

# NORTH FORT MYERS COMMUNITY PLAN

## Land Development Code Neighborhood Centers



**LaRue** Planning  
& Management Services, Inc.

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1375 Jackson Street, Suite 206  
Fort Myers, Florida

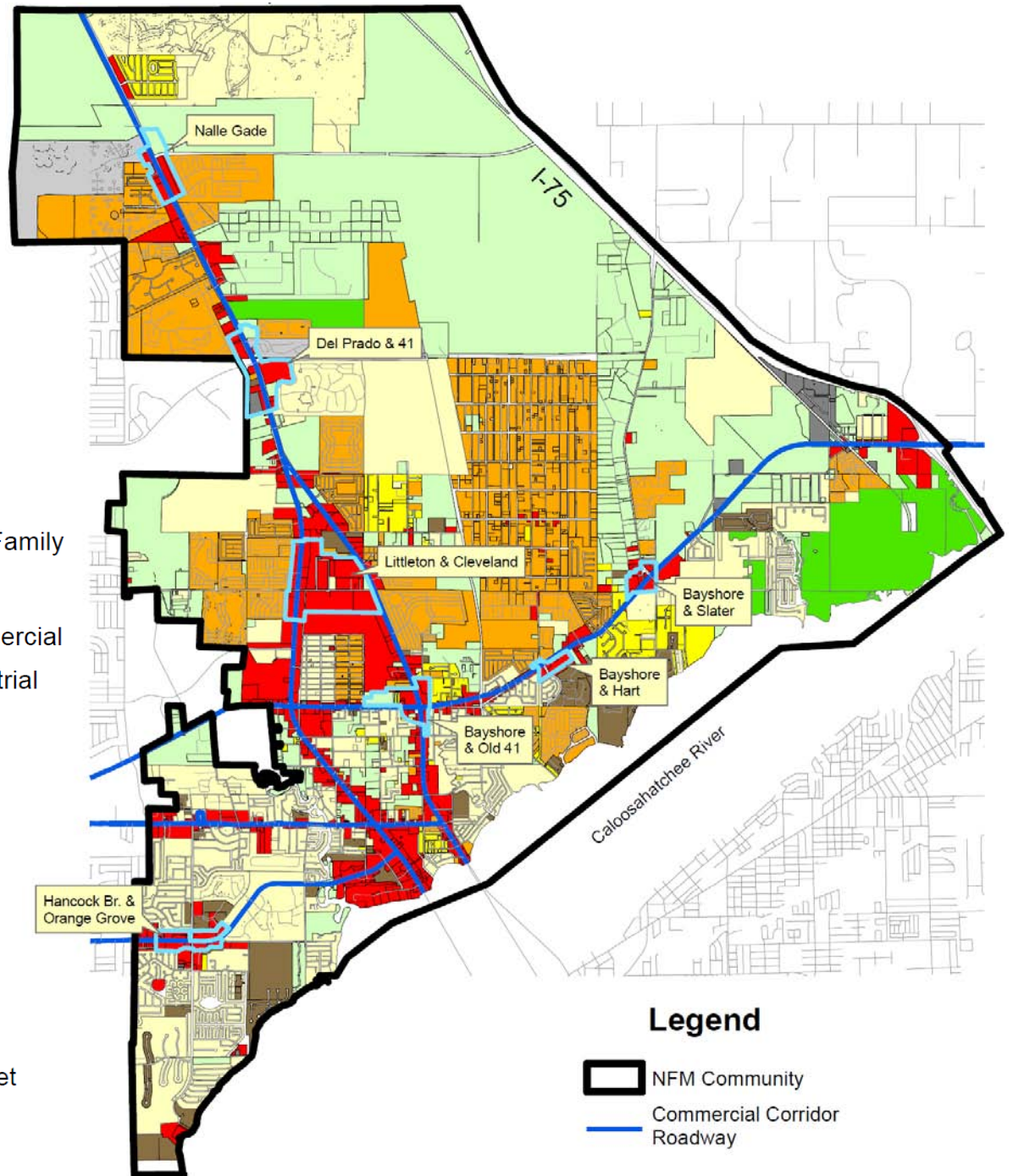
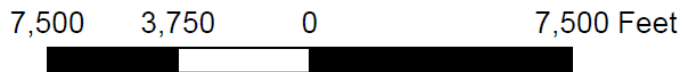
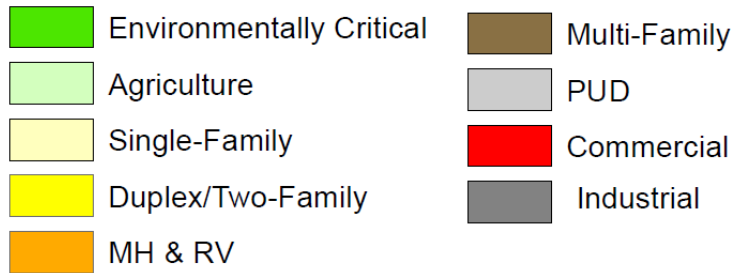
# Neighborhood Centers

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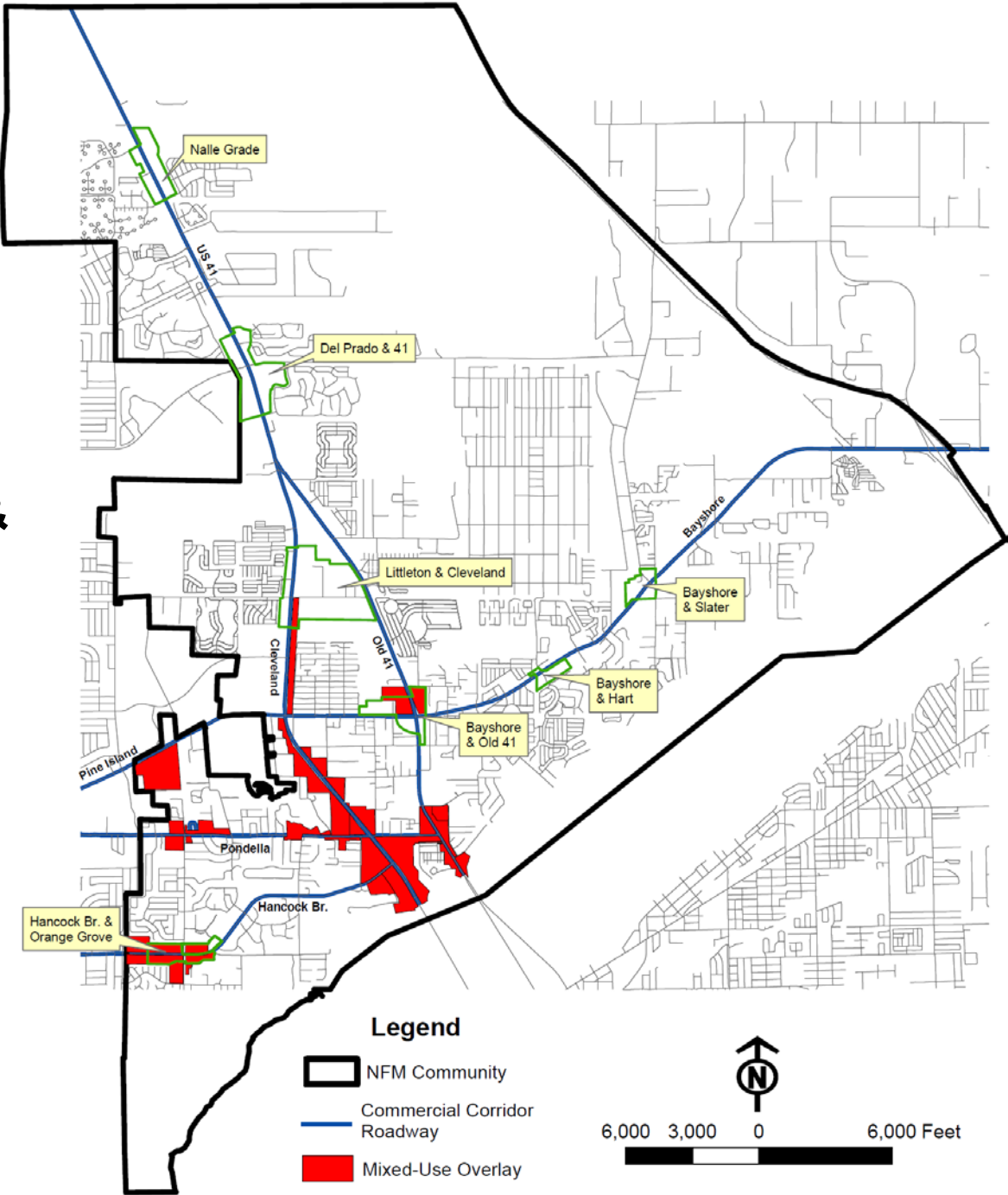
- North Tamiami Trail & Nalle Grade Road
- North Tamiami Trail & Del Prado Boulevard
- Littleton Road & North Cleveland Avenue
- Hancock Bridge Parkway & Orange Grove Boulevard
- North Tamiami Trail & Pine Island/Bayshore Road
- Bayshore Road & Hart Road
- Bayshore Road & Slater Road
- Commercial Corridors within Mixed Use Overlays

# North Fort Myers Area Zoning, Neighborhood Centers and Commercial Corridors

## ZONING



# North Fort Myers Area M-U Zoning Overlay, Neighborhood Centers & Commercial Corridors



# Neighborhood Center Highlights

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- Implementation under Chapter 32 with special regulations under Sec. 32-245 – 32-251.
- All property development and use regulations fall under one transect: the “Center Transect”.
- Allowable uses are all those in the CC Zoning District except:

# Use Limitations

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Consumption of alcohol on premise is limited to restaurants, bars, lounges or nightclubs associated with and located on the same premises as the hotel or restaurant to which it is accessory.

Free-standing bars, lounges and nightclubs, and pawn shops, and casino type games/gambling are allowed as special exception uses. Additional distance limitations are imposed.

# Excluded Uses

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- Bail bonding
- Excavation for oil or gas
- Escort services
- Palm readers
- Fortune tellers or Card readers
- Steam or Turkish baths
- Massage parlors
- Roadside stands
- Used merchandise (Group II)

# Neighborhood Center Highlights

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- Incentives provided to encourage increased open space, public parking and mixed use development
- Urban design guidelines provided
- Special regulations added to Riverfront areas
- Publicly accessible open space required



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