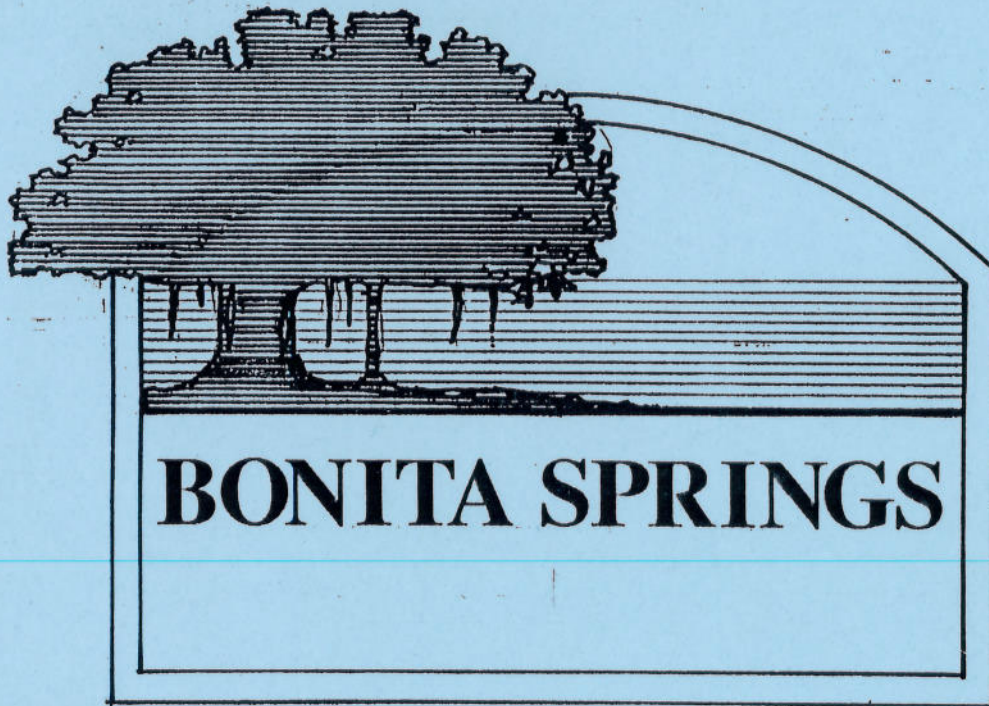


DRAFT

**Bonita Springs Town Center
Overlay Zoning Master Plan Documentation**



Prepared For:
Lee County CRA
P.O. Box 398
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March 31, 1995

◆ TEAM ◆ PLAN ◆ INC. ◆

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Bonita Springs Town Center Overlay Zoning Master Plan

March 30, 1995

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Section One

Task 1.05

Preliminary Program

Preliminary Program
Bonita Springs Town Center
Redevelopment Overlay District

August 15, 1994

A. **BACKGROUND**

1. *Purpose of the District*

The creation of a redevelopment overlay district for the Bonita Springs Town Center is an important outcome of the area's revitalization planning effort, which began in 1991.

The formal adoption of this district by the Lee County Board of Commissioners will incorporate the major elements of the master plan that was prepared for the Lee County Community Redevelopment Agency and its Local Redevelopment Planning Committee by Team Plan Inc. The district will also modify numerous Lee County development regulations for those landowners who agree to develop their property in accordance with the master plan. The district will:

- provide design guidelines to implement the master plan through the development and redevelopment of private land; ✓
- remove certain regulatory constraints on redevelopment for those landowners who choose to follow the master plan and all of its guidelines; and ✓
- establish specialized review procedures, directly involving the CRA in the development review process for the first time ✓

2. *Initial Public Meeting*

As an initial step in preparing the redevelopment overlay district, a widely publicized workshop was held in Bonita Springs, with special efforts made to involve landowners and merchants in the Town Center area. The purpose of this workshop was to review the results of the 1991-92 master planning process for the Town Center, to determine if there was a strong public sentiment to continue implementing that plan, and to find out exactly what types of regulatory barriers the landowners and merchants have faced when trying to rehabilitate their existing buildings or improving vacant property. ✓

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This workshop was held on the evening of June 9, 1994, at the Bonita Springs Community Hall, with about 40 people attending. Several people expressed disappointment that the overlay district was not already in place. The only major concern raised over the master plan itself was that some of the street closings around the Community Hall could interfere with deliveries that are made by large trucks.

Most of the comments that evening described the various problems faced by landowners during the permitting process. Some of those problems cannot be addressed through this process, such as the remoteness of the permitting offices from Bonita Springs; the days or weeks that it takes to review all parts of a complex permit application; and life-safety or state-mandated requirements that can require expensive improvements to older buildings (such as relocating exits, adding handicap-accessible bathrooms, etc.).

But many if not most of the serious problems can be resolved through the redevelopment overlay district. The most important problem is probably the requirement that a "non-conforming" building may not be improved by more than 50% of its value. (Similar 50% rules are found throughout county regulations, including in the floodplain management regulations.) Non-conforming buildings are those that were legal when they were built but do not comply with modern development regulations.

Another major problem is the required setbacks between a building and the surrounding property line, which would prevent private landowners from creating infill development in conformance with the master plan. Also, the required on-site parking for each and every business or business complex is contrary to the master plan, which provides for on-street parking and shared public parking lots.

A summary of the comments made at this public meeting is included as Attachment A.

3. *Initial Meeting with County Staff*

After reviewing the comments made at the initial public meeting, the consulting team held a meeting with a wide cross-section of county staffers on June 21, 1994. These included members of the following agencies: zoning, codes and building services, development services, community development, transportation, and the county attorney's office.

A list of major issues and preliminary strategies was distributed at the meeting (see Attachment B). These issues and strategies addressed problems with zoning regulations, development standards, sign regulations, building codes, floodplain regulations, and procedural issues. A healthy discussion about these issues ensued,

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and many worthwhile suggestions and ideas were brought out. Attachment C contains a list of those present and a summary of points that were made at that meeting.

Following these two meetings and discussions with CRA staff, the following discussion and proposed program was developed by the consulting team to guide its efforts in completing this project.

B. PRELIMINARY PROGRAM

The following discussion highlights the major issues and problem areas that need to be resolved during the creation of the redevelopment overlay district.

1. Existing Zoning in the Bonita Springs Town Center

Most land within the boundaries of the overlay district is zoned C-1, which is a commercial district that also allow residential uses. But some portions of the Town Center that are proposed for commercial redevelopment are zoned **MH-2 (small-lot mobile homes)** and TFC-2 (duplex and single-family). This situation complicates the overlay because, instead of a single set of modifications to one zoning district, the overlay might have to include three sets of modifications to the three zoning districts.

The two main areas without C-1 zoning are:

- An entire block that is proposed for commercial redevelopment is zoned **MH-2** (the south half of the Imperial River Court, between Wilson and Reynolds).
- Another entire block proposed for commercial redevelopment is zoned **TFC-2**. This block is on the east side of Old 41, between Childers and Ragsdale, with two homes and the Village Green currently on the block in addition to two commercial uses.

One alternative would be for Lee County to initiate rezoning of all or part of the **MH-2** and **TFC-2** land. But besides the extra time and expense that would be required to do this rezoning, there really isn't a suitable alternative zoning district: the available commercial districts do not permit the type of mixed-use buildings that would be desirable here. The C-1, C-1A, C-2, and C-2A districts allow both commercial and residential, but general county regulations do not allow any additional land to be zoned into those districts.

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Another possible approach would be to rezone the entire town center area to a newly created "downtown-style" zoning district that could be used in other redevelopment areas as well. The redevelopment overlay district would then be used just for modifications that are unique to the Bonita Springs Town Center. This approach is feasible and has certain benefits outside Bonita Springs. But it would also add a costly and time-consuming step to the current process, and is therefore not being pursued further.

Either rezoning approach has the additional drawback that the new zones wouldn't be "fully optional" as promised in the enabling ordinance for the redevelopment overlays.

A third approach is not to change any of the current zoning categories, but to adjust the allowable uses through this overlay, regardless of the "underlying zoning." In other words, the overlay district would declare that, despite existing zoning, a modified set of C-1 regulations will apply as a base for any property owners who signed a statement that they were electing to develop using the overlay regulations rather than standard Lee County regulations. For those who made this election, the overlay would precisely identify the "modified C-1" regulations that would apply, including a slightly different list or lists of permitted uses. The same modifications to the C-1 dimensional requirements would apply even in the areas not zoned C-1. (A disadvantage to this approach is that it may be more difficult to understand exactly which rules would apply, since the MH-2 and TFC-2 rules may or may not have any meaning depending on a choice to be made by each landowner.)

This third approach seems to be most advantageous overall. Unless serious objections are raised, the consulting team will proceed to draft the overlay district in this manner.

2. *Parking*

Lee County's current parking requirements are oriented entirely towards the suburban-type development, where most trips are assumed to be made by car for a single purpose. The regulations don't recognize on-street parking (since almost none exists in unincorporated Lee County). They also don't recognize the pedestrian nature of downtown areas (with a high likelihood of combined or non-automobile trips), or future joint parking lots serving a variety of businesses that are not tenants of a single shopping center. The current regulations anticipate parking to occur in front of each individual business, rather than behind or in separate lots, as envisioned by the Bonita Springs Town Center master plan.

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The current regulations do allow some use of shared parking lots (Section 34-2018 of the Land Development Code). However, a time-consuming special permit is required; the parking cannot be across a right-of-way; and the only acceptable reason for granting a special permit is that peak parking demands occur at different times.

The current regulations would seriously hamper the redevelopment of the Town Center according to the master plan. However, there is a legitimate concern that, whatever the intentions of the master plan, the patrons of these businesses may continue conventional suburban behavior using single-purpose shopping trips. If this happens, overcrowding of available parking could occur, with the result that patrons would end up parking haphazardly on public rights-of-way or illegally on private property.

The master plan contemplates the creation of on-street parking and shared parking lots. But it is reasonable to delay the actual construction of these costly improvements until it is clear that they are warranted because of actual business expansions. A mechanism is needed to initially modify the on-site parking requirements, yet to ensure that the concomitant public improvements are in fact in place when they are needed.

One approach to this dilemma is for the CRA to begin collecting the funds that will be needed to construct shared parking and to pay for its maintenance. This could be done through a special assessment on all land in the Town Center or through fees to be paid by each landowner who takes advantage of the reduced parking requirements. These sources could perhaps be supplemented by a commitment of TIF funds. Whatever the sources, these funds would be placed in escrow and used only to provide on-street or other public parking.

Another approach is to continue to require on-site parking but to reduce the number of spaces for each land use. At the same time, the shared-parking rules could be made more flexible and allow a further reduction in the number of spaces. When on-street or public parking lots are installed, these regulations could then be modified to further reduce or even eliminate on-site parking.

This latter approach may be feasible because, at present, the problem in the Town Center is too few patrons rather than too few parking places; therefore, the initial reductions in on-site parking requirements would not result in overcrowding. The CRA could be charged with monitoring the amount of approved redevelopment using the reduced parking standards, as well as any shortage of parking that is actually observed during peak periods. "Triggers" based on either factor could be built into the overlay district that would require the initiation of on-street or public parking. Should these improvements not be initiated or fall behind schedule, the reduced parking requirements would be suspended.

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This type of approach could also be used to match other infrastructure improvements with increasing demands that are caused by a successful redevelopment effort (for instance, surface water management). But this approach could be judged to provide inadequate assurances of compliance with Section 34-1127 of the Land Development Code, which states as follows:

Where the master plan provides for shared infrastructure, such as common parking, surface water management, water and sewer facilities, and the like, a mechanism for its implementation shall be provided within the plan. The plan shall provide adequate assurances that the proportionate part of the shared infrastructure needed for development of each parcel will be provided prior to or contemporaneously with development of that parcel pursuant to the plan.

3. *Side Yard Setbacks*

The C-1 zoning district now requires a 15-foot setback between a building and a side lot line. This rule prohibits reasonable urban-style buildings on narrow lots and would run counter the desired creation of a fairly continuous "street wall" of building frontages. The current regulations already waive all setbacks from common property lines for townhouses; a somewhat similar waiver is needed within this overlay. But it would also have to apply to new buildings abutting a side lot line even when a matching building across the property line isn't imminent.

The Standard Building Code contains fire protection requirements for exterior walls (see its Chapter 6). These requirements vary depending on the amount of side setback, with the strictest requirements applying to a 0' setback. This approach may be sufficient to resolve the reasonable safety concerns over eliminating the required side setbacks. If county building officials feel that these requirements are inadequate, further safeguards can be placed in the redevelopment overlay district.

4. *Front Yard Setbacks*

The C-1 district requires a 25-foot front setback. This rule also runs counter to the pedestrian scale of development that is proposed in the master plan. The various setback rules combined also make many existing buildings non-conforming, even when they exactly comply with the redevelopment plan for this area, because most were built before those setback rules were adopted in 1962. The front setback regulations need to be substantially modified.

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Some communities require the opposite of a front setback, a mandatory "build-to" line to create a uniform wall of buildings close to the street. However, the original master plan proposed a staggered wall of building fronts, complicating a single "build-to" line. A likely solution will include dropping the staggered building fronts and eliminating all minimum front setbacks. A precise "build-to" line would be drawn parallel to the right-of-way of Old 41 and accounting for a continuous sidewalk and some street widening at intersections. Patios for outdoor restaurant seating would be the only exception to a new rule requiring the front walls of buildings to be placed at the "build-to" line.

5. *Maximum Lot Coverage*

The C-1 zoning district has lot coverage rules (only 40% of the lot can be covered by structures in the C-1 zone) that are also designed for suburban, as opposed to urban, development. Especially since there is already a very large amount of public open space in the immediate area, these may prove unnecessarily strict and run counter to the redevelopment plan. Also, the term "structure" could be construed to apply even to parking lots, since structure is defined as "that which is built or constructed," a very broad definition. However, Lee County at this time interprets the 40% to apply only to buildings.

Feasible approaches include simply raising the maximum percentage above 40%, eliminating the requirement altogether, or redefining "lot coverage" to explicitly exclude canopies, roof overhangs, parking areas, patios, walkways, stormwater retention areas, etc. These approaches will be evaluated further by the consulting team and discussed with county staff before a final recommendation is made.

6. *The Onerous 50% Rule(s)*

In fact there is not one but about half a dozen different county regulations that forbid improvements to non-conforming buildings if the improvements cost more than 50% of the value of the building. One approach is to modify each of these non-conforming rules. However, for landowners who elect to build according to the master plan, a better approach would be to simply modify most of the actual regulations that make desirable buildings and land uses "non-conforming." These buildings and lots would then lose their non-conforming status and could be improved to whatever degree their owners desire, with the 50% cap no longer applying at all. However, this approach will probably not be allowable for the floodplain management regulations (see section 14 below).

7. *Height and Bulk Limits*

A legitimate concern has been raised about possible abuse of the leniency to be allowed by the redevelopment overlay district by, for instance, the construction of a very large office building. Unless the new land uses in the Town Center are complementary, the reduced parking requirements (as an example) would not be appropriate. In such a case, on-street parking would end up as a subsidy to a single landowner rather than a sensible part of an overall redevelopment plan.

Although tall buildings aren't necessarily incompatible with a pedestrian environment (witness successful urban centers everywhere), the master plan for the Bonita Springs Town Center is for a low-intensity commercial/civic/recreational area similar to a traditional Main Street. Infrastructure improvements for intense urban downtown areas are not planned, and the development regulations must act to implement the master plan while not allowing over-development.

The current C-1 zoning district has a listed height limit of 35 feet. But there is an important exception in the Land Development Code (Section 34-2174(a)), which allows an extremely generous and automatic increase in the height limit as long as every required setback is increased by 1/2 foot for every extra foot of height. This exception should not be permitted for the Bonita Springs Town Center, especially since extra setbacks are more harmful rather than helpful in an urban environment. If a height limit above 35 feet is desirable, it should be allowed without requiring extra setbacks. (It may also prove desirable to include a cap on floor area ratio, the ratio of the total floor area of a building to the size of the lot.)

8. *Awning and Canopies*

Current county zoning regulations allow awnings or canopies to extend only 3 feet into setback areas. No provision is made for awnings or canopies to extend beyond the setback areas, for instance over public sidewalks to protect pedestrians from sun and rain, or to maintain a "Main Street" character.

Design guidelines for awnings and canopies will be included in the master plan. Also, the Standard Building Code already addresses overhanging canopies and awnings in Chapter 22; those regulations are adequate for movable awnings and should be substituted for the zoning provisions (in addition to the design guidelines). However, a modification is needed to allow fixed awnings and canopies to be placed using the same standards as for movable awnings, rather than the unnecessarily stringent rules in Section 2202.1.1 of the 1991 Standard Building Code. That

section would allow a canopy to extend only 4 feet out from the building over a sidewalk, and that extension would have to be at least 12 feet above the sidewalk. By contrast, movable awnings can extend out 5 feet, and must be only 8 feet above the sidewalk.

9. *Required Open Spaces and Bufferyards*

The Land Development Code states clearly that "Open space, buffering and landscaping are intended to create breaks in the urban landscape..." (Section 10-411(a)). In the Bonita Springs Town Center, the master plan contemplates a unified urban landscape, with breaks only at streets, alleys, and the county-owned parks at the center. The normal requirements for artificial urban breaks along most property lines are not needed and should be modified or eliminated.

One type of urban break is termed "open space." Open spaces include courtyards as well as landscaped or natural areas (including lawns). For commercial developments, there is a minimum open space requirement of 20 percent of the development area for "small developments," which are defined as projects with less than 10 acres in land area and less than 2 acres in impervious area. (30 percent open space is required for large developments.) These rules are found in Section 10-413 of the Land Development Code.

For any piece of land to be counted as part of the required open space, it must have an average width of 10 feet and an average area of 100 square feet (20 feet and 400 square feet for large developments). Since these regulations contemplate all open space being provided on the same parcel as the building, no credit is allowed for public open spaces such as already exist in the Town Center.

Another type of urban break is the buffering area: It is "required along the entire perimeter of the proposed development whenever the proposed development abuts a different use. The existing use or, where vacant, the permitted use, of the abutting property shall determine the type of buffering area required for the proposed development" (Section 10-414 of the Land Development Code).

The buffering requirements assume incompatibility between commercial and vacant (and residential) land. But people who choose to live in an apartment in a dense urban setting don't have that perception. And given the careful selection of land uses that will be allowed in the Bonita Springs Town Center, potential incompatibilities have already been eliminated. If these buffering requirements aren't reduced or eliminated, especially in the most central areas, the desired urban fabric cannot be achieved. Some buffering may still be required around the perimeter of the

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Town Center and as screening for parking lots; and landscaping will be required to complement (but not to conceal) the buildings.

10. Stormwater Retention

Stormwater retention is required on each individual parcel despite the existence of a master plan that will have to address stormwater management when public improvements are built. These requirements are established by the South Florida Water Management District: they are enforced by the District for large developments (over 10 acres in size or 2 acres in impervious area) and by Lee County for small developments. A redevelopment overlay district has no authority to alter the basic requirements of the South Florida Water Management District, but interpretations that are made by Lee County for small developments could provide some flexibility.

The Lee County Comprehensive Plan does provide for modified stormwater standards in redevelopment areas in Policy 38.1.6: That policy states as follows (underlining added):

Within one year after the adoption of this policy, Lee County shall amend its land development regulations to require that proper stormwater management systems be installed when land is being redeveloped. Appropriate exemptions shall be provided to this requirement for individual residential structures and for historic districts. The regulations may also provide modified stormwater management standards for publicly sponsored projects within community redevelopment areas (as defined by Chapter 163, Part III, Florida Statutes). However, this policy shall not be interpreted so as to waive any concurrency level-of-service standards.

Note however that this leniency only applies to "publicly sponsored projects." Also, the origin of this policy was to address areas that could not be redeveloped without some leniency. It is doubtful that this leniency could be stretched to apply across the board in redevelopment areas, or serve to avoid modern standards when those standards can in fact be achieved.

Further discussions will be held on this subject prior to formulating recommendations for the redevelopment overlay district.

11. *Alleys*

Alleys aren't recognized in Lee County's development regulations. The original plats of the Bonita Springs Town Center included alleys in almost every block. The use of these alleys is an essential part of the master plan. Therefore the redevelopment overlay district will have to define alleys, include standards for them, and require their use.

12. *Sign Regulations*

Lee County's sign regulations are located in Chapter 30 of the Land Development Code. They currently forbid most types of portable signs, including sandwich-board signs that are typically placed on sidewalks each morning in front of businesses. The redevelopment overlay district can easily modify this prohibition, and place reasonable restrictions on the size of such signs and the hours that they can be used.

Design guidelines will be developed to ensure that signs placed in the Town Center contribute to the "Main Street" character. During the development of these guidelines, any additional conflicts with Chapter 30 that are identified can be resolved through similar modifications.

13. *Building Code*

Many of the problems report by Town Center landowners relate to various provisions of the Standard Building Code. That code isn't oriented as perhaps it could be towards the special problems of old buildings. It has hundreds of safety-type requirements that aren't especially expensive to design into a new building, but which can require major reworking of old buildings for very limited safety gains.

By eliminating the 50% rule discussed above, the arbitrary dollar limit may no longer be a limiting factor. However, to the extent that unneeded safety regulations still apply, it is not enough to merely note that building owners can solve their building code problems with unneeded expenditures.

To provide additional help, Lee County could adopt the Southern Building Code Congress's "Standard Existing Buildings Code" for use in this redevelopment area. In response to this suggestion, the director of codes and building services said during the June 21st meeting that there were only a very few parts of that code that would really be helpful for old buildings. Therefore, the best approach may be to identify those few provisions and simply place them into the redevelopment overlay

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district. This approach could provide the needed relief without adopting a complete and complex new code book. The consulting team will investigate both of these options more thoroughly in the near future.

14. Floodplain (FEMA) Ordinance

Land in the Bonita Springs Town Center is at the outer edge of the 100-year flood boundary; therefore, Lee County's floodplain regulations will have only minor impacts on most parts of the proposed Town Center redevelopment area. Those regulations are found in Chapter 6 of the Land Development Code.

The one type of impact that will occur is to older buildings whose floor level is right at ground level but below the 11.0-foot elevation above sea level that is required for the floor area of new and substantially rehabilitated buildings. As points of reference, here are some approximate elevations of the center of Old 41 at various locations:

LOCATION ON OLD 41	APPROXIMATE ELEVATION
100 feet north of Wilson St.	8.4
Between Wilson and Reynolds	9.2
At Reynolds St.	10.1
At Childers St.	10.2
At Ragsdale St.	11.5
At Abernathy St	11.7

The floodplain regulations contain another occurrence of the 50% rule, which can prevent major improvements to low-lying buildings. Broad relief from this particular 50% rule is almost impossible since the federal and state governments monitor every exception or variance request and threaten to withhold federal flood insurance from the entire community if these rules are not applied strictly. They can do so because the continued availability of the National Flood Insurance Program in a given community depends on each community adopting and enforcing rigid model codes.

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One of the very few openings for relief is if the building is designated as "historic." This type of designation can be made by the Lee County Historic Preservation Board using the procedures contained in Chapter 22 of the Land Development Code. This avenue of relief should be suggested to any landowner who cannot rehabilitate a building because of the 50% rule in the floodplain management regulations.

15. *Miscellaneous Zoning and Development Regulations*

There are certain other potential problem areas with zoning regulations that are now being examined and may be included in the final redevelopment overlay district. These include fencing, the 2500-square-foot limitation on building expansions without requiring a new development order, limitations on outdoor seating at restaurants, etc.

16. *Procedural Issues*

One problem that is important to the public is how to ensure that this redevelopment overlay appears on Lee County's computerized records for each affected parcel, as well as on the zoning maps themselves. There isn't a policy question, but it is a problem needing a somewhat complex technical solution. After the June 21st meeting, zoning manager Bryan Kelner seemed to feel that marginal notations on the zoning maps would suffice, and that the computer screens would merely indicate that the property was in the Bonita Springs community redevelopment area (but not that it was eligible to use this redevelopment overlay). These measures would likely prove inadequate unless the landowners come to county offices armed with a copy of the actual resolution that adopted the redevelopment overlay district. The resolution is being drafted with this use in mind, but additional work will be needed to persuade the zoning division to provide this information more prominently in their records.

Another issue is that, for the first time, the CRA will be involved in the review of plans (to determine consistency with the redevelopment overlay). How that can best be accomplished remains to be determined. A traditional approach would be to have a publicly appointed committee make many of the more subjective determinations that will be required. For example, the committee could be required to review and approve all improvements that cost over a certain dollar amount, with lesser improvements approved by the staff. However, involving a committee would greatly lengthen the permit review process and would tend to make the decisions much less predictable due to a greater number of people having a say in each decision. It would also increase the staff effort because it takes longer to write a report justifying a staff recommendation

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than it does to simply accept or reject a permit application. It would be highly preferable for most or all of these decisions to rest with the CRA Executive Director, who could delegate them to the CRA staff or another entity if desired.

C. CONCLUSION

The preceding analysis and discussion will form the basis for the initial draft of the redevelopment overlay district. This draft will follow the language and format of Lee County's Land Development Code to simplify its use in the future. Drafts will be circulated to CRA staff, county staff, the Local Redevelopment Planning Committee, and interested citizens. Comments may be directed to Team Plan or to Debrah Pack-Preston of the CRA staff at P.O. Box 398, Fort Myers 33902 (telephone 335-2510).

Section Two

Tasks 2.01 / 2.02

Community Vision / Master Plan

Bonita Springs Town Center Overlay Zoning Community Vision/Master Plan

March 28, 1995

PREFACE

The history of Bonita Springs is rich and varied having been part of Florida's earliest settlement. With the steps being pursued through the formation of a CRA district, a new era of significance to Bonitians and surrounding communities begins. Master plans are by nature meant to be modified and constantly changed, they frequently do not reflect the needs and desires of the ultimate users i.e.; the members of the community

The success of this design process is due in large measure to the fact that the design team was assisted by the enthusiasm and support of both citizen leaders, and Lee County CRA. In this particular instance a great measure of credit belongs to the many citizens who directly participated in the formulation of their community's future. Without these citizen's participation, a consensus would not have been and any design would have been promulgated without the confirmation and concurrence of the community. To these people we extend our heartfelt appreciation for the many hours of work.

In any given master plan there are compromises which must continually be made in order to accomplish a broad spectrum of goals at the sufferance of none. To that end we feel that the enclosed following pages outline a plan which enjoys several advantages.

- ◆ As mentioned, no plan satisfies all citizens. However a great deal of care was spent during the entire effort to make sure that all minority and/or dissenting opinions received serious discussions and in many cases were incorporated into the final plan.
- ◆ This plan, by virtue of its many iterations during the course of the design process, changed dramatically and was in fact a dynamic rather than static planning exercise.
- ◆ Crucial to the success of any of these projects is a consensus building process. During the design process a consensus was achieved and expanded upon all major plan elements.

Team Plan, Inc. wishes to extend its heartfelt appreciation to the citizen advisory board who proved to be so valuable during the design process. To that end we look forward to this next most exciting phase of the master plan that will turn citizens conceptualization into reality.

INTRODUCTION

On February 14th and 15th, 1992 an intensive two day design charrette was held at the Bonita Springs Fire Station on Old 41 Road. The purpose of the charrette was to involve the public, Lee County and the consulting team in the Bonita Spring Redevelopment Plan for the Town Center, which is a component of the Lee County Community Redevelopment plan. (CRA Plan). The Citizens of Bonita Springs were encouraged to participate in the charrette by assisting the professional design team with local input, ideas, and direction to develop a plan for the community's future.

The charrette was structured to utilize one (1) hour sessions that were repeated throughout the first day and a final presentation with closing statements on the second day. The one hour extensive design sessions began with an overview of problem statements and each hourly group was briefed on sub-topics to promote and stimulate free thinking. Artists were also present during each design session to incorporate suggested changes input and alternate solutions into graphic interpretations.

Bonita Springs Redevelopment Area Description

The Bonita Springs area of study is comprised of a small community of approximately 10,000 people in South See County near the Collier County Line. The town is centered on the Imperial River and is bisected by Old US 41 Road. In the early part of this century, the town was developed as a resort. The Everglades Wonder Gardens, a zoological park, and the Shangri-La Natural Health Resort built in 1924, are both historic landmarks in the Bonita Springs Community. Today, Bonita Springs retains its village atmosphere and its residential neighborhoods aligning Old 41, which is comprised of many small businesses providing goods and services to a community of diverse residents, including retirees and younger families.

Bonita Springs Redevelopment Plan

Bonita Springs Redevelopment Plan addresses the physical and economic revitalization and enhancement areas of Bonita Springs. This plan has been developed in close collaboration with the Citizens of Bonita Springs and is based on the objectives identified by community members and the professional consulting team. The redevelopment plan proposes the orientation of strong centralized Town Center which will serve as the catalyst for stabilizing and strengthening the surrounding neighborhoods.

Town Center Concept

The Final Master Plan has been developed through extensive consensus building in town meetings, and professional planning/design practices. Four (4) areas comprise the Town Center including the Community Center Park, Old 41 Park, Depot Park and the Old 41

Road Streetscape from the Imperial River south to Abernathy Street. A major goal of this plan is to stimulate the redevelopment of Bonita Springs by creating a strong Town Center that includes public spaces, parks, and streetscape improvements to encourage pedestrian usage.

The Community Center Park, which includes the Community Center building, is the center of activity in Bonita Springs. The Community Center is utilized regularly by a wide variety of civic groups, however, the architectural style is not consistent with the desirable 'Old Florida Style'. A proposed deck built under the Banyan Tree, a noted community landmark, will showcase this natural community by providing covered seating areas, picnic tables and an outdoor classroom space with educational signage referencing significant historical and environmental facts related to the tree and Bonita Springs. A children's playground area and park gazebo are also included as part of the improvements to the Banyan Tree.

The Old 41 Park is a large open green space serving as the 'town commons' and facilitating a variety of activities to include festivals, farmer's markets, 'concert in the park series' and open play. The focal point of the site is a Park Pavilion which serves a variety of functions from bandstand to small event staging. The structure is very much in scale with the surrounding area and becomes a landmark element easily visible from Old 41 Road.

The Depot Park bordered by the Imperial River and Seminole Gulf Railway are the two primary attractions of this naturally beautiful site. Improvements to the park include an Imperial River observation tower, expanded dock area, boardwalk through wetland and upland vegetation systems, group and individual picnic structures, playgrounds and restroom facilities. The entrance to the Old Depot Park will include a traffic loop with the Old Railroad Water Tower as the focal point. Future plans by Seminole Gulf Railway to build a railroad depot station on the CSX right-of-way will be an asset to the area as an economic catalyst and quality of life enhancement.

Streetscape Concept

The Old 41 Road Streetscape from the Imperial River south to Abernathy Street is planned as a classic pedestrian oriented 'Old Town' commercial district. On-street parking spaces are proposed to provide a nostalgic yet functional way of providing merchant parking. Currently, Old 41 Road serves as a major north-south arterial roadway with access to the center of Bonita Springs a secondary function. The Master Plan goal is to encourage shopping and increased pedestrian use of the town center and park area, while reducing the amount of north-south through traffic. The key to reducing the north-south through traffic is to provide other desirable north-south routes such as the extension of Matheson Street to Bonita Beach Road and the widening of Imperial Street to four lanes.

Possible re-alignment Pennsylvania Avenue with Ragsdale Street should improve the east west traffic movement through Bonita Springs while reducing congestion and

pedestrian/vehicular conflicts. This rerouting also provides better conditions with less vehicular conflicts at the Seminole Gulf Railway crossing.

The proposed streetscape improvements include on-street parking spaces, streetside planters, street trees, ornamental street poles and lights, ornamental traffic control mast arms, benches, trash receptacles, bollards, banners, festival theme signage including directional signage and kiosks. These elements will provide a common thread to the 'Old Florida' look that will define and promote commercial redevelopment of Bonita Springs. By increasing destination users the north-south arterial traffic can be diminished.

Redevelopment Theme

Architectural guidelines for new development and redevelopment should be reflective of an "Old Florida" style. Those particular styles were identified through Spanish stucco-type structures such as the Shangri-La project and the tin-roofed buildings throughout the area.

Traffic

The community has strong concerns regarding the traffic circulation pattern that currently exists. The result of this pattern is that Old 41 from Bonita Beach Road to Terry Street has reached a "Level-of-Service F." The current right of way is inadequate to accommodate needed improvements, and to acquire additional right of way would negatively impact the character of the community.

Parking

Due to the general non-conformity of buildings and lots along the Old 41 Corridor and the lack of off-street parking, the groups generally agreed that there is a need for a parking plan. Various scenarios were proposed from all public parking lots, to some on-street parking, to some on-site parking, to a combination of each.

Zoning and Development Regulations

A need to bring more activity to the Old 41 Corridor was brought forth by the community, through the encouragement of certain uses and the discouragement of other uses. Generally, those uses which were discussed as being encourage are specialty retail, office, restaurants, and mixed residential uses.

Also discussed were the constraints presented by current development regulations and a need to provide flexibility.

These objectives, combined with Lee Plan policies (particularly Goal 15) and further analysis of existing conditions, constraints, and opportunities, form the basis of the Bonita Springs Redevelopment Plan.

There are several previously prepared documents that serve as companions to this Master Plan Report. They are as follows:

1. **Bonita Springs: Lee County Community Redevelopment Agency May '91**
This document, produced by the CRA, provided an overview of the entire Bonita Spring Overlay District including Town Center Area focused in this report. It was formed in close cooperation with the people of the community of Bonita Springs and is based on the objectives identified in various community workshops.
2. **Bonita Springs Town Center: A Working Paper 1992**
This report was a compilation of positive and negative conclusions developed during a two-day intensive designing charrette focusing specifically on the Town Center Area hosted by the CRA within Bonita Springs.
It discusses all major issues within the Town Center, provides a detailed site inventory analysis, and displays various preliminary conceptual master plan ideas.
3. **Bonita Spring Town Center: A Menu for Redevelopment: Dec. '92**
A graphic report produced to provide direction for private redevelopment in Bonita Springs with a specific focus on the Town Center Area. Its purpose is to be used as a tool in assisting property owners to develop consistent with the indigenous 'Old Florida' vernacular style of Architecture.

PURPOSE AND INTENT

A healthy Town Center has a positive effect on an entire community, thus the health of the Town Center is a key economical development asset for the community as a whole. The overall responsibility of the Bonita Spring Town Center is to serve as the community's center of finance, entertainment, and culture. It has the responsibility to attract visitors to area businesses for the business and leisure without competing with neighboring businesses in the community. The attractiveness of the revitalized Town Center, through the vitalization of new overlay zoning codes and guidelines will be the building block to an economic revitalization of Bonita Springs.

The following sub-categories represent the focus issues within the project area.

Zoning

The zoning of Bonita Springs Town Center does not lend well to redevelopment, due to the existence of non-conforming lots, uses, and other extra-ordinary conditions. The

creation of an overlay-zone, one that individual property owners can opt to fall within, could alleviate strict development regulations.

Retail

Retailer and shoppers within the community complain about the poor access, poor signage, and inadequate on-street parking. The combination of creating organized on-street parking and off-street support parking can relieve the accessibility strains within the Town Center, thus allowing for more prosperous enterprises.

Public Activity Centers

The central location of the open spaces and community center within the Town Centers offers an attractive pedestrian experience within close proximity of the private businesses. The opportunities of new and exciting activities aid in attracting people to the Town Center for greater periods of time, which in turn will directly affect the businesses in the area.

Historic Resources.

The close proximity to the Shangri-La Health Resort and the Everglades Wonder Gardens reflect in the Town Center's historical references. Care must be taken to avoid false historical referencing which ultimately cheapens the character of the area.

Key Issues in the Town Center

- ◆ stringent zoning codes
- ◆ vacant office/retail space
- ◆ visually unattractive storefronts
- ◆ traffic congestion, circulation, and speed
- ◆ lack of existing infrastructure
- ◆ lack of sustained pedestrian activity

Intent

The creation and coordination of design guidelines to aid in the private ownership redevelopment and in conjunction with a revitalized streetscape, using traffic calming devices an on-street parking throughout the Town Center to operate as a mutually proficient and attractive community.

Goals and Objectives

- ◆ Redevelop the Town Center area in order to build community pride, attract tourism, and improve the area's economic condition.
- ◆ Reinforce the unique opportunities and long-term stability of the Bonita Springs area by the implementation of park improvements, bike paths, cultural and natural resources, and urban design guidance for future development.
- ◆ The Town Center should take advantage of the existing parks within the community by preserving and maintaining the quality of open spaces.
- ◆ The Town Center should provide more opportunity for living close to the core with residential development supported by retail, services, and amenities.
- ◆ The Town Center should be an active day-and-night setting comprising of a 14 hour day (8am - 11pm) providing for a wide range of activities for the community.
- ◆ The Town Center should provide more opportunity for living close to the core with residential development supported by retail, services, and amenities.
- ◆ Improve professional business and community identity signage along Old 41 (professional business advertisements as well as community identity)
- ◆ As to that end, the following goals and objectives are proposed for the Bonita Springs Town Center Overlay Zoning District: Initiate cosmetic design improvements for the community through the implementation the proposed design guidelines.
- ◆ Beautify the Old 41 Corridor and streetscape.
- ◆ Develop a unifying community design and development theme (master concept planning, urban design, etc.).
- ◆ Relax development regulations to enable refurbishment of non-conforming properties.
- ◆ Protect the viability of existing historic structures as they contribute to the cultural heritage of the area and Lee County, while providing mechanisms for new infix construction which is compatible with the historic ambiance of the area.
- ◆ The historic character of the Town Center should be preserved and respected as a positive community aspect during the redevelopment process through the design guidelines. All new development should respect existing scale, style, and character.
- ◆ Insure that the right-of-way needs for Old 41 are consistent with the historic/redevelopment plans and that roadway plans meet with those of Lee County and provide an adequate transportation network.

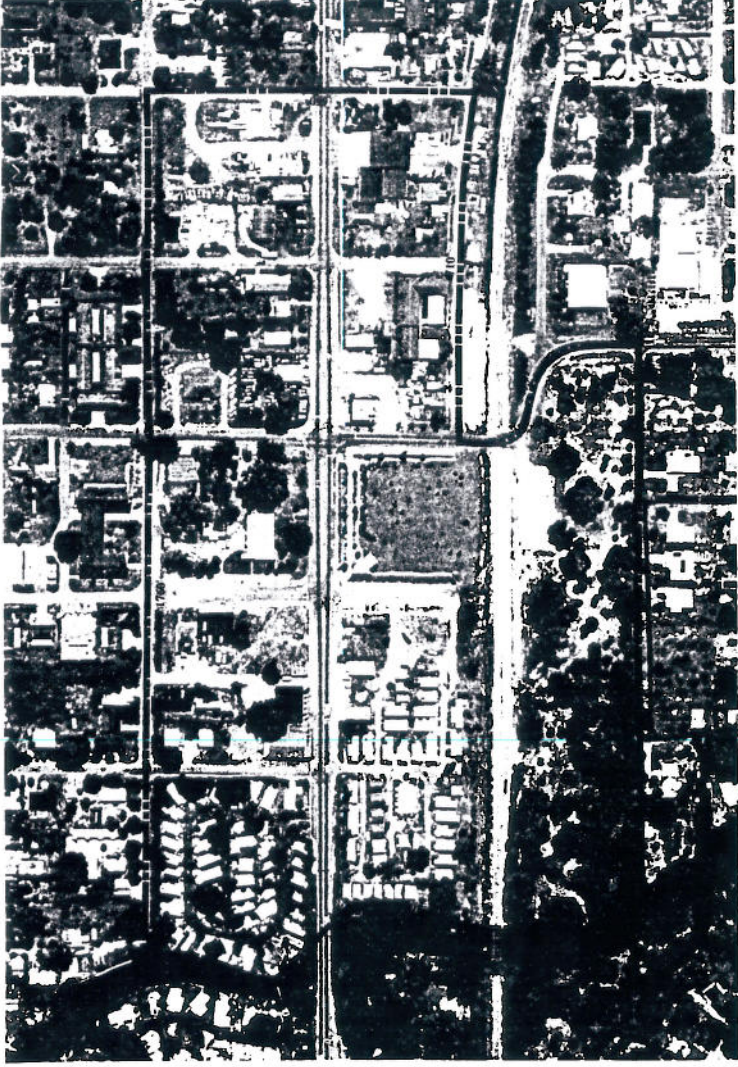
- ◆ Facilitate the provision of a central sewer system and methods to preserve and enhance the viability of the Imperial River and its tributaries.
- ◆ Plan for underground infrastructure improvements and modifications.
- ◆ Develop innovative parking solutions for traffic along Old 41 services.
- ◆ Reduce traffic speed along Old 41.

w:\project\bonspr\overzoning\vision

Section Three

Tasks 2.03 / 2.04 / 2.05 / 2.06 / 2.07

**Area Maps, Dimensional Boundaries, Aerial
Photograph
Legal Description
Property Lines, Current Zoning, Existing Land Uses
Existing Buildings and Current Uses
Proposed Land Uses**



AERIAL PHOTOGRAPH ENLARGEMENT
APPROX. SCALE: 1" = 100'
DATE: APRIL 1993



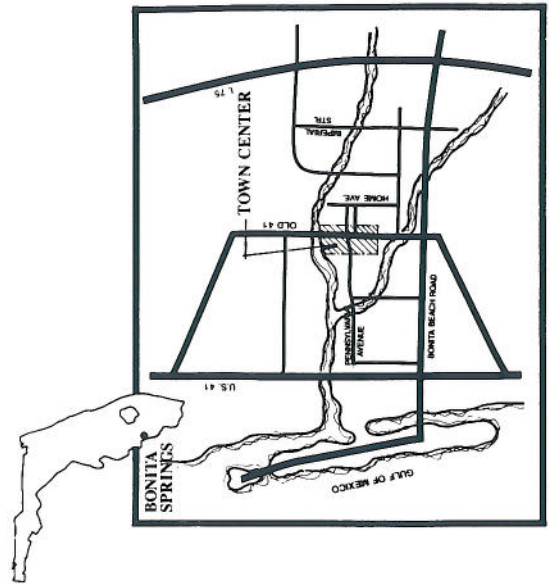
**SITE LOCATION MAP, DIMENSIONAL BOUNDARIES,
AERIAL PHOTOGRAPH**

LEGAL DESCRIPTION

DESCRIPTION
TOWN CENTER OVERLAY ZONING
SECTION 35, T. 47 S., R. 25 E.
BONITA SPRINGS, LEE COUNTY, FLORIDA

A tract or parcel of land lying in Bonita Springs, Plat Book 3 at Page 26 and Heiman's Bonita Springs Township, Plat Book 6 at Page 24, Lee County Records in Section 35, Township 47 North, Range 25 East, Lee County, Florida which tract or parcel is described as follows:

Beginning at the intersection of the centerlines of Abernathy Street and Felis Avenue as shown on said Plat of Bonita Springs and run Westerly along the centerline of said Abernathy Street, across Old 41 Road and continue along the centerline of Abernathy Street Fifth Street, a distance of 100 feet to the centerline of Front Street; thence run Northerly along said centerline to the centerline of Children Street; thence run Westerly and Southwesterly along the centerline of Pennsylvania Avenue to an intersection with a southerly prolongation of the centerline of said Pennsylvania Avenue; thence run southerly along said prolongation and said centerline to the southerly shore of Imperial River; thence run Easterly along said southerly shore to an intersection with said centerline of Felis Avenue; thence run Southerly along said centerline to the Point of Beginning.



LOCATION MAP
NOT TO SCALE

RE: LEGAL DESCRIPTION
Bonita Springs Overlay Zoning District
Project # 94.004
Task 2.04

June 2, 1994

DESCRIPTION
PARCEL IN
SECTION 35, T. 47 S., R. 25 E.
CITY OF BONITA SPRINGS
LEE COUNTY, FLORIDA

A portion of Section 35, Township 47 South, Range 25 East, Lee County, Florida, lying South of the Imperial River, more particularly described as follows:

Beginning at the point of intersection with the North right-of-way line of Pennsylvania Avenue and the East right-of-way line of East Drive, as shown on the "Plat of Heitmann's Bonita Springs Townsite", recorded in Plat Book 6 at Page 24 and also shown on the plat of "Nuttinglikit Grove Homes 1st Addition" recorded in Plat Book 13 at page 91, thence run East along the said North right-of-way line of Pennsylvania Avenue for a distance of 199.17 feet to a point of intersection with a line 65 feet West of and parallel with the centerline of the Seaboard Railroads Main Tract; thence run North 00° 01' 14" East along a line 65 feet West of and parallel with the centerline of the Seaboard Railroad's Main Tract for a distance of 1170 feet more or less to a point of intersection with the South top of bank of the Imperial River; thence run Southwesterly along the South top of bank of the Imperial River for a distance of 217 feet more or less to a point of intersection with the East right-of-way line of East Drive, said point being 1100 feet more or less North of the North right-of-way line of said Pennsylvania Avenue; thence run South 00° 07' 03" East along the said East right-of-way line of East Drive for a distance of 44.5 feet more or less to a point on the top of bank of the Imperial River; thence run Southeasterly and Southwesterly along the top of bank of the Imperial River for a distance of 86 feet more or less to a point on the said Easterly right-of-way line of East Drive; thence run South 00° 07' 03" East along the said Eastern right-of-way line of East Drive for a distance of 980 feet more or less to the point of beginning.

Described Parcel contains 5.31± acres.

AND

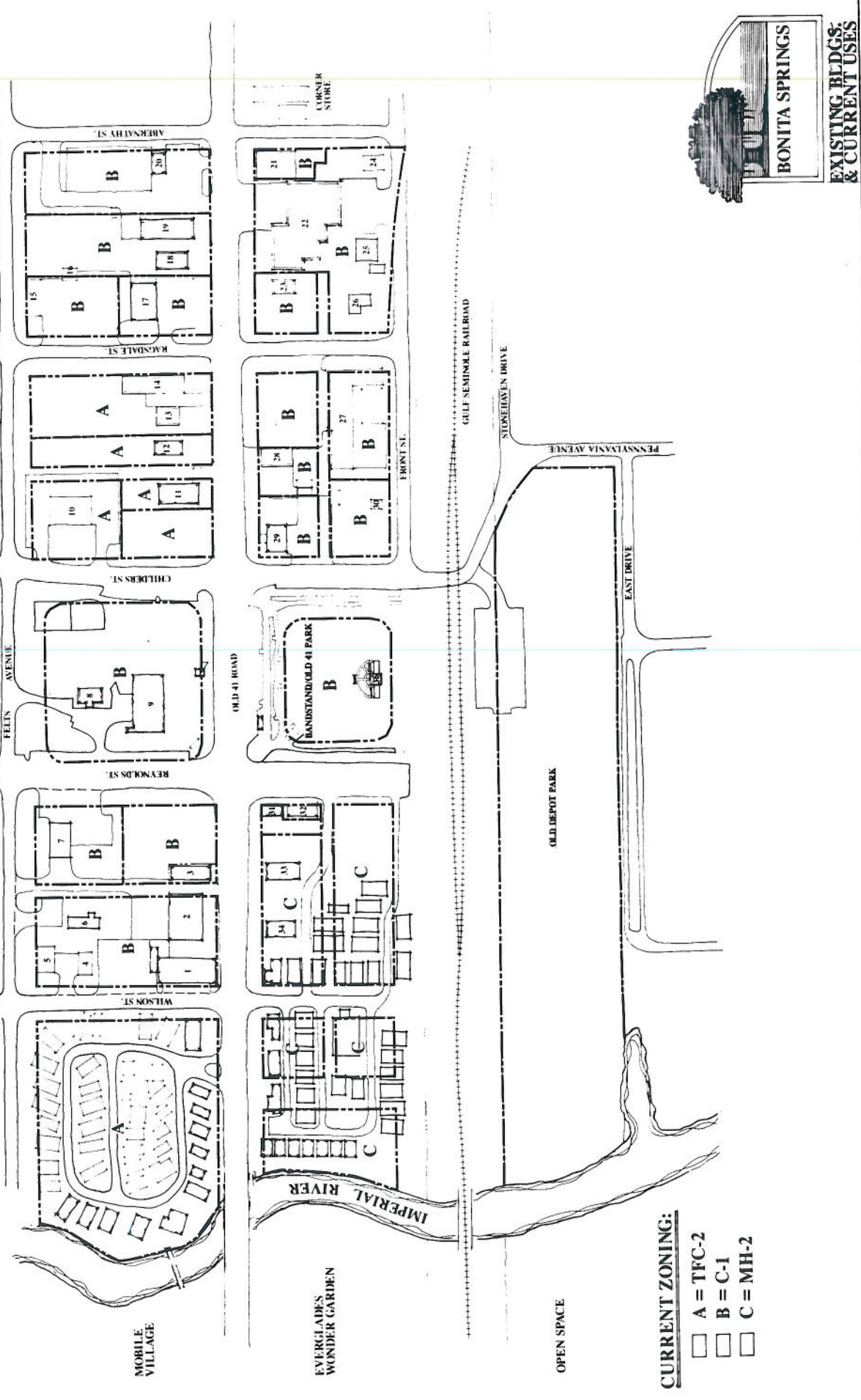
All of Block 20, as recorded in Plat Book 3, Page 26 Bonita Springs, Public Records of Lee County, Florida.

AND

Ball field Parcel between Block 2 on the North and Block 3 on the South as recorded in Plat Book 6 at Page 24, of "Heitmann's Bonita Springs Townsite", Public Records of Lee County, Florida.

BONITA SPRINGS TOWN CENTER OVERLAY ZONING

- BUILDING: CURRENT USE/EXISTING LAND USE: ZONE:**
- 1. AEA BENSONS GROCERIES (Food Store - Group 1) C-1
 - 2. IMPERIAL PHARMACY/SHOP 44 VIDEOS (Governmental Facilities - Public) C-1
 - 3. CORNER PHARMACY MARKET (Retail - Group 1) C-1
 - 4. PRIVATE RESIDENCE (Dwelling Unit, Single Family) C-1
 - 5. PRIVATE RESIDENCE (Dwelling Unit, Single Family) C-1
 - 6. BONITA SPRINGS BOARD OF REALTORS (Business Services - Group 1) C-1
 - 7. NAPA BONITA AUTO SUPPLY (Conventional Commercial - Auto Parts Store - No Automobile Service) C-1
 - 8. LEE COUNTY SHERIFFS DEPARTMENT (Police or Sheriff Station) C-1
 - 9. BONITA SPRINGS COMMUNITY HALL (Governmental Facilities - Public) C-1
 - 10. BONITA SPRINGS WOMENS CLUB (Club - Private) TFC-2
 - 11. BONITA SPRINGS TRANSMISSION (Automotive Repair & Service - Group 1) TFC-2
 - 12. PRIVATE RESIDENCE (Dwelling Unit, Single Family) TFC-2
 - 13. PRIVATE RESIDENCE (Dwelling Unit, Single Family) TFC-2
 - 14. VILLAGE GREENS MOTOR LODGE (Hotels/Motels - Transient) TFC-2
 - 15. VACANT BUILDING (Storage - Industrial) C-1
 - 16. STORAGE BUILDING (Storage - Industrial) C-1
 - 17. HEAVEN SCENT FLOWERS (Floristry Retail Shop - Group 1) C-1
 - 18. PRIVATE RESIDENCE (Dwelling Unit, Single Family) C-1
 - 19. SMITHS GARAGE (Automotive Repair & Service - Group 1) C-1
 - 20. PETROLANE (Business Services - Group 1) C-1
 - 21. EFFICIENCIES (Dwelling Unit - Single Family Building) C-1
 - 22. BONITA SPRINGS FIRE CONTROL DISTRICT III (Community Facilities - Fire Station) C-1
 - 23. PRIVATE RESIDENCE (Dwelling Unit, Single Family) C-1
 - 24. PRIVATE RESIDENCE (Dwelling Unit, Single Family) C-1
 - 25. PRIVATE RESIDENCE (Dwelling Unit, Single Family) C-1
 - 26. PRIVATE RESIDENCE (Dwelling Unit, Single Family) C-1
 - 27. LEE CHRISTIAN SCHOOL DAY CARE (Day Care Center - Adult or Child) C-1
 - 28. MYRTLES UPHOLSTERY (Retail Shop - Group 1) C-1
 - 29. LEMON TREE RESTAURANT (Restaurants - Group 1) C-1
 - 30. PRIVATE RESIDENCE (Dwelling Unit, Single Family) C-1
 - 31. FIDELITY FLORIDA REALTY (Business Services - Group 1) C-1
 - 32. PROFESSIONAL BUILDING (Business Services - Group 1) C-1
 - 33. GLORIA VETZ CARE CENTER (Nursing Facility - Group 1) MH-2
 - 34. VACANT BUILDING (Retail - Group 1) MH-1
 - 35. BANDSTAND/OLD 41 PARK (Park - Group 1) C-1
 - 36. OLD DEPOT PARK (Park - Group 1) C-1



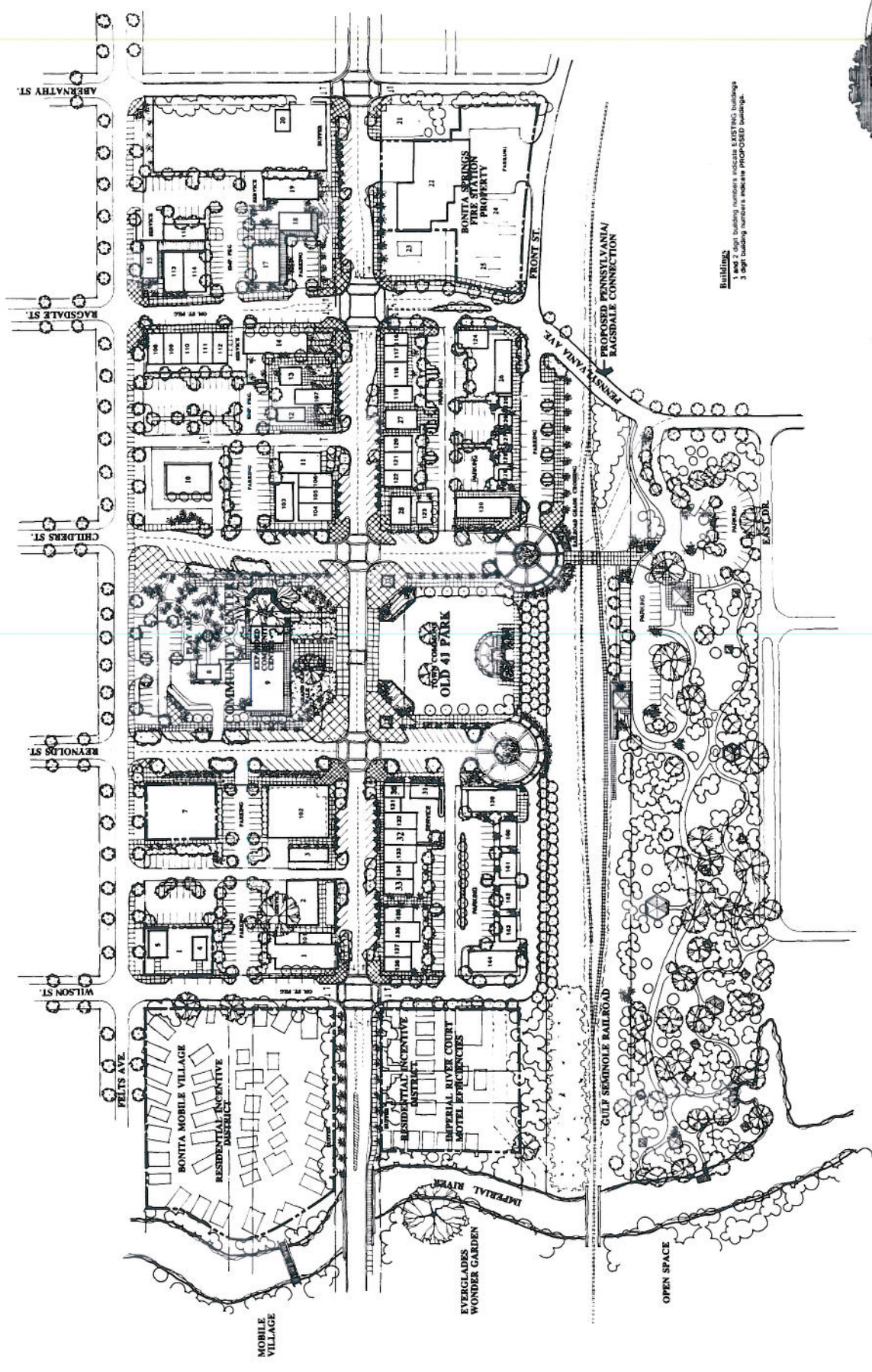
CURRENT ZONING:

- A = TFC-2
- B = C-1
- C = MH-2





CONCEPTUAL MASTER PLAN



BONITA SPRINGS C.R.A. TOWN CENTER PLAN

DATE: Feb. 27, 1995	REVISION: March 21, 1995
SCALE: 1" = 60'-0"	

SHEET NORTH	0	30	60	120	240
TASK	5.01				

team inc. planning urban design architecture

Section Four
Task 2.09

Public Facilities / Utilities

Bonita Springs Town Center Public Facilities & Utilities

March 28, 1995

Certain infrastructure improvements will have to be included in order to fully execute the proposed overlay zoning master plan. In general they can be broken into two (2) types such as Utilitarian and Aesthetic Improvements.

Utilitarian

Utilitarian improvements are those necessary from a functional standpoint to allow the plan to proceed. In order for the overlay zoning to work in any practical sense the stormwater situation will have to be improved. Three separate options found elsewhere in this report have been prepared by Johnson Engineering. These detailed options prepare stormwater treatment in above or below ground situations with cost being the determining factor.

During the construction of the proposed stormwater improvements, it is important to evaluate the viability of repairing or implementing other utilitarian improvements such as underground telephone and power lines. These are only suggestions. Specific improvements are to be determined during the design phases concentrating on the construction of the streetscape.

Aesthetic/Visual

A significant portion of the master plan and the success of the overlay zoning lies in a visual improvement to the study area. If this body of improvement is to accomplish the long-held and previously stated goals of unification, beautification, and amplification of the beautiful vernacular architecture and scale of Bonita Springs other non-utilitarian in publicly financed and regulated improvements must be incorporated . These facilities may generally fall within the area of either:

- ◆ Streetscape Improvements - such or plantings, street furniture, graphics, sidewalks, roadway improvements.

- ◆ Enforced design guidelines which take place on privately held properties and involve facade improvements, structure mounted graphics, awnings, etc.

Written and graphic demonstrations of both of these types of improvements are included either elsewhere in this report or within the following three (3) earlier publication entitled:

1. *Bonita Springs: Lee County Community Redevelopment Agency May '91*
This document, produced by the CRA, provided an overview of the entire Bonita Spring Overlay District including Town Center Area focused in this report. It was formed in close cooperation with the people of the community of Bonita Springs and is based on the objectives identified in various community workshops.
2. *Bonita Springs Town Center: A Working Paper 1992*
This report was a compilation of positive and negative conclusions developed during a two-day intensive designing charrette focusing specifically on the Town Center Area hosted by the CRA within Bonita Springs.
It discusses all major issues within the Town Center, provides a detailed site inventory analysis, and displays various preliminary conceptual master plan ideas.
3. *Bonita Spring Town Center: A Menu for Redevelopment: Dec. '92*
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**BONITA SPRINGS TOWN CENTER
PARKING ISSUES**

March 17, 1995

The proposed redevelopment activities in the Bonita Springs Town Center will include about 97,415 square feet of new commercial development in addition to the re-use of about 53,175 square feet of existing floor area, according to the development capacity analysis prepared for this project.

Adding this amount of new commercial activity and rejuvenating the remainder will require considerable land for parking. However, any unnecessary area dedicated to parking not only wastes valuable land but also can cause gaps in the urban fabric. Such gaps work against the pedestrian scale planned for the Town Center area. Yet if parking areas are inadequate in size or location, patrons will be less likely to return.

The master plan addresses this complex problem in several ways:

1. Parking lots cannot have direct access to Old 41, thereby tending to make the building frontages continuous for the enjoyment of pedestrians rather than fragmented by driveways. Private parking lots will be placed behind the Old 41 frontages and can be accessed from alleys or side streets. (The only exceptions shown in the master plan are the entrance to an existing alley in the block south of the Community Hall and a small parking lot in the next block to the south.)
2. On-street parking will be provided at many locations. These spaces will provide very convenient access for patrons; cars parked there will enhance safety by providing a physical separation between the sidewalks and traffic.
3. Parking for the Community Hall, bandshell, and public parks can also be used by the public when patronizing Town Center businesses. This shared use of parking spaces will avoid the wasteful practice of duplicative adjacent parking lots.
4. The modified development regulations that optionally apply to private development activities contain automatic reductions of the number of required parking spaces from those normally required in accordance with Section 34-2011 of Lee County's Land Development Code. These reductions amount to one-third for retail and office uses and one-half for restaurants. The existing regulations assume that patrons of each land use will arrive in a private automobiles that will be parked in a separate lot on the same premises. The Bonita Springs Town Center differs in several ways from most conventional development. In addition to the on-street parking being provided, its central location within Bonita Springs allows some arrivals on foot or by bicycle, train, or boat; and the proposed intensity of related uses will increase the number of destinations for each automobile trip. In addition, the modified regulations strongly encourage "shared parking lots" where two or more businesses provide their parking in common lots, increasing the likelihood that fewer total parking spaces will be adequate because of differing peak hours of the various businesses.



5. In addition to the above strategies, the Community Redevelopment Agency can purchase, develop, and maintain additional public parking areas to ensure an adequate supply of parking for all businesses and public uses in the Bonita Springs Town Center.

In order to assess the demand for parking in the Bonita Springs Town Center, the master plan was analyzed on a block-by-block basis and in the aggregate. All computations disregarded the 3 blocks not expected to be redeveloped at this time, which include the both blocks along the river and also the fire station block. The total existing and proposed development were calculated for the remaining 7 blocks, using the following assumptions:

- a. building footprints were scaled directly off the master plan, using the revision dated 9/28/94;
- b. building heights were assumed to average two stories along Old 41, Reynolds, and Childers; and one story elsewhere;
- c. all existing and new buildings would provide parking according to the proposed development standards; and
- d. 80% of the building space would be devoted to small retail and office uses, with the remaining 20% used for restaurants.

A summary of this analysis for the total 7-block area is shown in the following table. Block #1 is the northernmost block on the east side of Old 41, with the numbering continuing to the south, then crossing Old 41 and continuing back to the north.

The complete parking spreadsheet is also attached for reference.

<i>Block Number</i>	<i>Type of Buildings</i>	<i>Gross Floor Area</i>	<i>Parking Spaces Required (without shared discount)</i>	<i>Parking Spaces Required (with maximum shared discount)</i>	<i>Parking Spaces Shown on Master Plan</i>
2	Existing	13,250	51	34	90
	New	17,780	69	46	
	TOTAL	31,030	120	80	
3	Existing	6,200	24	16	42
	New	0	0	0	
	TOTAL	6,200	24	16	
4	Existing	13,300	51	34	88
	New	19,260	74	50	
	TOTAL	32,560	125	84	
5	Existing	9,700	37	25	49
	New	5,675	22	15	
	TOTAL	15,375	59	40	
7	Existing	6,525	25	17	87
	New	24,200	93	62	
	TOTAL	30,725	118	79	
8	Existing	0	0	0	33
	New	0	0	0	
	TOTAL	0	0	0	
9	Existing	4,200	16	11	61
	New	30,500	118	78	
	TOTAL	34,700	134	89	
ALL 7 BLOCKS	Existing	53,175	204	137	450
	New	97,415	376	251	
	TOTAL	150,590	580	388	

Section Five
Task 2.10

Future Development Capacities

BONITA SPRINGS TOWN CENTER FUTURE DEVELOPMENT CAPACITY

March 17, 1995

This report summarizes the development capacity of existing buildings and future redevelopment activities in the Bonita Springs Town Center. These calculations are required by Task 2.10 of a contract between Team Plan Inc. and the Lee County Community Redevelopment Agency. (This contract covers the creation of the final master plan for the Bonita Springs Town Center, including a draft redevelopment overlay district for ultimate adoption by the Board of County Commissioners.)

This calculation of development capacity was based on the revised master plan drawing by Team Plan Inc. dated September 28, 1994, and titled as the "Bonita Springs C.R.A. Town Center Plan." (Later revisions to the master plan did not materially affect the development capacity calculations.

The following assumptions guided this analysis:

- Three of the ten blocks were excluded from most parts of this analysis because existing uses there are not expected to change. These include both of the residential blocks along the Imperial River and also the fire station block. The other seven blocks were analyzed in full. Blocks were numbered beginning with Block 1 (east of Old 41 along the Imperial River), and proceeding south to Abernathy Street, then crossing Old 41 for Block 6 (the fire station) and proceeding north back to the river.
- Existing buildings in the other seven blocks would generally continue in use (or be converted as necessary) as envisioned by the master plan. The abandoned church, identified as Building 26 and lying partly across a public alley, would be demolished and the property re-used for commercial purposes. The original building in the church complex, which has been used most recently for a day-care center, has historic interest and would be retained.
- New buildings would be constructed as envisioned by the master plan. Building heights would average 2 stories along Old 41, Reynolds, and Childers and would be single-story elsewhere.
- Parking demand for existing and future buildings was calculated according to the basic reduced requirements found in the draft redevelopment overlay district, assuming that 80% of the space would be used for retail and small office use and 20% would be used as restaurants. A second analysis showed the parking demand if every business used shared parking lots and took advantage of the additional reduction in parking requirements allowed by the redevelopment overlay district for shared parking. The complete parking analysis is contained in the public facilities and utilities report (Task 2.09 of the contract).

The results of the development capacity analysis are reported in the remainder of this memorandum.

COMMERCIAL/INDUSTRIAL SQUARE FOOTAGE: New industrial uses are not permitted, although existing quasi-industrial uses such as the propane distributor would not be required to relocate. Assuming that future redevelopment activities occur in conformance with the master plan and with the assumptions contained in this memorandum, the total commercial square footage within existing buildings in Blocks 2-5 and 7-9 would be 53,175 square feet, with 97,415 additional within new buildings, for a total of 150,590 square feet. The derivation of these totals is shown in Table 1.

PARKING: The analysis of parking demand in the Bonita Springs Town Center was quite complex. The methodology used and complete results have been reported separately in the public facilities and utilities report (Task 2.09 of the contract).

A summary of the results of the parking analysis is shown in Table 2. This table shows parking requirements separately for existing and new buildings for Blocks 2, 3, 4, 5, 7, 8, and 9. The middle column shows the minimum number of spaces required if all landowners chose to use the reduced parking requirements allowed in the redevelopment overlay district. The next column shows the result if all landowners used the maximum shared parking discount granted for the use of shared parking lots. The final column shows the number of spaces anticipated to be built on (or directly adjoining) each block in the master plan area.

This analysis assumes that buildings along Old 41, Reynolds and Childers would average two stories in height. This development pattern would be desirable for the revitalization of the Bonita Springs Town Center but will not likely be achieved. Therefore the parking demands resulting from this analysis should be considered the highest amount expected, not the likely amount required. If the heights of new buildings in fact average only one story, then the amount of parking shown may be excessive.

TABLE 1

Bldg. Nbr.	Bldg. Nbr.	Foot Print	Hgt	Floor Area	Bldg. Nbr.	Bldg. Nbr.	Foot Print	Hgt	Floor Area
1	2	4,200	1	4,200	101	2	890	2	1,780
2	2	3,700	1	3,700	102	2	8,000	2	16,000
3	2	1,300	1	1,300					
4	2	950	1	950					
5	2	1,200	1	1,200					
6	2								
7	2	1,900	1	1,900					
8	3	1,000	1	1,000	3 (community hall)				
9	3	5,200	1	5,200					
10	4	3,300	1	3,300	103	4	1,680	2	3,360
11	4	2,000	1	2,000	104	4	1,100	2	2,200
12	4	1,000	1	1,000	105	4	1,100	2	2,200
13	4	1,000	1	1,000	106	4	1,100	2	2,200
14	4	3,000	2	6,000	107	4	1,400	2	2,800
					108	4	1,300	1	1,300
					109	4	1,300	1	1,300
					110	4	1,300	1	1,300
					111	4	1,300	1	1,300
					112	4	1,300	1	1,300
15	5	1,600	1	1,600	113	5	1,900	1	1,900
16	5				114	5	2,200	1	2,200
17	5	2,700	1	2,700	115	5	1575	1	1,575
18	5	1,400	1.5	2,100					
19	5	2,400	1	2,400					
20	5	900	1	900					
21	6				6 (fire station)				
22	6								
23	6								
24	6								
25	6								
26	7	2,125	1	2,125	116	7	600	2	1,200
27	7	1,500	2	3,000	117	7	800	2	1,600
28	7	1,400	1	1,400	118	7	1,200	2	2,400
					119	7	900	2	1,800
					120	7	1,100	2	2,200
					121	7	1,200	2	2,400
					122	7	1,200	2	2,400
					123	7	800	2	1,600
					124	7	1,300	1	1,300
					125	7	500	1	500
					126	7	500	1	500
					127	7	400	1	400
					128	7	400	1	400
					129	7	300	1	300
					130	7	2,600	2	5,200
	8				8 (bandshell and park)				
30	9	700	1	700	131	9	800	2	1,600
31	9	1,000	1	1,000	132	9	1,300	2	2,600
32	9	1,300	1	1,300	133	9	1,250	2	2,500
33	9	1,200	1	1,200	134	9	1,200	2	2,400
					135	9	1,100	2	2,200
					136	9	1,500	2	3,000
					137	9	1,100	2	2,200
					138	9	1,100	2	2,200
					139	9	2,200	2	4,400
					140	9	1,000	2	2,000
					141	9	1,000	1	1,000
					142	9	1,000	1	1,000
					143	9	1,000	1	1,000
					144	9	2,400	1	2,400

Existing dev: 47,975 sq. ft. 53,175 Add't dev: 55,795 sq. ft. 97,415
 + Existing dev: 53,175
 = Total dev: 150,590

TABLE 2

<i>Block Number</i>	<i>Type of Buildings</i>	<i>Gross Floor Area</i>	<i>Parking Spaces Required (without shared discount)</i>	<i>Parking Spaces Required (with maximum shared discount)</i>	<i>Parking Spaces Shown on Master Plan</i>
2	Existing	13,250	51	34	90
	New	17,780	69	46	
	TOTAL	31,030	120	80	
3	Existing	6,200	24	16	42
	New	0	0	0	
	TOTAL	6,200	24	16	
4	Existing	13,300	51	34	88
	New	19,260	74	50	
	TOTAL	32,560	125	84	
5	Existing	9,700	37	25	49
	New	5,675	22	15	
	TOTAL	15,375	59	40	
7	Existing	6,525	25	17	87
	New	24,200	93	62	
	TOTAL	30,725	118	79	
8	Existing	0	0	0	33
	New	0	0	0	
	TOTAL	0	0	0	
9	Existing	4,200	16	11	61
	New	30,500	118	78	
	TOTAL	34,700	134	89	
ALL 7 BLOCKS	Existing	53,175	204	137	450
	New	97,415	376	251	
	TOTAL	150,590	580	388	

LOT SIZE: Lots on the east side of Old 41 were originally platted in 1912 in the Bonita Springs Subdivision, recorded at Plat Book 3, Page 26. Lots on the west side of Old 41 were originally platted in 1925 in the Heitman's Bonita Springs Townsite, recorded at Plat Book 6, Page 24. Most of the lots were originally platted at 25 feet wide and 100 or 150 feet deep. Convenient multiples of these 25-foot-wide lots would make up actual building parcels. Under current Lee County regulations, actual commercial parcels created prior to 1962 are required to be at least 40 feet wide and 75 feet deep in order to be developed today. These small lots are also allowed reduced setbacks (Lee County Land Development Code, Section 34-3275).

The current parcel sizes in the Bonita Springs Town Center are shown in Table 3. Only three of these parcels apparently do not meet the current minimum size; these are the current sites of Corner Produce Market in Block 2 and the Fidelity Florida Realty and adjoining building in Block 8. Even with the lenient lot-size regulations proposed in the draft redevelopment overlay district, these parcels would be required to be recombined with adjoining lots or obtain a lot-size variance to become lawful lots.

Many of the land assemblages that currently exist could be divided under the redevelopment overlay district, provided parking and other requirements can be met. The minimum lot size for newly divided lots would be 2,500 square feet for interior lots and 5,000 square feet for corner lots.

FLOOR-TO-AREA RATIO: Given the assumptions previously stated, the overall floor-to-area ratio (F.A.R.) would be 0.31. This ratio is calculated by beginning with the expected total floor area of 150,590 square feet (from Table 1) divided by the total land area in the same blocks of 483,900 (taken from Table 3). If the two publicly owned blocks (3 and 7) were deleted from these computations, the ratio would rise to 0.38 (144,390 divided by 378,600).

F.A.R. is usually computed on a parcel-by-parcel basis because many communities have development regulations containing a maximum F.A.R. for each parcel. This type of regulation is particularly common in communities where multi-story buildings are the norm (and especially in downtown areas). Lee County's development regulations do not contain any maximum F.A.R.s, nor are any proposed for the Bonita Springs Town Center. These overall ratios are provided for informational purposes only.

TABLE 3

LOCATION	S.T.R.A.P. NUMBER	WIDTH (N-S)	DEPTH (E-W)	AREA
BLOCK 1:				
full block	35-47-25-03-00000.0J00 pt.	(irregular) 332	300	100,000
				Block 1 Total: 100,000
BLOCK 2:				
n. of alley	35-47-25-03-00009.0010	75	150	11,250
	35-47-25-03-00009.0040	75	150	11,250
	35-47-25-03-00009.0190	75	150	11,250
	35-47-25-03-00009.0220	75	150	11,250
s. of alley	35-47-25-03-00009.0070	(irregular) 130	(irregular) 150	17,625
	35-47-25-03-00009.007A	25	75	1,875
	35-47-25-03-00009.0130	130	150	19,500
				Block 2 Total: 84,000
BLOCK 3:				
full block	35-47-25-03-00020.0000	(irregular) 260	(irregular) 280	70,300
				Block 3 Total: 70,300
BLOCK 4:				
n. of alley	35-47-25-03-00023.0010	130	150	19,500
	35-47-25-03-00023.0070	80	150	12,000
	35-47-25-03-00023.007A	50	150	7,500
s. of alley	35-47-25-03-00023.0130	50	300	15,000
	35-47-25-03-00023.0150	100	300	30,000
				Block 4 Total: 84,000
BLOCK 5:				
no alley	35-47-25-03-00034.0010	100	150	15,000
	35-47-25-03-00034.0030	50	150	7,500
	35-47-25-03-00034.0040	50	150	7,500
	35-47-25-03-00034.0050	100	300	30,000
	35-47-25-03-00034.0090	100	150	15,000
	35-47-25-03-00034.0110	100	150	15,000
				Block 5 Total: 90,000
BLOCK 6:				
e. of alley	35-47-25-02-00004.0010	100	100	10,000
w. of alley	35-47-25-02-00004.0210	100	111	11,100
vacated	35-47-25-02-00004.0050 pt.	150	108	16,200
	35-47-25-02-00004.0050 pt.	100	120	12,000
	35-47-25-02-00004.0110	50	108	5,400
	35-47-25-02-00004.0130	50	132	6,600
	35-47-25-02-00004.0190	50	108	5,400
				Block 6 Total: 66,700
BLOCK 7:				
e. of alley	35-47-25-02-00003.0010	100	100	10,000
	35-47-25-02-00003.0050	75	100	7,500
	35-47-25-02-00003.0080	75	100	7,500
	35-47-25-02-00003.0110	50	100	5,000
w. of alley	35-47-25-02-00003.0130	125	102	12,750
	35-47-25-02-00003.0180	50	102	5,100
	35-47-25-02-00003.0200	125	102	12,750
				Block 7 Total: 60,600
BLOCK 8:				
full block	35-47-25-02-00002.A000	200	175	35,000
				Block 8 Total: 35,000
BLOCK 9:				
e. of alley	35-47-25-02-00002.0120	25	60	1,404
	35-47-25-02-00002.0110	(irregular) 50	(irregular) 100	3,596
	35-47-25-02-0000A.0010 pt.	250	100	25,000
w. of alley	35-47-25-02-0000A.0010 pt.	300	100	30,000
				Block 9 Total: 60,000
BLOCK 10:				
n. of alley	35-47-25-02-0000A.0010 pt.	110	212	21,820
s. of alley	35-47-25-02-0000A.0010 pt.	100	165	16,500
				Block 10 Total: 38,320
				Total, All Blocks: 688,920
				Total, Blocks 2-5 & 7-9: 483,900

LOT COVERAGE: In lieu of F.A.R. regulations, Lee County uses a maximum lot coverage percentage for each parcel. The current Lee County maximum percentage is 40%, with 60% proposed for use in the Bonita Springs Town Center. Although many communities include outdoor areas that are paved when measuring lot coverage, Lee County only counts the building area. Therefore, the lot coverage percentage for a single-story building is the same as the F.A.R., although it is traditionally expressed as a percentage. Multiple-story buildings increase the F.A.R. while not directly affecting the lot coverage percentage.

The overall lot-coverage percentage on Blocks 2-5 and 7-9, given the previous assumptions, would be 21.4%. This figure is calculated by first summing the ground floor area of existing buildings (47,975) and future buildings (55,795), which total 103,770. This total is divided by the total land area in the same blocks of 483,900 (see Table 3), yielding a lot coverage percentage of 21.4%. If the two publicly owned blocks (3 and 7) were deleted from these computations, the percentage would rise to 25.8% (97,570 divided by 378,600).

Despite the relatively intense development pattern that is needed to support the pedestrian orientation of the Bonita Springs Town Center, the overall lot coverage percentage is still well below the existing Lee County standard.

NUMBER OF DWELLING UNITS PER ACRE: Excluding Blocks 1, 6 and 10, there are 6 detached single-family dwellings shown on the master plan as remaining for continued use as residences or conversion to commercial uses. Another 12 dwelling units are currently located on Block 9 that are expected to be replaced with commercial buildings at some point. The dwelling units that would remain are all well within the density limits allowed by the current zoning and the Lee County Comprehensive Plan (6 units per acre plus certain density bonuses).

The creation of new apartments or condominiums would be permitted within commercial buildings under the master plan, except on the ground floor facing Old 41, Reynolds, and Childers Streets. All such dwellings must conform to the Lee Plan density requirements. (There is no standard methodology in county regulations for calculating density when another portion of the same building will be used commercially.)

SETBACKS: The current setbacks between buildings and lots lines of standard-sized lots are 25 feet towards the street, 15 feet on the sides, and 25 feet on the rear. The redevelopment overlay district would modify these rules to require zero setback between the building and a specified "build-to" in the front and to as low as no mandatory setbacks on the sides. The intent is to create a fairly continuous wall of buildings along sidewalks on Old 41, Reynolds, and Childers Streets.

BUILDING HEIGHTS: The current C-1 zoning district has a listed height limit of 35 feet. An important exception in the Land Development Code allows an automatic increase in this height as long as every required setback is increased by 1/2 foot for each extra foot of height. This exception would not be permitted for the Bonita Springs Town Center because extra setbacks are more harmful rather than helpful in this kind of urban environment. The working assumption throughout this analysis is that new buildings along Old 41, Reynolds, and Childers Streets would

average two stories in height, although three-story buildings are permitted and may occasionally be built.

PERCENTAGE OF ALL POTENTIAL USES: Although the redevelopment overlay district contains specific locational, use, and design guidelines, the actual land uses that are created will be the result of the marketplace. For the purpose of projecting the parking and other demands in the Bonita Springs Town Center, this analysis assumes that buildings will be used 80% for commercial purposes (including both retail and office uses) and 20% for restaurants. Residential and remaining quasi-industrial uses are assumed to be inconsequential.

For future planning purposes, the actual percentages of new development should be monitored by the C.R.A. If the percentage of restaurants is exceeding 20% or new buildings are averaging more than two stories, parking shortages could occur. If residential development is more than inconsequential, then some of the planned public parking may not be needed.

Section Six

Task 2.11

**Consistency of Proposed Redevelopment
w/ the Lee County Comprehensive Plan**

**BONITA SPRINGS TOWN CENTER
CONSISTENCY OF PROPOSED REDEVELOPMENT
WITH THE LEE COUNTY COMPREHENSIVE PLAN**

March 17, 1995

A companion report titled "Bonita Springs Town Center Future Development Capacity" analyzes the master plan for redevelopment of the Bonita Springs Town Center. This report analyzes the consistency of this master plan with the Lee County Comprehensive Plan, the Lee Plan. Both reports are based on the revised master plan drawing dated 9/28/94. (Later revisions to the master plan will not materially affect the development capacity nor Lee Plan consistency.) Exhibit A of this report summarizes the results of the development capacity analysis as it could affect this analysis. This analysis of consistency with the Lee Plan fulfills the requirements of revised Task 2.11 of Teamplan's contract with the Lee County Community Redevelopment Agency.

The Lee Plan contains several "self-implementing" regulatory mechanisms and also provides the policy direction for additional requirements that are found throughout the Land Development Regulations. The plan provisions that are relevant to this analysis include the following, each of which is addressed separately further below:

- Future Land Use Map category
- Residential densities based on that category
- Commercial location policies
- Year 2010 Overlay
- Concurrency

FUTURE LAND USE MAP CATEGORY: All of the land in the Bonita Springs Town Center is in the Lee Plan's "Urban Community" land-use category, defined as follows:

***POLICY 1.1.4:** Most Urban Communities are freestanding settlements that are somewhat removed from the Central Urban area. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, Fort Myers Beach, Bonita Springs, and parts of Sanibel, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry. Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre) with a maximum of ten dwelling units per acre (10 du/acre).*

The proposed redevelopment of the Bonita Springs Town Center as a pedestrian-oriented commercial center is fully consistent with this land-use category.

RESIDENTIAL DENSITIES BASED ON THAT CATEGORY: The northerly two blocks in the Bonita Springs Town Center (along the Imperial River) are fully developed residentially. Block 1 is known as Bamboo Mobile Village and contains about 43 dwelling units on about 2.30 acres. Block 10 is known as the Imperial River Court and contains about 24 freestanding dwelling units plus some hotel/efficiency units in the "Royal River Court" building, all on about 0.90 acres. The northerly portion of Block 9 also contains another part of the Imperial River Court, with about 12 dwelling units on 0.85 acres

The densities in these blocks would not be permitted to be built under today's regulations. However, they are not inconsistent with the Lee Plan because they lawfully existed prior to adoption of the current density requirements. If these dwellings were destroyed by a natural disaster, they could be even be replaced at their current density, although the new units would have to meet all other current regulations including elevation of the floors to minimum flood elevation. If these dwelling were removed voluntarily, redevelopment of the site would have to meet all current regulations including today's density limits.

In conclusion, existing residential development in the Bonita Springs Town Center is often over Lee Plan densities. If these residences remain in place, they are acceptable because they predated current density restrictions. If they are removed voluntarily by the landowners, all development on those sites must meet all requirements of the Lee Plan. Redevelopment according to the master plan will reduce the amount of development that does not meet current standards.

COMMERCIAL LOCATION POLICIES: The Lee Plan contains numerous policies and standards governing the location of commercial uses. The potentially relevant policies are reprinted in Exhibit B.

Commercial development and redevelopment of the Bonita Springs Town Center, if fully successful, would use 8.7 acres of land and occupy 150,590 square feet of floor area. These figures assume full development in accordance with the master plan (and other assumptions in the development capacity report) on Blocks 2, 4, 5, 7 and 9.

Commercial development of this intensity, if located in a new shopping center, would fall in the upper end of the acreage class for a "neighborhood center" and the lower end of the square-footage class for a "community center." Both types of new shopping centers would not be permitted at this location because Old 41 is now classified as a collector road, not an arterial road.

However, other Lee Plan policies are far more specific as to the appropriate treatment of redevelopment activities in the Bonita Springs Town Center. These policies include the following:

OBJECTIVE 2.7: REDEVELOPMENT. *Future redevelopment activities shall be directed in appropriate areas, consistent with sound planning principles, the*

goals, objectives, and policies contained within this plan, and the desired community character.

POLICY 2.7.1: Community redevelopment activities shall be conducted by the Lee County Community Redevelopment Agency within approved redevelopment areas according to adopted redevelopment plans.

POLICY 2.7.2: Redevelopment activities shall be comprehensive in approach and include the following components:

- Study of incompatible land uses;
- Correction of outdated zoning classifications;
- Elimination of substandard or unsafe buildings;
- Traffic circulation and parking;
- Economic revitalization;
- Protection of adjacent residential neighborhoods and historic and natural resources;
- Signage;
- Landscaping;
- Urban Design/Master Planning;
- Affordable Housing.

POLICY 15.4.1: In conjunction with the establishment of a historic district in the Old U.S. 41 area, the county shall cooperate with and aid local efforts to redevelop the old downtown area (including identifying funding mechanisms) in order to build community pride, attract tourism, and improve the area's economic condition.

From the above Lee Plan text and the subsequent adoption of redevelopment plans for Bonita Springs, it is clear that the proposed redevelopment activities are consistent with the commercial locational policies of the Lee Plan. The substance of Policy 6.1.1 is being met in full as well, although that portion of the policy which requires "planned development" rezonings is not applicable inasmuch as the development area is less than the 10-acre threshold.

YEAR 2010 OVERLAY: The "Year 2010 Overlay" is another part of the Lee Plan's Future Land Use Map, adopted in 1990 to resolve litigation with the Florida Department of Community Affairs. Lee County is proposing to eliminate this map entirely but it remains in full legal effect at this time.

The portion of the Bonita Springs Town Center west of Old 41 lies in the Year 2010 Overlay's Subdistrict 812, which is also bordered by Terry Street on the north, U.S. 41 on the west, and the county line on the south. The portion east of Old 41 lies in Subdistrict 813, which is bordered by Terry Street on the north, I-75 on the east, and the county line on the south.

Each subdistrict is allocated a share of Lee County's total expected development by the

year 2010. The relevant allocations currently in effect are shown in the following table, along with current estimates of existing development. (These estimates of existing development are from a comprehensive inventory now in progress by the Lee County Planning Division, and may vary slightly from the final totals.) All totals are shown in acres.

<i>Sub-district #</i>	<i>Residential</i>		<i>Commercial</i>		<i>Industrial</i>	
	<i>Existing</i>	<i>2010</i>	<i>Existing</i>	<i>2010</i>	<i>Existing</i>	<i>2010</i>
<i>812</i>	500.96	805.69	152.54	639.38	23.21	0.00
<i>813</i>	605.87	1176.49	116.04	150.37	12.44	36.06

Despite robust development in the Bonita Springs area since the adoption of these totals in 1990, there is sufficient capacity available in each subdistrict to support all proposed redevelopment activities in the Bonita Springs Town Center. (The total land area proposed for commercial redevelopment is only 8.69 acres.)

CONCURRENCY: In addition to all other requirements of the Lee Plan, the state-mandated concurrency requirements must be met prior to issuance of all building permits. Specified public facilities must have sufficient capacity to serve all proposed development activities, including road capacity, potable water, sewerage, surface water management, parks, and solid waste.

Lee County publishes an annual report summarizing the concurrency status of these public facilities. The 1994 report was issued on October 1, 1993, and it concludes that current standards were clearly being met county-wide for solid waste, surface water management, and regional parks. Bonita Springs Utilities has excess capacity for both potable water and sanitary sewerage, the latter provided through a force main recently installed along Old 41. Community park standards in Bonita Springs Park Impact Fee District #8 are sufficient through the end of the century, even without additional improvements. Road standards are measured through the end of the century on a average basis for all of District #8: the application of this methodology shows more than ample capacity in District #8 during that period. Therefore, no concurrency problems exist at this time that would hinder redevelopment activities in the Bonita Springs Town Center.

EXHIBIT A

	<i>Existing Buildings</i>	<i>Future Buildings</i>
<i>Land Area in Blocks 2-5 & 7-9</i>	483,900 square feet (11.11 acres)	
<i>Land Area in Blocks 2, 4, 5, 8, 9</i>	378,600 square feet (8.69 acres)	
<i>Total Floor Area in Blocks 2-5 & 7-9</i>	53,175 sq. ft.	97,415 sq. ft.
	150,590	
<i>Total Floor Area in Blocks 2, 4, 5, 8, 9</i>	46,975 sq. ft.	97,415 sq. ft.
	144,390	
<i>Parking Spaces Required, Using New BSTC Standards</i>	204	376
	580	
<i>Parking Spaces Required, If All Parking Uses Shared Lots</i>	137	251
	388	
<i>Parking Spaces Shown on Master Plan</i>	426	
<i>Floor Area Ratio, Blocks 2-5 & 7-9</i>	0.31	
<i>Floor Area Ratio, Blocks 2, 4, 5, 8, 9</i>	0.38	
<i>Lot Coverage Percentage, Blocks 2-5 & 7-9</i>	21.4%	
<i>Lot Coverage Percentage, Blocks 2, 4, 5, 8, 9</i>	25.8%	
<i>Residential Development, Blocks 2-5 & 7-9</i>	18 dwelling units	unknown
<i>Building Heights</i>	maximum of 35 feet	

EXHIBIT B
POTENTIALLY RELEVANT EXCERPTS FROM THE LEE PLAN

OBJECTIVE 2.7: REDEVELOPMENT. Future redevelopment activities shall be directed in appropriate areas, consistent with sound planning principles, the goals, objectives, and policies contained within this plan, and the desired community character.

POLICY 2.7.1: Community redevelopment activities shall be conducted by the Lee County Community Redevelopment Agency within approved redevelopment areas according to adopted redevelopment plans.

POLICY 2.7.2: Redevelopment activities shall be comprehensive in approach and include the following components:

- Study of incompatible land uses;
- Correction of outdated zoning classifications;
- Elimination of substandard or unsafe buildings;
- Traffic circulation and parking;
- Economic revitalization;
- Protection of adjacent residential neighborhoods and historic and natural resources;
- Signage;
- Landscaping;
- Urban Design/Master Planning;
- Affordable Housing.

GOAL 4: DEVELOPMENT DESIGN - GENERAL.

To encourage creative site design to maximize the variety of housing and commercial development and recognize the unique attributes of each parcel of land.

OBJECTIVE 4.1: Maintain the current planned development rezoning process which combines site planning flexibility with rigorous review. By the end of 1991, take specific steps to further promote the creation of mixed-use developments, to reduce the impact on collector and arterial roads.

POLICY 4.1.1: Development designs shall be evaluated to ensure that land uses and structures are well integrated, properly oriented, and functionally related to the topographic and natural features of the site, and that the placement of uses or structures within the development minimizes the expansion and construction of street and utility improvements.

POLICY 4.1.2: Development designs shall be evaluated to ensure that the internal street system is designed for the efficient and safe flow of vehicles and pedestrians without having a disruptive effect on the activities and functions contained within or adjacent to the development.

POLICY 4.1.5: Amend the Zoning Ordinance to reduce other obstacles to mixed-use developments.

POLICY 4.1.6: By the end of 1991, study the possible incentives which would encourage mixed-use development, and initiate appropriate amendments to the Lee Plan at that time.

GOAL 6: COMMERCIAL LAND USES.

To promote orderly and well-planned commercial development at appropriate locations within the county.

OBJECTIVE 6.1: All development approvals for commercial land uses must be consistent with the following policies, the general standards under Goal 12, the commercial standards found under Goal 13, and other provisions of this plan.

POLICY 6.1.1: Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds shall be developed as commercial planned developments designed to arrange uses in an integrated and cohesive unit in order to:

- provide visual harmony, sign control and screening;
- reduce dependence on the automobile;
- promote pedestrian movement within the development;
- utilize joint parking, access and loading facilities;
- avoid negative impacts on surrounding land uses and traffic circulation;
- protect natural resources; and
- provide necessary services and facilities where they are inadequate to serve the proposed use.

POLICY 6.1.2: Commercial development shall be approved only in locations that are appropriate to its service and trade area, and only when compatible with adjacent existing and proposed land uses and with existing and programmed public services and facilities.

POLICY 6.1.3: The land development regulations shall require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to:

- frontage roads;
- clustering of activities;
- limiting access;
- sharing access;
- setbacks from existing or future right-of-way;
- acceleration, deceleration and right-turn-only lanes; and
- signalization and intersection improvements

POLICY 6.1.4: The land development regulations shall require that commercial development provide adequate and appropriate landscaping, open space, and buffering. Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

POLICY 6.1.5: Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

POLICY 6.1.9: Provide by 1990 appropriate requirements and incentives for the conversion of strip commercial development into series of discrete, concentrated commercial areas.

POLICY 6.1.10: Encourage the upgrading or revitalization of deteriorating commercial areas, but prohibit the expansion or replacement of commercial uses which are inappropriately located or that have an adverse impact on surrounding residential and non-residential uses. Such revitalization includes, but is not limited to: store-front renewal, sign control, and the provision of common parking areas and consolidated access.

POLICY 6.1.11: Intensive commercial uses which attract or produce large volumes of traffic shall be adequately buffered and screened from adjacent residential uses to prevent blight and noise pollution.

GOAL 13: COMMERCIAL STANDARDS.

To insure that appropriate standards are considered in reviewing commercial rezoning applications and are met prior to issuance of a county development order. These standards are subject to revision in the first comprehensive plan amendment cycle in 1989 with the intention of converting the commercial site location standards described below to specific designations on the Future Land Use Map.

STANDARD 13.1: FACTORS APPLICABLE TO COMMERCIAL LAND USE (REZONING AND DEVELOPMENT ORDER STAGES)

In addition to other standards required in this plan, the following factors apply to commercial rezoning and development order applications:

1. All applications for commercial development shall be reviewed and evaluated as to:
 - a. Traffic and access impacts (rezoning and development orders);
 - b. Landscaping and detailed site planning (development orders);
 - c. Screening and buffering (planned development rezoning and development orders);
 - d. Availability and adequacy of services and facilities (rezoning and development orders);

- e. Impact on adjacent land uses and surrounding neighborhoods (rezoning);
- f. Proximity to other similar centers (rezoning); and
- g. Environmental considerations (rezoning and development orders).

3. Neighborhood Commercial

- a. Major function Provide for the sale of convenience goods and personal services such as food, drugs, sundries, and hardware items.
- b. Typical leading tenants Supermarket and drug store.
- c. Location Must be located as follows to allow access to two roads (except where this plan provides specific exceptions):

At the intersection of collector and arterial or arterial and arterial (see Standard 13.1(6) below). On Lee County's islands where there is no intersecting network of collectors and arterials, neighborhood commercial centers may be located using the standards for minor commercial centers.
- d. Radius of primary (at 20 mph) 1 ½ miles or 5 minutes driving trade areatime
- e. Minimum population to support center 4,000 people
- f. Retail Site Area 2 to 10 acres
- g. Range of Gross Floor Area 30,000 to 100,000 square feet

4. Community Commercial

- a. Major function Some functions of neighborhood commercial, in addition to providing for the sale of retail goods such as clothing, variety items, appliances, and furniture.
- b. Typical leading tenants Supermarket, drug store, minor department store, variety store, or discount

center.

-
- | | | |
|----|--------------------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| c. | Location | Must be located as follows except where this plan provides specific exceptions:

Must be located in such a manner as to provide direct access to two arterial roads. Such direct access may be via a parallel access road to one arterial if such access road intersects with that arterial a minimum of 660 feet from that intersection. |
| d. | Radius of trade area | 5 miles or 15 to 20 minutes driving time |
| e. | Minimum population to support center | 30,000 people |
| f. | Retail Site Area | 10 to 35 acres |
| g. | Range of Gross Floor Area | 100,000 to 400,000 square feet |
-
6. Commercial development "at the intersection" shall extend no more than one-quarter mile from the centerline of the intersection and must include proper spacing of access points, with the following exception: in a commercial development approved under the planned development rezoning process, "at the intersection" may extend beyond one-quarter mile from the intersection, provided that:
- a. direct access is provided to the development within one-quarter mile of the intersection;
 - b. a parallel access road or frontage road provides access to the intersecting street prior to occupancy of the development; and
 - c. no direct access is provided beyond one-quarter mile of the intersection.
9. The location standards specified in Standards 13.1 (2) through (5) shall apply to the following commercial developments: shopping centers; free-standing retail or service establishments; restaurants; convenience food stores; automobile dealerships; post offices; gas stations; car washes; and other commercial development generating large volumes of traffic. These location standards shall not apply to the following: banks and savings and loan establishments without drive-in facilities; hotels or motels; marinas; general, medical, or

professional offices; industrial, warehouse, or wholesale development; and other similar development.

10. The standards specified in Standards 13.1 (2) through (5) for location and site area shall serve as guidelines during the rezoning process (allowing limited discretion by the Board of County Commissioners in special cases) but are strict requirements during the development order process in the case of zoning that existed prior to the effective date of the Lee Plan (December 21, 1984). The other standards specified in Standards 13.1 (2) through (5) shall serve generally to indicate the types of development which are likely to fall within each commercial category.

POLICY 15.4.1: In conjunction with the establishment of a historic district in the Old U.S. 41 area, the county shall cooperate with and aid local efforts to redevelop the old downtown area (including identifying funding mechanisms) in order to build community pride, attract tourism, and improve the area's economic condition.

Section Seven

Tasks 2.08 / 2.14

**Redevelopment Overlay District
Permitted Uses and Proposed Regulations**

BONITA SPRINGS TOWN CENTER REDEVELOPMENT OVERLAY DISTRICT

Draft — March 21, 1995

Sec. 1. Purpose and intent.

(a) *Purpose and affected area.* This redevelopment overlay district is designed to stimulate the revitalization of the original commercial district in Bonita Springs. This district is known as the Bonita Springs Town Center and encompasses 10 city blocks lying on both sides of Old 41 between the Imperial River and Abernathy Street, plus Lee County's Depot Park. The boundaries are shown on the map in Exhibit 1, and a legal description is contained in Exhibit 2.

(b) *Scope.* The revitalization of the Bonita Springs Town Center will include the renovation and re-use of existing buildings and the construction of new buildings. It will also include the installation of public works including parks, sidewalks, changes in vehicular circulation, public and shared parking, and other streetscape improvements

(c) *Optional nature of these regulations.* Individual landowners may choose to build or rebuild in full compliance with the provisions of this redevelopment overlay district, or may choose to follow all existing Lee County regulations. However, should a landowner elect to use any of the modified development regulations in Section 4 below, he or she must comply with all of the requirements of this redevelopment overlay district on that property.

(d) *Authority.* The Bonita Springs Town Center lies at the heart of the Bonita Springs community redevelopment area. This redevelopment overlay district is consistent with and helps to implement the adopted component redevelopment plan for Bonita Springs. This redevelopment overlay district also complies with all requirements for such districts found in Section 34-1122 through 34-1132 of the Lee County Land Development Code.

Sec. 2. Elements of the redevelopment overlay district.

This redevelopment overlay district includes two distinct elements. The first is the master plan itself (Section 3), which depicts the desired redevelopment plan for the Bonita Springs Town Center including public and private improvements. The second is a set of modified development regulations (Section 4) which enable and encourage private landowners to rehabilitate existing buildings or construct new buildings. Both elements of the redevelopment overlay district are needed to ensure the redevelopment of the Town Center in the historic style as shown in the master plan.

Sec. 3. The master plan.

The master plan for the Bonita Springs Town Center contains three separate components as described in the following subsections.

(a) *Master site plan.* A reduced copy of the master site plan for the Bonita Springs Town Center is included in Section 7. Full-sized copies of this drawing are available from the Lee County Community Redevelopment Agency in downtown Fort Myers.

(b) *Water management master plan.* A reduced copy of the water management master plan for the Bonita Springs Town Center is included in Section 8 and discussed in Section 4(j) below. Full-sized copies of this drawing and the remainder of the plan are available from the Lee County Community Redevelopment Agency in downtown Fort Myers.

(c) *Design guidelines.* Design guidelines for the Bonita Springs Town Center are being adopted by administrative code. These guidelines provide technical and design assistance for exterior commercial building renovations and new construction. They are designed to encourage owners and tenants to preserve and improve the unique character and historic significance of the Town Center area, and to stimulate creative design solutions while promoting a sense of relatedness among properties. These guidelines are not regulations that control land-use decisions, and they contain no mandatory review process. They are designed simply to encourage the proper maintenance and improvement of the visual character of the Bonita Springs Town Center as a pedestrian-oriented retail and community center.

Sec. 4. Modified development regulations.

(a) *History.* Lee County's land development regulations were adopted beginning in the 1960s in response to modern development trends. The few remnants of classic urban downtowns located in the unincorporated area were already declining, in large part because of the age of their buildings. The new regulations have kept many existing buildings and vacant lots in those areas from being upgraded because they do not conform to certain portions of the modern codes. This status has hindered many private attempts at rehabilitation and renewal despite the many desirable urban characteristics of these traditional areas (pedestrian orientation, mixed uses, the historic appeal of "Main Street," etc.).

(b) *Optional nature of this section.* All landowners in the Bonita Springs Town Center are encouraged to develop or redevelop their property in conformance with the overall master plan and the detailed design guidelines found in Section 3. Should a landowner choose to avail himself of the modified development regulations contained here in Section 4, then compliance with all portions of this redevelopment overlay district will be mandatory for that property and for any abutting lot(s) or adjacent building(s) under the same ownership or control, for a period of 10 years. Nothing in this resolution shall require any landowner to participate in any of its provisions unless that landowner elects to do so. A landowner's decision to use these regulations shall be made in writing on a form supplied by Lee County. This form shall acknowledge that this decision runs with the land for the stated period. Lee County shall record this form in its Official Record books.

(c) *Modified development regulations.* The remainder of the provisions of this resolution assume that a landowner in the Bonita Springs Town Center has elected in writing to comply in full with this redevelopment overlay district. All Lee County regulations shall remain in effect except as explicitly modified through this resolution.

(d) *Permitted uses.* The permitted uses of land are normally determined by its zoning classification. At present, six blocks within this district are zoned C-1; two blocks are zoned MH-2; and two blocks are zoned TFC-2. Regardless of these underlying zoning classifications, the permitted uses of land in this redevelopment overlay district shall be in accordance with Table 1. The land uses that are permitted in the C-1 zone throughout Lee County as of (*insert adoption date*) are shown on Table 1 for informational purposes only. The table then shows those specific uses that are permitted in the Bonita Springs Town Center on the ground floor and/or outdoors facing the primary walking zone (facing the rights-of-way of Old 41, Reynolds St., and Childers St. and extending 60 feet back from each right-of-way). In the last column, the table shows the specific uses that are permitted in all other portions of the Bonita Springs Town Center.

- (1) The terminology and the numbered notes used in this table are the same as contained in Table 34-843 of the Land Development Code, including the letter "P" to indicate a permitted use, "SE" for a use only by special exception, "SP" for a use only by special permit, "-" for a use that is not permitted in this district, "EO" for existing uses only, "TP" for temporary permit, "AA" for administrative approval, etc. (see Section 34-621(b) for details). Terms that are defined in Section 34-2 of the Land Development Code are specifically noted in this table.
- (2) Land uses that are not specifically included nor excluded by Table 1 or the Land Development Code may be permitted only if they are no more intense than the most similar listed use, considering impacts such as noise, hours of operation, traffic generation, compatibility with the purposes of this overlay district, and similar factors.

- (3) All land uses are subject to the supplementary district regulations that are found in Article VII of Chapter 34 of the Land Development Code, except as explicitly modified herein.
- (4) All land uses are also subject to the specific design guidelines found in Section 3 above.
- (5) Under no circumstances shall drive-in or drive-through lanes be provided for any land uses.
- (6) Outdoor restaurant seating is specifically encouraged in the Bonita Springs Town Center. Music or other entertainment for any patrons seated outdoors must not be audible at a distance of 200 feet from the outdoor seating.
- (7) In addition to the land uses shown in Table 1, certain temporary uses such as farmers' markets and portable carts selling food or crafts may be permitted in public parks or on public rights-of-way. Such uses of public property are regulated by: Ordinance No. 88-11 (as amended by No. 90-42) which regulates commercial activities on road rights-of-way; Ordinance No. 90-56 which regulates activities in public parks and certain adjoining rights-of-way; and Administrative Code AC-8-1 (formerly known as D-0015) which regulates certain functions held on county property or within the county road system.

TABLE 1

LAND USES	SPECIAL NOTES OR REGULATIONS	EXISTING C-1 ZONING DISTRICT	BONITA SPRINGS TOWN CENTER	
			PRIMARY WALKING ZONE	ALL OTHER
Accessory apartment	Note (1); 34-1177	P	-	-
Administrative offices (defined term)		P	P	P
Adult congregate living facility (defined term)		-	-	-
Amusement park, less than ten acres (defined term)		-	-	-
Animals: Clinic (defined term) Kennel (defined term) Control center (including Humane Society)	34-1321 et seq.	P - P	P - -	P - -
ATM (automatic teller machine) (defined term)		P	P	P
Auto parts store: (defined term) No installation service With installation service		P P	P -	P -
Automobile service station (defined term)		P	-	-
Auto Repair and service (34-622(c)(2)): Group I Group II		P -	- -	- -
Bait and tackle shop		P	P	P
Banks and financial establishments (34-622(c)(3)): Group I Group II		P P	P P	P P
Bar or cocktail lounge (defined term)	34-1261 et seq.	AA/SP	AA/SP (a) (b)	AA/SP (a) (b)
Bed-and-breakfast establishments		P	P (c)	P (c)
Boarding house (defined term)		P	-	-

LAND USES	SPECIAL NOTES OR REGULATIONS	EXISTING C-1 ZONING DISTRICT	BONITA SPRINGS TOWN CENTER	
			PRIMARY WALKING ZONE	ALL OTHER
Boats: (defined term) Boat parts store (defined term) Boat rental Boat repair and service (defined term) Boat sales Boat storage, dry, not exceeding two tiers or 18 feet above natural grade Boat storage, dry, exceeding two tiers or 18 feet above natural grade	34-1352, 34-3001 et seq.	P P - P P SE	P - - - - -	P SE (d) - - - -
Broadcast studio, commercial radio and television	34-1441 et seq.	-	-	-
Building materials sales (34-622(c)(4))		-	-	-
Business services (34-622(c)(5)): Group I Group II		P P	P (e) -	P (e) P
Bus station/depot (defined term)	34-1381 et seq.	-	-	SE (f)
Caretaker's residence		SE	-	P (g)
Car wash (defined term)		P	-	-
Cleaning and maintenance services (34-622(c)(7))		P	P	P
Clothing stores, general (34-622(c)(8))		P	P	P
Clubs: Country (defined term) Commercial (defined term) Fraternal (defined term) Membership organization (defined term) Private (defined term)	34-2111	- - P P -	- EO EO EO EO	- EO EO EO EO
Community residential home (defined term)		P	-	P
Consumption on premises	34-1261 et seq.	AA/SP	AA/SP (a) (b)	AA/SP (a) (b)
Contractors and builders (34-622(c)(9)): Group I Group II Group III		P P -	- - -	P - -
Convenience food and beverage store (defined term)		P	P (h)	P (h)
Cultural facilities (34-622(c)(10))		P	P	P
Day care center, adult, child (defined term)		P	P	P
Department store (defined term)		P	P (i)	P (i)
Dormitory (defined term)		-	-	-
Drive-through facility for any permitted use (defined term)	Note (9)	P	-	-
Drive-in theater (defined term)		-	-	-
Drugstore, pharmacy (defined term)		P	P (i)	P (i)
Dwelling unit: (defined term) Duplex (defined term) Single-family (defined term) Two-family attached (defined term) Townhouse (defined term) Mobile home (defined term) Multiple-family building (defined term)		P P - - - - P	- - - - - -	- P (g) - - - - P (g)
Entrance gates and gatehouse (defined term)	34-1749	P	-	-

LAND USES	SPECIAL NOTES OR REGULATIONS	EXISTING C-1 ZONING DISTRICT	BONITA SPRINGS TOWN CENTER	
			PRIMARY WALKING ZONE	ALL OTHER
Emergency medical service (ambulance station)		P	EO	EO
Emergency operations center		P	-	-
Essential services (defined term)	34-1611 et seq.	P	P	P
Essential service facilities (34-622(c)(13)): Group I Group II	34-1611 et seq. 34-1611 et seq.	P SE	SE -	SE -
Excavation: Mining Water retention Oil or gas	34-1651 et seq.	P SP	P ^(j) -	P ^(j) -
Fire station		P	EO	EO
Flea market: Open (defined term) Indoor (defined term)		P	P ^(k)	P ^(k)
Food and beverage service, limited (defined term)		SE	SE	SE
Food stores (34-622(c)(16)): Group I Group II		P P	P ⁽ⁱ⁾	P ⁽ⁱ⁾ -
Forestry tower		P	-	-
Fraternity house (defined term)		-	-	-
Funeral home or mortuary: No cremation With cremation		P -	- -	- -
Gasoline dispensing system, special (defined term)		-	-	-
Government maintenance facility		P	-	-
Hardware store (defined term)		P	P ⁽ⁱ⁾	P ⁽ⁱ⁾
Health care facility (34-622(c)(20)): Group I Group II Group III Group IV		- P -	- P -	- P -
Heliport or helistop (defined terms)	34-1231 et seq.	SP	-	SP
Hobby, toy, game shops (34-622(c)(21))		P	P ⁽ⁱ⁾	P ⁽ⁱ⁾
Home care facility (defined term)		P	-	-
Home occupation: (defined term) No outside help With outside help	34-1771 et seq. 34-1771 et seq.	P AA	- -	P P ^(l)
Hotel/motel: Efficiency (defined term) Business (defined term)	34-1801 et seq.	P P	P ^(m)	P ^(m)
Household and office furnishings (34-622(c)(22)): Group I Group II Group III		P P -	P P -	P P -
Insurance companies (34-622(c)(23))		P	P	P
Laundromat (defined term)		P	-	-

LAND USES	SPECIAL NOTES OR REGULATIONS	EXISTING C-1 ZONING DISTRICT	BONITA SPRINGS TOWN CENTER	
			PRIMARY WALKING ZONE	ALL OTHER
Laundry or dry cleaning (34-622(c)(24)): Group I Group II		P -	<i>P (n)</i> -	<i>P (n)</i> -
Lawn and garden supply store (defined term)	34-2081	P	-	-
Library		P	<i>P</i>	<i>P</i>
Marina (defined term)	34-1862	EO	-	-
Marina, ancillary uses (defined term)		EO	-	-
Mass transit depot or maintenance facility (government-operated)		P	-	-
Medical office (defined term)		P	<i>P</i>	<i>P</i>
Mini-warehouse (defined term)		-	-	-
Model: (defined term) Home Unit Display center	34-1951 et seq. 34-1951 et seq. 34-1951 et seq.	P P P	- - -	- - -
Multislip docking facility (defined term)		P	-	-
Nonstore retailers (34-622(c)(30)), all groups		P	-	<i>P</i>
Package store (defined term)	34-1261 et seq.	P	<i>P</i>	<i>P</i>
Paint, glass and wallpaper (defined term)		P	<i>P</i>	<i>P</i>
Parks (34-622(c)(32)), public or private, groups I and II (defined term)		P	<i>EO</i>	<i>P</i>
Parking lot: Accessory (defined term) Commercial (defined term) Garage, public parking (defined term), Temporary (defined term)	34-3049 34-2022	P SE SE P	- (<i>o</i>) - <i>P</i>	<i>P</i> <i>P</i> SE <i>P</i>
Personal services (34-622(c)(33)): Group I Group II Group III Group IV		P P P P	<i>P (n) (p)</i> <i>P (q)</i> - -	<i>P (n) (p)</i> <i>P (q)</i> - -
Pet services (defined term)		P	<i>P</i>	<i>P</i>
Pet shop (defined term)		P	<i>P</i>	<i>P</i>
Pharmacy (defined term)		P	<i>P</i>	<i>P</i>
Place of worship (defined term)	34-2051	P	<i>EO</i>	<i>P</i>
Plant nursery (defined term)	34-2081	P	-	-
Police or sheriff's station		P	-	<i>P</i>
Pool or billiard halls		P	<i>P</i>	<i>P</i>
Post office		P	<i>P</i>	<i>P</i>
Printing and publishing (34-622(c)(36))		-	-	-
Recreation, commercial (34-622(c)(38)): Group I Group II Group III Group IV		P P P -	<i>P</i> - - -	<i>P</i> - - <i>P</i>

LAND USES	SPECIAL NOTES OR REGULATIONS	EXISTING C-1 ZONING DISTRICT	BONITA SPRINGS TOWN CENTER	
			PRIMARY WALKING ZONE	ALL OTHER
Recreational facilities: (defined term) Commercial (defined term) Private or public: (defined terms) Indoor only Indoor or outdoor	(34-622(c)(38))	- - -	- <i>EO</i> <i>EO</i>	- <i>EO</i> <i>EO</i>
Religious facilities (defined term)	34-2051 et seq.	-	<i>EO</i>	<i>EO</i>
Rental or leasing establishments (34-622(c)(39)): Group I Group II Group III Group IV	34-1201 et seq. 34-1352 34-3001 et seq.	P P P -	P P - -	P P - -
Repair shops (34-622(c)(40)): Group I Group II Group III Group IV Group V		P P - - -	P P <i>P (k)</i> - -	P P <i>P (k)</i> - -
Research and development laboratories (34-622(c)(41)): Group II Group IV		- -	- -	- -
Residential accessory uses (34-622(c)(42))		P	-	P
Resort, see Hotel/motel (defined term)		-	-	-
Restaurant, fast food (defined term)		P	-	-
Restaurants (34-622(c)(43)): (defined term) Group I Group II Group III Group IV		P P P P	P P <i>P (r)</i> <i>P (r)</i>	P P <i>P (r)</i> <i>P (r)</i>
Roadside stand (defined term)	34-1714	TP	<i>TP (s)</i>	<i>TP (s)</i>
Rooming house (defined term)		-	-	-
Schools, commercial (34-622(c)(45))	34-2381	P	P	P
Self-service fuel pumps (defined term)		SE	-	-
Self-service fuel pump station (defined term)		-	-	-
Signs in accordance with chapter 30		P	<i>P (t)</i>	<i>P (t)</i>
Social services (34-622(c)(46)): Group I Group II Group III Group IV		P - - -	P - - -	P - - -
Specialty retail shop (34-622(c)(47)): Group I Group II Group III Group IV		P P P P	P P P P	P P P P
Storage: (defined terms) Indoor only Storage, open	34-3001 et seq. 34-3001 et seq.	P P	P -	P -
Studios (34-622(c)(49))		P	P	P
Supermarket (defined term)		P	<i>P (i)</i>	<i>P (i)</i>

LAND USES	SPECIAL NOTES OR REGULATIONS	EXISTING C-1 ZONING DISTRICT	BONITA SPRINGS TOWN CENTER	
			PRIMARY WALKING ZONE	ALL OTHER
Temporary uses	34-3041 et seq.	P	P	P
Theater: Indoor Drive-in	34-2471 et seq. 34-2471 et seq.	- -	P -	P -
Towers, communication, (defined term) only when accessory to a permitted use: 100 feet or less in height Over 100 feet in height	34-1441 et seq. 34-1441 et seq.	- -	- -	- -
Transportation services (34-622(c)(53)): Group I Group II Group III Group IV		- - - -	- P - -	P (u) P SE (f) -
Unit of high impact, includes time-share units (defined term)	34-3071 et seq.	SE	-	SE
Used merchandise stores (34-622(c)(54)): Group I Group II Group III Group IV		P P P -	P (k) (v) - - -	P - - -
Variety store (defined term)		P	P	P
Vehicle and equipment dealers (34-622(c)(55)): Group I Group II Group III Group IV Group V	34-1352 34-1352 34-1352 34-1352 34-1352	P P P P -	- - - - -	- - - - -
Warehouse: Mini-warehouse (defined term) Private (defined term) Public (defined term)		- - -	- - -	- - -
Wholesale establishment (34-622(c)(56)): Group I Group II Group III Group IV		- - P (15) P (15)	- - - -	- - - -

LAND USES	SPECIAL NOTES OR REGULATIONS	EXISTING C-1 ZONING DISTRICT	BONITA SPRINGS TOWN CENTER	
			PRIMARY WALKING ZONE	ALL OTHER
<p>Original notes from Table 34-843: <i>[reprinted here only when referenced above]</i></p> <p>(1) Permitted only when accessory to a lawfully permitted single-family dwelling unit. (9) Excluding fast food restaurants for which drive-through facilities are permitted by right. (15) Limited to those commodities and products which are permitted to be sold at retail, provided that parking meets the requirements for retail sales.</p> <p>Notes applying to the Bonita Springs Town Center only:</p> <p>(a) <i>The 500-foot spacing requirements in Section 34-1264 of the Land Development Code are hereby reduced to 0 feet. However, bars or cocktail lounges shall not be permitted within 100 feet of the right-of-way of Felts Ave. (measured from any public entrance or exit of the establishment to any part of the right-of-way). The Executive Director of the Community Redevelopment Agency shall advise the Department of Community Development on all requests for on-premise consumption of alcoholic beverages.</i></p> <p>(b) <i>Restaurants may serve alcoholic beverages from a cocktail lounge (or directly at dining tables) without regard to any spacing requirements and without separate administrative approval or special permit, provided that there is no indication from the outside of the restaurant that alcoholic beverages are served there.</i></p> <p>(c) <i>Bed-and-breakfast establishments provide paying guests with overnight accommodations and a morning meal in a dwelling unit.</i></p> <p>(d) <i>Excluding boats with engines larger than 10 horsepower.</i></p> <p>(e) <i>Excluding bail bonding, blood banks, blood donor stations, check exchanges, collection agencies, and employment agencies.</i></p> <p>(f) <i>Limited to bus stations/depots that provide scheduled intercity service or transfers to rail service in Bonita Springs.</i></p> <p>(g) <i>Limited to dwelling units or housing units that are located on the second or third floor of a building that also contains other permitted uses.</i></p> <p>(h) <i>Fuel pumps may not be approved under any circumstances.</i></p> <p>(i) <i>Department stores, drugstores, hardware stores, supermarkets, and hobby, toy and game shops (defined terms) are permitted up to a maximum gross floor area of 10,000 square feet.</i></p> <p>(j) <i>Dry retention or detention only, and located more than 20 feet from the edge of the right-of-way of Old 41, Reynolds St., or Childers St. (see also Section 4(j)).</i></p> <p>(k) <i>Limited to the sale and/or repair of antique merchandise, meaning objects of an earlier period such as furniture, jewelry, stamps, coins, miniaturized replicas, works of art, or other decorative articles that are collected primarily because of their age, history, beauty, or expectation of increasing value.</i></p> <p>(l) <i>Limited to one employee who is not a resident of the dwelling unit.</i></p> <p>(m) <i>Individual sleeping rooms must be located outside the primary walking zone.</i></p> <p>(n) <i>Excluding coin-operated laundries for self-service laundering or dry cleaning.</i></p> <p>(o) <i>Accessory parking lots (defined term) that serve land uses in the primary walking zone must be located <u>behind</u> the primary walking zone (see also Sections 3 and 4(f)).</i></p> <p>(p) <i>Excluding drive-through lanes for ATMs.</i></p> <p>(q) <i>Limited to health and beauty clubs or spas only.</i></p> <p>(r) <i>Limited to establishments providing indoors seating for up to 150 patrons; additional seating may be provided outdoors (see also Sections 4(d)(6)) and 4(f)(3)).</i></p> <p>(s) <i>Temporary permits for roadside stands may be renewed beyond the normal two-week maximum upon the favorable written recommendation of the Executive Director of the Community Redevelopment Agency.</i></p> <p>(t) <i>Must be in accordance with Section 4(h) below.</i></p> <p>(u) <i>Limited to water taxis only.</i></p> <p>(v) <i>Also including the sale of clothing on consignment.</i></p>				

(e) **Property development regulations.** In the same manner as for Table 1, new property development regulations for the Bonita Springs Town Center are shown in Table 2. The terminology and notes used in this table are the same as contained in Table 34-844 of the Land Development Code, except as specifically noted.

TABLE 2

DIMENSIONAL REGULATIONS	SPECIAL NOTES OR REGULATIONS	C-1 ZONING DISTRICT	BONITA SPRINGS TOWN CENTER (ALL PORTIONS)
Maximum density	34-2142, 2221 & 22	Note (1)	<i>Note (1)</i>
Minimum lot area and dimensions: Minimum lot size: Residential uses (square feet): First two units in same building Each add'l unit in same building Nonresidential uses (square feet): Corner lot Interior lot Minimum lot width (feet) Minimum lot depth (feet)		7,500 3,000 7,500 7,500 75 100	7,500 3,000 5,000 2,500 25 100
Minimum setbacks: Street (feet)	34-2191 et seq. Note (3)	Variable according to the functional classification of the street or road (see Section 34-2192)	<i>All buildings shall about the "build-to" line as defined in Exhibit 3 (a), (b), (c)</i>
Side yard (feet) Rear yard (feet) Water body (feet): Gulf of Mexico Other (feet)	Note (5) 34-2194(a), (c)	15 25 N/A 25	0 (d), (e) 25 N/A 25
Maximum height (feet)	34-2171 et seq.	35	35 (f)
Maximum lot coverage (percent of total lot area)		40%	60% (g)
<p>Original notes from Table 34-844: [reprinted here only when referenced above]</p> <p>(1) Residential development shall not exceed that density permitted by the Lee Plan for the land use category in which the property is located.</p> <p>(3) Modifications to required setbacks for arterial or collector streets, or for solar or wind energy purposes, are permitted only by special permit. See section 34-2191 et seq.</p> <p>(5) No side yard setback is required from common lot line for two-family attached or townhouse.</p> <p>Notes applying to the Bonita Springs Town Center only:</p> <p>(a) However, no portion of a building or structure may materially obstruct visibility from vehicles crossing or turning onto Old 41. Visibility must be maintained on northwest or southeast corner lots within the triangular space bounded by the outer edges of the existing or proposed travel lanes and a straight line connecting the two edges 50 feet from their intersection. Visibility across this triangular space must be maintained between two feet and seven feet above the average grade of each street. (These requirements supersede the vehicle visibility requirements found in Section 34-3131.)</p> <p>(b) Projections of any character projecting over or upon public property (such as doors, windows, awnings, canopies, overhangs, etc.) must comply with the requirements of the Standard Building Code for use of public property, except that fixed awnings or canopies may project over public property at the same clearances allowed for movable awnings.</p> <p>(c) Instead of placing the front wall of a building up to the "build-to" line, a landowner may construct a patio which provides outdoor seating for a permitted use in the space between the building and the "build-to" line.</p> <p>(d) Where side setbacks are less than 5 feet, satisfactory evidence must be presented that the landowner will be able to maintain the exterior wall, for example through a maintenance easement granted by the adjoining landowner.</p> <p>(e) The exterior walls of buildings must meet the fire protection requirements of Table 600 of the Standard Building Code; these requirements vary based on the amount of horizontal separation from the side lot line.</p> <p>(f) The additional permitted height over 35 feet that is allowed by Section 34-2174(a) does not apply in the Bonita Springs Town Center redevelopment overlay district.</p> <p>(g) This lot coverage percentage applies to buildings only and not to stormwater detention areas or hard surfaces such as parking areas, pedestrian ways, and patios.</p>			

(f) *Off-street parking.* Off-street parking is generally required in accordance with Section 34-2011 et seq. of the Land Development Code. Those requirements assume that patrons of each land use will arrive in a private automobiles that will be parked in a private lot on the same premises. The Bonita Springs Town Center differs in several ways from most conventional development: its central location within Bonita Springs allows some arrivals on foot or by bicycle, train, or boat; the proposed intensity of related uses will increase the number of destinations for each automobile trip; shared parking lots are encouraged by this overlay district; and some on-street parking will be provided. In response to these conditions, the following modifications to the Land Development Code shall apply:

- (1) *Access, location, and design of parking spaces.* Notwithstanding any conflicting provisions of Section 34-2013 and 34-2015 of the Land Development Code:
 - a. Parking lots may be accessed by alleys, and parking spaces may be directly accessed from alleys, provided such alleys are improved in accordance with Section 3(k) herein.
 - b. Distinct parking lot entrances to streets or alleys shall be at least 12 feet wide for one-way entrances and 20 feet wide for two-way entrances.
- (2) *Joint use of off-street parking lots.* Notwithstanding any conflicting provisions of Section 34-2018 of the Land Development Code:
 - a. Joint or shared use of off-street parking is specifically encouraged in the Bonita Springs Town Center. To this end, joint-use parking may be approved administratively, although the special permit process found in Section 34-203(g)(5) remains available. Applicants are encouraged to include joint space for off-street loading in these lots.
 - b. Joint or shared parking lots must be located on the same block as the land uses they serve, but may be located on the opposite side of an alley. Signs shall be placed to inform motorists of the allowable use of shared lots.
 - c. The same parking space may satisfy the off-street parking requirement for two different land uses provided their peak parking demands clearly occur at different times. When the peak demands do not clearly occur at different times, each two parking spaces can replace three parking spaces that would otherwise be required by the combined uses (after the reduction found in subsection (3) below).
 - d. Requests for administrative approval for joint or shared use of off-street parking shall include the documents listed in Section 34-203(g)(5), except that the notarized statement from the property owners shall only be required to state the extent (if any) to which the activities of each use shall create a demand for parking at different times.
- (3) *Required number of parking spaces.* The number of off-street parking spaces required for any given land use by Section 34-2020 shall be reduced by one-third, except that the number of spaces required for restaurants shall be reduced by one-half. Area used for outdoor restaurant seating shall not be counted in the total floor area when calculating parking requirements.
- (4) *Location of off-street parking spaces.* Off-street parking spaces shall not be provided between the principal building and the street. This parking shall be provided in parking lots located generally behind the principal building, in order to de-emphasize the visual effect of large parking lots and to allow the front walls of buildings to become an integral part of the pedestrian-oriented streetscape being created through the master plan.

(g) *Off-street loading.* Space for off-street loading is generally required in accordance with Section 34-1981 et seq. of the Land Development Code. Conventional development is designed so that the unloading of products or materials from large trucks occurs entirely off-street, often in space earmarked for that purpose. The

Bonita Springs Town Center differs from conventional development by eliminating large retailers and industrial uses, both of which usually require a separate area for off-street loading to or from large trucks. In addition, the more intense clustering of commercial uses along street frontages precludes a separate loading space for each use. Accordingly, and notwithstanding any conflicting provisions of Section 34-1981 et seq. of the Land Development Code:

- (1) *Location of off-street loading area.* The required loading area shall be provided on the same lot or parcel it serves unless it is located in conjunction with an approved joint off-street parking lot. Off-street loading areas shall not be provided between the principal building and the street right-of-way line.
- (2) *Setbacks.* The surfaced portions of loading areas is not required to be set back from right-of-way lines or from property under separate ownership or control.
- (3) *Exemptions.* Establishments that are exempt from providing separate off-street loading areas because they normally receive commodities via small trucks are encouraged to schedule deliveries before or after their normal business hours. Deliveries that are made during normal hours may not obstruct parking aisles or parking entrances.

(h) *Sandwich signs.* Lee County's sign regulations are found in Chapter 30 of the Land Development Code, and additional guidance is provided through the design guidelines discussed in Section 3 above. With certain exceptions, signs in Lee County must be placed on private property. In light of the urban character of the Bonita Springs Town Center, signs may be placed in the Bonita Springs Town Center abutting or extending over public property such as sidewalks despite the general prohibition in Section 30-5 of sandwich-board signs, "A" signs, or other types of portable signs which are portable and readily movable from place to place. Single- or double-faced sandwich signs may be placed on the same premises or on sidewalks directly in front of the premises provided that the sign is placed indoors after business hours and, if placed on a public sidewalk, the sign obstructs no more than 25% of the width of the sidewalk.

(i) **Development standards.** In a similar manner as for Tables 1 and 2, new development standards for the Bonita Springs Town Center are shown in Table 3. The terminology in this table follows that in Chapter 10 of the Land Development Code, except as specifically noted.

TABLE 3

TYPE OF DEVELOPMENT STANDARD	FOUND WHERE IN LAND DEVELOPMENT CODE	SUBSTANCE OF CURRENT REGULATIONS		BONITA SPRINGS TOWN CENTER (ALL PORTIONS)
Open space: small developments large developments	10-413(b)	20% 30%		<i>Note (a)</i> <i>Note (a)</i>
Minimum required buffering: commercial adjoining existing residential development	10-414(a)	15-foot buffer and 8-foot-high fence, wall or berm		<i>None</i>
commercial adjoining street rights-of-way	10-415(b)	10-foot-wide landscaped strip		<i>Note (b)</i>
Stormwater detention	10-321 et seq.	Required for each individual parcel		<i>See Section 4(j) below</i>
Intersection separation	10-285	Arterials:	660 ft.	<i>Old 41: note (c)</i> <i>Other streets: note (d)</i>
		Collectors:	330 ft.	
		Local streets:	125 ft.	
		Access roads or accessways:	60 ft.	<i>Note (e)</i>
Notes applying to the Bonita Springs Town Center only:				
(a) <i>There is no minimum open space requirement comparable to that required by Section 10-413 because substantial public open spaces are being provided through the master plan contained in Section 3 above.</i>				
(b) <i>There is no minimum buffer requirement adjoining rights-of-way comparable to that required by Section 10-414(f).</i>				
(c) <i>Vehicular access to private parking spaces shall be via the alley system (see Section 4(k) below). No new access points shall be allowed directly to Old 41, and existing access points (other than existing alleys) shall be removed when parking areas are reconfigured to conform to these regulations.</i>				
(d) <i>Vehicular access to parking spaces shall be via the alley system wherever possible (see Section 4(k) below). New access points shall be allowed to streets other than Old 41 only where alley access is not shown in the master plan (see Section 3), or where alley access is infeasible or inferior to the circulation pattern shown in the master plan (as determined by the Executive Director of the Community Redevelopment Agency).</i>				
(e) <i>The alley system (see Section 4(k) below) serves a function similar to access roads or accessways. The only spacing requirement is that, wherever possible, access from parking to the alley shall be provided at least 60 feet from the point where the alley intersects with a public street.</i>				

(j) **Stormwater management.** This redevelopment overlay district contains an integral water management plan for the entire Bonita Springs Town Center. Surface water flows will continue to be directed away from Old 41 and towards the Imperial River under this plan, but water quality treatment and minimal storm attenuation will be added. Retention facilities, control structures, and outfalls will be constructed by Lee County. The construction of inlets and drainage piping within each block is the responsibility of landowners on that block at the time of development or redevelopment, and must be sized to serve the entire block. Stormwater runoff west of Old 41 will be directed into exfiltration trenches; runoff east of Old 41 will flow into a detention lake. The engineering details for all facilities constructed by private owners in conjunction with development activity shall be subject to the review and approval of the Development Services director.

(k) *Alleys.* The use of public alleys is essential to the functioning of the Bonita Springs Town Center by serving the following functions: a substitute for access streets; direct access to alley parking spaces; access for off-street loading of goods; mid-block traffic and pedestrian circulation; and a corridor for drainage conveyances. The improvement and use of the system of platted alleys is hereby required during the development and redevelopment of land in the Bonita Springs Town Center. The spacing of alleys as shown on the original subdivision plats is deemed to be acceptable and shall be maintained unless an alley is vacated and relocated through formal action of the Board of County Commissioners.

- (1) *Widths.* The platted widths of alleys shall be maintained as the minimum width; landowners are encouraged to provide additional alley width provided that it does not interfere with traffic circulation in the alley system:

TABLE 4

LOCATION OF ALLEY	MINIMUM ALLEY WIDTH
Easterly from Old 41 to Felts Avenue: Between Wilson and Reynolds Streets Between Childers and Ragsdale Streets	20 feet 25 feet
West of Old 41: Northerly from Wilson Street (extending 100 feet) Southerly from Wilson to Reynolds Streets Southerly from Childers to Ragsdale Streets Southerly from Ragsdale Street to fire station	15 feet 15 feet 15 feet 15 feet

- (2) *Ownership.* The land required for alleys shall be conveyed to the county by warranty or quit-claim deed or by way of dedicated easement, as the landowner may choose, if the alley is not already under public ownership.
- (3) *Maintenance.* Maintenance of alleys shall be the responsibility of Lee County.
- (4) *Pavement width.* Per plan and profiles approved by the director of development review.
- (5) *Construction standards.* Construction standards for alleys shall be the same as required for Category A local and access streets by Section 10-296 of the Land Development Code, or shall use the relevant design and construction standards developed for Lee County for the proposed Old 41 streetscape improvements.

(l) *Building regulations.* The purpose of this subsection is to encourage the continued use or reuse of existing buildings in the Bonita Springs Town Center and to encourage the creation of awnings and canopies over sidewalks and pedestrian walkways. Accordingly, and notwithstanding any conflicting provisions of Chapter 6 of the Land Development Code:

- (1) *Existing uses.* Existing buildings may continue their existing use, provided such buildings are maintained in a safe and sanitary condition and such use was legal at the time of adoption of this resolution. Buildings left vacant for a time period exceeding 2 years shall be analyzed prior to reoccupancy for structural strength, stability, sanitation, adequate light and indoor air quality, adequate plumbing, mechanical, gas, and electrical systems, and safety to life and property from fire and other hazards affecting the safe use and occupancy of the building. Findings of the analysis shall be submitted to the Building Official as a part of the application for a permit to reoccupy the building.

- (2) *Alterations, Repairs, and Rehabilitation.* Alterations, repairs, or rehabilitation work may be made to any existing building without requiring the building to comply with all the requirements of the building codes provided that the alteration, repair, or rehabilitation work conforms to the requirements of the Building, Plumbing, Mechanical, Gas, and Electrical Codes for new construction. The Building Official shall determine the extent to which the remainder of the building shall be made to conform to the requirements of these codes for existing construction, consistent with the purposes of this subsection.
- (3) *Change of a building's use or occupant.* When a new use is proposed for an existing building, or a new occupant wishes to occupy an existing building, the following shall apply:
 - a. If the occupancy classification of an existing building or structure is changed to a more hazardous occupancy (based on the life safety and fire hazard involved), the building, electrical, gas, mechanical, and plumbing systems shall be made to conform to the intent of the technical codes as required by the Building Official.
 - b. If a new use falls within the same occupancy classification as the previous use, the requirement in subsection a. shall not apply.
 - c. The mere change of occupant within the same occupancy classification, or the upgrading of a certificate of compliance to a certificate of occupancy, shall not cause the requirement in subsection a. to apply.
- (4) *Awnings and canopies.* The installation of awnings and canopies over sidewalks and pedestrian walkways is specifically encouraged, subject to the design guidelines found in Section 3 above. Awnings and canopies that extend over public property are regulated by Chapter 22 of the Standard Building Code. In order to allow and encourage the implementation of the master plan, landowners may construct fixed awnings and canopies that extend over public property to the same extent as allowed by the Standard Building Code for movable awnings, notwithstanding the limitations found in Section 34-2191 of the Land Development Code..

Sec. 5. Procedures for approval and for appeals of administrative decisions.

(a) *Approval process.* In order to minimize the time required for review of permit requests in the Bonita Springs Town Center, any review conducted by the Community Redevelopment Agency shall occur simultaneously with review by other county agencies. County agencies shall be responsible for notifying the Community Redevelopment Agency immediately upon receipt of relevant permit applications. The Community Redevelopment Agency shall be responsible for conducting its review within the same time period as allotted to those agencies. Permit applicants are encouraged to consult with permitting departments and the Community Redevelopment Agency prior to submitting applications.

(b) *Appeals of administrative decisions.* Administrative decisions may be appealed in accordance with existing procedures for such appeals.

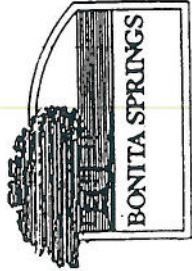
Sec. 6. Limitations on approvals.

(a) *Record-keeping.* The staff of the Lee County Community Redevelopment Agency shall maintain detailed records of development and redevelopment that is approved using the modified development regulations in Section 4 above. These records shall include cumulative totals of square footage of commercial space and the number of parking spaces (both the number required by general Lee County regulations and the number actually being provided by those developing and redeveloping land in the Bonita Springs Town Center).

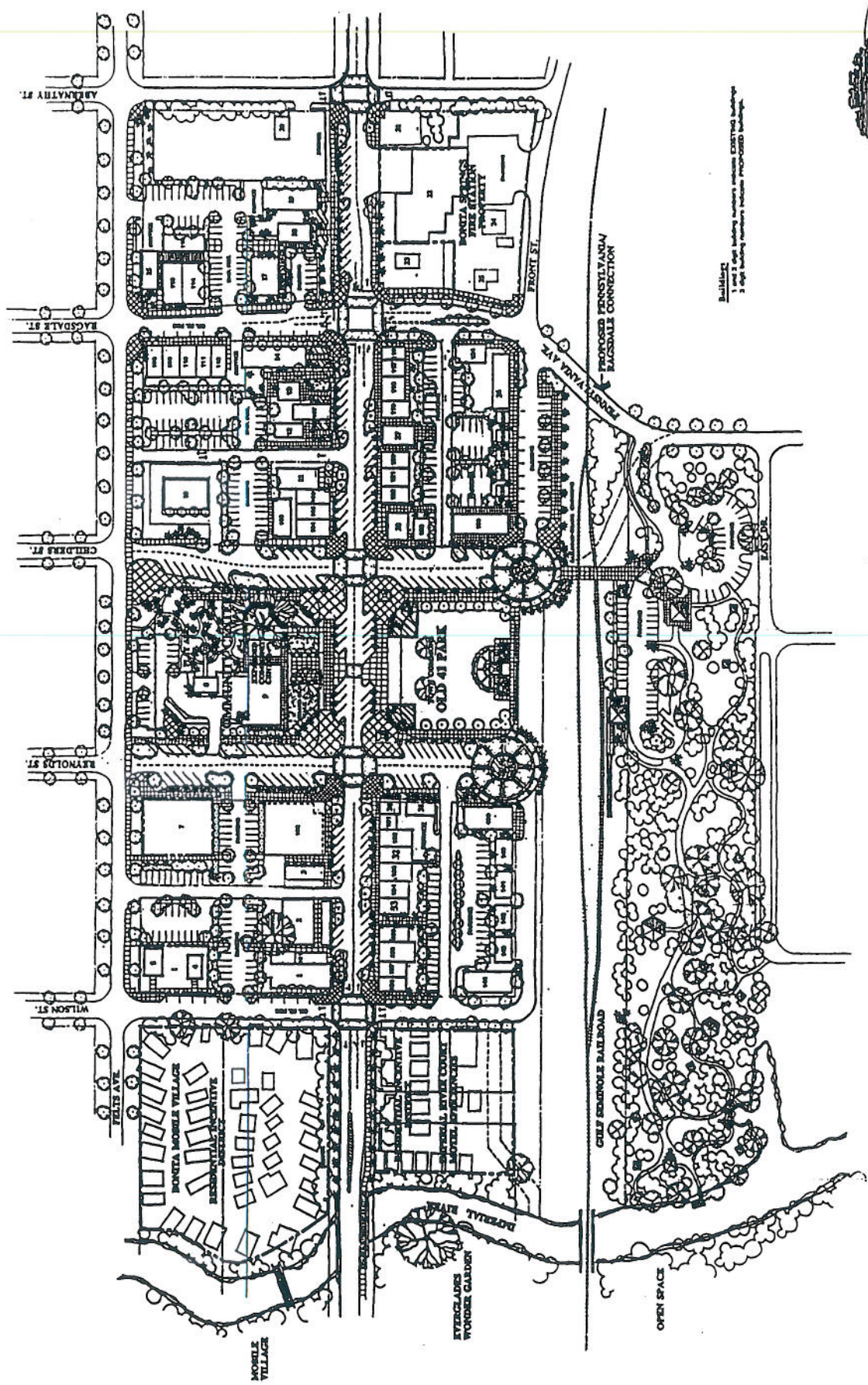
(b) *Infrastructure.* The Community Redevelopment Agency is planning major public improvements in the Bonita Springs Town Center that will include substantial on-street parking areas and a core surface water management system. The exact timing of these improvements will depend on several factors including available revenue as well as the level of demand for these facilities caused by actual development activity in the Town Center. If actual development activity recorded pursuant to Section 6(a) exceeds a cumulative total of 35,000 square feet of commercial space or a reduction of 150 parking spaces below general Lee County regulations prior to the letting of contracts to construct on-street parking and the core surface water management system, then the Community Redevelopment Agency shall immediately undertake an analysis of actual demand for these public facilities in the Bonita Springs Town Center. The results of this analysis shall be presented to the Board of County Commissioners which shall decide whether to initiate the public improvements or to repeal or modify these redevelopment overlay regulations so that adequate public facilities will be available when needed by new development. However, this provision shall not be interpreted to supersede the general concurrency requirements of Chapter 2 of the Land Development Code.

Sec. 7. Reduced copy of master site plan.

Sec. 8. Reduced copy of surface water management plan.



CONCEPTUAL MASTER PLAN



Buildings
 1 and 2 are existing buildings including existing buildings
 3 and 4 are buildings numbers include proposed buildings

team inc.

BONITA SPRINGS C.R.A.
 TOWN CENTER PLAN

DATE: Feb. 27, 1993
 DRAWING: 100
 SCALE: 1" = 40'

CLASH NORTH

Section Eight

Task 2.21

Traffic Calming Issues

TRAFFIC CALMING

Originally the formulation of the master plan called for the utilization of a traffic calming technique along the entire 41 Block between the Reynolds and Childers blocks. Specifically the technique being contemplated was a speed table or an extensive (180 linear foot) section of elevated roadway in conjunction with planting/pedestrian island medians. Owing to difficulties with D.O.T acceptance of the speedtable or elevated roadway concept, and the probable elimination of center median so left/right turn lanes can be accommodated to facilitate flow on Old 41. That is no longer being considered.

Accordingly the traffic calming techniques will have to be more subtle and involve less radical vertical geometry. Traffic calming is an integrated traffic planning approach based on common sense which seeks to maximize mobility while creating a more livable city by reducing the undesirable side effects of that mobility. One definition of traffic calming is "environmentally compatible mobility management". The function of roads is not solely to act as a corridor for traffic. They are also for social interaction, walking, cycling and the facilitation of commerce. Different roads will have these ingredients in differing proportions - but no one function must dominate to the exclusion of all others.

While the location and specifics of these traffic calming techniques is to be detailed in a subsequent phase - the streetscape design - the following are included generically or have specific application within the master plan:

TRAFFIC CALMING TECHNIQUE	COMMENTS
NARROW TRAFFIC LANES	must meet minimum standards
INTERRUPTED SIGHT LANES	with safety factors intact
"RUMBLE STRIPS" OR ROAD IRREGULARITIES	also increases pedestrian safety and is an aesthetic improvement
PROTECTED PARKING	"Bump outs" every several parallel parking bays. Intended for Old 41, this and also appears to "narrow down" the traffic lane. Can also be used as a street tree planting area.
GEOMETRY CHANGES IN DIRECTION	indirectly applied in the right/left

turn lanes along the center of Old 41

**GRAPHICS AND
SIGNAGE**

**IMPROVED PEDESTRIAN
CROSSINGS**

in combination with "Rumble Strips" -
visual and tactile techniques

**ANNOUNCEMENT
PLANTINGS**

to visually announce dangerous
/constructed areas

Section Nine

Task 2.22

Pedestrian Issues

Bonita Springs Town Center
Pedestrian Circulation
March 29, 1995

Pedestrian circulation within the town center will of course become the lifeblood for any meaningful redevelopment. The primary elements of the pedestrian circulation plan addressed in the Master Plan are:

- Safety
- Convenience
- Comfort
- Aesthetics
- Practicality

The specific details of pedestrian infrastructural improvements is of course to be addressed more specifically in the streetscape improvement plan, but in general, fall into the following categories:

- 1) **General upgrade/improvement/standardization -**
These are improvements intended generally to accomplish the following:
 - a) Repair/construction of pedestrian walks to facilitate retail access, and to-from parking areas
 - b) Special Pavement - in selected areas to announce access points to public/civic facilities. (e.g. Old 41 Park, prime visual corners, etc.)
The use of paver block, scored concrete, banding, etc.
 - c) safety devices - cross walk, traffic control devices.
 - d) street furniture - including but not limited to:
 - graphics
 - lighting
 - benches
 - bollards
 - trash receptacle
 - special features

-
- 2) **PEDESTRIAN CROSSINGS -**
incorporating a distinctive style to generally upgrade the streetscape and improve safety. Generally at Old 41 intersections

 - 3) **SPECIFIC USE PEDESTRIANS CIRCULATION -**
in areas where strong pedestrians circulation is required outside the standard streetscape. Examples are the railroad crossings into Depot Park, the connection between the bandshell park and community center, and alley feeds from parking areas to Old 41.

Note: Please refer to the master plan for a graphic depiction of the general improvement scheme proposed.

Section Ten

Task 2.23

**Overlay Zoning
Design Guidelines**

Bonita Springs Town Center Overlay Zoning Design Guidelines

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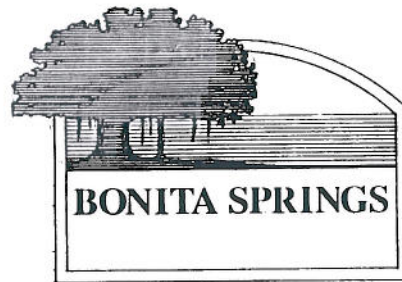
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Bonita Springs Town Center Overlay Zoning Design Guidelines

INTRODUCTION

The Lee County Community Redevelopment Agency (CRA) is working in partnership with private property owners, in a cooperative effort, to revitalize the Bonita Springs Town Center. The primary goal of this effort is to provide technical assistance for exterior commercial building renovations and new construction. This assistance is available to business and property owners located within the Bonita Springs Overlay District.



Town Center Logo

The *Design Guidelines* contained within this booklet pertain to the Bonita Springs Town Center Area exclusively. The boundaries for the Town Center Area are represented on the Program Area Map located on page 7.

These Guidelines are designed to encourage owners and tenants to improve, maintain and preserve the unique character and historic significance of Bonita Spring's Town Center. By improving the visual appearance of the commercial area, the Town Center becomes more enticing to new and relocating businesses and provides the opportunity for existing businesses to attract new customers. Businesses and property owners interested in improving the appearance of their buildings should use these Guidelines in choosing a design to compliment their business and to promote a sense of relatedness among properties, as well as improve the total image of the Town Center area.

After reviewing this guideline package, the business or property owner should discuss their conceptual ideas with the CRA Staff to ensure that the highest quality project can be achieved for the overall investment.

Program Goals

- ◆ To create pride and confidence in the Bonita Springs Town Center by improving the visual quality.

- ◆ To maintain a center for retail activity by providing a safe, attractive pedestrian-oriented environment.
- ◆ To stimulate reinvestment and create new business and job opportunities.

Program Objectives

- ◆ To increase public awareness of design issues and options.
- ◆ To strengthen the private/public partnership efforts for rehabilitation and redevelopment in the Town Center Area.
- ◆ To enable property owners to achieve better-quality, higher-impact projects from their investment than they would without the guidelines.



Public Meetings

Purpose of the Guidelines

In general, design guidelines are recommendations for improving the visual quality of an area. More specifically, the *Bonita Springs Town Center Design Guidelines* are based on positive features of the existing environment. They focus on design issues that are expected to arise in the near future, such as maintenance, facade improvements, signage and new construction. Their purpose is to stimulate creative design solutions while promoting a sense of relatedness among properties.

These guidelines are also designed to encourage owners and tenants to improve, maintain and preserve the unique character of Bonita Springs Town Center.



Before



After

What Design Guidelines Can and Cannot Accomplish

They can:

- ◆ Reinforce the unique character and historical integrity of an area.
- ◆ Protect the value of public and private investment, which otherwise might be threatened by the consequences of poorly managed growth.
- ◆ Improve the quality of growth and development.
- ◆ Indicate which approaches to design this community encourages.
- ◆ Serve as a tool for designers and their clients to use in making preliminary design decisions.
- ◆ Increase the level of public awareness of design issues and options.



Guidelines Aid in
Design Decisions

They cannot:

- ◆ Limit growth or regulate where growth takes place. Design guidelines address only the *visual* impact of growth.
- ◆ Control how space within a building is used. Design guidelines are concerned only with the *exterior* portions of buildings.
- ◆ Guarantee that all new construction will be compatible with the district setting. Design guidelines ultimately can *only* guide; the final results are in the hands of the property owners.
- ◆ Serve the same legal purposes as a design review ordinance. A design review ordinance is a law, but design guidelines are *not*.

The Guidelines

The positive appearance of your building and the Bonita Springs Town Center is the key to successfully attracting new customers. These guidelines offer you direction in choosing a design which compliments your business and the total image of your area. The following are recommendations for successful use of the guidelines:

- ◆ Use photographs of adjacent properties to show how your proposed change will affect them.
- ◆ When planning major construction or rehabilitation, include information about the building condition.
- ◆ Technical information and design alternatives may be provided to assist you in achieving the highest quality results for your investment.

Assistance from the Lee County CRA is available to property owners and tenants who are located within the Bonita Springs Town Center, as indicated on the *Design Guidelines Area Map*.

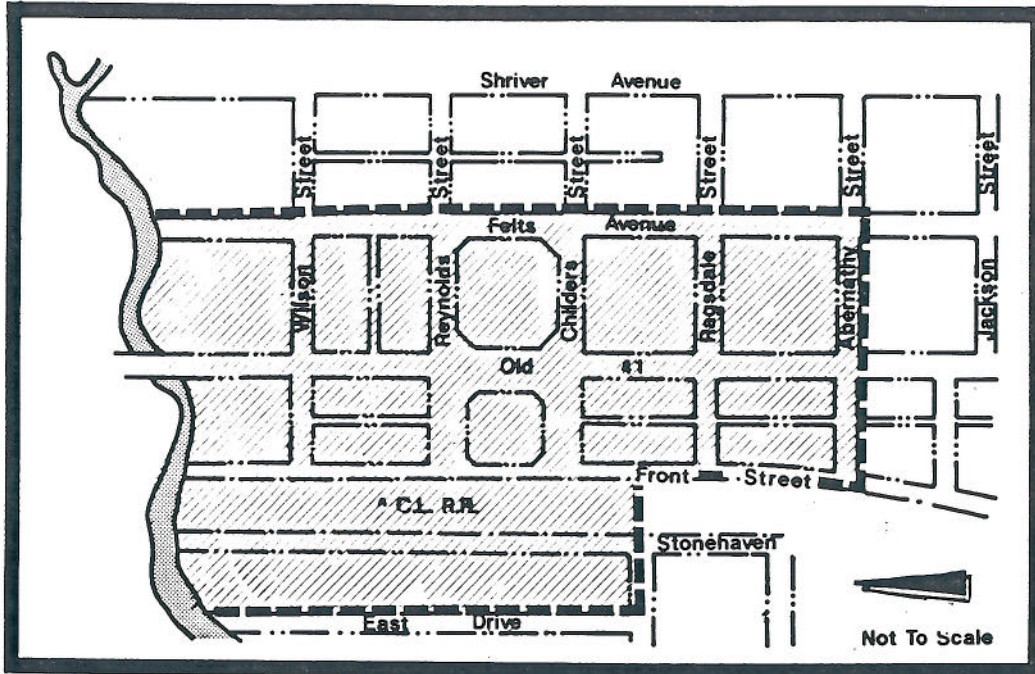
The *Design Guidelines* will be used by both the County Staff and the individual property owners who will make improvements, maintain, work, or develop within the Bonita Springs Town Center Area. This document sets the guidelines for spacing, placement, and selection of materials and elements for the property owners.

Merchants, property owners, and businesses may use these guidelines to coordinate improvements to their individual properties with others along the Primary Walking Zone or the remaining Town Center Area. The guidelines are general and set design concepts, however individual efforts should be tailored to specific locations, retail types, and storefront character.

Program Area

Unless otherwise specifically shown on the official overlay zoning map of the Town Center, the boundaries of this district are lot lines, the centerlines of streets or alleys or those lines extended, railroad rights-of-way, natural boundary lines such as natural or artificial watercourses, the corporate limit lines as existed at the time of enactment or amendment of this chapter. Questions concerning the exact location of district boundary lines shall be decided by the CRA.

Bonita Springs Overlay Town Center Area

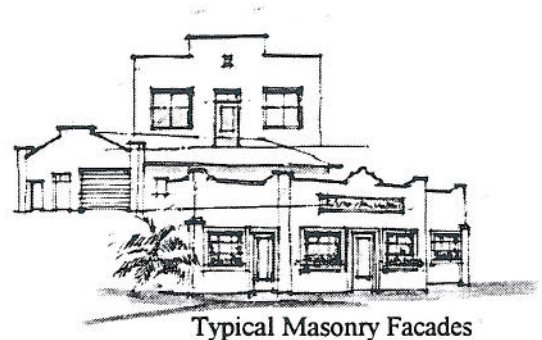


Bonita Springs Town Center Project Area

COMMERCIAL STOREFRONTS

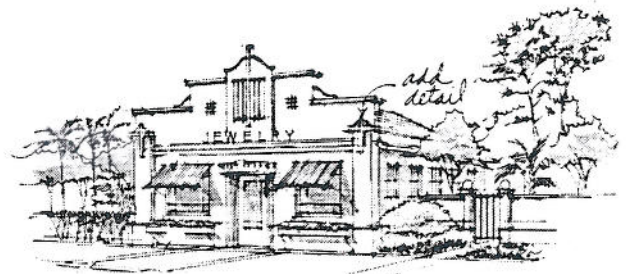
Material and Style

The best materials to use for the storefront are the original materials of the buildings. Fake fronts have been added to several buildings to make them look more "up-to-date". Many shops can dramatically improved their appearance by removing these false facades and uncovering the original building.

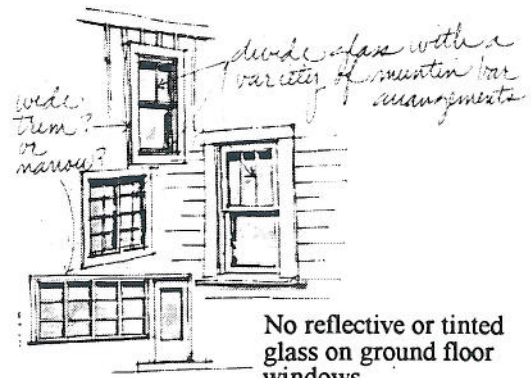


Typical Masonry Facades

- ◆ Most of Town Center's storefronts are masonry. New buildings should honor this tradition and blend into the existing streetscape.
- ◆ An important aspect of the streetscape are the multiple entrances into individual shops and the windows that allow pedestrians to see the merchandise.
- ◆ Doorways recessed between display windows can be inviting to passers-by.
- ◆ To blend with the existing buildings of the Town Center, the desired masonry materials are brick, stucco, stone or others.
- ◆ No reflective or darkly tinted glass should be used on the ground level, as this prevents pedestrians from seeing into the buildings thus minimizing the "window shopping" atmosphere desired in the Town Center.
- ◆ Wood or metal trim can add contrast and interest to the building although reflective or heavily tinted glass is specifically not recommended.
- ◆ Existing cornices should be retained and preserved.



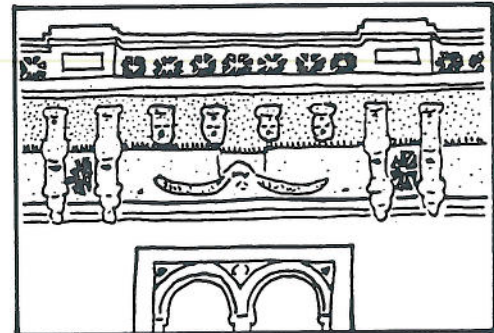
Recessed doorways between windows



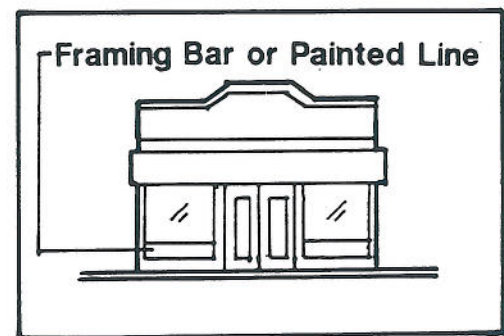
- ◆ Inappropriate historical "themes" should be avoided.

Storefront Kickplates

- ◆ Kickplates protect windows by raising the glass area to a safer and more easily viewed height.
- ◆ The original kickplate material and proportion should always be retained, maintained, or uncovered when possible.
- ◆ New storefront can have simplified kickplates, or have an all-glass front that creates a kickplate line and proportion by use of a framing bar or painted line.

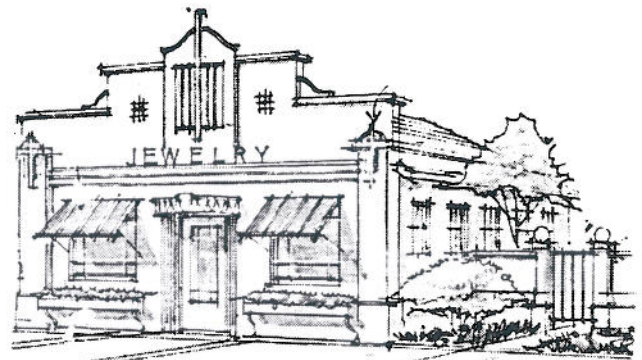


No inappropriate historical themes



Awnings

- ◆ All awning supports should be attached to the building rather than placed in the sidewalk while not extending beyond the Merchant Zone. Additionally, awning frames should be well concealed by canvas covers or attachments.
- ◆ An awning should reinforce the frame of the storefront and should not cover the piers or the space between the second-story window sills and the storefront cornice.
- ◆ Awnings provide shade and weather protection for pedestrians and display windows and should be architecturally compatible with the building.



Awning supports attached to building not sidewalk



Awning provides shade

- ◆ Awnings should be placed at the top of openings, and their shape should conform to the existing shape at the top of the opening.
- ◆ If a flat canopy is in place, it can be dressed up with a 12" to 24" awning valance.
- ◆ If the store name or an advertisement is used on the awning, it must be within the size regulations outlined by the sign code. Awnings should not be used to create loud, oversized advertisements for the business.



Signage should be on
awning valance

- ◆ Awnings should not be brightly lit from underneath, as this detracts from the effect of the decorative streetlights and gives the impression of a back-lit sign not appropriate for a sophisticated Town Center.
- ◆ Attention should be given to the design, color and pattern of the awning, and not detract from the storefront or from adjacent storefronts.
- ◆ Materials should be of high quality and durable. Plastic or shiny materials are not permitted.

Color

Color is always a highly personal statement for the store. Most of the shops in downtown Bonita Springs are of a neutral color. Many shops could have brightly colored trim, columns, or cornices; this combination works well in the Town Center and gives it a calm look with a lively spark. Overall, historical colors should be used to keep the integrity of Old Bonita.

- ◆ In general, buildings should continue the pattern of neutral gray or tan. A similar trim color looks good if a more subdued look is desired.
- ◆ Brighter colors work best as focal points, to highlight doors, windows, and architectural details. Two or three trim colors create a particularly vibrant appearance. Many good examples of trim are available in turquoise, plum, purple, and black for those who want to distinguish their storefronts.
- ◆ White is the brightest of all colors, and requires high maintenance, therefore white should be used carefully because of its glare and effect on surrounding buildings.

- ◆ Historical colors used in Florida architecture tend to reflect the sun and therefore, keep buildings generally cooler.

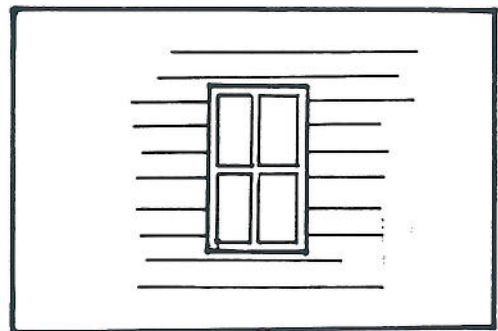
Window Replacement

Windows deteriorated beyond repair, or are missing, replacements are necessary and should match the same proportions of the original opening. Removal of the existing trim could result in a characterless look of a storefront.

- ◆ Replacement windows should fill the entire opening and duplicate the original pattern.
- ◆ Surrounding trim should be retained in the proper style and proportion.



Yes



No

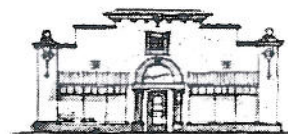
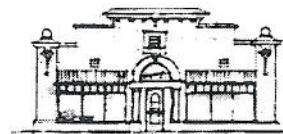
Architectural Enhancements

Many stores in the Town Center could have attractive wood trim, metal decoration, or art pieces. They can add interest to the storefront when well crafted, of durable quality materials, and well maintained. Adding attachments to the facade can distinguish a storefront by taking an otherwise plain building and make it memorable. Care should be taken not to cheapen the facade, but rather to enhance some of its features such as windows, cornice lines, or entries.

Infill development

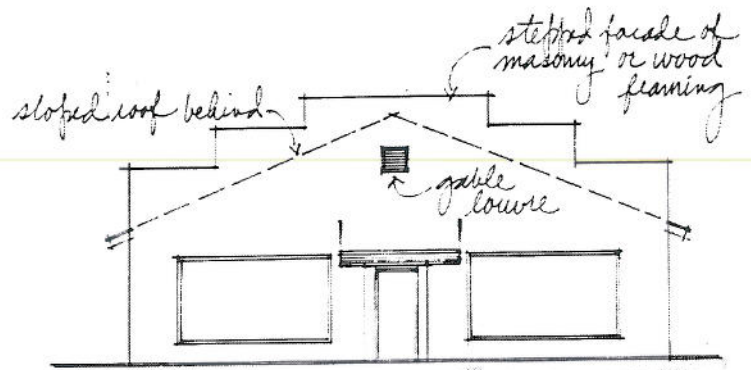
All proposed infill development should correlate with the image promoted through the Primary Walking Zone. Retail or restaurant space on the first floor, with individual entrances and display windows, will help achieve this.

- ◆ New buildings in the Town Center should attempt to mimic the existing pattern and style.



Mimic style of existing buildings

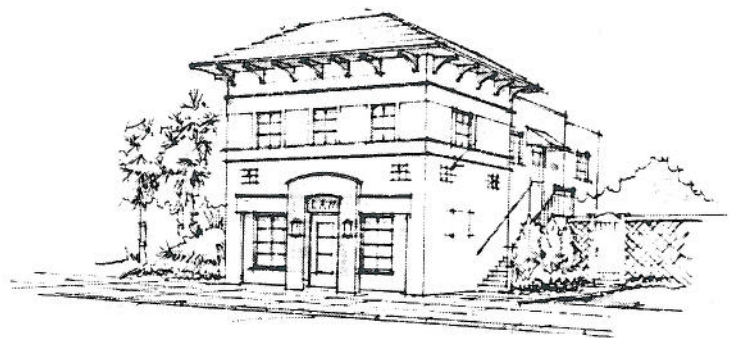
- ◆ Building cornice lines should be in keeping with adjacent properties. Additional cornice lines may be added to distinguish the first floor of the building at pedestrian level, thus adding human scale to the street.
- ◆ The building, if it is over one (1) story, should have architectural articulation, such as a cornice line, at the pedestrian level and at the roof line. This gives the building scale and dimension.



Adding cornice lines to conform.

Building Height

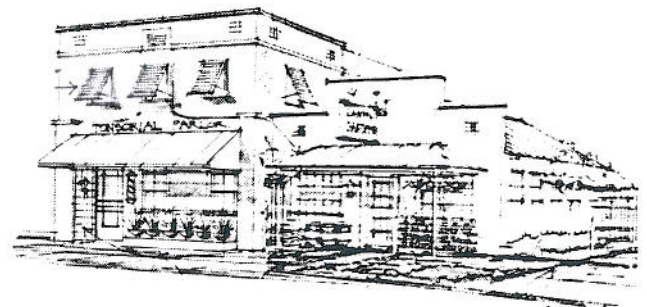
- ◆ Building heights are to be a maximum of thirty-five (35') feet. should be in keeping with the surrounding buildings.
- ◆ When taller buildings are placed next to shorter structures, care should be taken to not allow it to overpower its neighbor, by designated cornice lines, setbacks and careful material choice.



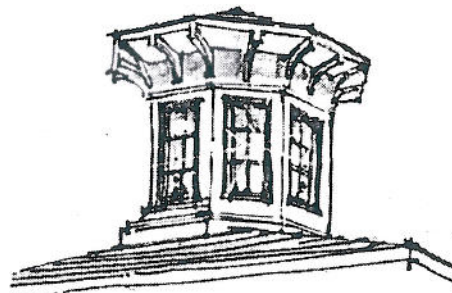
Max. building height of 35'

Height Modification

The height limitations of this regulation shall not apply to church spires; flag poles; antennae; nor to chimneys, water tanks, and necessary mechanical equipment usually carried above the roof level. These features, however, shall be erected only to a height as is necessary to accomplish the purpose they are to serve and shall not exceed in cross-sectional area 20% of the ground floor area of the building.



Taller buildings do not overpower smaller buildings.



Architectural enhancements

Fenestration and Articulation

- ◆ Windows should be placed in a regular pattern on the building and recessed into the facade.
- ◆ Windows at the ground level should allow easy viewing into the stores and restaurants. This creates an open and welcoming relationship between the indoor and outdoor spaces in the Primary Walking Zone.



Regular window patterns



Ground floor windows for easy viewing.

PRIVATE SIGNAGE

Private signage identifies the stores and businesses in the Pedestrian District. As each sign expresses the individuality of the shop, it helps create an image of the Town Center.

Shop signs primarily identify particular stores. Beyond that, they must be visible without overpowering the facades and streets. The streetscape is made up of the cumulative effect of all the store signs and other elements together. When designed without regard for surrounding architecture and when haphazardly placed, signs can detract from the districts overall appearance.

Temporary signs play an important part in this arena. Oversized, sloppy, or loud signs detract from the overall appearance of the store front and street.

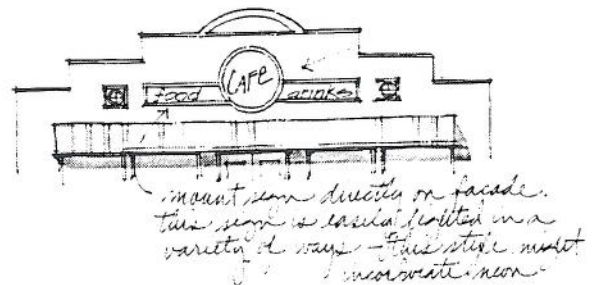
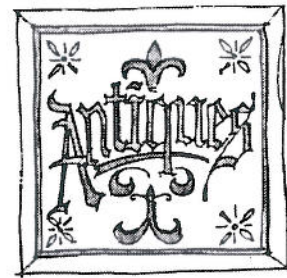
Striking a balance between readable, interesting, attractive signs, and an attractive streetscape is one of the most important tasks in creating a beautiful Town Center. It depends greatly on the cooperation of individual merchants and the benefits they realize. A successful sign can reinforce the image of the Town Center as well as serve the needs of the business.

Sign Placement and Materials

- ◆ Signs which identify the businesses should fit within the architectural frame or sign band of the storefront. They should not overpower the facade or its surrounding streetscape.
- ◆ Signs should be easily read from the pedestrian level.



Typical signage character

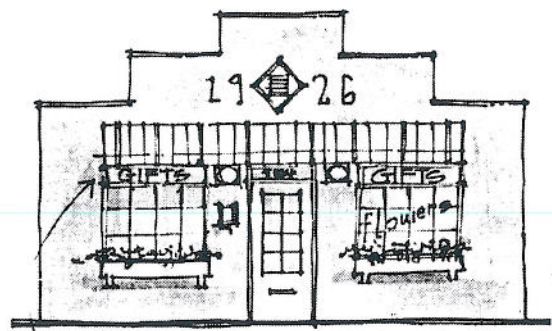


Signage to fit within architecture

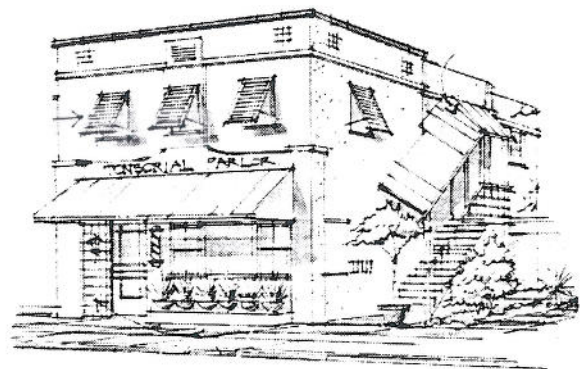
- ◆ Hanging signs are encouraged that are well crafted and display a symbol of the business. (For example, a violin, watch or bicycle could be used to identify a music store, jewelry store, or bicycle shop).
- ◆ Pole mounted signs are not encouraged and should be avoided.
- ◆ Signs should be lit with discreetly placed spotlights from the front.
- ◆ Backlit sign-boards are discouraged for they appear more like bill boards.
- ◆ Backlit, reversed, channel-type sign letters are encouraged for building facades.
- ◆ Size, color, shape and location should compliment the building facade.
- ◆ Choose sign materials that will harmonize with and compliment your building's design.
- ◆ If a building has a lintel (horizontal beam), the sign should be located directly on it.
- ◆ Flush mounted signs are encouraged.
- ◆ A flush-mounted sign board may extend the width of the storefront but should not be more than 2½ feet high. Generally, lettering should be 8 to 18 inches high and occupy only about 65 percent of the sign board.
- ◆ Signs on multi-story buildings should be mounted above the storefront display windows and below the second-story window sills.



Hanging signs encouraged

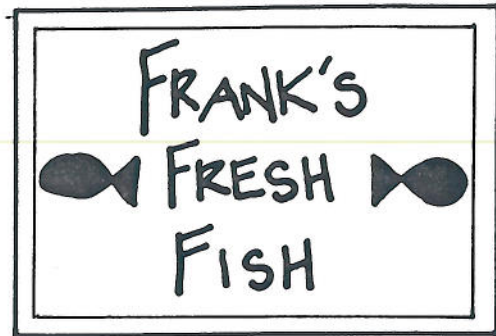


Flush mounted signage.

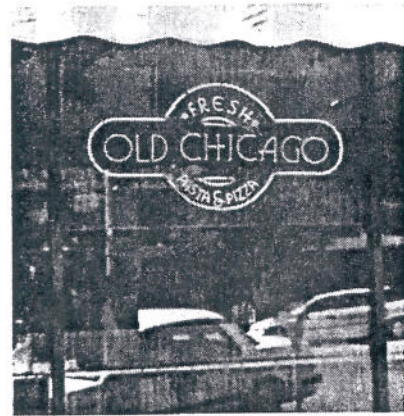


Signage above storefront.

- ◆ Avoid hand-lettered window signs.
- ◆ Permanent window signs and decal borders are encouraged.
- ◆ Limit the number of permanent window signs to store identification signs exclusively.
- ◆ Individual shop signs in a single storefront should relate to each other in design, size, color, placement on the building, and lettering style.
- ◆ Awnings or canopies may be used for signage when appropriate.
- ◆ Franchise signs fit into the traditional business district when they respect the scale of the street and neighboring signs.
- ◆ Neon or bright colored paint should be used sparingly.
- ◆ Signs should be legible.



No hand lettered signs.

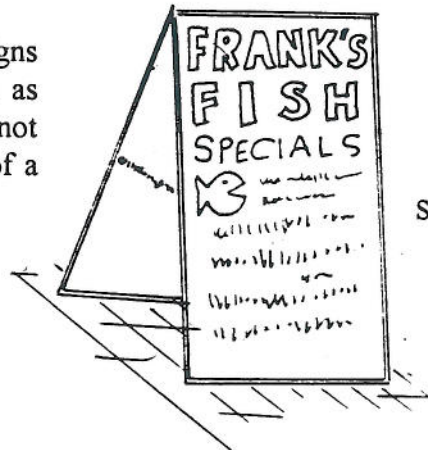


Permanent window signs.

Temporary Signs

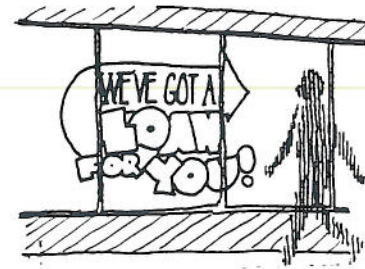
- ◆ Temporary "sandwich boards" are encouraged along the Primary Walking Zone.
- ◆ Most businesses use temporary signs to give dated information, such as sales, to passers-by. These are not the largest, most prominent part of a window display.

Signs legible from pedestrian level.



Sandwich boards encouraged.

- ◆ Loud, large, or "Sale" signs that are oversized can detract from the overall streetscape. The same information can be portrayed in a more compatible manner. Letters larger than twelve (12') inches are discouraged.
- ◆ Limit the size and number of temporary signs, such as special sale signs.
- ◆ Movable, backlit signs are prohibited.



No



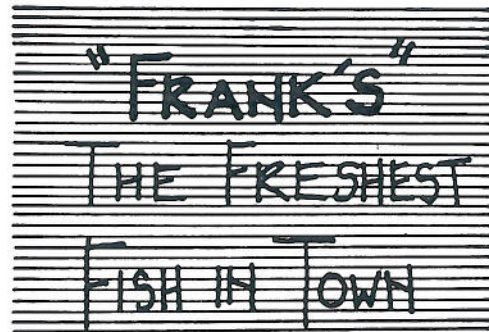
No

Sign Content

- ◆ It is extremely important that words be used at a premium, and that the sign communicate a simple, direct message to potential customers.
- ◆ Signs are most effective when few colors are used, or when light-colored letters are placed on a matte, dark background.



Yes



No



Yes



No

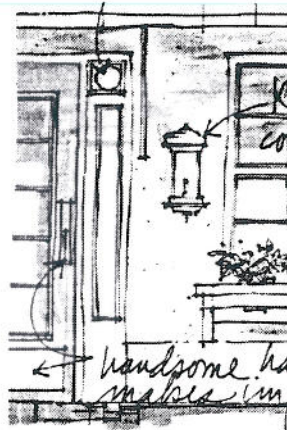
LIGHTING

All building facades in the Town Center should be illuminated. This would add night-time drama to the community as well as distinguish the individual character of each of its buildings. Night-time appearance of a building is an important consideration in building design, while serving auxiliary security function, as well as promote the business after hours.



Illumination of Town Center

- ◆ Use lighting efficiently and sparingly to highlight display windows, entrances, signs and architectural detail.
- ◆ Balance the intensity of overall lighting with that of display windows.
- ◆ Light sources should be indirect (shielded). Avoid high-intensity flood lights or lights directed at the shopper.
- ◆ Light fixtures should compliment the period and style of the building.
- ◆ Lighting fixtures are to compliment the building facades in style, color, material, and character.
- ◆ Back-lighting of awning and awning attachments is prohibited.



Lighting to match architecture

Special Element Lighting

When artwork or fountains are added to the Town Center by a private developer, lighting plans should accompany the construction documents submitted to the City for approval. These lighting plans should seek to make the piece a night-time amenity to the Town Center and should relate to its overall design concept.

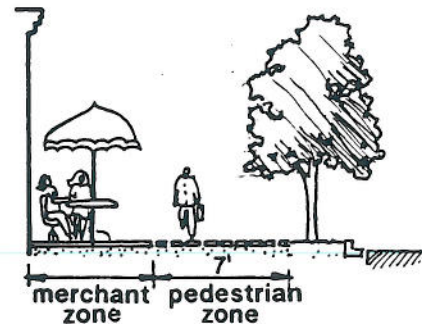
SIDEWALK CAFES

The Sidewalk Cafes animate the streetscape by providing a good seat for people-watching and adding color and spirit to the Town Center. Cafes should not block entrances, sidewalks, or obstruct pedestrian traffic, thus sharing the sidewalk comfortably with pedestrians.

The overall appearance of the sidewalk cafe should blend with the restaurant itself and express the theme and image found on the inside of the restaurant. This will help give a distinctive quality to the outside seating areas.

Dimensions

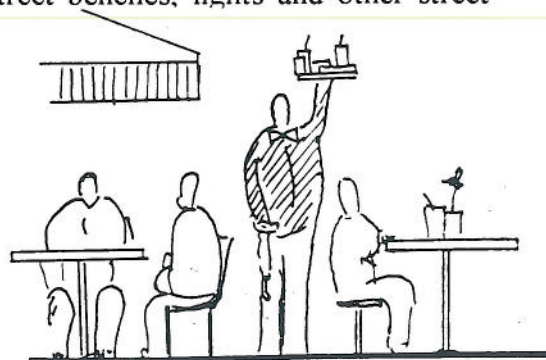
- ◆ On streets other than Old 41, the maximum width of the sidewalk cafe will be studied on a case-by-case basis.
- ◆ The minimum dimension for an unobstructed pedestrian pathway within the sidewalk along Old 41 is seven (7') feet. This must remain free of obstacles, such as tables and chairs.
- ◆ If the restaurant is at an intersection, the sidewalk cafe must be angled back 45 degrees to allow a diagonal pathway around the corner. The final width of the cafe area will be determined by the width of the pedestrian zone and the various elements located in the amenity zone.
- ◆ Areas set aside for temporary sandwich board signs is encouraged.



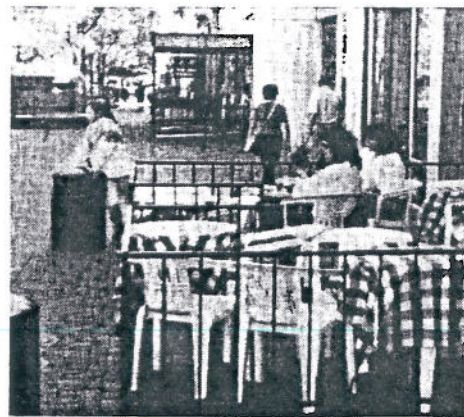
Seating and Tables

Furnishings for sidewalk cafes should uphold the standards of high-quality design and materials used throughout the Primary Walking Zone of the Town Center.

- ◆ Simple designs work best and will not compete with the street furniture. Colors should be compatible with the street benches, lights and other street furnishings.
- ◆ Chairs and tables should be heavy enough to not be blown over in the wind or easily knocked over.
- ◆ Metal mesh furnishings work well in many situations. They are fairly weather-proof and can be easily maintained.
- ◆ Allow enough room around individual tables for easy access and comfortable seating. Space for the restaurant staff should also be incorporated into the overall design.
- ◆ Barrier of fences enclosing a specific seating area along the sidewalk would interfere with traffic flow and are not permitted.



Provide space between tables.



No

Umbrellas

While providing comfort and shade to the sidewalk cafe, umbrellas can also add color and interest. They often create an identity for the restaurant and should, therefore, be carefully chosen.

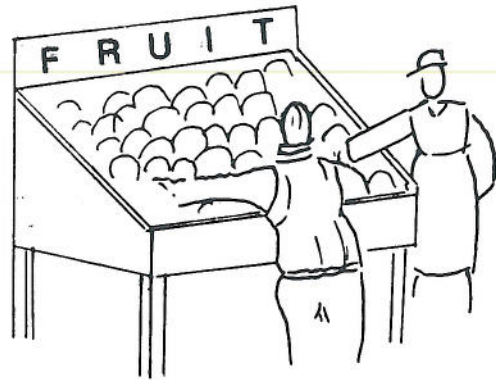
- ◆ Many umbrellas are decorated with product and brand names, and can be attractive. Restaurateurs should carefully select umbrellas with names and avoid those that detract from the overall streetscape as the most striking aspect of the sidewalk cafe.
- ◆ Umbrellas should be secured to avoid a hazard during windy conditions.
- ◆ Umbrellas should keep the tables stable, not overhang the pedestrian path, or make moving inside the seating area difficult.



Umbrellas not to overhang pedestrian areas.

STREET VENDING CARTS

Vending carts can offer unusual merchandise not generally found in the shops. Hand-crafted gifts, food, fruit, and other perishable goods, or artwork are typical vendor items. Vending carts can fill in gaps where vacant spaces between buildings or blank walls break the community of retail activity.



Typical vending cart.

Vendors can play an important role in the Town Center. Through providing additional eyes on the street increasing security while making the street more amicable. A quality vending program will attract patrons and visitors, add to the choice of goods in the Town Center and create business opportunities.

Increased vending opportunities within Bonita Springs Town Center to enhance business opportunities and activity, while not interfering with shop and restaurant operations, nor unfairly compete with them. Both the vending carts and merchandise are encouraged to be of high quality.

Location

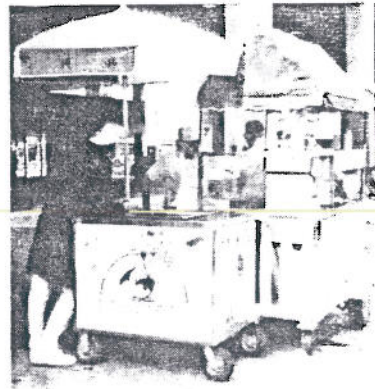
Approved vendors will be assigned a location. Vendor carts will be approved by the CRA being contingent upon:

- ◆ whether the proposed use, design, and location will result in congestion of the public space.
- ◆ compatibility of the design of the cart and its merchandise with the location for which the permit is requested.
- ◆ comparability of the design of the cart and its merchandise with the streetscape and surrounding storefronts.

If the CRA disapproves the application, no permit will be issued.

A policy addressing time allotment and fee structures will be determined. The fee for such a license will be based on a fair contribution to the maintenance of the street and will be consistent with maintenance and promotion assessments of other properties.

- ◆ Vending carts or operations should be located away from entrances to shops and restaurants, or approaches to intersections. Vending carts should be concentrated in the Amenity Zone associated with parking lots, banks, office buildings, or empty buildings.



Carts to be kept away from store fronts.

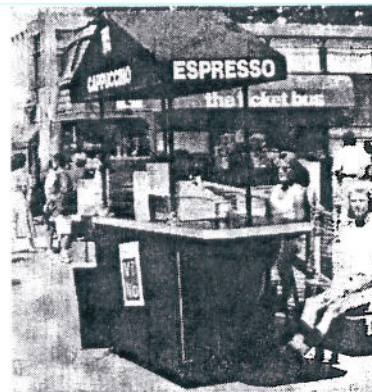
If the vending operation does not maintain appearance consistent with the new streetscape, or if the operation is deemed detrimental to the goal of promoting the Primary Walking Zone, the license will be revoked or not renewed.

Seating

Seating associated with the vending operation will be provided by the streetscape furnishings. Exceptions may be made to provide tables and chairs in the Merchant Zone of empty buildings, banks, office buildings, or parking lots as outlined in the section of Sidewalk. Written permission from the building or parking lot owner must be presented with the application for vending. Permission for this exception will be at the discretion of the CRA.

Cart Design

- ◆ The vending cart must be designed of high quality materials such as wood, wood and metal, or wood laminate.
- ◆ Umbrellas, canopies, or other types of roofs protect the merchandise and give the impression of a more permanent operation.
- ◆ Card tables, tables, or display racks without an umbrella or roof structure are not permitted.
- ◆ Colors for canopies, umbrellas, or the carts themselves should be selected to complement the streetscape furnishings.



Temp. carts with umbrellas



Do not clutter.

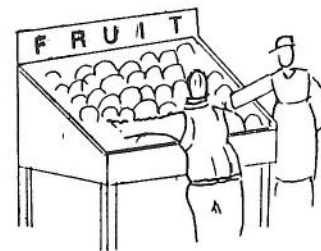
- ◆ Food carts must be in compliance with the County healthy regulations.

Cart Signs

- ◆ Signs should not dominate the cart, and the CRA will set size limitations. Lettering must be neat and well done in a professional manner.
- ◆ Colors should be chosen to complement the cart design and the streetscape.
- ◆ Neon colors are discouraged.



No



Yes

Merchandising

- ◆ Merchandise on the carts should be attractively and neatly displayed. An unkempt appearance will detract not only from the individual cart, but also from the efforts to promote the Primary Walking Zone.

Trash Control

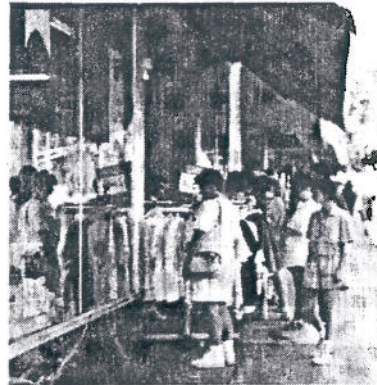
- ◆ Food vendors are responsible to ensure that nearby trash receptacles are not overburdened with the trash from their operations. Arrangements must be made to avoid this problem.



No

OUTDOOR MERCHANT DISPLAY AREA

The Merchant Zone is the area directly outside of a shop and is seen as a means of enlivening the Primary Walking Zone. Clothing, art, books, decorative items, and unique merchandise can be placed in the Merchant Zone to attract people to a particular store, and will make the street a more interesting place for pedestrians. In a sense, this is the same area a restaurateur is using for their outdoor cafe.

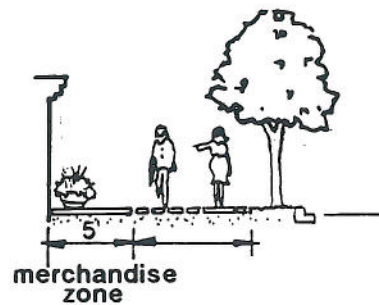


Display racks

The Merchant Zone should not be used simply as an extension designated for sale items. Many merchants report that goods tastefully placed in the front of their shops increases business. Some adjacent businesses have reported an increase in traffic due to a nearby store's display items.

Dimensions

- ◆ On Old 41 and the side streets, the maximum allowable width for the Merchant Zone is five (5') feet.
- ◆ On streets other than Old 41, the Merchant Zone width is the sidewalk space available after allowing for the seven (7') foot pedestrian path and the Amenity Zone.

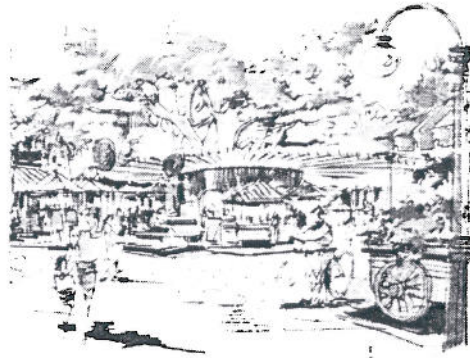


Content

- ◆ Merchandise placed in the Merchant Zone should indicate the quality of goods found inside.
- ◆ Merchandise should be displayed in an attractive, appealing manner while not appearing overcrowded or messy. Offensive or unattractive displays will detract from the intent of the Merchant Zone.

LANDSCAPING

Landscaping is a welcome sight to pedestrians in an urban environment. It softens the hard edges of the streets and buildings, while providing shade, color, and comfort on hot summer days. Of course, this depends on maintaining a healthy stock of plants. Annuals provide bright spots of color and the sense that a place is well maintained. Both trees and flowers add to the beauty of the Town Center environment. Planting geometrics are intended to be traditional to strengthen the historical character of Old Bonita Springs.



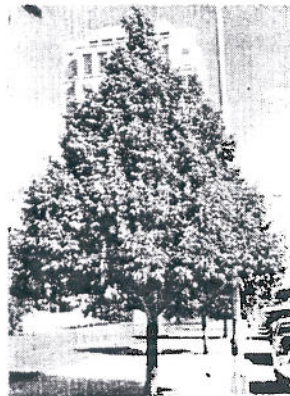
Shade in the Town Center

Tree Preservation

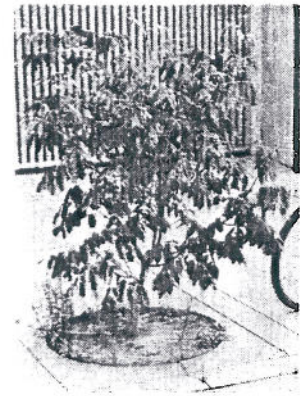
In an effort to preserve expansive open spaces and native vegetative communities, development shall be clustered to reserve large areas of open space. The open space requirement is currently fulfilled in the Town Center area due the existence of three park areas along Old 41. These are to include the Community Center Park, Old 41 Park (Bandstand), and Depot Park.

The existing natural vegetation shall be preserved whenever possible except invasive exotic plant species. Infrastructure design shall integrate existing trees and natural character of the land. During construction, existing natural vegetation shall be protected by the industry's best management practices.

- ◆ Emphasis shall be placed on the replacement of dead and unhealthy trees and plants to ensure in perpetuity that a substantial tree canopy remains.



Yes



No

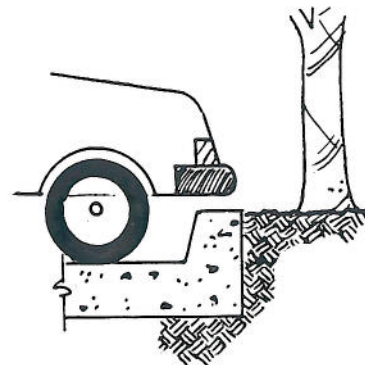
There shall not be any retention/detention within the corridor landscape/buffer area, nor shall surrounding drainage or elevation changes adversely impact tree preservation. Existing natural vegetation shall be maintained or managed with the same standards set for new landscaping. The requirement of 100% irrigation may be waived by the Lee County within large clusters or stands of natural vegetation. There shall be no construction within native vegetation unless otherwise approved during site plan approval.

Landscaping Theme

- ◆ Live Oak, Slash Pine, Saw palmetto, Wax Myrtle, Sabal palm, common grass, and other native plants with the approval of Lee County.
- ◆ Exotics and other non-native plants can be used as accents within a proposed landscape as per the approval of Lee County.
- ◆ Intersections, entrances, and building frontage can be enhanced with additional landscaping not listed above with site plan approval.
- ◆ Windows or voids in the landscaping are acceptable for scenic views of water bodies, art in public places, or signage.
- ◆ Nonmountable curbs shall be used to ensure landscaping installation/preservation can be achieved consistent with the theme.
- ◆ All new landscaping shall be 100% irrigated. The water source for irrigation shall be approved by Lee County prior to installation.
- ◆ All backflow preventers, electrical boxes, lift stations and any other utility structure may be screened with said landscaping as a minimum.



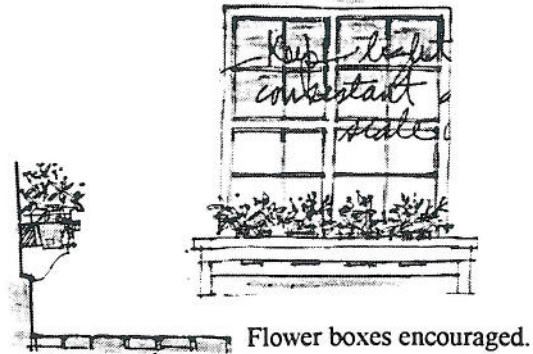
Windows free from
vegetation obstructions



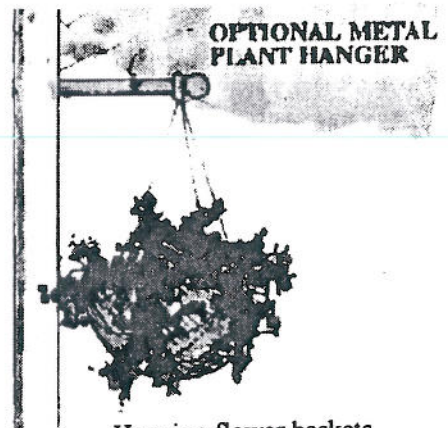
Non-mountable curbs
protect landscaping.

Flowers

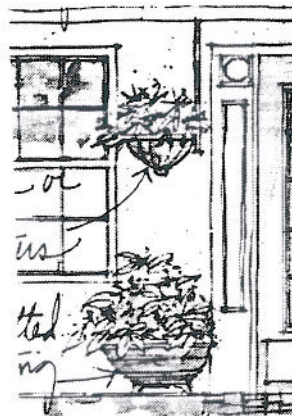
- ◆ Against the backdrop of concrete, glass and metal, flowers provide a spark of color and brighten the urban development.
- ◆ Flowers in front of stores are an attractive part of the seasons in the Town Center. They add to the pedestrian environment and show that people care about the way the street, the shops, and the Town Center look.
- ◆ Flower boxes and hanging pots should compliment the overall architecture of the facade and not obscure architectural details.
- ◆ The boxes should be well constructed, and accommodate watering needs without allowing water to drip or leak onto the building or sidewalk.
- ◆ The streetlights may have support arms to provide for hanging flower baskets.
- ◆ Flowers will be placed and maintained either by an agreement with the adjacent business or through a program sponsored by one or more Town Center organizations.
- ◆ Planting designs and colors can be coordinated through a Town Center Management Organization.



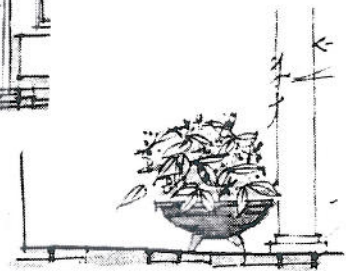
Flower boxes encouraged.



Hanging flower baskets encouraged.



Potted plants encouraged.



Potted Plants

- ◆ Flower pots may be used in the Merchant Zone.
- ◆ Pots should be a compliment to the design of the architectural detailing as well as the streetscape.

- ◆ The plantings should be well maintained and the pots removed from the Merchant Zone when the flowers are gone.

Artwork

Artwork in an urban setting serves several purposes. It beautifies the Town Center while adding distinction, delight and culture to the urban areas and expresses the culture of the community.

There are some obvious places for artwork in the public right-of-way. However, artwork is not a standard repetitive feature of the streetscape and therefore does not typically appear.

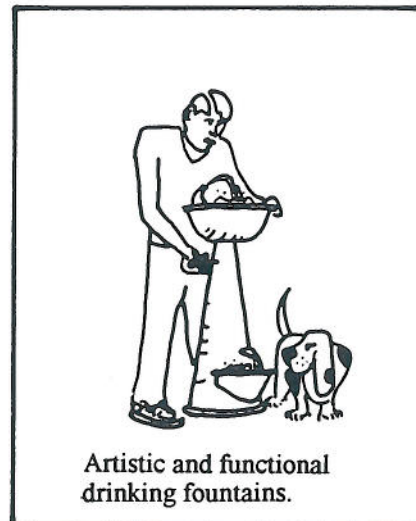
Artwork may be donated by patrons, organizations could be part of an art loan program. Its location must be approved by the Lee County CRA.

Drinking Fountains

Drinking fountains offer comfort to the pedestrian, especially in the warm Florida climate. In the Primary Walking Zone, community groups and patrons are encouraged to donate drinking fountains that are artistic in nature, not simply utilitarian.

Drinking fountains could become a symbol of grace in the urban environment. They often are designed to spill over to a lower dish to allow dogs and birds to drink. Sometimes, they incorporate sculpture, artwork, or are art themselves.

There should be a clear system of maintenance to ensure that drinking fountains are functional and clean. Liability, weather, and inappropriate use are all concerns, and thus issues to consider.



List of Contacts and Consultants:

For clarification of these Design Guidelines,
please contact any of the following:

1. **Community Redevelopment Agency (CRA)**
Lee County, Florida
Street Address: 1857 Jackson Street
Mailing Address: P.O. Box 398
Fort Myers, Florida 33902
Telephone: (813) 335-2510
Facsimile: (813) 335-2124

2. **Department of Planning and Development**
Lee County, Florida
2460 Thompson Street
Fort Myers, Florida 33901
Telephone: (813) 335-2235
Facsimile:

3. **Zoning Department**
Lee County, Florida
1831 Hendry Street
Fort Myers, Florida 33901
Telephone: (813) 335-2235
Facsimile:

4. **Parks and Recreation**
Lee County, Florida
2100 Second St.
Fort. Myers, FL 33902
Telephone: (813) 335-2662
Facsimile: (813) 335-2837

5. **City Clerk**
Lee County, Florida
P.O. Drawer 2217
Fort Myers, Florida 33902
Telephone: (813) 332-6740

List of Contacts and Consultants: (continued)

- 6. Team Plan, Inc.**
631 U.S. Highway One
Suite 300
North Palm Beach, Florida 33408
Telephone: (407) 863-2500
Facsimile: (407) 863-2505
 - 7. Spikowski Planning Associates**
1617 Hendry Street
Suite 307
Fort Myers, Florida 33901
Telephone: (813) 334-8866
Facsimile: (813) 334-8878
 - 8. Johnson Engineering**
Poinciana Park
2640 Golden Gate Parkway
Suite 216
Naples, Florida 33492
Telephone: (813) 434-0333
Facsimile: (813) 434-9320
-

Section Eleven

Task 2.24/2.25

Generic Facade Cost Estimates

Elevation/Profile of Landfill Development

**Bonita Springs Town Center
Facade Renovation
Typical Order of Magnitude Cost Estimate**

A primary goal of redevelopment efforts is to rehabilitate existing structures. Upgrading outdated architectural styles, preserving desirable vernacular buildings and bringing structures into code compliance are all ideals of redevelopment program with the myriad of architectural styles common in Bonita Springs, facade renovation can take many forms. The following order of magnitude cost estimates are two (2) examples of how an existing structure (building 27 on master plan AKA Myrtles Upulstery) could be renovated into two (2) distinct yet pleasing architectural styles. The following cost estimates include exterior cosmetic facade improvements only. The existing condition of structures has not been taken into account. Accordingly, then, we offer the following estimates

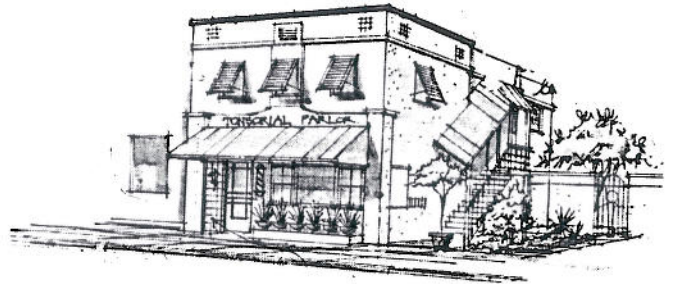
FACADE RENOVATION #1 "UPDATED TRADITIONAL"

ITEM	COST
1. Windows & Doors	\$3,500.00
2. Stucco	\$7,500.00
3. Paint	\$5,000.00
4. Ornament Agents	\$1,200.00
5. Lighting	\$ 600.00
6. Signage	\$ 500.00
7. Awnings	\$ 300.00
8. Stairs (prefabricated metal)	\$2,500.00
9. Roof Structure w/ Outriggers	\$12,500.00
10. Side Walk (on property)	\$ 750.00
11. Fencing	\$ 500.00
12. Landscaping	\$1,200.00
Total Cost:	\$36,050.00



FACADE RENOVATION #2 "EARLY FLORIDA"

<u>ITEM</u>	<u>COST</u>
1. Windows & Doors	\$2,500.00
2. Stucco	\$5,500.00
3. Paint	\$3,000.00
4. Ornament Agents	\$750.00
5. Lighting	\$ 600.00
6. Signage	\$1,000.00
7. Awnings	\$ 2,000.00
8. Stairs	\$2,500.00
9. Shutters	\$1,750.00
10. Planters	\$ 550.00
11. Sidewalk	\$ 750.00
12. Fencing	\$ 500.00
13. Landscaping	
Total Cost:	\$22,550.00



The above numbers are schematic in nature and are meant for general information purposes only. Exact budget numbers will depend on the conditions of the specific buildings, detailing, materials chosen and the competitive bidding process.



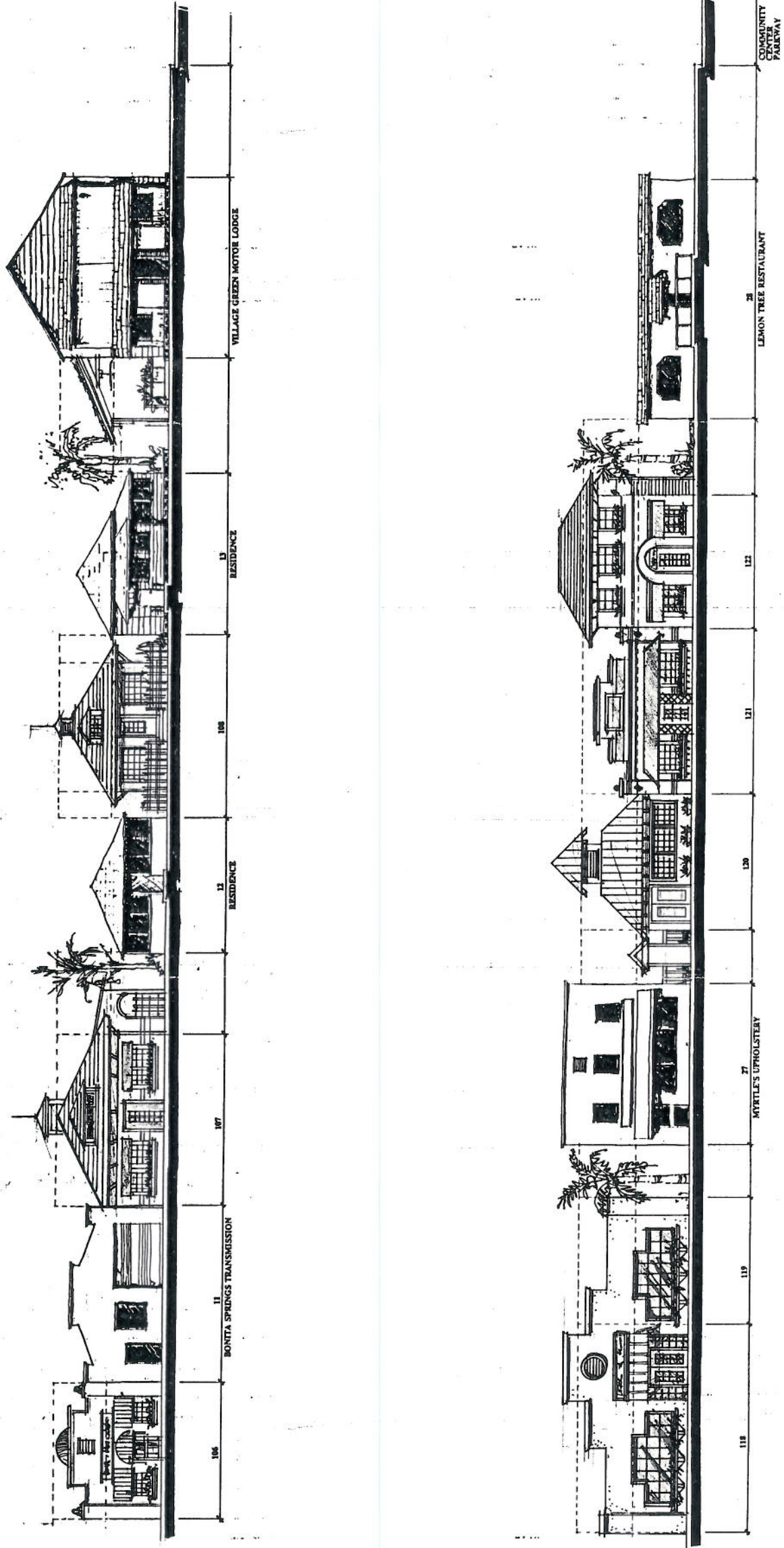
DATE:

REVISION:

SCALE: 1/8" = 1'-0"

BONITA SPRINGS C. R. A.
TOWN CENTER STREETScape

teamplaninc.
planning urban design research
landscape architecture



Section Twelve

Task 3.02

Stormwater Assessment

**Bonita Springs Community Redevelopment
Water Management Master Plan**

Prepared by:

**Johnson Engineering, Inc.
2640 Golden Gate Parkway
Suite 216
Naples, Florida 33942
(813)434-0333**

**Updated:
March, 1995**

For:

**Bonita Springs Community Redevelopment Agency
1857 Jackson Street
Fort Myers, Florida 33902**

Through:

Team Plan

Page 1

TABLE OF CONTENTS

- I. Purpose**
- II. Existing Conditions**
- III. Water Management Plan Alternatives**
- IV. Selected Water Management Plan**

ATTACHMENTS

- A. Order of Magnitude Cost Estimate**
- B. Water Management Master Plan**

I. Purpose:

The purpose of this report is to provide a water management plan for the Bonita Springs Community Redevelopment Area (CRA) located along both sides of Old U.S. 41 (just south of Imperial River), in Bonita Springs Florida. Three alternative water management systems were reviewed: underground exfiltration, above ground retention, and a combination of each. The construction of the water management system is proposed to be done as part of the redevelopment of downtown Bonita Springs.

II. Existing Conditions:

Currently the CRA water management system consists of a combination of pipes, inlets, and ditches that direct runoff away from U.S. 41, to the north into the Imperial River. This existing system has no water quality treatment or storm attenuation abilities. The project area is divided into three natural basins.

The Western Basin is bordered on the south by Pennsylvania Avenue, on the west by East Drive, on the east by the Gulf Seminole Railroad, and on the north by the Imperial River. This basin consists of a gravel park parking lot and open green space that drains by overland flow to the north into the Imperial River.

The Western Basin has no internal water quality or storm attenuation facilities.

The Central basin is bordered on the south by Abernathy Street, on the east by U.S. 41, on the west by the Gulf Seminole Railroad, and on the north by the Imperial River. The east side of the railroad easement includes a drainage swale that collects the runoff from the Central Basin. The Central Basin has no water quality or storm attenuation facilities, except for a small retention area at the fire station.

The Eastern basin is bordered on the south by Abernathy Street, on the west by U.S. 41, on the east by Felts Avenue, and on the north by Wilson Street. The eastern basin drains runoff from U.S. 41 to the east into an extensive ditch and pipe system that runs along the west side of Felts Avenue. The Eastern basin has no internal water quality or storm attenuation facilities.

III

Water Management Plan Alternatives:

The three existing basins and their current outfalls were maintained for the analysis of the proposed water management plan. The Western basin was analyzed to stand alone and continue to discharge directly into the Imperial River. The Central basin was analyzed to be subdivided into four separate sub-basins that continue to discharge into the east side of the Seminole Gulf Railway Easement. The Eastern basin was analyzed to be subdivided into four separate sub-basins that continue to discharge into the flow-through system along the west side of Felts Avenue. All three of these major basins (and the sub-basins) were analyzed considering three alternative water management system programs. Following is a description of each alternative program:

Option one proposed that all stormwater treatment be done utilizing underground exfiltration trenches and piping, so that the greatest portion of the CRA properties can be improved and developed. A review of the Lee County Water Management Master Plan for the Imperial River Watershed (which covers the CRA) shows that the watertable is between 2 and 3 feet below the ground surface on average. Therefore an exfiltration system will have only 2 feet of ground storage capacity in which to operate.

Due to the high water table we would propose utilization of perforated elliptical concrete pipe placed in a rock trench wrapped with filter fabric. This construction would provide a minimum of 6" rock trench cover around each extreme of the pipe and a maximum of 6" of asphalt or fill above the top of the rock trench. This entire system would need to be wrapped in filter fabric to prevent wash out or loss of storage capacity by siltation. This will require substantial exfiltration trenches to be built for the collection and treatment of the runoff.

Option two proposes that all stormwater be treated utilizing above ground retention basins in order minimize costs. In order to maintain the dry retention areas, a storage depth of 6" was proposed for each sub-basin. It is assumed that a 6" retention basin can be mowed and maintained at a minimal cost. The 6" retention depth should easily percolate into the ground within 72 hours after a storm event.

Option three proposed to use a combination of exfiltration trenches and retention basins. The mixture of options was determined based on master plan viability, cost, and other site specific conditions.

The water management plan criteria for the CRA is based on several telephone conversation with Clayton Miller of the South Florida Management District (SFWMD). I explained to Mr. Miller that the CRA currently has no water quality or storm attenuation facilities, and that as part of the proposed redevelopment, a minimal water management system would be constructed. Mr. Miller advised me that the main concern and governing requirement for the proposed CRA water management system would be the treatment of initial runoff to improve water quality. After some lengthy discussion, it was determined that the first inch of runoff needed to be treated prior to discharge into the Imperial River. This will result in an improvement in the water quality discharge from the CRA into the Imperial River.

IV. Selected Water Management Plan:

The three water management plan alternatives were prepared in draft plans to meet the water management requirements. These draft plans were then quantified with order of magnitude cost estimates. This information was then presented at a meeting with the CRA staff on December 20, 1994. Each of the options was discussed in detail considering construction cost, development area impact, system maintenance, and alternative solutions.

Direction was received from Ms. Debrah Pack-Preston to proceed with a modified master water management plan that incorporates exfiltration treatment for the western basin; exfiltration in the railroad right-of-way easement for the central basin and wet detention storage in an offsite lake for the eastern basin. This information was confirmed with Gulf Seminole Railroad staff and found to be acceptable with regards to the central basin. The offsite lake proposed for the eastern basin (0.95 Acres) will provide water quality treatment for the runoff collected by inlet pipes throughout the eastern basin.

Attached to this report please find the order of magnitude engineers estimate of probable construction cost (Attachment A) and a print of the resulting Water Management Master Plan.

FINAL
 BONITA SPRINGS - CRA
 WATER MANAGEMENT MASTER PLAN
 ATTACHMENT "A"

ITEM NUMBER	ITEM DESCRIPTIONS	ESTIM. QUANT.	UNITS	UNIT PRICE (IN FIGURES)	AMOUNT
1	INSTALL OFFSITE INFLOW JUNCTION BOX	5.00	EA	\$1,500.00	\$7,500.00
2	*INSTALL EXFILTRATION TRENCH	3,715.00	LF	\$100.00	\$371,500.00
3	INSTALL WATER CONTROL STRUCTURES	3.00	EA	\$3,500.00	\$10,500.00
4	INSTALL INLETS	47.00	EA	\$1,700.00	\$79,900.00
5	INSTALL 48" RCP	1,550.00	LF	\$62.00	\$96,100.00
6	INSTALL 36" RCP	50.00	LF	\$46.00	\$2,300.00
7	INSTALL 30" RCP	140.00	LF	\$38.00	\$5,320.00
8	INSTALL 24" RCP	170.00	LF	\$30.00	\$5,100.00
9	INSTALL 18" RCP	5,230.00	LF	\$22.00	\$115,060.00
10	INSTALL JUNCTION BOX	17.00	EA	\$1,100.00	\$18,700.00
11	**OFF-SITE LAKE CONSTRUCTION	0.95	AC	\$65,000.00	\$61,750.00
12	**OFF-SITE SWALE CONSTRUCTION	1,500.00	LF	\$20.00	\$30,000.00
TOTAL					\$803,730.00

** Price does not include: Any land purchase cost

* Price does include: Dual 24" x 38"

Perforated (Dual) S 88.00 LF

Rock Trench S 10.00 LF

Filter Fabric S 2.00 LF

S 100.00 LF

c:\projects\hls water

JOHNSON ENGINEERING, INC.

FORT MYERS
NAPLES
PORT CHARLOTTE

ENGINEERS, SURVEYORS AND ECOLOGISTS

March 27, 1995

POINCIANA PARK • SUITE 216
2640 GOLDEN GATE PKWY.
TELEPHONE (813) 434-0333
TELECOPIER (813) 434-9320
NAPLES, FLORIDA
33942

CARL E. JOHNSON
1911-1968

Mr. Clayton Miller, P.E.
South Florida Water Management District
Fort Myers Service Center
1342 Colonial Boulevard, Suite 81
Fort Myers, Florida 33907

Re: Bonita Springs Community Redevelopment Area
Water Management Master Plan
JEI # 25147

Dear Mr. Miller:

This letter is submitted along with a modified Master Water Management plan and calculations for your review and comment. In order to proceed with the Water Management plan shown herein, the CRA has requested that I obtain tentative acceptance of the design program from your office. The attached data is consistent with our previous discussions regarding Water Management criteria. I appreciate your cooperation in the pursuit of an improved Water Management System for this area.

If you have any comments or questions regarding this letter or the attached information, Please contact me.

Sincerely,

JOHNSON ENGINEERING, INC.



Christopher D. Hagan
Managing Engineer

CHAIRMAN
ARCHIE T. GRANT, JR.

PRESIDENT
FORREST H. BANKS

JOSEPH W. EBNER
STEVEN K. MORRISON
ANDREW D. TILTON
JEFFREY C. COONER
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DAN W. DICKEY
KENTON R. KEILING
W. BRITT POMEROY
W. DAVID KEY, JR.
THOMAS L. FENDLEY
KEVIN M. WINTER

ASSOCIATES
GEORGE J. KALAL
MICHAEL L. HARMON
GARY R. BULL
STEPHEN W. ADAMS
PATRICIA H. NEWTON

CONSULTANT
LESTER L. BULSON

25147

CDH/sdh

cc: Patrick Cunningham

c/s-em0328

JOHNSON ENGINEERING, INC.

FORT MYERS
NAPLES
PORT CHARLOTTE

ENGINEERS, SURVEYORS AND ECOLOGISTS

March 27, 1995

POINCIANA PARK • SUITE 216
2640 GOLDEN GATE PKWY.
TELEPHONE (813) 434-0333
TELECOPIER (813) 434-9320
NAPLES, FLORIDA
33942

CARL E. JOHNSON
1911-1968

Mr. Gordon Faye
Seminole-Gulf Railroad
4110 Centerpoint Drive
Suite 207
Fort Myers, Florida 33916

Re: Bonita Springs Community Redevelopment Area
Water Management Master Plan
JEI # 25147

Dear Mr. Faye:

This letter is submitted along with a modified Master Water Management plan and calculations for your review and comment. In order to proceed with the Water Management plan shown herein, the CRA has requested that I obtain tentative acceptance of the design program from your office. The attached data is consistent with our previous discussions regarding Water Management criteria. I appreciate your cooperation in the pursuit of an improved Water Management System for this area.

If you have any comments or questions regarding this letter or the attached information, Please contact me.

Sincerely,

JOHNSON ENGINEERING, INC.



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STEPHEN W. ADAMS
PATRICIA H. NEWTON

CONSULTANT
LESTER L. BULSON

25147

CDH/sdh

cc: Patrick Cunningham

c:\s-gf0327

Section Thirteen

Task 4.01

Implementation of Shared Infrastructure

**BONITA SPRINGS TOWN CENTER
IMPLEMENTATION OF SHARED INFRASTRUCTURE**

March 21, 1995

Two companion documents have summarized the long-range approach to shared infrastructure planned for the Bonita Springs Town Center. One of those documents is entitled "Parking Issues" (dated March 17, 1995) and the other is Johnson Engineering's "Bonita Springs Community Redevelopment Water Management Master Plan (dated January, 1995). The following discussion outlines how each of these infrastructure plans should be implemented.

The proposed redevelopment activities in the Bonita Springs Town Center will include about 97,415 square feet of new commercial development in addition to the re-use of about 53,175 square feet of existing floor area. Adding or rejuvenating this level of commercial activity will require considerable land for parking and will increase the total amount of impervious surface, thereby increasing the threat of flooding after heavy rains.

Under current regulations, each new commercial establishment would be required to supply all of its own on-site parking and also provide detention facilities for surface water runoff. Both of these activities would ensure that off-site impacts of the establishments would be minimal, but the overall result would be to physically separate the commercial establishments from each other due to the space required for parking and detention areas. This separation would work directly contrary to the intent of the master plan in creating a relatively dense pedestrian-oriented "Main Street" atmosphere.

The documents mentioned above have created a long-range plan for parking and for surface water management. But several uncertainties complicate the implementation of both plans:

- The land in the town center has already been subdivided into numerous separate ownerships, making it virtually impossible for private interests alone to carry out the master plan.
- Lee County through its Community Redevelopment Agency has already funded two critical steps in this process: the overall master plan design and the redevelopment overlay district regulations. Lee County also intends to fund the drainage improvements and streetscape design/construction, but their exact timing is uncertain. Yet there is little to be gained and much to be lost by delaying the adoption of the redevelopment overlay regulations and stifling private initiative until the public improvements are completed.
- Even once begun, the process of designing and building public improvements in the town center takes time and costs a great deal. Lee County needs to have the strongest indications that the private sector will in fact make the private investments necessary to increase the tax base and repay the cost of the public improvements. Without the expectation of private re-investment, public infrastructure cannot be justified.

The master plan proposes to address these complex problems in several ways. Implementation strategies for parking and surface water management are discussed separately on the following pages.

PARKING IMPLEMENTATION PLAN:

- A. Even though considerable on-street parking will be provided as part of the publicly constructed streetscape improvements, new commercial uses will still be required to provide some on-site parking. The required number of spaces is substantially reduced but not eliminated under the redevelopment overlay regulations. (These reductions amount to one-third for retail and office uses and one-half for restaurants.) Thus the current surplus of parking caused by a shortage of customers will gradually be reduced during the initial years of redevelopment.
- B. The new regulations also strongly encourage “shared parking lots” where two or more businesses provide their parking in common lots, increasing the likelihood that fewer total parking spaces will be adequate because of differing peak hours of the various businesses. The extent to which developers take advantage of this provision may have an effect on the total amount of parking that should be provided by the public.
- C. The CRA staff is required to carefully monitor the cumulative amount of development and redevelopment activity, including the number of parking spaces normally required and the number actually being provided. If redevelopment activity is slow, then the urgency of providing the public improvements is reduced (and perhaps not justified). If the rate of activity is high, then the diminishing surplus of parking can be countered by the prompt scheduling and completion of the parking portion of the streetscape improvements.
- D. To ensure against lax use of the data obtained by monitoring, the regulations specify that if actual development activity exceeds a cumulative total of 35,000 square feet of commercial space or a reduction of 150 parking spaces below general Lee County regulations prior to the letting of contracts to construct on-street parking and the core surface water management system, then the Community Redevelopment Agency would be required to analyze actual demand for these public facilities in the town center. The CRA would present this analysis to the Board of County Commissioners which would decide either to initiate the public improvements or to repeal or modify the redevelopment overlay regulations so that adequate public facilities will be available when needed by new development. This system provides a safeguard against allowing development to proceed faster than needed public improvements can be constructed.
- E. If the redevelopment effort is extremely successful, the Community Redevelopment Agency can purchase, develop, and maintain additional public parking areas to ensure an adequate supply of parking for all businesses and public uses in the Bonita Springs Town Center.

SURFACE WATER MANAGEMENT IMPLEMENTATION PLAN:

1. Johnson Engineering has prepared a water management master plan for the Bonita Springs Town Center. The existing drainage system directs runoff away from Old 41 and towards the Imperial River but provides little water quality treatment or storm attenuation. The engineers considered adding underground exfiltration trenches (*saves land but is expensive*) and/or above-ground detention (*less expensive but uses more land*). Either method would improve the existing drainage system and offset the impacts of additional development. The final plan uses exfiltration trenches along the railroad grade to serve land west of Old 41, and a detention lake near Felts Street to serve land east of Old 41. The first inch of runoff would be directed to these facilities, resulting in an improvement to the quality of water discharged to the Imperial River.
2. The three natural drainage basins would be maintained but would be divided into block-sizes sub-basins. With this approach, the essential retention or exfiltration and outfall facilities would be publicly constructed in the early years of the redevelopment effort. The facilities *within* each city block would be constructed by landowners when they develop or redevelop on that block. The cost of the drainage improvements would thus be shared by the public and private sectors, and no city block would receive internal drainage improvements unless justified by actual development on that block. No portion of the town center would be hindered by the lack of development in any other portion, and public expense would be minimized.
3. Until the essential transmission and retention/exfiltration facilities are in place, some developers may be required by the South Florida Water Management District to provide on-site detention. The redevelopment overlay district, though, provides that whenever Lee County has jurisdiction over surface water management, the county would not require on-site detention. Instead Lee County would require developers to provide the inlets and drainage pipes within their block and connecting to the outfall point, using the public alleys where appropriate. These facilities would have to be designed and built to handle all runoff from that entire block. Thus each incremental improvement by a developer helps to build the overall system.

Section Fourteen

Task 4.02

Suggested Review Process

BONITA SPRINGS TOWN CENTER SUGGESTED REVIEW PROCESS

March 17, 1995

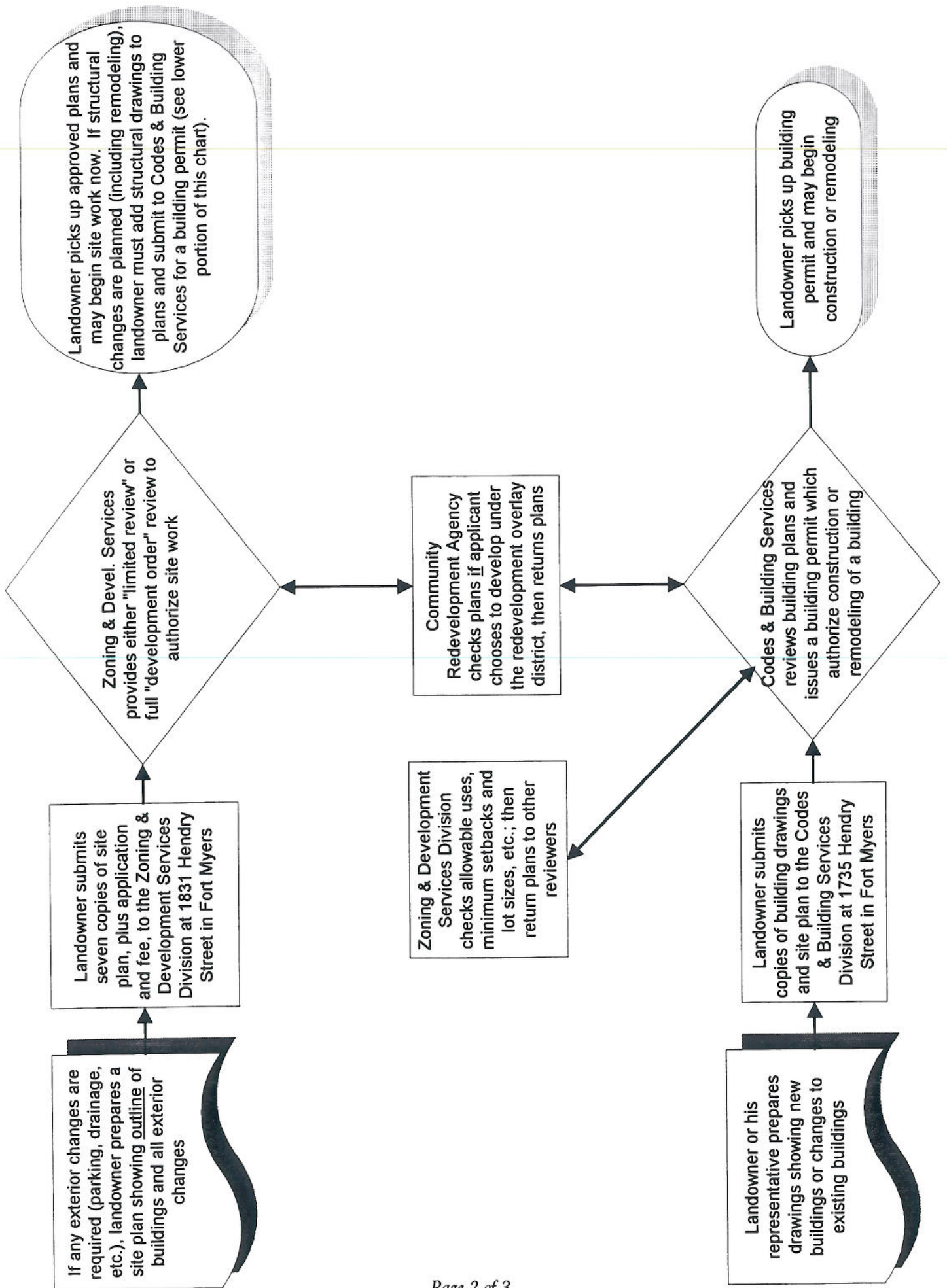
Landowners need to understand what kind of application process will be used for proposed development in the Bonita Springs Town Center. Because the proposed redevelopment overlay district would be the very first one adopted by Lee County, the county has not yet developed such a procedure. To assist both the county and the landowners, the consulting team has listened to the concerns from both sides and developed a procedure that will be convenient to applicants and as efficient as possible for the county staff charged with implementing the overlay district.

One alternative considered (but later rejected) was to have two separate review processes. The CRA staff would receive applications prior to their submittal through the regular process and review the plans for compliance with just the redevelopment overlay district. The plans, once approved, would then be submitted to whatever other county agencies needed to process them. The advantage of this approach would be that the other county agencies would not need to concern themselves with learning and interpreting a new set of regulations. The disadvantages are: (1) the review process would be lengthened because there would be two separate and non-concurrent reviews; and (2) it is likely that plans would be modified to satisfy the CRA and then have to be modified again to satisfy other county agencies.

The recommended alternative is to fully integrate the review of compliance with the redevelopment overlay district into the processes as they now exist. Thus a landowner would not need to submit the plans to two separate places and possibly modify them more than once to satisfy different reviewers.

The chart on the following page indicates how the recommended alternative would work. If no site work is required and only a regular building permit is needed, a landowner would need to follow only the bottom line on the chart. Commercial remodeling or building permit applications would be submitted directly to Codes & Building Services. Such applications are picked up daily by a Zoning staff member each day who reviews them for proper zoning, setbacks, building height, etc. This staffer would be instructed to be alert for any applications that fall within the Bonita Springs Town Center and notify the CRA staff the same day that they need to be involved in the review process. Any conflicts between the standard regulations and the redevelopment overlay district would be resolved at this stage through a cooperative effort between the Zoning and CRA staff. The applicant would be notified if the application does not meet the applicable requirements. Otherwise, the plans would proceed through the technical review of the building plans, resulting with issuance of a building permit. The CRA staff will be aware of this technical review and able to assist the applicant with problems that may arise. The CRA staff will also be able to monitor development activity through this role, as required by Section 6 of the draft redevelopment overlay regulations.

If site work is required (parking, drainage, etc.), all applications must be approved by the Development Services staff prior to submission for a building permit. Again, the recommended



approach is to integrate the CRA staff's review into the normal process. (See the top line on the chart.)

The only disadvantages to the county of the recommended approach are that a more complex review process will have to be conducted within the same timeframe currently allowed. Yet this is one of the main advantages to applicants.

The only question that remains is whether to charge an extra fee to applicants. The internal complexities of establishing fees and transferring them to the CRA would probably outweigh the value of the fees, so the consulting team suggests that at least initially there be no extra fees.

The consulting team recommends that Lee County use the recommended approach on a trial basis. Improvements may well be warranted after some experience is obtained.

