

Mixed Use Overlay

The mixed use overlay, expanded by the Lee Board of County Commissioners in 2017, is in locations where more dense and intense development is encouraged and where both commercial and residential activities can occur. This is a reimbursement-based incentive program to be paid after a qualified project is completed.

Some benefits of developing in the mixed use overlay include:

- 40-60 percent reduced parking requirement
- 50 percent less open space requirement
- No setbacks or lot size requirements
- Increased height potential
- Flexibility through conventional zoning

The mixed use overlay is located in close proximity to:

- Public transit routes
- Education facilities
- Recreation opportunities
- Existing residential, shopping and employment centers

North Fort Myers overlay incentive programs (approved Jan. 16, 2018)

Fee Assistance Program - For projects resulting in a 50 percent increase in building value

- 50 percent reduced eligible fees, up to \$50,000 for projects less than 10 acres or up to \$150,000 for projects more than 10 acres
- Eligible fees include development order, building permit, impact fees and water and sewer connection fees

Demolition Program – For projects resulting in a 75 percent increase in building value for qualified commercial and industrial development.

- 50 percent reduced total eligible costs, up \$100,000 per project
- Must be linked to approved development order

Infrastructure Improvement Program – To bring commercial, industrial, retail and residential mixed-use properties into compliance with current land development code regulations.

- 50 percent reduced total eligible costs, up to \$50,000 per acre
- Eligible onsite infrastructure for stormwater retention, sewer/water, landscaping, irrigation, sidewalks and exterior lighting.

Flood-proofing Program – For qualified Commercial and Industrial development projects resulting in a 50 percent increase in building value.

- 50 percent reduced total eligible costs, up to \$50,000 per project
- For water-sealing building openings

Building Exterior/Façade Improvement Program – For significant enhancement of Commercial, Industrial and Retail properties

- 50 percent reduced total eligible costs up to \$75,000

Keystone Project – For Commercial, Retail and Residential Mixed-Use projects with a \$3 million minimum capital investment, a minimum 5 acres developed and a Floor Area Ratio of 0.5 or greater

- Up to 20 percent of total eligible costs (negotiated)

More information -

- For more information on the Mixed Use Overlay: www.muo.developlee.com
- For more information on the incentives: www.incentives.developnfm.com
- Call 239-338-3161