

# Lee County Site Selection Website

<http://leegis.leegov.com/SiteSelection>

## **Businesses:**

Businesses: 2012 Occupational Licenses – *Based on information from Lee County Tax Collector, City of Cape Coral and City of Fort Myers.*



Business Parks – *Compiled by Lee County Economic Development Office.*



Top 100 Employers - *Targeted industries and large employers engaged with Lee County Economic Development Office.*



**Property Sales:** *As classified by Lee County Property Appraiser Department of Revenue property classification codes and sale dates.*

2012 Commercial Sales

2012 Industrial Sales

2012 Office Sales

2012 Residential Sale Prices

2011 Commercial Sales

2011 Industrial Sales

2011 Office Sales






2011 Residential Sale Prices

2010 Commercial Sales

2010 Industrial Sales

2010 Office Sales

2010 Residential Sale Prices

-  < \$75,000
-  \$75,001 - \$100,000
-  \$100,001 - \$150,000
-  \$150,001 - \$250,000
-  > \$250,000

## **Places:**

Points of Interest



Airport



Government



Human Services



Post Office



Recreation



Retail



Supermarket

Schools

Public Schools

 College/University

 High School

 Elementary/Middle School

Private Schools



Hospitals



Hotel/Motel



Libraries



Golf Courses



Green Spaces

Trails



Parks/Preserves



**Transportation:**

Traffic Count Stations – *Maintained by Lee County DOT, traffic counts for years 1996-2011.*



CIP Improvements

County Road CIP – *Funded lane widening projects, number of lanes, project year.*



County Road Projects – *Non-funded lane widening projects, number of lanes.*



State Road Projects – *Funded lane widening projects, number of lanes, project year.*



Interchange Projects – *Under construction.*



Bridge Improvements – *Under Construction.*



Functional Road Classification – *Maintained by Lee County DOT.*

- Interstate
- Arterial
- Collector
- Local

Park and Ride Lots – *Designated parking spaces for shared commuting for those registered with Commuter Services.*



Bus Stops – *Lee Tran bus stops.*



Bus Routes – *Lee Tran bus routes.*



Sidewalks – *Delineated sidewalks. Data maintained by Lee County DOT.*



Bikeways – *Designated as a bike path, paved shoulder, or sidewalk. Data maintained by Lee County DOT.*



**County Owned Utilities:**

Water

- Raw Water Main
- Pressurized Main

Wastewater

- Lift Station
- Forced main
- Gravity Main
- Lateral

Reclaim

- Reclaim Main

**Parcel Information:**

Parcels – *Lee County Property Appraiser parcel lines.*



Condos – *Lee County Property Appraiser condo units.*



Condo Buildings – *Lee County Property Appraiser condo building footprints.*



**Base Layers:**

Roads

County Boundary

Airports

Railroad

River/Streams/Canals – *Surface waterbodies.*

Lakes/Ponds/Canals – *Surface waterbodies.*

**Population:**

2010 Population Density and 2000 Population Density – *Based on Census Block data. Should be used to display general population trends.*

- High
- Medium
- Low

Population Density Change 2000 to 2010 – *Based on Census Block changes, many census blocks changed geometry between 2000 and 2010. Percentage = percent of total census blocks making specified density changes.*

- Low to High - 3%
- Medium to High - 5%
- Low to Medium - 18%
- Medium to Low - 6%
- High to Medium - 4%
- High to Low - 3%
- No Change - 61%

**Regulatory:**

Enterprise Zone - Designated by the state of Florida, an Enterprise Zone is an area targeted for economic revitalization. By investing capital and creating jobs in a Zone, a company can become eligible to receive valuable tax and business incentives from the state.



Brownfields Areas - Brownfield Sites are generally abandoned, idled, or underused industrial and commercial properties where expansion or redevelopment is complicated by real or perceived environmental contamination. 376.79(3), F.S. Currently there are a variety of funding sources available to assist with Brownfields redevelopment in designated areas.



Research and Enterprise Diamond Boundary - A forty square mile area in South Lee County that is anchored by RSW and FGCU, the Research & Enterprise Diamond will be a livable, economically diverse hub for sustainable businesses.



Zip Codes – Zip Code boundaries.



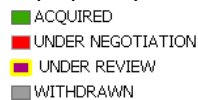
Subdivisions – Lee County recorded subdivisions.



Airport Noise Zones – Areas subject to varying levels of airport-related noise around Southwest Florida International Airport.



Conservation 2020 Nominations - The purpose of the program is to acquire, preserve and restore environmentally critical or sensitive lands within Lee County. The Division of County Lands handles the intake of property from evaluation through acquisition and the Department of Parks and Recreation provides land management and stewardship of the Preserves in perpetuity.



MSTBU - Non Ad-Valorem Taxing Districts maintained by Lee County Property Appraiser.



Future Land Use – Regulatory future land use designation reflecting anticipated/allowable development per the Lee County Comprehensive Plan.



Planned Developments – *Planned Development zoning is required for larger projects, known as Developments of County Impact. Planned development zoning districts allow greater flexibility in design but may have conditions attached during the approval process.*

- Approved
- Pending

Zoning - *Zoning districts for Unincorporated Lee County, City of Bonita Springs and Town of Fort Myers Beach. Zoning for Unincorporated Lee County maintained by Lee County Department of Community Development.*

- |  |  |  |
|--|--|--|
| <p>Zoning - LC/FMB/BS</p> <ul style="list-style-type: none"> <li><span style="color: lightgreen;">■</span> Agriculture</li> <li><span style="color: red;">■</span> Commercial</li> <li><span style="color: grey;">■</span> Community/Public Facilities</li> <li><span style="color: green;">■</span> Environmentally Critical</li> <li><span style="color: purple;">■</span> Industrial</li> <li><span style="color: blue;">■</span> Mixed Use</li> <li><span style="color: orange;">■</span> Mobile Home/RV</li> <li><span style="color: yellow;">■</span> Residential</li> </ul> | <p>Zoning - Cape Coral</p> <ul style="list-style-type: none"> <li><span style="color: lightgreen;">■</span> Agriculture</li> <li><span style="color: red;">■</span> Commercial</li> <li><span style="color: grey;">■</span> Community/Public Facilities</li> <li><span style="color: yellow;">■</span> Downtown</li> <li><span style="color: purple;">■</span> Industrial</li> <li><span style="color: orange;">■</span> Residential</li> <li><span style="color: blue;">■</span> Worship</li> </ul> | <p>Zoning - Fort Myers</p> <ul style="list-style-type: none"> <li><span style="color: red;">■</span> Commercial</li> <li><span style="color: purple;">■</span> Industrial</li> <li><span style="color: green;">■</span> Open Space</li> <li><span style="color: blue;">■</span> Planned Districts</li> <li><span style="color: orange;">■</span> Residential</li> <li><span style="color: yellow;">■</span> Urban</li> </ul> |
|--|--|--|

Floodplain – *FEMA Flood Hazard Zones (2008). 100 Year Floodplain based on zones A,AE,VE. 500 Year Floodplain based on zone O.2 PCT Annual Chance Flood Hazard (X).*

- 100 Year Floodplain
- 500 Year Floodplain

Storm Surge (Potential Tide Height) - *The storm surge values reflect the height of the storm surge tide and does not necessarily represent the depth of flooding above land.*

- A (Up to 8.7 ft)
- B (Up to 15.5 ft)
- C (Up to 23 ft)
- D (Up to 27.6 ft)
- E (Up to 41.7 ft)

Soils – *Designated by the Natural Resources Conservation Service Soil survey.*

- 100%: Wetlands (very often present)
- 75-95%: Wetlands (often present)
- 20-40%: Wetlands (sometimes present)
- Under 20%: Wetlands (rarely present)

City Limits – *Incorporated areas of Lee County.*

- Bonita Springs
- Cape Coral
- Fort Myers
- Sanibel
- Town of Fort Myers Beach

Site Selection website created and maintained by Lee County GIS: <http://leegis.leegov.com>

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