



What are the objectives of the North Fort Myers regulatory and financial incentives?

The objectives for this program are closely aligned with redevelopment planning strategies in the Lee Plan for North Fort Myers. They provide the framework and general guidelines needed to direct decision-making that will enable rational development activities that are consistent with the primary intentions of the BOCC. In general, the objectives of the Revitalization Incentives are as follows:

1. To encourage investment by the private sector by eliminating impediments to development and redevelopment
2. To promote the conservation, rehabilitation and redevelopment in accordance with the Lee Plan and local codes and ordinances
3. To achieve a higher quality environment that embraces appropriate architectural, landscape, urban design and land use principles
4. To encourage new development and leverage existing infrastructure
5. To retain existing businesses and stimulate job growth
6. To stabilize and increase the ad valorem tax base
7. To show visual enhancements through infrastructure and aesthetic improvements



What is a Mixed use overlay?

The Mixed Use Overlay are areas where mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities are encouraged in order to provide:

- Diversified land development;
- Variety of housing types;
- Greater connectivity between housing, workplaces, retail businesses, and other destinations;
- Increased transit service, internal trip capture, and reduced travel distance
- Pedestrian and bicycle-friendly environments.



How were the areas selected for the Mixed Use Overlay?

Locations are identified as being desirable for mixed use that are:

1. Located within the extended pedestrian shed of established transit routes; and,
2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,
3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,
4. Availability of adequate public facilities and infrastructure.
5. Will not intrude into predominately single-family residential neighborhoods.



How can land be added to the Mixed Use Overlay?

The Mixed Use Overlay is designated in the Lee County Comprehensive Plan (Lee Plan). To be added to the Mixed Use Overlay a property owner may request an amendment to the Lee Plan. Questions about amending the Lee Plan should be directed to the Lee County Department of Community Development Planning Section. The following criteria must be met for a property to be considered for designation in the Mixed Use Overlay:

1. The property is located within the ½ mile of established LeeTran route(s); and,
2. Pedestrian and automobile connections can be made to adjacent uses without accessing major roadways; and,
3. The property is located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,
4. There is adequate public facilities and infrastructure to serve the site; and,
5. The Mixed Use Overlay would not intrude into predominately single-family residential neighborhoods; and,
6. The intensity of permitted uses would be compatible with surrounding properties.