor (indoor allowed), crematorium, detention center, jail, prison, labor pool, blood plasma donation or Plasmapheresis centers, social service facility, pawnshop, and trade school for heavy equipment/truck operators. Automotive uses and services shall be permitted but must be wholly contained within a building with limited outdoor storage permitted with appropriate screening.

Action 1.7.5) All new development shall provide amenities according to the pertinent standards provided in the Land Development Regulations, including but not limited to the following areas:

Exceptional architectural design;
Pedestrian friendly connections between public and private property; and,
Multimodal transportation strategies including para-transit provision; and
Riverwalk easement.

Action 1.7.6) Any properties located within the Downtown Redevelopment Plan Area and considered non-conforming uses may be considered for development improvements through the Planned Unit Development process.

Policy 1.8) Areas on the Future Land Use Map designated as **Midtown (M/T)** shall be developed or redeveloped in accordance with this policy and the Historic Preservation Element of the Comprehensive Plan, as applicable. Midtown is designated for a mix of residential and commercial uses. The maximum base (not including bonus) density allowed within the Midtown District is 70-units/acre and the maximum base (not including bonus) intensity for non-residential uses is eight (8) FAR. The maximum density, intensity (FAR) and height, for each zoning district shall be further defined by the Land Development Regulations. Additional density, intensity (FAR) and height may be awarded through the bonus incentive program, as described in Policy 1.9, and as implemented through standards and procedures in the Land Development Regulations. Bonus shall be approved through the Planned Unit Development process.

Action 1.8.1) Designate on the City's Zoning Map and provide land development regulations for uses appropriate for the redevelopment and revitalization of Midtown Fort Myers as outlined in the standards below, with institutional uses such as nonprofit organizations, schools, and churches and related uses allowed in all land use categories except Civic.

Standard 1.8.1.1) The **Midtown Core (M-CORE)** zoning designation shall allow for residential and non-residential development and be within walking distance of the Midtown Center area. Mixed-use development shall be encouraged. For the purposes of projecting future growth and demand for services only, the intent of the M-CORE, is to provide a ratio of uses as follows: approximate mix of 60-70% residential and 30-40% office/commercial non-residential. These percentages are subject to change as market demands dictate.

Standard 1.8.1.2) The **Midtown Center (M-CTR)** zoning designation shall be applied to establish and protect the pedestrian-friendly fabric of the midtown transition areas in close proximity to surrounding neighborhoods. For the purposes of projecting future growth and demand for services only, the intent of the M-CTR, is to provide a ratio of uses as follows: approximate mix of 30-40% residential and 60-70% non-residential. These percentages are subject to change as market demands dictate.

Standard 1.8.1.3) The **Urban General (U-GEN)** zoning designation shall be primarily residential and more urban in character. These areas shall encourage compatible infill and encourage live/work units and limited mixed-use. For the purposes of projecting future growth and demand for services only, the intent of the U-GEN, is a ratio of uses as follows: approximate mix of 80-90% residential and 10-20% non-residential. These percentages are subject to change as market demands dictate.

Standard 1.8.1.4) The **Civic** areas shall be government owned and wholly publicly used properties intended to remain in public use and ownership. All properties designated as Civic shall be required to be developed through the Planned Unit Development process pursuant to the Land Development Regulations.

Standard 1.8.1.5) **Civic Recreation** shall be parks, open space, active and passive recreational facilities or activities operated directly or indirectly by the government.

Standard 1.8.1.6) Areas currently zoned single-family shall remain designated as such.

Standard 1.8.1.7) The **Intensive Commercial** (CI) shall allow those uses permitted in general commercial areas and the additional uses as follows: service station; automobile/truck sales; servicing and repair; public garages; dry cleaners; printing plants; bakeries; terminals and depots; commercial amusements; repair shops; construction companies; mini-warehouses; and other similar uses.

Standard 1.8.1.8) Areas zoned **Industrial Light** (IL) shall be for assembly, packaging, processing, research and development, communications, and wholesaling uses, as well as supportive business usage. Residential uses shall only be allowed as a Conditional Use. Planned Unit Developments may contain industrial, commercial, residential, and mixed uses.

Action 1.8.2) All new development shall provide amenities according to the pertinent standards provided in the Land Development Regulations, including but not limited to the following areas:

- Exceptional architectural design;
- Pedestrian friendly connections between public and private property; and,
- Multimodal transportation strategies including para-transit provision.
- Outdoor or indoor public space opportunities
- Public greenspace and/or passive park opportunities

Action 1.8.3) In order to facilitate redevelopment on small parcels in the area designated as Midtown Future Land Use, the Land Development Regulations shall contain standards for the reduction of required on-site parking spaces.

Policy 1.9) Bonus Incentive Program. The Bonus Incentive Program shall allow additional density, intensity, and height for new developments and redevelopment in the Downtown Future Land Use District and Midtown Future Land Use District, where appropriate. The number of bonus density residential dwelling units and the amount of bonus non-residential intensity available shall be based on surplus utility capacity, which is depicted geographically on Map F. Standards and procedure for awarding of bonus density, intensity, and height shall be specified in the Land Development Regulations, however the allowable bonus density and intensity shall not exceed the available surplus equivalent units as quantified based on utility system capacity on Map F. Any development or redevelopment project that is awarded for bonus density, intensity, or height is subject to a bonus incentive requirement, the standards and procedures for which shall be outlined in the Land Development Regulations. The cost of new infrastructure improvements necessary for the construction of any development will be paid by the developer. The City Manager or designee shall keep an account of all surplus equivalent dwelling units built and surplus equivalent dwelling units granted to approved, but unbuilt, developments.

Action 1.9.1) Bonus shall be awarded in accordance with the following parameters:

Standard 1.9.1.1) The maximum bonus that may be awarded for any development on any parcel that is greater than 0.5 acres is 30% of the base maximum.

Standard 1.9.1.2) The maximum bonus that may be awarded for any development on any parcel that is 0.5 acres or less is 40% of the base maximum.

Standard 1.9.1.3) Bonus shall be awarded in accordance with the criteria provided in the Land Development Regulations. Bonus height shall not be awarded in violation of Neighborhood Protection Policy 1.10.

Action 1.9.2) Bonus shall be approved through the Planned Unit Development process as described in the Land Development Regulations.

Policy 1.10) Neighborhood Protection. Residential neighborhoods shall have protection from development and redevelopment which is not in harmony or compatible with the character of the existing community.

Action 1.10.1) Building heights shall be limited for new development or redevelopment adjacent to property designated Urban General.

Standard 1.10.1.1) Properties adjacent to the Urban General zoning designation shall be limited to a maximum height of six (6) stories. Bonus height shall not be approved in violation of this policy.

Policy 1.11) Designate areas on the Future Land Use Map as Industrial (IND) that are areas integral to strengthening the City's economic base and future growth. These are the areas to which the City looks for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special location requirements, including transportation needs (e.g., air, rail, interstate access, and immediate access to arterial roadways); industrial levels of water, sewer, fire protection; and are centrally located to reduce employee commuting distances. The Industrial areas contain research and development, laboratories, industrial activities, commercial and office uses; selective land use mixtures of industrial, manufacturing, research, and development, laboratories and office uses supporting the preceding uses; and properly buffered recreational uses. Expansion to heavy industrial uses in light industrial zones will require site plan and use approval through the Planned Unit Development process. Special consideration will be given to projects incorporating Leadership in Energy Efficient Design (LEED) standards. Residential uses are not permitted. New development or substantial expansion of existing industrial adjacent to incompatible land use districts may be approved through the Planned Unit Development process. Residential uses are not permitted on land within this land use district. Development intensities are limited to a floor area ratio of one (1 FAR).

Action 1.11.1) Designate well located areas on the Future Land Use Map and provide regulations within the Land Development Regulations for future industrial use.

Standard 1.11.1.1) Industrial areas shall be designated after consideration of the following criteria:

- a) Located in close proximity (ideally 2½ miles or less) to Interstate interchanges;
- b) Rail frontage;
- c) Immediate access to or frontage on an arterial roadway;
- d) Useable lot sizes-typically 200 feet or deeper;
- e) Distance from residences, schools, and historic districts or sites;
- f) Easy access for employees;
- g) Optimum minimum size of 10 acres; and,
- h) Located so as to avoid routing industrial traffic through residential areas.

Action 1.11.2) Designate as much existing industrial area for continued use as possible without jeopardizing good land use patterns.

Standard 1.11.2.1) Existing industrial areas are designated as contiguous areas of industrial use at least eight (8) acres in size, with no more than half of the area being vacant.

Standard 1.11.2.2) Existing industrial areas which do not meet the criteria contained in Standard 1.8.2.1 may still be designated for continued industrial use considering the following:

- a) Impacts on adjacent uses;
- b) Condition of structures;
- c) Economic feasibility of relocating the industries.

Standard 1.11.2.3) The Land Development Regulations shall maintain standards that ensure compatibility of industrial land uses with other land uses and to mitigate any adverse impacts to the adjacent property owners such as impacts caused by noise, glare, or fumes. Site specific development details will be reviewed during the Site Development Plan review process.

Policy 1.12) Designate on the Future Land Use Map an **Airport (A/P)** district to accommodate future growth at Page Field General Aviation Airport (Page Field). The Airport district shall consist of those portions of Page Field lying within the City of Fort Myers, as well as jurisdictional areas to the north of the Page Field property. The purpose of the Airport district shall be to promote a mix of commercial, office and industrial uses on and adjacent to Page Field, in accordance with Table 1-1, with development intensities limited to a floor area ration of one (1 FAR).

The Airport district shall allow aviation and non-aviation uses at Page Field, as identified in the Page Field Airport Master Plan and Airport Layout Plan. The Page Field Airport Master Plan, Airport Layout Plan, and Cleveland Avenue Corridor Plan, as amended, are hereby adopted into the City of Fort Myers Comprehensive Plan. Therefore, and pursuant to Sec. 163.3177(6)(k), Florida Statutes, the City of Fort Myers shall consider Page Field as exempt from the statutory requirements for Developments of Regional Impact, Section 380.06, Florida Statutes.

Land uses and design standards for properties within the Airport district shall be compatible with the airport operations at Page Field and in compliance with Section 333.03(3), F.S., to restrict incompatible uses, activities, or construction in runway clear zones which are incompatible with normal airport operations or endanger public health, safety, and welfare by resulting in congregations of people emissions of light or smoke, or attraction of birds. The construction of an educational facility of a public or private school at either end of a runway within an area which extends five (5) miles in a direct line along the centerline of the runway is prohibited. All of the properties within the Airport land use designation are located within the Page Field Airport Notification Boundary, or within the 24-foot height above mean sea level restriction zone as shown on Map C-3, Page Field Airspace Information Map. Development within the Airport district shall comply with governing airport- and aviation-related regulations established by the Federal Aviation Administration, Florida Department of Transportation, Florida Statutes, and any other applicable regulations.

Policy 1.13) Recreation (REC) areas shall be set aside to reserve land areas for parks, open space, active and passive recreation purposes.

Policy 1.14) Conservation Lands (CON) are areas containing regionally significant wetlands and/or uplands that are, or will be, owned and used for long-term conservation purposes. Conservation lands shall be shown as a separate category on the Future Land Use Map (FLUM) because they are regionally significant wetlands and uplands. These are areas where the South Florida Water Management District or the Army Corp of Engineers or the City, have required the conservation of lands, both uplands and wetlands, through easements, dedications or restrictions. Permitted land uses in conservation lands consist of very low-density residential uses, at a maximum density of one unit for twenty acres and passive recreational uses, requiring minimal clearing such as boardwalks, hiking, canoeing, and the like. If there are adjacent upland areas that are under common ownership, the permitted density of the conservation lands shall be the same as the upland area, but the dwelling units shall be developed on the adjacent uplands and subject to Standard 1.15.1.3. All regionally significant wetlands under public ownership are not permitted any residential densities. If density from wetland areas is going to be located on contiguous uplands, the property under common ownership shall be rezoned to a planned unit development. Utilities, public roads, and transit corridors can be located in conservation areas, but the installation shall be consistent with the Conservation and Coastal Management Element of this Comprehensive Plan.

Standard 1.14.1.1) Regionally significant wetlands are those wetlands which have been identified as wetlands in accordance with F.S. 373.019(17) and F.S. 371.019(22) through the use of the unified state delineation methodology described in FAC Chapter 17-340, as ratified and amended by F.S. 373.4211, which are part of a regional functional system which due to the location, size, quality, hydrological value, and environmental value have a significance. Regionally significant lands are areas where the South Florida Water Management requires the conservation of the wetlands or uplands through easements, dedications, or restrictions. Regionally significant wetlands are those wetlands identified on the FLUM as conservation lands.

Standard 1.14.1.2) Drawn boundaries will be based on those submitted on the regulating agency's permit application and will be adjusted to match the final issued permit.

Standard 1.14.1.3) Residential density transfer from CON lands to any other Future Land Use classification (east of Interstate 75) for adjacent uplands shall not exceed 1.33 times ($1.33 * X$) the maximum allowable gross density of the adjacent uplands. (e.g. If the gross residential density on the adjacent uplands is three (3) dwelling units per acre then the maximum upland (net) density of the overall site shall be 3.99 dwelling units per acre. Net upland shall include land not designated by the Water Management District, Army Corp of Engineers, or the City as Conservation Lands through easements, dedications or restrictions.)

Standard 1.14.1.4) Wetlands that are not regionally significant will be designated as CON if required by the South Florida Water Management or Army Corp of Engineers.

Standard 1.14.1.5) All undeveloped City owned property along Billy's Creek shall be designated

Policy 1.15) The Land Development Regulations shall provide for reasonable rules for the interpretation of land use map category boundary lines.

Action 1.15.1) All interpretation appeals shall be considered by the Board of Adjustments.

Standard 1.15.1.1) Major changes based upon interpretive decisions shall require a plan amendment.

Standard 1.15.1.2) Interpretation shall take into consideration and be consistent with all elements of this plan.

Policy 1.16) Upon annexation or regulatory agency determination, adjustments and modifications to the Future Land Use Map may be necessary.

Action 1.16.1) All land use changes, modifications, or adjustments shall take into consideration and be consistent with all elements of this plan, and shall be based upon:

- a) Adjustments to reflect appropriate existing land uses;
- b) Changes needed as a result of more accurate information in property boundaries;
- c) To reflect suitable/appropriate new development which may have occurred between development of the land use map and annexation; and,
- d) Those submitted on the regulating agency's permit application and adjusted to be consistent with the final issued permit and conservation easements required.

Policy 1.17) Within each land use classification, the Land Development Regulations shall distinguish between permitted uses and conditional uses. Planned Unit Development requirements shall be established in the Land Development Regulations.

Action 1.17.1) Permitted uses are those uses allowed without special review, as specified in the Land Development Regulations. Special review procedures may be required for some permitted uses, but not as rigorous a review as for a Planned Unit Development or conditional use.

Action 1.17.2) Conditional uses are uses that would not be appropriate generally or without restrictions throughout a particular district classification, but if controlled as to number, area, location, and relation to the neighborhood, may be an acceptable use.

Action 1.17.3) A Planned Unit Development is designed and developed in an integrated and cohesive fashion, under single ownership or unified control, providing for flexibility and clustering of uses. Specific standards and criteria shall be met in order for developments to be approved as a Planned Unit Development.

Policy 1.18) The City shall not designate any land for agricultural use on the Future Land Use Map. Agricultural uses, excluding community gardens, shall not be permitted in the Land Development Regulations. Lands annexed into the City in the future may be permitted to continue existing agricultural uses if provided for through an annexation or interlocal agreement.

Standard 1.18.1.1) Community garden means the cultivation and production of plants or fruits for community consumption or sale that is compatible with nearby residential uses. A community garden use may also include the husbandry of animals such as bees, rabbits, chickens (not roosters), and other non-hoofed animals. Community gardens are commonly established by community members to:

1. transform vacant lots in urban areas into productive neighborhood garden spaces
2. foster self-sufficiency through the rewards of gardening,
3. help families reduce their living costs by growing food locally, and
4. improve families access to fresh fruits and vegetables in underserved areas.

Policy 1.19) To protect the vested rights of the properties designated in the Metro Park Development of Regional Impact (DRI), a separate map (Map B) to the Future Land Use Map shall designate areas where permitted uses are governed by the Metro Park DRI Development Order.

Standard 1.19.1.1) The uses permitted within this geographical area include the uses permitted in the underlying future land use designation of the area (as permitted within the Comprehensive Plan and the Land Development Regulations) and:

- a) Warehousing, storage, wholesale operations;
- b) Book and magazine publishing plants;
- c) Veterinary hospitals, clinics, or kennels; and
- d) Radio, telephone and telephone transmission towers and facilities.

Policy 1.20) To protect the existing uses and existing structures or the previously granted Lee County development approvals of the properties annexed as part of the Dunbar/Belle Vue Annexation area, a separate map (see Map B-1) to the Future Land Use Map shall designate areas where structures and uses that were in legal existence on or before December 21, 2005 under Lee County Land Use regulations covering the entire property involved, will be considered to have a right to operate as an existing structure/use vested with the City of Fort Myers. These structures/uses may be continued indefinitely, remodeled or replaced. No increase in the number of dwelling units shall be allowed. Any expansion to these existing uses and or structures (excluding recycling/junkyard uses, as defined by the City Land Development Regulations- Land Development Regulations), shall be considered a special non-conformity, and such

expansion shall be granted by Conditional Use Approval. Any expansion to an existing junkyard or recycling center may only be by approval of the expansion through the Planned Unit Development process.

Policy 1.21) The City will maintain an Official Zoning Map that is consistent with the adopted Future Land Use Map.

OBJECTIVE 2

Protect and promote significant natural, historic and waterfront resources from intrusion and encroachment of incompatible uses.

Policy 2.1) Development adjacent to natural and historic resources shall be located, designed, constructed, and buffered to minimize impacts which would lessen the resource's significance, desirability, and/or value.

Action 2.1.1) Amend the Land Development Regulations to incorporate such provisions.

Standard 2.1.1.1) Regulations shall be consistent with the Conservation and Coastal Zone Management, Historic Preservation, and Community Appearance Elements.

Policy 2.2) Special considerations shall be given to development occurring in or around historic districts, including: Henley Place, Downtown, Dean Park, Lovejoy Park, Edison Park, Seminole Park, Rio Vista, and Woodford Park.

Action 2.2.1) Amend Land Development Regulations to allow non-conforming significant historic structures to be altered if such alteration preserves the historic character of the site or building for the community.

Standard 2.2.1.1) Historic districts (locally designated) shall be identified in the Comprehensive Plan. New districts may be locally designated by the City Council and will be incorporated into the Historic Preservation Element of the Comprehensive Plan during the subsequent Evaluation and Appraisal Report (EAR) amendments following designation.

Standard 2.2.1.2) Significant historic structures shall be structures that are identified as being recommended for "long form" listing in the Florida Master Site File and may be locally designated by the City Council.

Policy 2.3) The City shall give highest priority to water-dependent uses in shoreline locations.

Action 2.3.1) Shoreline sites with water access to the Caloosahatchee River will be encouraged for water-dependent uses such as marinas, yacht clubs, commercial passenger boating, charter boats, or boat ramps. Mixed use development and redevelopment projects containing these uses shall be encouraged.

Action 2.3.2) In the event that Lee County prepares and adopts a County-wide Marina siting plan, the City may implement the plan through intergovernmental coordination and entering into an interlocal agreement with the County.

Policy 2.4) Water-enhanced uses will be encouraged as a second priority along the river.

Action 2.4.1) The Land Development Regulations shall be maintained to ensure that development adjacent to the River and its estuaries are consistent with other objectives, such as protection of water quality, environmental integrity, public access, hurricane contingency planning, and the availability of community facilities and services.

Standard 2.4.1.1) Water-enhanced uses which will be allowed in shoreline locations include resource-based recreational uses, residential, hotel, motel, and other water-enhanced uses.

Standard 2.4.1.2) Uses which may, but not necessarily will, be enhanced by a water-front location, will be allowed on the waterfront if suitable for the neighborhood and if the site plan takes full advantage of the location. Standards regarding the suitability of water-enhanced uses shall be provided in the Land Development Regulations. Such uses include restaurants, retail, bars, and mixtures of these and other water-enhanced uses.

OBJECTIVE 3

Revitalize declining areas through rehabilitation, redevelopment, and infill strategies as appropriate.

Policy 3.1) Except for areas located within the Downtown Redevelopment Area, some major City corridors are designated for an improvement strategy, in need of multiple actions to correct serious problems of poor site planning, congestion, intensive activity, and/or an incomplete transportation network.

Action 3.1.1) Corridor studies or redevelopment plans will be prepared and adopted to implement this policy as well as transportation policies.

Policy 3.2) Special planning and implementation efforts shall be continuously conducted for targeted neighborhoods.

Action 3.2.1) Detailed neighborhood plans or community redevelopment plans shall be prepared and adopted for various neighborhoods throughout the City.

Action 3.2.2) Upon completion of the specific redevelopment plans, special Neighborhood Redevelopment Districts shall be designated on the Fort Myers Redevelopment Areas Map, as amended from time to time on file in the City Clerk's office, and implemented through the Land Development Regulations. It is the express intent to promote the redevelopment of areas through special controls, economic incentives, and public as well as private investment.

Action 3.2.3) The following redevelopment, neighborhood, or special plans shall be implemented to the greatest extent feasible:

- 2010 Downtown Plan; Fort Myers Master Plan
- Edison Park Neighborhood Plan;
- Central Fort Myers Area Study;
- Cleveland Avenue Redevelopment Plan;
- Velasco Village Redevelopment Plan;
- Winkler Safe Neighborhood Improvement District Plan;
- Westwood Redevelopment Plan;
- East Fort Myers Revitalization and Redevelopment Plan;
- Urban Infill & Redevelopment Areas, as shown on Map E-1; and,
- Dr. Martin Luther King, Jr. Boulevard & Veronica S. Shoemaker Boulevards Revitalization Plan.

Policy 3.3) The transportation corridors indicated on Map C are largely developed and have a strong potential for significant redevelopment.

Action 3.3.1) Maintain Land Development Regulations to incorporate transportation corridor-conscious design standards.

Standard 3.3.1.1) Design standards shall consider visual quality based upon potential signage; curb cuts; frontage roads; capacity and condition of roadway, congestion, buffering of incompatible uses, vast emptiness of parking lots, and street lighting.

Standard 3.3.1.2) The amounts of "green" (plantings) shall be appropriately sized and placed in relation to the amounts of "gray" (asphalt) along a corridor.

Standard 3.3.1.3) Where available right-of-way exists, lawn extensions with plantings should be established along a corridor between the pavement and sidewalk.

Standard 3.3.1.4) All areas of individual development sites shall receive landscaping attention based upon the following three areas: the Building Perimeter, the Street Edge, and the Rear Yard/Parking.

Standard 3.3.1.5) Eliminate vast emptiness of parking lots through ground level screening such as berms, fences, walls, or shrubbery and tree plantings, consistent with traffic safety standards.

Standard 3.3.1.6) All utilities should be placed underground wherever possible.

Policy 3.4) The City hereby adopts into the City of Fort Myers Comprehensive Plan a redevelopment strategy, consistent with the requirements of Section 163.3177(6)(a), Florida Statutes, a comprehensive disaster mitigation strategy applicable within the entire City CHHA, which shall include, at a minimum, the following Actions and Standards:

Action 3.4.1) The City will implement measures to replace or eliminate unsafe structures that are subject to repetitive damage from coastal storms and floods.

Standard 3.4.1.1) The City of Fort Myers has prepared and shall maintain an inventory report of all structures that have had repetitive damage from coastal storms and floods.

Standard 3.4.1.2) The City's Capital Improvements Program shall include measures to rehabilitate, relocate or demolish any City-owned structures that have sustained repetitive storm damage.

Standard 3.4.1.3) The City shall implement additional measures to reduce repetitive storm damage on private properties, including but not limited to, requiring the placement of hurricane shutters or equivalent protection on all new buildings (and existing buildings when substantially improved) located within the Coastal High Hazard Area.

Action 3.4.2) The City shall implement measures to reduce exposure of City infrastructure to hazards, including relocation and/or structural modification of threatened coastal infrastructure.

Standard 3.4.2.1) The City shall incorporate structural modification of infrastructure, including but not limited to, water, sewer, roadway and lighting facilities, into its Downtown Streetscape Plan.

Action 3.4.3) The City of Fort Myers redevelopment strategy shall implement operational and capacity standards to City roadways to ensure that the redevelopment strategy maintains the County's Category 5 out-of-county and shelter evacuation clearance times.

Standard 3.4.3.1) The City shall construct and maintain new or improved two-way roadways within the Downtown Redevelopment Area to ensure adequate evacuation of downtown. Further, the City will designate First Street as a two-way City road and Second Street as State Road 80.

Standard 3.4.3.2) The City of Fort Myers shall continually monitor new development and will permit no development, which increases the City's overall hurricane evacuation clearance time above established standards.

Standard 3.4.3.3) The City shall require that new developments, which have the potential to adversely impact hurricane evacuation clearance times, contribute on a fair share basis, to road improvements, shelter construction or enhancements, or other mitigation, which acts to reduce clearance times.

Standard 3.4.3.4) The City shall require each developer within the Coastal High Hazard Area to provide a detailed emergency evacuation plan to the Lee County Division of Emergency Management, consistent with the provisions of the appropriate Lee County Administrative Codes.

Action 3.4.4) The City of Fort Myers redevelopment strategy shall include measures designed to ensure the reduction of the City's hurricane shelter space deficit and the maintenance of the County's Category 5 out-of-county and shelter evacuation clearance times.

Standard 3.4.4.1) The City shall work towards participating in the Lee County All-Hazards MSTU.

Action 3.4.5) The City shall implement measures that require new developments within the entire CHHA of the City of Fort Myers to contribute to the creation of additional public shelters in proportion to the development's identified impacts on Lee County's public shelter space deficit and/or hurricane evacuation clearance times.

Standard 3.4.5.1) The City shall work with Lee County Emergency Management for the donation of land for public facilities or donation of the use of private structures to be used as primary public hurricane shelters that are located outside the Category 3 hurricane storm surge zone.

Standard 3.4.5.2) The City shall work with Lee County Emergency Management to identify upgrading of existing primary and secondary hurricane shelters located outside the Category 3 storm surge zones to increase the County's primary public hurricane shelter space availability.

Standard 3.4.5.3) The City shall work with Lee County Emergency Management and the American Red Cross to provide hurricane shelter funds to be used for training public hurricane shelter managers through a program provided by the local chapter of the American Red Cross.

Standard 3.4.5.4) The City shall work with Lee County Emergency Management to establish and maintain a public information program within existing homeowners associations in the Coastal High Hazard Area to educate residents on the potential hurricane threat; the need for timely evacuation; the availability and location of hurricane shelters; and the identification of steps to minimize property damage and to protect human life. This standard works to implement Standard 3.4.3.4.

Standard 3.4.5.5) The City shall work with Lee County Emergency Management and Florida Department of Transportation to make identified hurricane evacuation roadway capacity improvements, including critical intersections and manual traffic control provisions to reduce and maintain evacuation time standards.

Standard 3.4.5.6) The City shall work with Lee County Emergency Management to fund communications equipment which would upgrade the existing warning and notification capacity for local emergency management officials.

Standard 3.4.5.7) The City shall require when property is conveyed in the Coastal High Hazard Area, the developer must include a disclosure statement in the form of a covenant in the deed, which states that the property is located in the hurricane vulnerability zone, that the hurricane clearance time for the county is high, and that shelter space is limited.

Action 3.4.6) The City shall ensure that public expenditures within the Coastal High Hazard Area are limited to those expenditures to maintain existing public facilities, and to make such existing public facilities and new private facilities more disaster-resistant, provide or maintain public shoreline access, and restore and protect natural systems.

Standard 3.4.6.1) Reserved

Standard 3.4.6.2) The City shall require developers within the CHHA to contribute to a hurricane shelter fund, based upon the formula used by the Lee County Division of Emergency Management for retrofit costs for shelters. This formula shall be re-evaluated on an as needed basis, or if Lee County adjusts its formula.

Action 3.4.7) The City of Fort Myers shall continue to participate in the Community Rating System (CRS). Further, the City shall commit to planning and regulatory standards that exceed the minimum standards required by National Flood Insurance Program.

Standard 3.4.7.1) The City of Fort Myers is currently rated Class 8 on the National Flood Insurance Program's Community Rating System (CRS). The City shall implement appropriate mitigation measures to work towards improving the City's CRS rating to Class 7 or better.

Action 3.4.8) The City shall continue to implement measures that ensure the protection of coastal resources and provide for public access to the City's shoreline.

Standard 3.4.8.1) The City shall work towards adopting and implementing a shoreline preservation ordinance.

Standard 3.4.8.2) The City shall increase public access to the Caloosahatchee River by requiring new developments along the river shoreline to provide such access.

Action 3.4.9) The City shall prepare data and analysis regarding activities proposed within the City's downtown redevelopment strategy, including, but not limited to, an assessment of the potential for natural hazard damage to structures and the potential costs of such damage. The damage potential and damage cost potential for activities proposed under the redevelopment strategy shall be less than the potential for damage and the potential cost of such damage, without the proposed action.

Action 3.4.10) The City shall periodically prepare data and analysis, based upon the current redevelopment strategy at the time of the analysis, forecasting the impacts of the proposed strategy upon hurricane evacuation clearance times and public shelter capacity.

Standard 3.4.10.1) The City's initial public shelter and hurricane evacuation study shall be prepared by December 2007. The study shall be updated every three years, thereafter.

Action 3.4.11) The City will execute an interlocal agreement with Lee County to enable City participation in the Lee County All-Hazards MSTU.

Standard 3.4.11.1) The City of Fort Myers shall enter into an interlocal agreement with Lee County, which agreement shall outline City participation within the Lee County All-Hazards MSTU.

Policy 3.5) The CSX/Seminole Gulf rail corridor, as shown on Map H in the Transportation Element, is currently used for freight rail, excursion trains, and communication lines. This corridor is also suitable for additional transportation purposes such as trails, commuter rail, light rail, and bus rapid transit. Transportation Element policies describe Fort Myers' intentions for this corridor to remain intact and dedicated to multiple transportation purposes.

Action 3.5.1) At the earliest opportunity, the City will amend its Future Land Use Map to designate the rail corridor into its own category. The allowable uses in this category will be established by the City to be conducive to continued freight rail operations inside the corridor and related uses on nearby industrially designated land.

Policy 3.6) The City strongly supports transit-oriented development (TOD) up to a half mile around future transit stations for commuter rail, light rail, or bus rapid transit service. TOD provides higher densities and intensities in a physical form that emphasizes walkability and connectivity and provides a broad range of uses, reducing reliance on vehicle trips and parking lots.

Action 3.6.1) The City will initiate a new land-use planning process for transit-oriented redevelopment around future transit stations along the CSX/Seminole Gulf rail corridor. Stations could be placed at Colonial Boulevard, Hanson Street, Downtown, Michigan Avenue, Tarpon Street, Van Buren Street, and Prospect Avenue.

Standard 3.6.1.1) Model procedures for station area planning and implementation are provided in the Florida TOD Guidebook, published by Florida DOT in December 2012.

OBJECTIVE 4

Coordinate land development with the public and private provision of community services and facilities, soil suitability, and topography.

Policy 4.1) Development shall not be permitted unless adequate capital facilities levels of service as defined in the respective comprehensive plan elements exist or are assured. All proposed development will be reviewed for consistency with the adopted levels of service for concurrency, as defined in the respective elements of the City of Fort Myers Comprehensive Plan. Development that the City of Fort Myers City Council finds to be inconsistent with the adopted levels of service for concurrency shall not be permitted.

Action 4.1.1) The City of Fort Myers shall continue to maintain Land Development Regulations, which require community facilities and services (including but not limited to, water lines, sewer lines, lift stations, solid waste disposal systems, stormwater/drainage facilities, roadways/transportation facilities, police/fire service, parks and recreation facilities, and public schools) prior to issuance of development orders or building permits.

Standard 4.1.1.1) The following community facilities and services shall be provided for or assured prior to development permitting: (a) transportation facilities; (b) water, sewer, and utilities; (c) stormwater management; (d) public safety; (e) recreation and park facilities; and, (f) public schools and ancillary facilities.

Action 4.1.2) The City of Fort Myers shall continue to maintain Land Development Regulations, which incorporate adopted level of service standards.

Policy 4.2) The City of Fort Myers shall ensure that suitable land continues to be available for utility facilities that are necessary to support current and future development.

Policy 4.3) Development patterns shall maximize the use of existing public facilities.

Action 4.3.1) The City of Fort Myers has developed and implemented and shall continue to use a GIS-based land use data analysis system, which, links to the Lee County Property Appraisers Office Geographic Information System to identify and encourage infill development opportunities.

Action 4.3.2) Encourage the development of infill sites in developed areas where many lots are substandard due to platting prior to zoning, and where adequate infrastructure is in place.

Standard 4.3.2.1) The City of Fort Myers shall continue to maintain the Land Development Regulations, which incorporates policies and procedures considering the following: Analysis of vacant

infill parcels; effects on strengthening neighborhoods; available infrastructure; and where variances are required to enable development. Procedures should be established as follows:

- a) In areas of conflict, study the areas and give approval to specific sites; or
- b) Allow administrative deviations, and warrants and exceptions, as issued by the City's Community Development Department; or
- c) Where issues cannot be resolved, review variances through the Board of Adjustments.

Standard 4.3.2.2) Simplified subdivision procedures for re-platting consistent with Florida Statutes and this plan will be maintained within the City's Land Development Regulations.

Action 4.3.3) Whenever possible, the City shall encourage owners/developers to create buildable infill lots, for compatible uses, through the acquisition of adjacent land.

Policy 4.4) The location and intensity of land uses with respect to collector roads and arterial roads shall be coordinated with the Florida Department of Transportation and the Lee County Department of Transportation.

Action 4.4.1) Traffic Analysis Zonal forecasts will be compared with the City of Fort Myers land use densities/intensities to determine where future land use map amendments should be pursued to alleviate congestion or to improve the transportation network. In addition, development will not be permitted that would cause level of service standards to be exceeded in accordance with the Transportation Element and the Concurrency Management System Element.

Action 4.4.2) All Future Land Uses designations shall facilitate and/or encourage use of public transportation systems.

Action 4.4.3) The City shall coordinate with Lee County to examine establishing transfer of development rights receiving areas within the City to facilitate Transit Oriented Development.

Standard 4.4.3.1) Transfer of development rights receiving areas shall be located along arterial roadways near high concentrations of existing commercial and residential development.

Policy 4.5) Development shall not be permitted that is not compatible with soil conditions and topography.

Policy 4.6) The City shall cooperate with the School Board in the planning and selection of future school sites and the development of mutually acceptable guidelines for the selection of such sites on an as needed basis, as outlined in the Public Education Facilities Element.

Action 4.6.1) Schools should locate in office, commercial, or other areas permitting mixed use development, which also permit medium to high density residential development.

Action 4.6.2) Schools should co-locate with parks, libraries, community centers, and other public services to the greatest extent possible.

Action 4.6.3) Schools shall integrate the design and use of their facilities with the social and recreational needs of their respective neighborhoods.

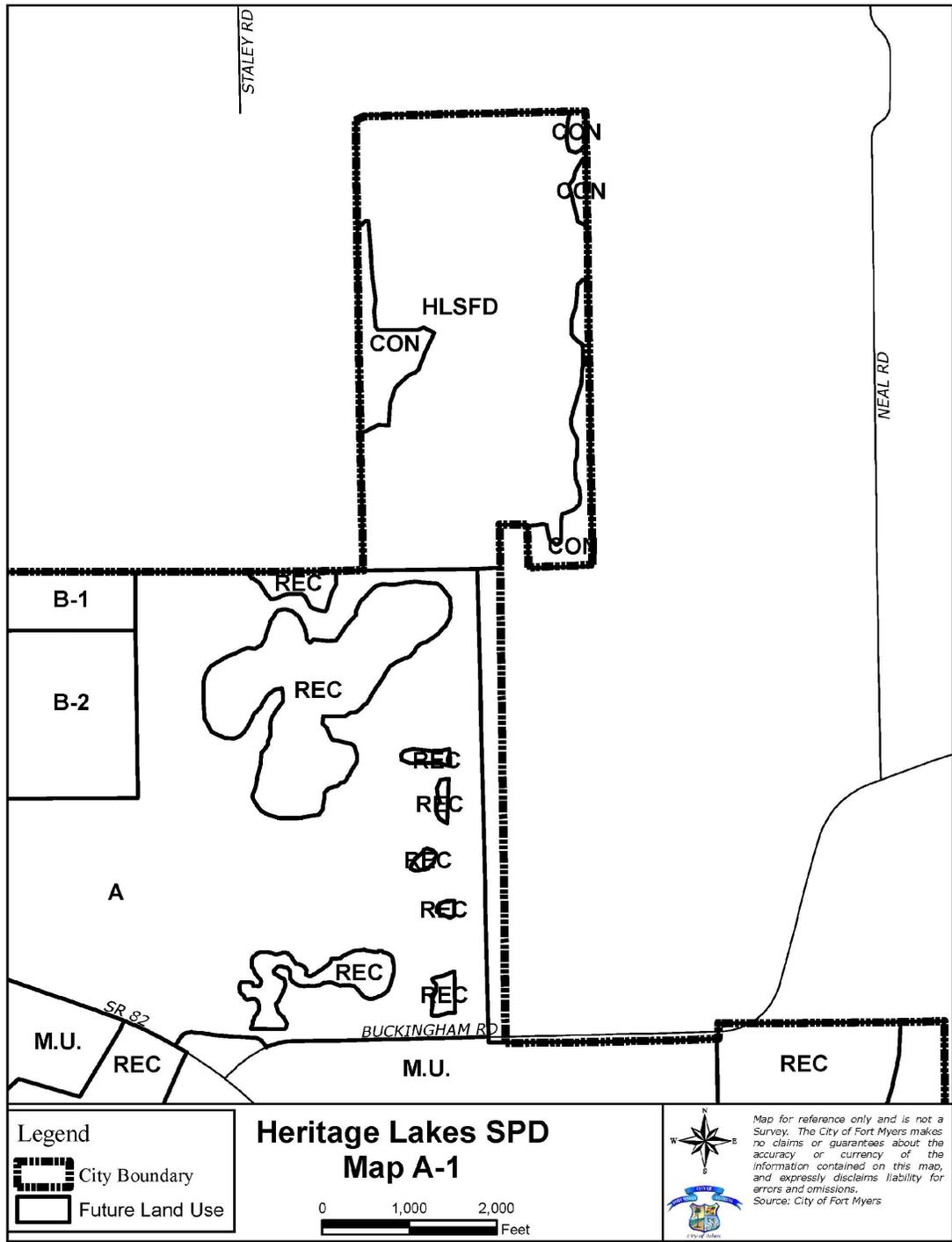
Policy 4.7) Consideration should be given to the design and construction of new schools to serve as hurricane evacuation and emergency shelters.

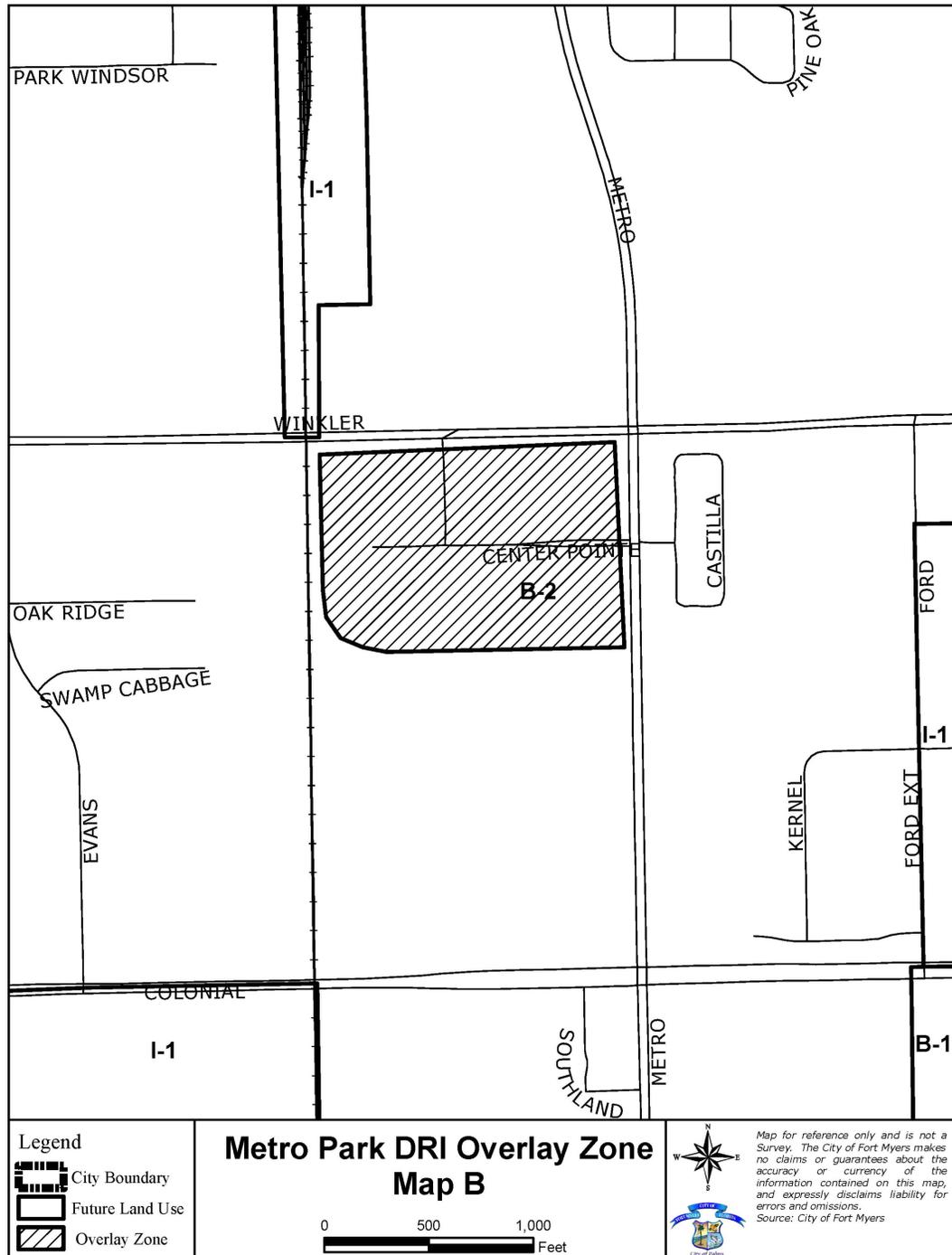
Action 4.7.1) Schools should not be permitted in the Coastal High Hazard Area (CHHA).

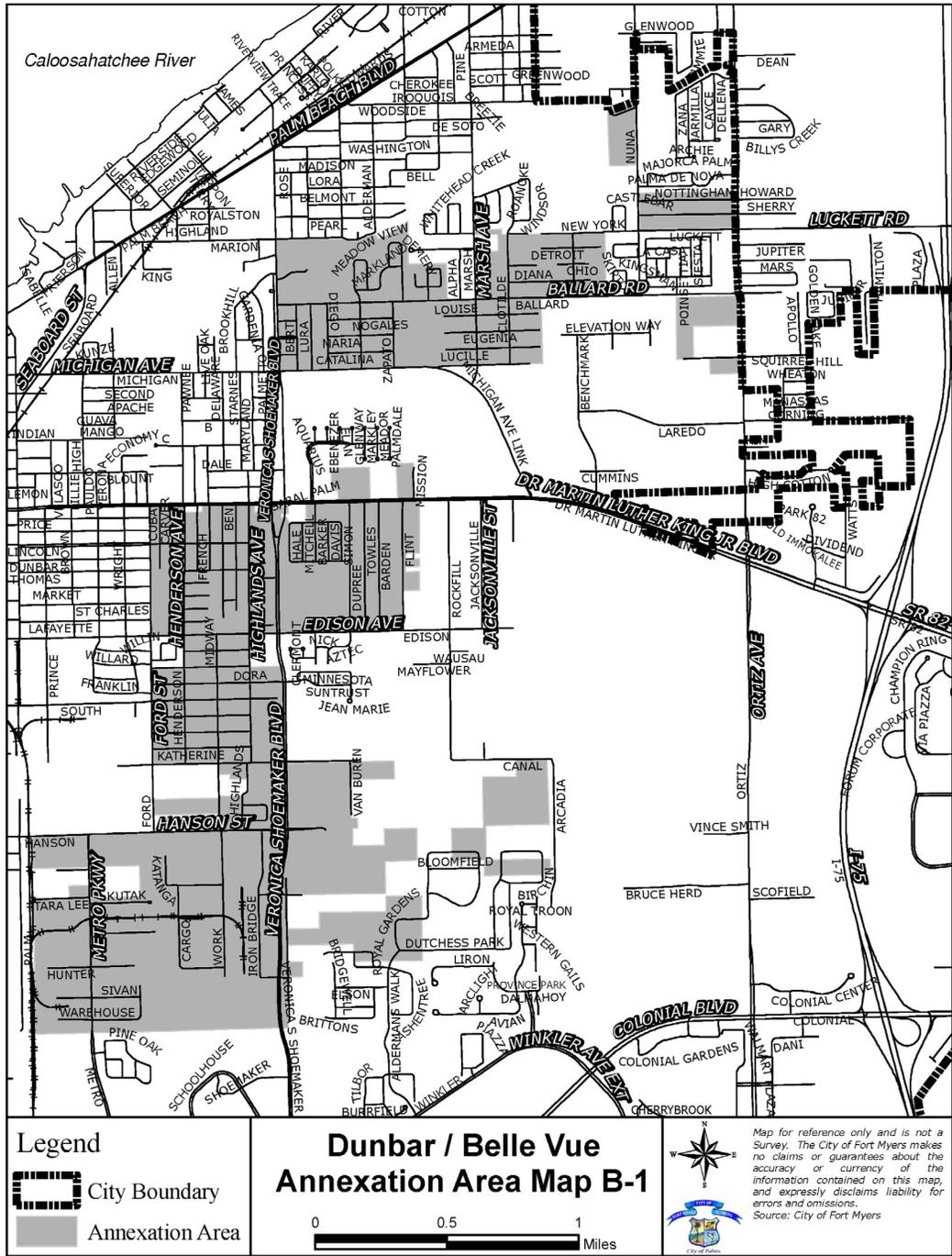
OBJECTIVE 5

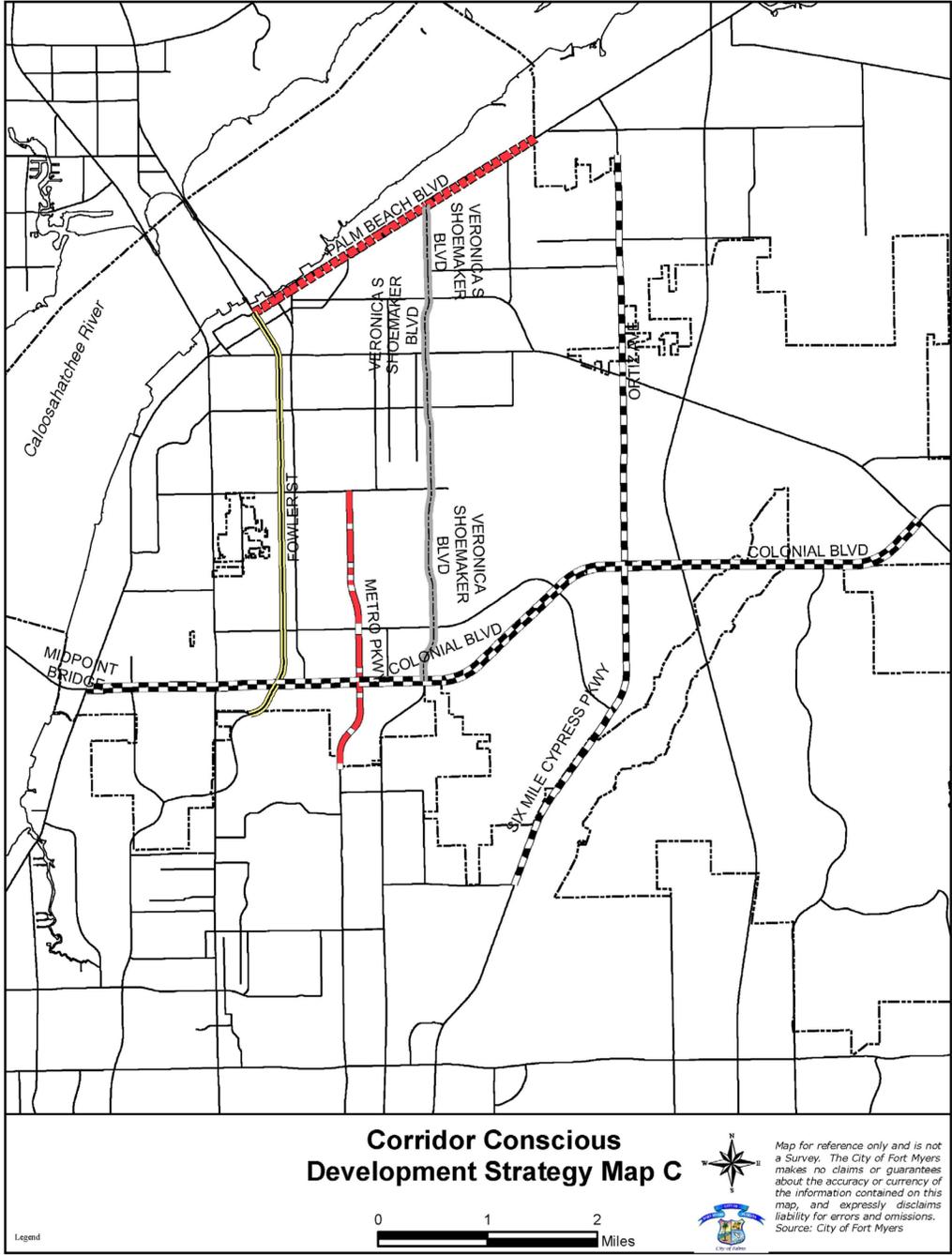
The City of Fort Myers shall coordinate within its Comprehensive Plan applicable actions of the Charlotte Harbor Comprehensive Conservation Management Plan.

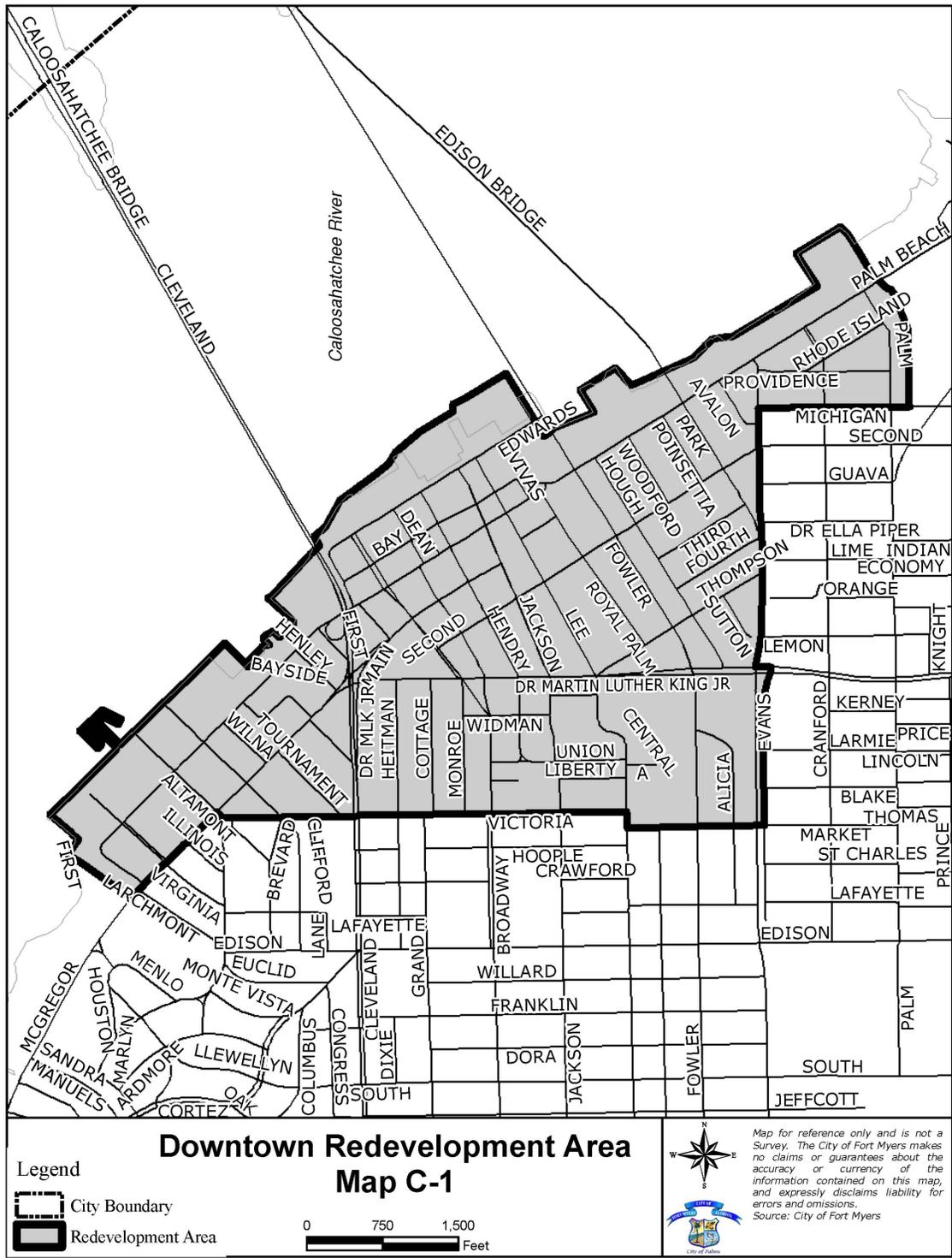
Policy 5.1) All implementation mechanisms of this Comprehensive Plan (e.g., development regulations, capital expenditures, etc.) shall undergo review as it is amended to ensure consistency with the Charlotte Harbor Comprehensive Conservation Management Plan. Implementation mechanisms of this Comprehensive Plan found to be inconsistent will be revised to be consistent with the Charlotte Harbor Comprehensive Conservation Management Plan.





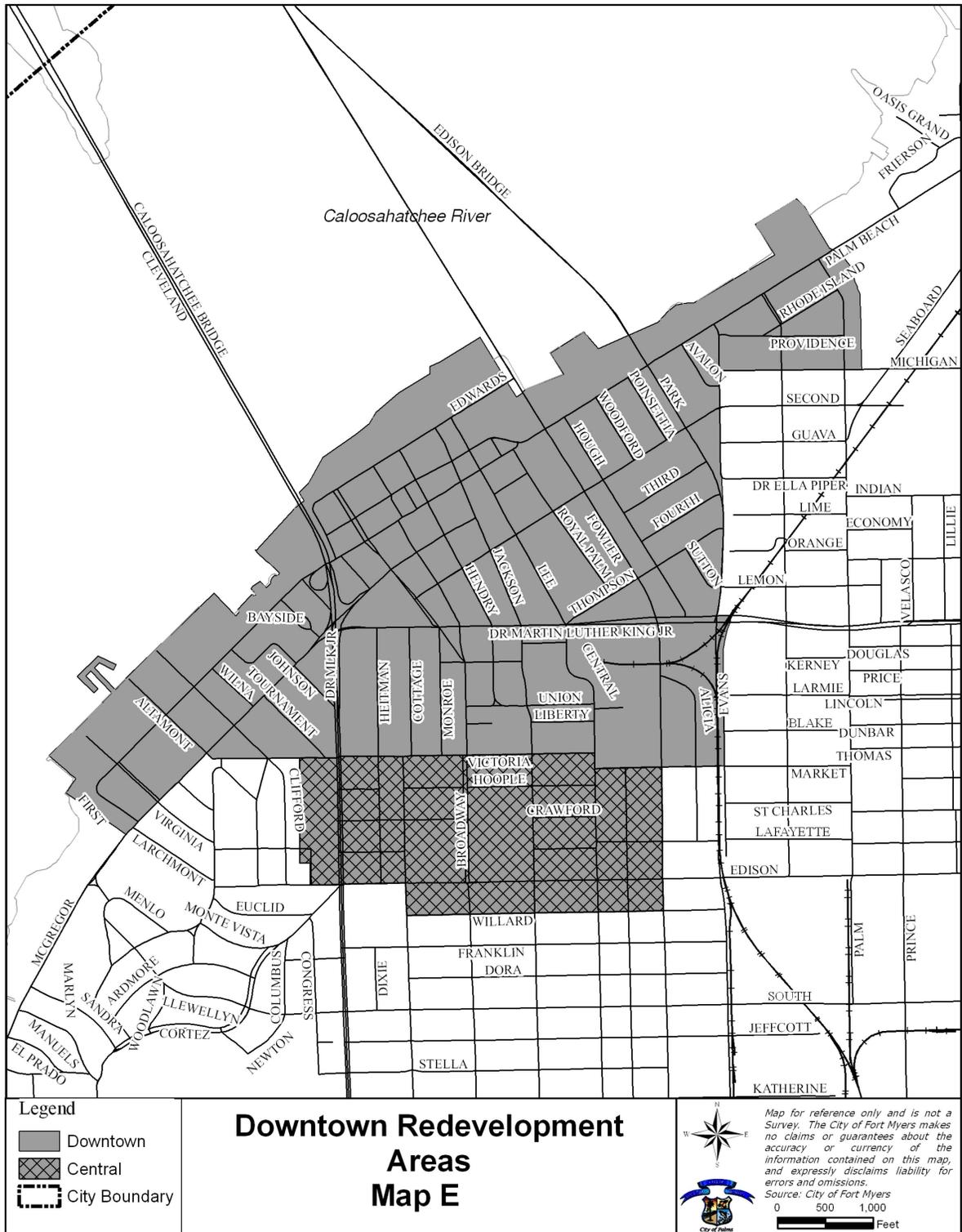


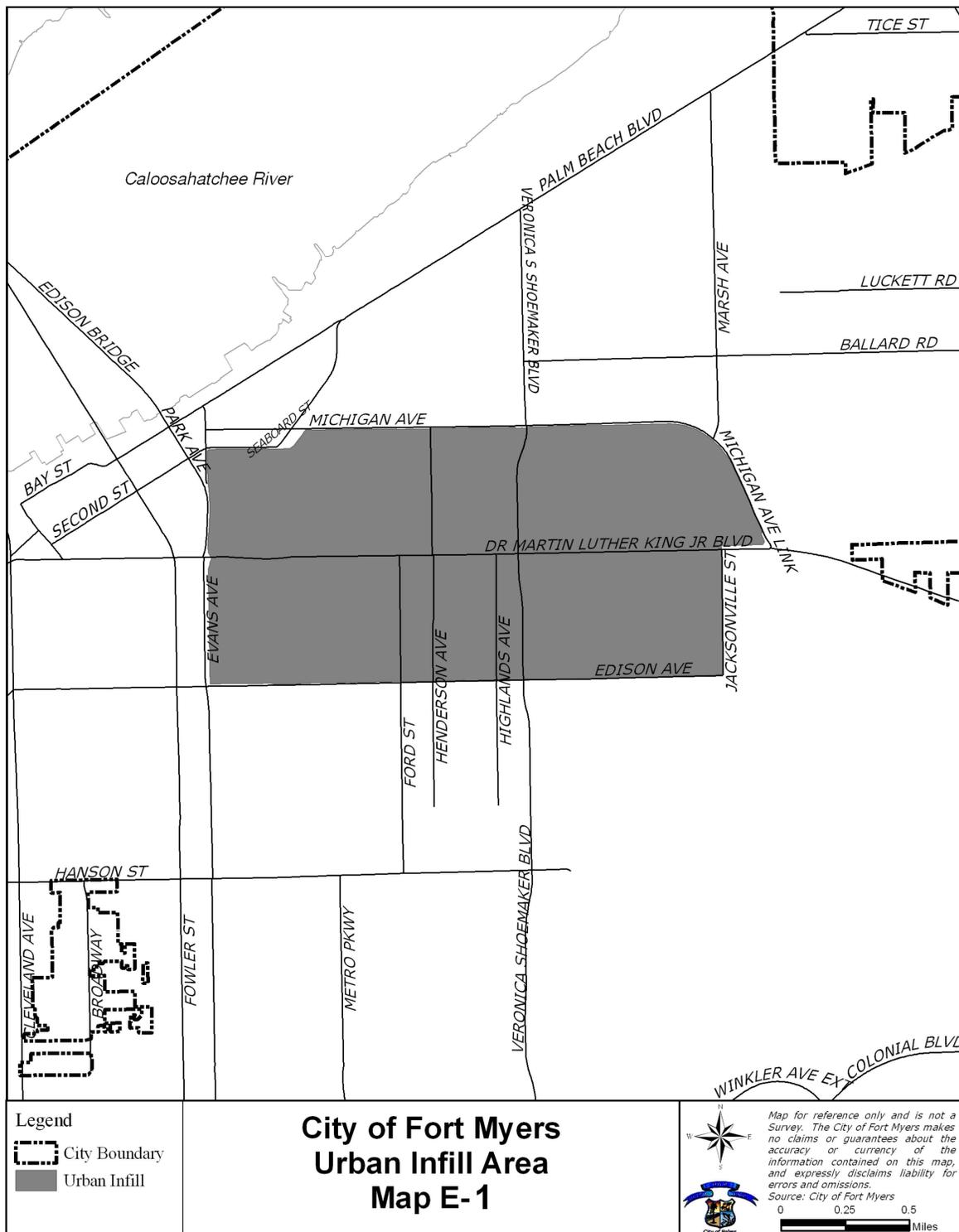




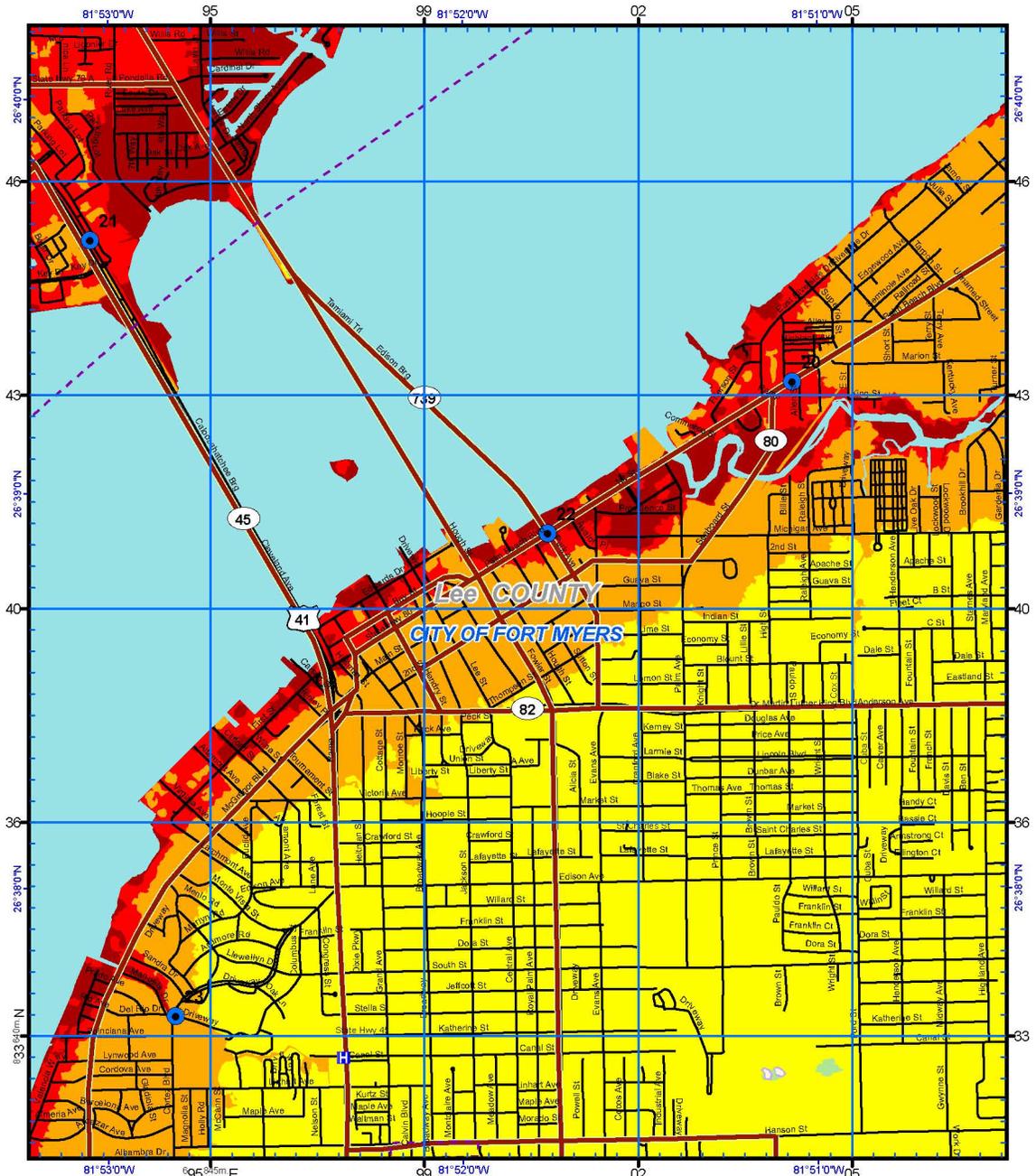


* Parcels formerly designated Light Industrial (I-1) as of April 30, 2003 (Action 5.2.7)





Map E-2 Coastal High Hazard Area (CHHA)



US National Grid
100,000-m Square ID
MK
Grid Zone Designation
17R
Datum = NAD 1983, 1,000-m USNG



Notes:
1. Surge limits are based on still water storm tide height elevation above NAVD83 at high tide with no wave setup.
2. Total Storm Tide limits were derived from Maximum of Maximum surge heights over LIDAR based digital elevation.
3. The Points of Reference are locations determined to be relevant to emergency management officials.

Storm Tide Zones
Lee County, 2010
Scale = 1:24,000
USNG Page 17R MK 12 45
Map Plate 106
Page 122

Legend

- Ref Point
- ⊠ HOSPITAL
- ⬮ City Limits
- ⬮ Evacuation Route
- ⬮ Existing Water

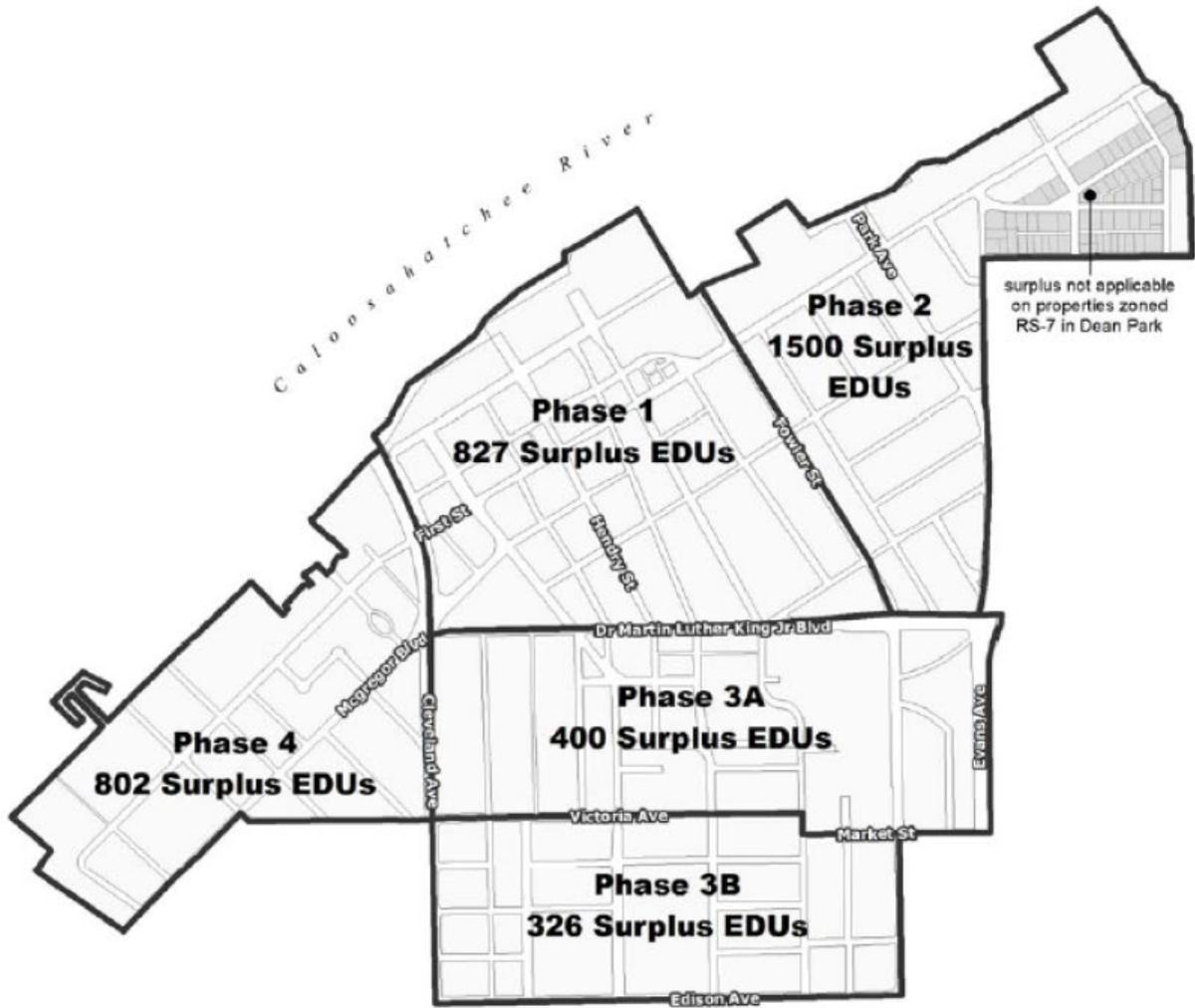
Cat	Color
TS	Red
1	Orange
2	Yellow
3	Light Green
4	Green
5	Dark Green



This map is for reference & planning purposes only. Hurricane evacuation decision-making and growth management implementation are local responsibilities. Please consult with local authorities.

Produced by Southwest Florida Regional Planning Council for Florida Division of Emergency Management, 2009-2010

Map F
Surplus Equivalent Dwelling Units by Utility System Phase



The surplus EDUs indicated for each Utility System Phase are cumulative maximums for each phase. Available EDUs on a site specific basis are subject to the infrastructure in the immediate vicinity serving the specific site, on a sub-phase level. These more specific sub-phase capacities are identified and depicted in the *Downtown and Midtown Fort Myers Utility Capacity Analysis* (January 2017), as may be updated from time to time, on file with the Community Development Department.

**TABLE 1-1
Page Field General Aviation Airport
Existing vs. Proposed Development 2020-2025⁽¹⁾**

Development	Existing	Thru 2020⁽²⁾	Thru 2025⁽³⁾
Landside Intensity (Terminal and Access Facilities)⁽⁴⁾			
Total Landside Intensity (See below for facilities by quadrant) Vehicular Parking ⁽⁵⁾	98,100± sq. ft. 675 spaces	20,000± sq. ft.	
Landside Intensity by Quadrant			
North Quadrant			
Buildings & Structures	85,557± sq. ft.		
Vehicular Parking	545 spaces		
East Quadrant			
Buildings & Structures	1,250± sq. ft.	20,000± sq. ft.	
Vehicular Parking	15 spaces		
South Quadrant			
Buildings & Structures	11,209± sq. ft.		
Vehicular Parking	115 spaces		
West Quadrant			
Buildings & Structures	---		
Auto Access	Main terminal entrance from Danley Drive; Terminal Drive; Airport facilities accessways from Danley Drive; Airport facility access from Landingview Way	Airport Perimeter Road; New General Aviation facility access; North quadrant hangar access roads; Terminal Drive realignment; Fuel farm access; South Road/Danley Drive realignment	
Airside Intensity (Aviation Operations and Support Facilities)⁽⁶⁾			
Airfield Facilities			
Runway 05-23	6,401 ft. x 150 ft Runway		
Runway 13-31	4,997 ft x 150 ft Runway		
Aprons/Ramps	217,100± sq. yds.	62,200± sq. yds.	
Primary Taxiways			
Taxiway A	6,401± ft. Taxiway		
Taxiway B	4,997± ft. Taxiway		
Taxiway C	6,547± ft. Taxiway		
Taxiway D	2,897± ft. Taxiway		
Taxiway E	1,860± ft. Taxiway	1,052± ft. Taxiway	
Future Aviation-Support Facilities in Airport Master Plan		4,000 sq. yds. 162 Total Based Hangars 18-20 Multi-Use Itinerant Hangars	

Table 1-1 – Page 2 of 2

Development	Existing	Thru 2020 ⁽²⁾	Thru 2025 ⁽³⁾
Aviation-Support Facilities (See below for facilities by quadrant)	332,991± sq. ft.	100,660± sq. ft.	
Aviation-Support Facilities by Quadrant			
North Quadrant			
Hangars			
Accessory Office		34,658± sq. ft.	
East Quadrant		1,470± sq. ft.	
Hangars	135,923± sq. ft.		
Accessory Office		10,850± sq. ft.	
South Quadrant		4,682± sq. ft.	
Hangars			
Accessory Office			
West Quadrant	197,068± sq. ft.	34,658± sq. ft.	
Terminals		1,470± sq. ft.	
Hangars		25,000± sq. ft.	
		24,000± sq. ft.	

Non-Aviation Intensity			
Existing facilities			
Commercial			
Retail	304,622± sq. ft.		
Service	108,645± sq. ft.		
Office			
Medical	35,490± sq. ft.		
Non-Medical	7,056± sq. ft.		
Light Industrial	211,658± sq. ft.		
Intensity by Use – Vacant Non-Aviation Parcels ⁽⁷⁾			
Commercial (Retail & Service)			80,000± sq. ft.
Office (Medical & Non-Medical)			33,000± sq. ft.
Light Industrial			40,000± sq. ft.

Source: Page Field General Aviation Airport, Master Plan Update 2002; Page Field Layout Plan, 2006; Lee County Port Authority; Lee Plan, 2009, Lee County

Notes:

- (1) The adopted Page Field Master Plan (May 2002) was developed with a 2020 planning horizon. The adopted Airport Layout Plan (February 2006) has a 2025 planning horizon as of May 2008.
- (2) Data for the projected facilities demand are from Exhibit 5-1, Facility Requirement Summary, Page Field Aviation Airport, Master Plan Update, 2002.
- (3) Data for non-aviation facilities are based on the adopted Page Field Airport Layout Plan, 2006.
- (4) Landside facilities consist of the terminal, non-aviation related structure on the airport property and the access system, which includes vehicular parking.
- (5) Future aviation and non-aviation development at Page Field will comply with the parking requirements contained in the Land Development Regulations.
- (6) Airside facilities are those required for aviation operations, including runways and ramps. Airside aviation-support facilities include aircraft hangars, maintenance facilities and office facilities that are accessory uses to the primary aviation-related use.
- (7) Intensity data for the vacant Page Field non-aviation parcels are estimates based on the size and anticipated use of the parcels through the 2025 planning horizon.