

LEE COUNTY ORDINANCE NO. 10-16
(Lehigh Acres Community Plan)
(CPA2008-07)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2008-07 (PERTAINING TO THE LEHIGH ACRES COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2008-2009 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with §163.3181, Florida Statutes, and Lee County Administrative Code 13-6 provide an opportunity for private individuals to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held public hearings pursuant to Florida Statutes and the Lee County Administrative Code on July 27, 2009; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on September 24, 2009. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2008-07 pertaining to the Lehigh Acres Community Plan effort to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the October 29, 2009 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC Report on January 15, 2010; and,

WHEREAS, at a public hearing on March 3, 2010, the Board moved to adopt the proposed amendment to the Lee Plan adopting the Lehigh Acres Community Plan as more particularly set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code 13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "2008-2009 Regular Comprehensive Plan Amendment Cycle CPA2008-07 Lehigh Acres Community Plan Ordinance."

SECTION TWO: ADOPTION OF LEE COUNTY'S 2008-2009 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board on March 3, 2010, known as CPA2008-07. CPA2008-07 amends the Plan to incorporate the recommendations of the Lehigh Acres Community Planning effort by establishing a Goal and subsequent Objectives and Policies specific to the Lehigh Acres Planning Community as set forth below, with strike through identifying deleted text and underlining identifying new text.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

I. LEE COUNTY - VISION FOR 2030

Lehigh Acres - ~~This community is the Lehigh Acres development, which was platted starting in 1954. This community is located south of Township 43 South, generally north of SR 82, and east of Buckingham Road/the Buckingham Rural Community Preserve to the eastern Lee County line. This community is designated as Urban Community, Central Urban, Industrial Development and Public Facilities. The Lehigh Community will continue to grow at a rate faster than the county average growth rate. This community, however, will not be close to build out by 2030. Lehigh will continue to struggle with providing sufficient non-residential uses to accommodate a community of its size. New provisions for providing these uses has been implemented and will aid in this problem, however, residents will continue to commute from this community to the core communities such as Fort Myers, South Fort Myers, and Gateway/Airport for employment, shopping and other services. This community will also struggle with providing an adequate road network to reduce traffic congestion as the population grows.~~

A “sustainable community of choice” is comprised of a collection of unique and inviting neighborhoods with involved citizens, a healthy environment, housing and employment opportunities, a full range of public services, and an efficient multi-modal transportation network connecting adjacent uses and neighboring communities. Residents will be encouraged to live a healthy and active lifestyle and will be provided opportunities to connect to the natural environment and their neighbors. This is the community vision of Lehigh Acres. Achieving the vision in the Lehigh Acres Planning Community will require improving the pattern of development to reduce dependence on neighboring communities for employment, recreation, and public services. Accomplishing this vision will reduce transportation impacts in neighboring communities and provide benefits to all of Lee County.

II. FUTURE LAND USE

POLICY 1.1.7: The Industrial Development areas play an important role in strengthening the county's economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. These areas have special locational requirements that are more stringent than those for residential areas, including transportation needs (e.g., air, rail, highway); industrial levels of water, sewer, fire protection, and other urban services; and central locations to reduce employee commuting distances. The that are convenient for employees to reach. Whereas, the other Future Urban Areas will include a broad combination of residential, commercial, public and limited industrial land uses, the Industrial Development area is to be reserved mainly for research and development, laboratories, industrial activities, and office; per se, as well as for selective land use mixtures such as the combined uses of industrial, manufacturing, research, and development, laboratories and office uses supporting the preceding uses; and properly buffered recreational uses (except where precluded by airport hazard zone regulations) and office complex (if specifically related to adjoining industrial uses) that constitute a growing part of Florida's economic development sector. New ~~natural resource extraction (mining) activities~~ limerock mining and fill dirt operations must be approved through the Mining Mine Excavation Planned Development rezoning process in accordance with the Lee County Land Development Code. The 14± acre parcel redesignated by CPA2006-14 from the Suburban to the Industrial Development future land use category, located north of Bayshore road and south of ACL Railroad right of way in Section 20, Township 43 South, Range 25 East will have a maximum Floor Area Ratio of 0.3. The 138± acres redesignated by CPA2008-07 from the Central Urban and Urban Community categories to the Industrial Development future

land use category, within the Lehigh Acres Planning Community, will have a maximum Floor Area Ratio of 1.0. Retail and commercial service uses supporting neighboring industrial uses are allowed if the following criteria are met:

1. Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises, or;
2. Commercial uses are integrated into the primary R&D/Industrial development; or,
3. Commercial service and retail uses may not exceed 20% of the total acreage within the Industrial Development areas per each Planning Community.

OBJECTIVE 1.8: Reserved.

Editorial Note: Objective 1.8 Lehigh Acres Commercial Uses, which only affects properties within the Lehigh Acres Planning Community, is being relocated within the Lee Plan to an objective under Goal 32: Lehigh Acres.

POLICY 6.1.2: All commercial development must be consistent with the location criteria in this policy, except where specifically excepted by this policy or by Policy 6.1.7, or in Lehigh Acres by ~~Policies 1.8.1 through 1.8.3~~Goal 32.

1. through 8, no changes.

9. The location standards in this policy are not applicable in the Interchange land use category, or in Lehigh Acres where commercial uses are permitted in accordance with Goal 32 ~~Policies 1.8.1 through 1.8.3,~~ or within the Captiva community in the areas identified by Policy 13.2.1.

10. through 13, no changes.

GOAL 32: LEHIGH ACRES. To ensure that continued development and redevelopment within the Lehigh Acres Planning Community converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed-use activity centers and neighborhood nodes; with adequate green space and recreational opportunities. This Goal and subsequent Objectives and Policies apply to The Lehigh Acres Planning Community, as depicted on Map 1.

OBJECTIVE 32.1: ESTABLISH A SUSTAINABLE COMMUNITY OF CHOICE. To ensure that development and redevelopment within the Lehigh Acres Planning

Community evolves into a sustainable community containing a broad mix of residential types and non-residential uses served by efficient infrastructure.

POLICY 32.1.1: The County will incentivize the development of specialized mixed use nodes within the Lehigh Acres Planning Community in a sustainable pattern that will provide opportunities for employment, housing, recreation, goods, and services. Incentives may include, but not be limited to, transfer of development rights, expedited reviews, special land development regulations within the Lehigh Acres Planning Community, and public private partnerships to utilize alternative funding methods including Municipal Service Taxing Units (MSTU) and Municipal Service Benefit Units (MSBU).

POLICY 32.1.2: Establish a series of specialized mixed use nodes throughout the Lehigh Acres Community to provide opportunities to diversify employment, vary housing types, reduce the need for future roadway expansions, and reduce the need for commuting.

POLICY 32.1.3: The Lee County Board of Commissioners acknowledges that there is an over abundance of single-family homesites available to construct detached single-family homes.

POLICY 32.1.4: Encourage a wide range of housing options within the Lehigh Acres Planning Community by supporting the development of a variety of housing types.

POLICY 32.1.5: Identify, preserve, protect, and, where possible, restore the remaining natural resources of the community.

POLICY 32.1.6: Encourage pedestrian friendly development with an emphasis on human scale design.

POLICY 32.1.7: Encourage connectivity between all land uses through an efficient multi-modal transportation network.

POLICY 32.1.8: Lee County will work with Lee Tran to improve the mass transit system within the Lehigh Acres Planning Community.

POLICY 32.1.9: Developers are encouraged to utilize Sustainable Development Design, as outlined in Goal 4.

POLICY 32.1.10: The Lehigh Acres Community Plan Overlays Map, Future Land Use Map 1, Page 8 of 8, subdivides the Lehigh Acres Community into 3 Tiers:

- a. Tier 1 consists of the older urbanized core of Lehigh Acres that is largely served by an existing array of public services and facilities, including a well-developed road network, water and sewer facilities, schools, and the bulk of Lehigh Acres' commercial development.
- b. Tier 2 consists of those areas immediately adjacent to Tier 1 where public facilities such as water and sewer are not fully available today, but where the provision of these public facilities should be prioritized in the second decade of the planning horizon, 10 to 20 years from adoption of the plan.
- c. Tier 3 consists of the extreme northern and eastern fringe of Lehigh Acres. This area is the least developed and is the lowest in zoned density due to the preponderance of one acre and half acre lots. This area has virtually no public services and facilities, little commercial uses and many roads that are in poor or very poor condition.

For the purpose of Capital Improvement Programming Tier 1 and 2 are the priority areas to receive capital improvements.

POLICY 32.1.11: By the end of 2011, Lee County will amend the Land Development Code to incorporate:

- a. Land development and urban design standards for each of the specialized mixed use node sub-categories.
- b. Land development and urban design standards for Lee Boulevard and SR 82.
- c. Design and development standards for duplex and two-family attached structures within Lee County.

OBJECTIVE 32.2: SPECIALIZED MIXED USE NODES: Are areas that will help to contribute the uses needed to support the Lehigh Acres Planning Community in an integrated and sustainable approach.

POLICY 32.2.1: Specialized mixed use nodes will be classified in three sub-categories. These sub-categories are identified on Map 1, Page 8 of 8 of the Lee Plan as Downtown Lehigh Acres, Community Mixed-Use Activity Centers, and Neighborhood Mixed-Use Activity Centers.

POLICY 32.2.2: All rezoning in these areas must be reviewed as a Planned Development, except for the DR/GR Mixed-Use Community node shown on Map 17 south of SR 82 at Daniels Parkway. The proposed development must include a design that integrates a mixture of at least two or more varied

uses, such as retail, office, residential, or public, as well as integrating the surrounding neighborhoods. Stand-alone residential planned developments are prohibited. Residential uses may only be permitted in conjunction with a mixed use planned development. All developments within the Specialized Mixed Use Nodes must be consistent with Table 1(c) of the Lee Plan. The Community Mixed-Use Activity Center located south of SR 82 at Daniels Parkway is also designated as a DR/GR Mixed-Use Community on Map 17 of the Lee Plan, and development approvals may follow any of the procedures established for DR/GR Mixed-Use Communities instead of being reviewed as a Planned Development.

POLICY 32.2.3: In order to promote a sustainable urban form, these areas are expected to develop at the higher end of the density and intensity ranges, including bonus density.

POLICY 32.2.4: The site location standards described in Policy 6.1.2 do not apply within areas designated as specialized mixed use nodes.

POLICY 32.2.5: Within the boundaries of the Specialized Mixed-Use Nodes on-street parking, as provided for in Section 4 of Lee County Ordinance No. 91-29 and meeting the dimensional requirements of Section 34-2016(1) of the Land Development Code, may be provided as a one-to-one substitute for required on-site parking.

POLICY 32.2.6: Developments in these areas are encouraged to share required features such as parking, stormwater detention and management areas, open space and other civic areas.

POLICY 32.2.7: Within these nodes, promote the establishment of pedestrian friendly mixed use development:

- a. Buffer walls between commercial and residential uses are not required.
- b. Bicycle and pedestrian facilities will be provided throughout these developments.
- c. Connections between all uses are required to facilitate alternative modes of transportation.
- d. Connections to adjacent developments will be provided.
- e. Vehicular connections between different uses will be provided to facilitate the internal capture of trips.

POLICY 32.2.8: Existing or future regulations that inhibit the development of these mixed-use projects will be given strong consideration for deviations.

POLICY 32.2.9: Additional Specialized Mixed Use Nodes may be appropriate at the following intersections following the construction of the Lockett Road Extension:

- a. W 12th Street and Sunshine Boulevard
- b. W 12th Street and Williams Avenue
- c. W 12th Street and Richmond Avenue
- d. W 12th Street and Joel Boulevard

OBJECTIVE 32.3: DOWNTOWN LEHIGH ACRES: Is an area expected to redevelop as a vibrant, intensely developed mixed-use gathering place to serve area residents. It will provide opportunities for multi-family residential, public and private education, live-work, retail, office, medical, entertainment, arts, commercial/public parking, parks, other civic uses, and public amenities. The potential mixture of jobs, living, cultural and recreation opportunities allows the greatest efficiency in the use of infrastructure and other public expenditures of any development style envisioned by this Plan. Downtown Lehigh Acres is an appropriate receiving area for transferred development rights.

POLICY 32.3.1: The Downtown Lehigh Acres area offers a mix of opportunities to live and work in a vibrant, well designed urban environment. Land use is focused on providing residential or office uses on upper floors, with retail uses at the street level to energize the urban experience. Parking should be in structures, not in surface lots. Street trees, well designed public gathering areas, and lighting should be employed to create a safe, inviting experience at the street level both day and night.

POLICY 32.3.2: The downtown provides a living environment to a growing segment of society that no longer desires the suburban lifestyle. It provides housing for a wide variety of income levels, in an environment that allows less reliance on the automobile.

POLICY 32.3.3: Create and revitalize the downtown as the premier urban center of Lehigh Acres, providing jobs, residential opportunities, and cultural and economic activities. Residents should find not only access to employment, transportation, and basic amenities, but a concentration of restaurants, galleries, and unique shopping experiences.

POLICY 32.3.4: Downtown Lehigh Acres will be viewed as a receiving area for any transfer of development rights program that is established in Lee County.

POLICY 32.3.5: Bonus density greater than 15 units per acre in the Intensive Development Future Land Use Category must be achieved through the transfer of development rights program.

OBJECTIVE 32.4.: COMMUNITY MIXED-USE ACTIVITY CENTERS: Are areas of sufficient size and location that will help to contribute the uses needed to support all of the Lehigh Acres Planning Community including: residential; public and private education; live-work; retail; office; medical; entertainment; light industrial; commercial/public parking; parks; and, other civic uses. These locations are identified on Map 1.

POLICY 32.4.1: Identify those areas within Lehigh Acres that have sufficient vacant or undeveloped land to accommodate the community-scale development that will balance the land uses and provide opportunities to diversify the economic base of the community.

POLICY 32.4.2: These areas provide the best opportunity for resolving many of the problems inherent in a single use platted community that lacks a diversity of uses.

POLICY 32.4.3: The emphasis of the future development of these areas is to provide employment opportunities mixed with facilities offering goods and services that support the wider community.

OBJECTIVE 32.5.: NEIGHBORHOOD MIXED-USE ACTIVITY CENTER: Are areas of sufficient size and location that will help to contribute the uses needed to support large portions of the Lehigh Acres Planning Community including: residential; public and private education; live-work; retail; office; medical; entertainment; light industrial; commercial/public parking; parks; and, other civic uses. These locations are identified on Map 1.

POLICY 32.5.1: The emphasis of the future development of these areas is to provide mixed use facilities offering goods and services that support the surrounding neighborhoods as well as local employment opportunities and alternate housing types.

POLICY 32.5.2: In addition to adhering to the policies under Objective 32.2, Specialized Mixed Use Nodes, these areas are intended to provide a strong link to the existing single family areas. Interconnections utilizing all modes of transportation are highly encouraged.

POLICY 32.5.3: In areas that are already platted, the utilization of the existing street network and block design is strongly encouraged.

OBJECTIVE 32.6: LOCAL MIXED-USE ACTIVITY CENTERS: Are areas located within existing and emerging residential neighborhoods that are intended to support

the local daily commercial needs of the neighborhood. Local Activity Centers are envisioned as floating designations that may be applied for as part of a rezoning.

POLICY 32.6.1: To assure neighborhoods have local access to commercial services that support the daily needs of the neighborhood, Local Mixed Use Activity Centers will not be assumed to be an encroachment into the neighborhood.

POLICY 32.6.2: These areas are intended to provide a strong link to the existing single family neighborhood. Interconnections utilizing all modes of transportation are highly encouraged.

POLICY 32.6.3: Buffer walls between commercial and residential uses are not required.

POLICY 32.6.4: Local Mixed-Use Activity Centers may be located on property as small as one lot, but are limited to a maximum of one platted block.

POLICY 32.6.5: Connections between the commercial use and the immediate neighborhood are required. These connections should include pedestrian and bicycle facilities.

POLICY 32.6.6: Within the boundaries of Local Mixed-Use Activity Centers on-street parking, as provided for in Section 24 of the Lee County Code of Laws and Ordinances, may be provided as a one-to-one substitute for required on-site parking.

POLICY 32.6.7: To receive the Local Mixed-Use Activity Center designation, the center should be located approximately ½ mile or more from the edge of any area identified in Objective 32.2, Specialized Mixed Use Nodes, and must meet the following locational and access criteria

- a. Must initially have frontage on two publicly maintained streets.
- b. Local Mixed-Use Activity Center will be designated through the zoning process.
- c. May be expanded to an area that is adjacent to a previously designated Local Mixed-Use Activity Center.

NOTE: The following Objective and subsequent policies are a renumbering of existing Objective 1.8 with modifications shown in strikethrough/underline format.

OBJECTIVE 1-8 32.7: LEHIGH ACRES COMMERCIAL USES OVERLAY ZONES:
Designate additional overlay zones on the Future Land Use Map to designate establish potential commercial land uses in Lehigh Acres. The Commercial Overlay

Zones are identified on Map 1, page 8 of 8 of the Lee Plan. The distinction in Policy 6.1.2(7) between the two major types of commercial uses does not apply in Lehigh Acres.

POLICY 1.8.1 32.7.1: Commercial uses are permitted on lands in the Lehigh Commercial overlay once commercial zoning has been approved in accordance with this plan. Land in the Lehigh Commercial overlay may also be used for schools, parks, and other public facilities; churches and synagogues; and, residential uses that provide housing alternatives to the typical 1/4 to 1/2 acre subdivision lots. Creation of new single-family lots smaller than one acre is not permitted due to the oversupply of standard subdivision lots. If cumulative new residential development takes place on more than 1% of this land per year, Lee County will take steps to provide additional commercial land in Lehigh Acres to offset the loss. Lee County will take steps to reduce any emerging surplus of commercial land in Lehigh Acres if cumulative new commercial development exceeds an average floor-area ratio of 1.0 (the ratio of interior floor space to total lot area).

~~The prohibition on single-family development does not apply in the following portions of the Lehigh Commercial overlay: (1) that portion of Section 6, Township 45S, Range 27E lying south of 23rd Street Southwest and its easterly extension beyond Beth Stacey Boulevard, containing about 92 acres; and (2) those portions of Section 5, Township 45S, Range 27E described as follows: (a) that part of the southwest quarter of the northeast quarter lying southwest of Homestead Road, containing 22.12 acres, and (b) the west 364 feet of the north half of the southeast quarter, containing 11.00 acres, and (c) the southwest quarter of the southeast quarter less the south 175 feet of the east 125 feet, containing 39.50 acres.~~

POLICY 1.8.2: ~~Commercial uses are permitted on all lots in the Reclaimed Strip overlay facing S.R. 82. Access management for property abutting S.R. 82 is governed by the Corridor Access Management Plan (CAMP) adopted by FDOT in July 2007. All lots will have access to S.R. 82 via Meadow Road, which will serve as a reverse frontage street as described in Resolution 08-06-28 adopted by the Board of County Commissioners on June 17, 2008. All lots will be required to access S.R. 82 consistent with the access points reflected in the CAMP and the requirements set forth in Resolution 08-06-28. Commercial uses are also permitted on all Reclaimed Strip lots facing Gunnery Road. Access management for property abutting Gunnery Road is governed by the access management plan described in Bluesheet No. 20011253 adopted by the Board of County Commissioners on November 20, 2001. All lots will have access to Gunnery Road via Gretchen Avenue, which will serve as a reverse frontage street. All lots will be required to access Gunnery Road consistent with the access points reflected in Bluesheet No. 20011253.~~

POLICY 4.8.3 32.7.2: Because of the shortage of suitable undivided tracts in the Lehigh Acres Planning Community (~~whose boundaries for the purposes of this plan are shown on Map 16~~), commercial uses may also be appropriate on certain other lands that might otherwise be used for residential lots.

1. Many such lands are designated ~~with~~ as part of the Lot Assembly overlay. These lands are platted for single-family lots and are under multiple ownerships. Commercial uses on individual lots or small assemblies of lots would generally be intrusive to existing or emerging neighborhoods. However, the assemblies of entire blocks would provide suitable commercial parcels. Major lot assemblies could qualify for commercial zoning whether assembled by government action, private sector purchases, cooperative arrangements between individual lot-owners, or similar arrangements.
2. Other tracts or combinations of platted lots in Lehigh Acres may also be considered for commercial rezoning (even if they are outside any of the three overlays) through the normal planned development zoning processes or by requesting ~~a new~~ the CN-3 conventional commercial zoning district that ~~may be~~ was created to address Lehigh Acres conditions. Lands suitable for such rezoning would include:
 - a. Tracts that are assembled from vacant lots at the intersection of future collector or arterial roads in sparsely developed areas where there are very limited or no suitable commercial locations in any of the commercial overlays; or
 - b. Tracts that separate existing commercial and residential land uses where some commercial uses may be appropriate if they provide a substantial buffer and reasonably protect the privacy of existing dwellings. Land-owners seeking commercial zoning under this subsection should expect a minimal level of commercial uses and/or to provide extra levels of buffering.

~~Decisions on the suitability of any proposal will be made by Lee County on a case-by-case basis in order to implement the intent of these regulations.~~

3. ~~Commercially zoned land not placed within one of these overlays can be developed in accordance with previous regulations, but may be subject to county-initiated rezonings to restrict or eliminate future commercial uses there.~~

OBJECTIVE 32.8: PARKS, RECREATION, OPEN SPACE AND PUBLIC FACILITIES. Lee County will explore opportunities to create a coherent network of

parks, greenways, water amenities, open space, and other public facilities.

POLICY 32.8.1: Lee County Parks and Recreation will work with the East County Water Control District to identify rights-of-way or easements that can be incorporated into the County's greenway plan.

POLICY 32.8.2: Lee County, the East Lee County Water Control District, the Lee County School District, and other agencies will work together to identify areas that can be acquired for possible co-location of parks, water retention and other water amenities, school sites, and other public facilities.

POLICY 32.8.3: New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Greenways Master Trail Plan, must incorporate the greenway trail into their development design, as required by Policy 77.3.7 of the Lee Plan.

POLICY 32.8.4: Lee County will work with the Lee County School District and other agencies that operate within the Lehigh Acres Planning Community to identify adequate land to develop additional public facilities needed to accommodate the expected growth of Lehigh Acres.

OBJECTIVE 32.9: TRANSPORTATION, PARKING, AND TRAFFIC CIRCULATION. Lee County will work to improve transportation parking and circulation within the Lehigh Acres Planning Community.

POLICY 32.9.1: Whenever possible, all new commercial development adjacent to Lee Boulevard right-of-way must provide access to either 5th Street West, 4th Street West, or other local, collector or arterial roadway. Direct access to Lee Boulevard is discouraged.

POLICY 32.9.2: All connections to SR 82 must be consistent with the Florida Department of Transportation Corridor Access Management Plan for SR 82.

POLICY 32.9.3: All connections to Gunnery Road must be consistent with the Gunnery Road Access Management Plan.

POLICY 32.9.4: All new commercial development must provide parking lot interconnections to adjacent properties and must not prevent pedestrian or vehicular access from adjacent residential areas.

POLICY 32.9.5: Lee County will identify possible locations of new bridges to improve the continuity of the street network and connect neighborhoods.

POLICY 32.9.6: Lee Tran will continue to identify opportunities to improve

service, frequency, routes, and bus stop amenities in the Lehigh Acres Community.

POLICY 32.9.7: New Single-Family Model Homes are prohibited within 300 feet of Arterial and Collector Roads.

OBJECTIVE 32.10: SEWER AND WATER. Expedite the staged extension of water and sewer systems, connect lots previously served by on-site septic and wells, and discourage additional development that is reliant upon on-site well and septic systems.

POLICY 32.10.1: The availability of sewer and water to serve uses within the Specialized Mixed-Use Nodes and the Commercial Overlay Zones is not a requirement for zoning approval. However, sewer and water must be available to the property in accordance with Standard 11.1 and 11.2 of this Plan before a development order will be issued.

POLICY 32.10.2: Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive urban services and infrastructure during the planning horizon of the Lee Plan.

POLICY 32.10.3: Lee County will work with Florida Governmental Utilities Authority (FGUA) to prioritize areas for the expansion of utilities.

OBJECTIVE 32.11: NATURAL RESOURCES. Lee County will preserve, protect, and, where possible, enhance the physical integrity, ecological values, and natural beauty of Lehigh Acres, by maintaining the diverse and healthy native vegetation, and wildlife resources.

POLICY 32.11.1: Lee County will encourage on-site preservation of indigenous plant communities and listed species habitat. Any required mitigation will be of similar habitat, and provided, whenever possible, within the Lehigh Acres Planning Community boundary. Development must also be consistent with Goal 77, and Objective 77.3 of this Plan.

POLICY 32.11.2: Lee County will work with various agencies to identify existing wetlands that are worth saving or restoring within the Lehigh Acres Planning Community.

POLICY 32.11.3: Lee County will provide incentives (for example increased density, Transfer of Development Rights, etc.) for the protection of wetlands, historic flow ways, native habitat or other significant natural resources within the Lehigh Acres Planning Community.

POLICY 32.11.4: Where not inconsistent with the South Florida Water

Management District design criteria, natural habitat restoration is preferred to open water systems for treating stormwater.

OBJECTIVE 32.12: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 32.12.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Lehigh Acres Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments through mail, email or other electronic means. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail, email or to timely provide the notice, or failure of a group to receive notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 32.12.2: The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) within the Lehigh Acres Planning Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

OBJECTIVE 32.13: INTERGOVERNMENTAL COORDINATION. The Lehigh Acres Planning Community depends on agencies that are external to Lee County for certain services, such as the East County Water Control District, Lee County Health Department, Florida Governmental Utilities Authority, and Hendry County. Lee County will work with these organizations on matters under their jurisdiction.

POLICY 32.13.1: Explore cost-effective land acquisition opportunities that may present themselves through the escheatment process. Where these opportunities exist and can be capitalized on, plan for the aggregation of land for needed community facilities or to incentivize private development of commercial or employment uses. Coordinate "tax forgiveness" efforts with the School Board, Fire District, Southwest Florida Water Management

District and East County Water Control District.

POLICY 32.13.2: Lee County will work with Hendry County to coordinate trail connections at the counties' boundaries in order to promote a regional trail system.

POLICY 32.13.3: Lee County will work with the Lehigh Acres Fire District to identify locations for new facilities that will assure adequate and uniform fire protection throughout the Lehigh Acres Planning Community.

POLICY 32.13.4: Lee County will work with the East County Water Control District to identify existing wetlands and opportunities for stormwater detention areas.

POLICY 32.13.5: Lee County will work with Florida Governmental Utilities Authority to prioritize areas for the expansion of utilities.

POLICY 32.13.6: Lee County will work with the Lee County Health Department to discourage the approval of septic tank variances and to address regulations that allow two septic systems on one small lot.

OBJECTIVE 32.14: OVERSIGHT AND COORDINATION BY LEE COUNTY. The Lehigh Acres Planning Community is entirely within unincorporated Lee County, as such Lee County can perform activities that will help guide and accommodate attractive development; plan for and construct capital improvements; and establish policies to concentrate development within appropriate areas and provide protection of natural features. These activities will help to assure that the Lehigh Acres Planning Community develops in a way that is consistent with its vision.

POLICY 32.14.1: Lee County will assist in establishing comprehensive stormwater management areas within the Specialized Mixed Use Nodes to achieve an efficient use of property for stormwater management purposes.

POLICY 32.14.2: Lee County will explore cost-effective land acquisition opportunities that may present themselves through the escheatment process. Where these opportunities exist and can be capitalized on, plan for the aggregation of land for needed community facilities or to incentivize private development of commercial or employment uses.

POLICY 32.14.3: Lee County will use Tier 1 and Tier 2 as capital improvement priority areas for public facilities and services that are under the control of Lee County, and will work with Florida Governmental Utilities Authority to prioritize areas for the expansion of utilities.

POLICY 32.14.4: Lee County will not permit mine truck traffic from mines established in Hendry County to utilize Lee County maintained roads within

the Lehigh Acres Planning Community as a primary access. Mines within Hendry County may establish secondary access points to Lee County maintained roads for emergency access purposes only.

POLICY 32.14.5: By the end of 2011, Lee County will complete the following activities:

- a. Amend the Land Development Code to incorporate land development and urban design standards for each of the specialized mixed use node sub-categories.
- b. Amend the Land Development Code to incorporate land development and urban design standards for Lee Boulevard and SR 82.
- c. Amend the Land Development Code to incorporate design and development standards for duplex and two-family attached structures within Lee County.
- d. Explore the establishment of a Land Swap Program, where parcels gained through the escheatment process in Tier 1 or Tier 2 could be swapped for undeveloped parcels in Tier 3.
- e. Define appropriate sending and receiving areas for a Transfer of Development Rights program.

V. PARKS, RECREATION AND OPEN SPACE

POLICY 84.1.2: Lee County will work with the East County Water Control District to establish a regional park at Harns Marsh.

SECTION THREE: AMENDMENTS TO FUTURE LAND USE MAPS AND TABLES

The Lee County Comprehensive Plan Map Services is hereby amended as follows:

- (a) Map 1, Page 1 - Future Land Use Map.

Lee Plan, Map 1, Page 1, is hereby amended to:

- (1) Change the Future Land Use Map designation for the area encompassed by the proposed Downtown Mixed Use Node from Central Urban to Intensive Development as depicted on attached Exhibit A and Exhibit A-1 (a magnified version of the subject area).
- (2) Expand the Industrial Development Future Land Use Designation of the existing industrial Area in Western Lehigh Acres to include the "South Addition to Lehigh Acres Industrial Park" and the "North Addition to the Lehigh Acres Industrial Park," as depicted on Exhibit A-2 by changing the Future Land Use Map designation of the "North and South Addition" parcels from Central Urban to Industrial Development as set forth on attached Exhibit A.

- (3) Change the designation of the "Blackstone Industrial Development Area" property located South of SR 82 and Southeast of Blackstone Drive, as depicted on attached Exhibit A-3, from Central Urban to Industrial Development, as depicted on attached Exhibit A. [The portion of the property depicted as Wetlands on Exhibit A-3 will remain in the Wetland Future Land Use category.]

- (b) Map 1, Page 2.

Lee Plan Map 1, Page 2, is amended to reflect the boundaries of the Lehigh Acres Planning Community as depicted on attached Exhibit B.

- (c) Map 1, Page 8.

Lee Plan Map 1, Page 8, is hereby created and added to the Future Land Use Map Series as the "Lehigh Acres Community Plan Overlays" Special Treatment Area Map as depicted on attached Exhibit C.

- (d) Map 16.

Lee Plan Map 16 is hereby amended to reflect the boundaries of the Lehigh Acres Planning Community (#17) as depicted on attached Exhibit D.

- (e) Table 1(b).

The Year 2030 Allocations Table 1(b) is hereby amended to decrease Urban Community Allocation Acreage and increase Intensive Development Acreage as identified in attached Exhibit E.

- (f) Table 1(c).

The Mixed Use Overlay, Table 1 (c) is hereby amended to reflect additional acreage to accommodate the Lehigh Acres Specialized Mixed Use Node Ratios as set forth in attached Exhibit F.

SECTION FOUR: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Comprehensive Plan. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184(9), Florida Statutes, or until the Administrative Commission issues a final order determining the adopted amendment to be in compliance in accordance with 163.3184(10), Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

Commissioner Mann made a motion to adopt the foregoing ordinance, seconded by Commissioners Judah. The vote was as follows:

Robert P. Janes	Aye *
Brian Bigelow	Aye
Ray Judah	Aye
Tammara Hall	Aye
Frank Mann	Aye

*By telephone.

DONE AND ADOPTED this 3rd day of March, 2010

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: *Shirley J. Pierce*
Deputy Clerk

BY: *Tammara Hall*
Tammara Hall, Chairwoman

DATE: 3/3/10

Approved as to form by:

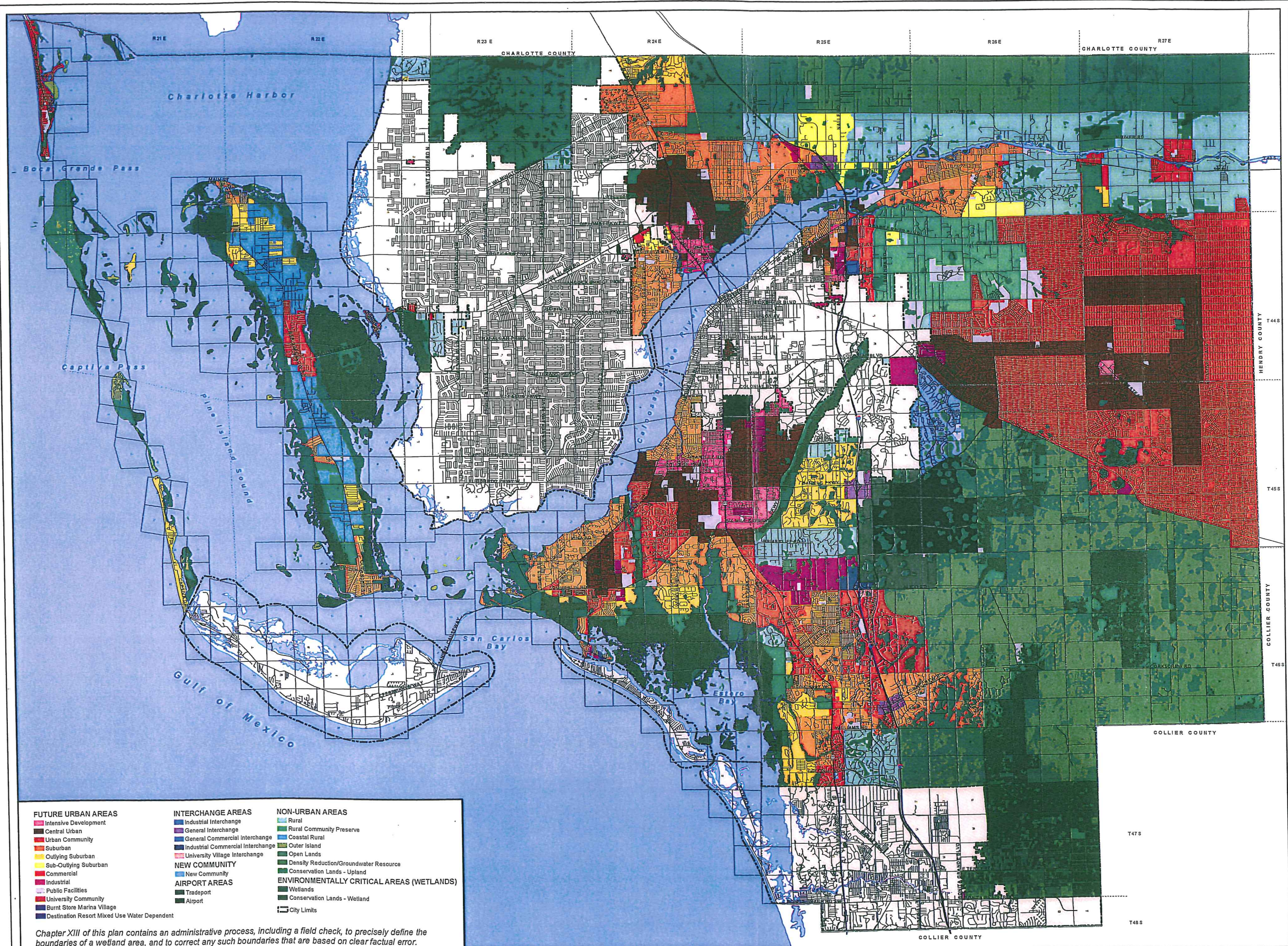
Dawn E. Perry-Lehnert
Dawn E. Perry-Lehnert
County Attorney's Office

Attachments:

- Exhibit A: Lee Plan Map 1, Page 1, Future Land Use Map
- Exhibit A-1: Magnified View of Downtown Mixed Use Node
- Exhibit A-2: "North and South Addition" to Lehigh Acres Industrial Park
- Exhibit A-3: Blackstone Industrial Development Area
- Exhibit B: Map 1, Page 2, Special Treatment Areas
- Exhibit C: Map 1, Page 8, Lehigh Acres Community Plan Overlays
- Exhibit D: Map 16, Planning Communities
- Exhibit E: Table 1(b) - Year 2030 Allocations
- Exhibit F: Table 1(c) - Mixed Use Overlay Ratios



S:\LU\DPL\Lee Plan\Ord 10-16 - CPA2008-07 - Lehigh Acres Community Plan.wpd DPL



FUTURE LAND USE MAP

1 This map generally represents the future land use maps of the five municipalities within the context of the Lee Plan. The specific plans and policies are subject to the jurisdiction of the respective municipalities.

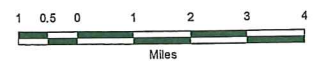
2 This map is a general representation of the Future Land Use Map as adopted by the Board of County Commissioners On September 17, 1990.

Revised By:

ADOPTING ORDINANCE	DATE OF ADOPTION	EFFECTIVE DATE
89-02	1/31/1989	3/1/1989
90-09	3/7/1990	3/14/1990
90-43	9/8/1990	9/17/1990
90-44	9/12/1990	9/17/1990
91-10	4/3/1991	4/10/1991
91-19	7/9/1991	7/18/1991
92-35	8/7/1992	8/18/1992
92-41	9/15/1992	9/21/1992
92-47	10/27/1992	11/9/1992
92-48	10/27/1992	11/9/1992
92-51	12/9/1992	12/21/1992
93-05	2/22/1993	2/26/1993
93-25	9/20/1993	12/4/1994
94-23	8/29/1994	11/14/1994
94-29	10/26/1994	1/9/1995
94-30	11/1/1994	7/25/1996
95-27	12/20/1995	12/0/1996
96-19	10/2/1996	11/2/1996
97-05	3/5/1997	4/2/1997
97-17	8/26/1997	9/30/1997
97-13	6/24/1997	7/25/1997
97-22	11/25/1997	12/6/1997
98-02	1/13/1998	2/13/1998
98-09	6/3/1998	7/30/1998
99-02	4/13/1999	2/4/2000
99-26	11/24/1998	12/25/1998
99-15	11/23/1999	1/19/2000
99-16	11/23/1999	1/19/2000
99-17	11/23/1999	1/19/2000
99-18	11/23/1999	1/19/2000
99-19	11/23/1999	12/31/1999
00-08	5/4/2000	6/26/2000
00-16	8/8/2000	9/8/2000
00-22	11/1/2000	12/26/2000
01-24	12/13/2001	1/13/2002
02-02, 03, 04, 05, 06	1/10/2002	3/27/2002
02-29	10/21/2002	1/9/2003
03-01, 02, 03, 04, 05, 06, 07	1/9/2003	4/1/2003
03-12	5/6/2003	6/8/2003
03-19, 03-20, 03-21	10/29/2003	12/1/2004
03-26	12/15/2003	3/12/2004
04-14	9/20/2004	12/7/2004
04-15	9/22/2004	10/22/2004
05-19, 05-21	10/12/2005	01/09/2006
05-20	10/12/2005	11/15/2006
07-07	4/24/2007	5/24/2007
07-06	4/24/2007	5/24/2007
07-09 thru 07-18	5/16/2007	8/13/2007
08-04	3/1/2008	4/1/2008
08-05	3/1/2008	4/1/2008
09-05 thru 09-17	2/25/2009	5/15/2009

3 Please see the Lee Plan for additional information regarding special restrictions, overlays, or allowances in addition to the requirements of the land use categories.

4 The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County.



Map Generated March 2010

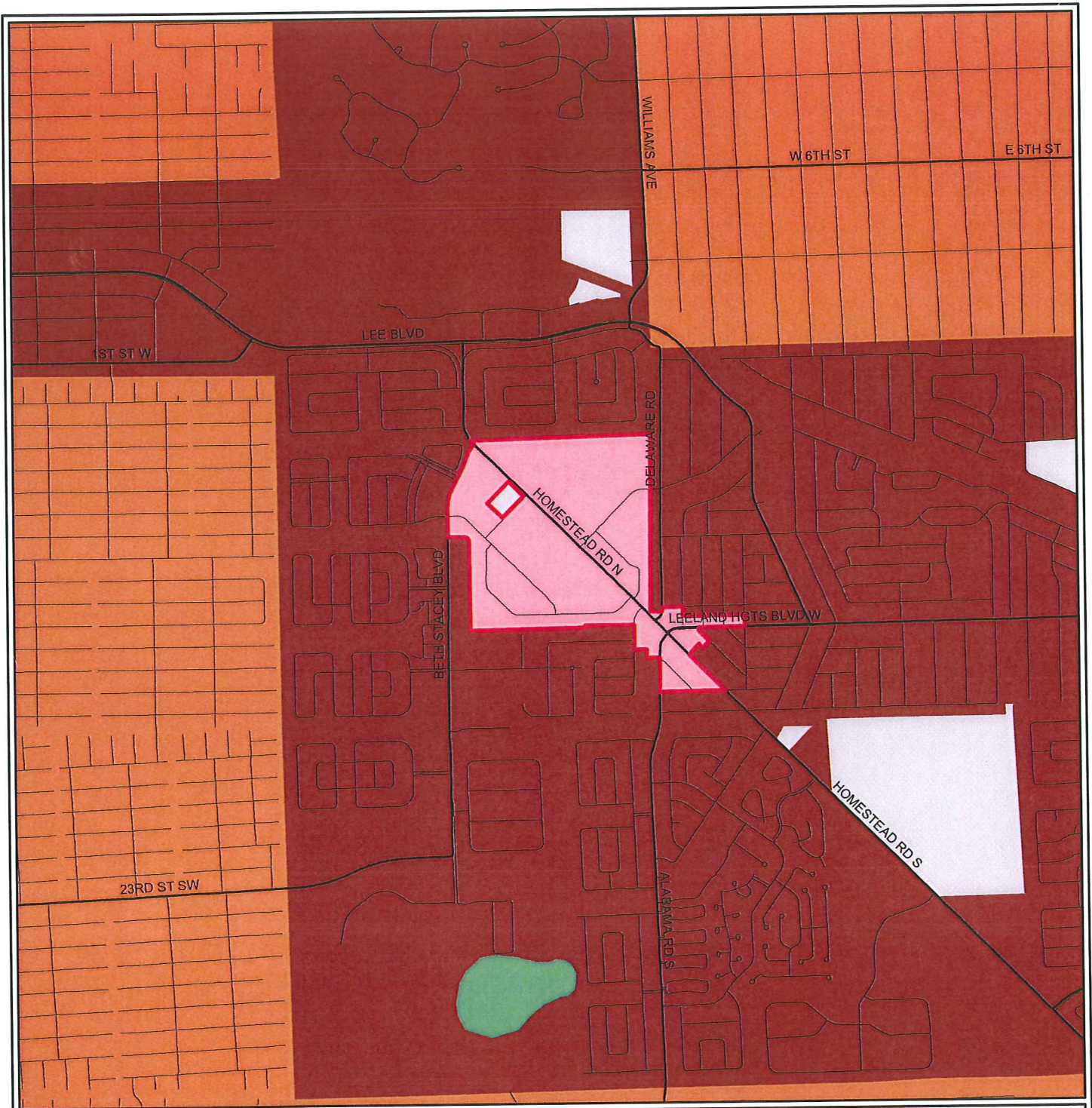
Lee Plan Map 1
Page 1 of 8

AS AMENDED
By Board of County Commissioners
March 3, 2010

EXHIBIT A

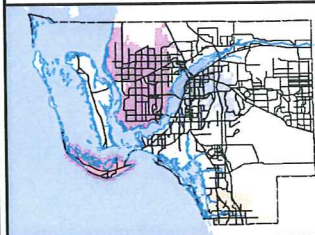
- FUTURE URBAN AREAS**
 - Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Sub-Outlying Suburban
 - Commercial
 - Industrial
 - Public Facilities
 - University Community
 - Burnt Store Marina Village
 - Destination Resort Mixed Use Water Dependent
- INTERCHANGE AREAS**
 - Industrial Interchange
 - General Interchange
 - General Commercial Interchange
 - Industrial Commercial Interchange
 - University Village Interchange
- NEW COMMUNITY**
 - New Community
- AIRPORT AREAS**
 - Tradeport
 - Airport
- NON-URBAN AREAS**
 - Rural
 - Rural Community Preserve
 - Coastal Rural
 - Outer Island
 - Open Lands
 - Density Reduction/Groundwater Resource
 - Conservation Lands - Upland
 - Wetlands
 - Conservation Lands - Wetland
- ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)**
 - Wetlands
 - Conservation Lands - Wetland
- CITY LIMITS**
 - City Limits

Chapter XIII of this plan contains an administrative process, including a field check, to precisely define the boundaries of a wetland area, and to correct any such boundaries that are based on clear factual error.



500 300 0 600 1,200 1,800 2,400
Feet

Map Generated June 2009



FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial Development
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS

- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial/Commercial Interchange
- University Village Interchange

NEW COMMUNITY

- New Community

AIRPORT AREAS

- Tradeport
- Airport

NON-URBAN AREAS

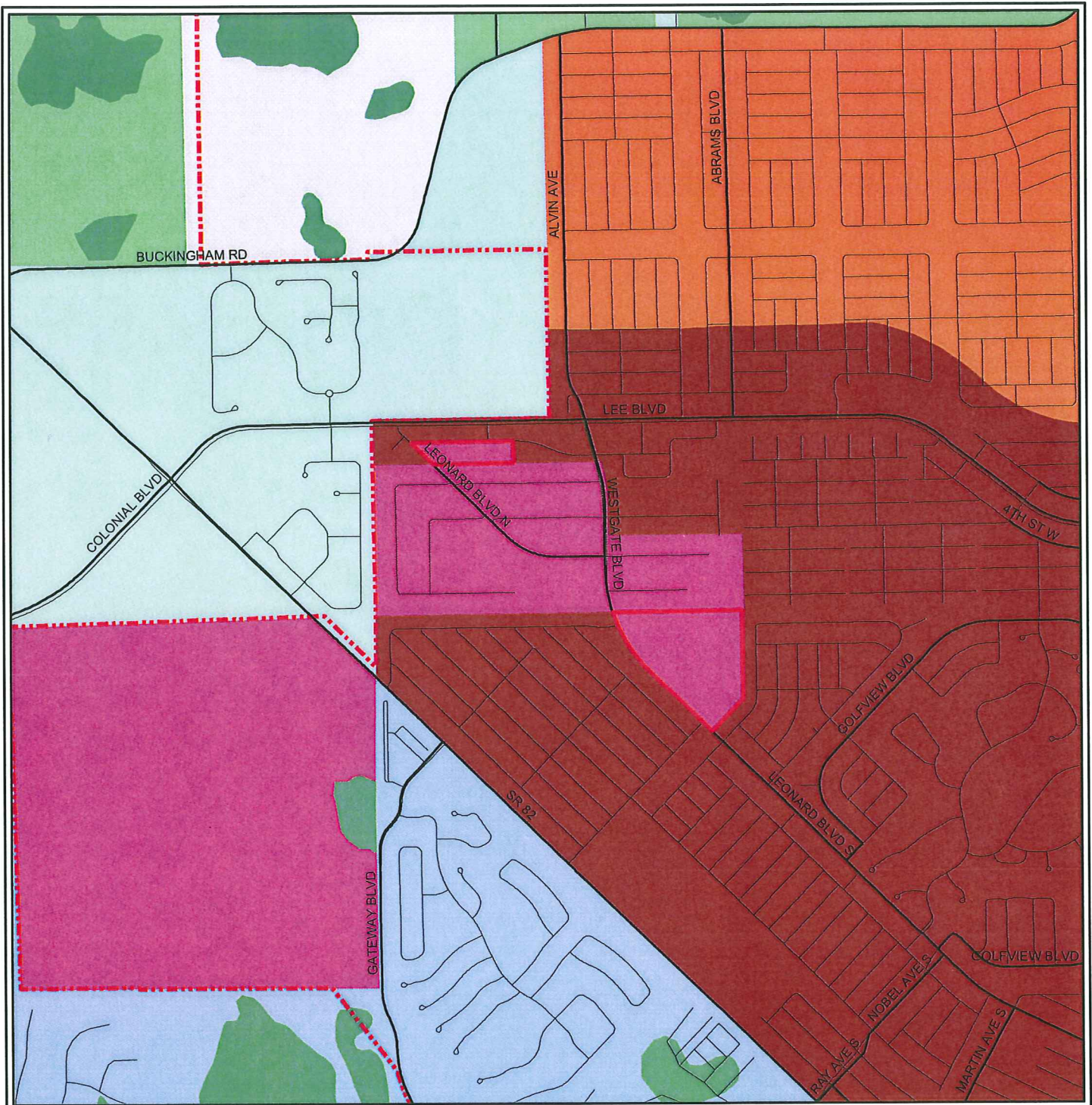
- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction / Groundwater Resource
- Conservation Lands Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands Wetland

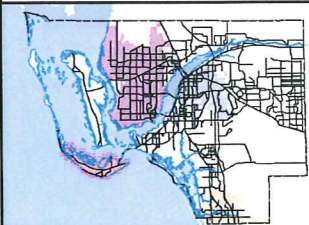
Subject Property

CPA2008-00007 - LEHIGH ACRES COMMUNITY PLAN PROPOSED FUTURE LAND USE MAP



600 300 0 600 1,200 1,800 2,400
Feet

Map Generated June 2009



FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial Development
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS

- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial/Commercial Interchange
- University Village Interchange

NEW COMMUNITY

AIRPORT AREAS

- New Community
- Tradeport
- Airport

NON-URBAN AREAS

- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction / Groundwater Resource
- Conservation Lands Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands Wetland

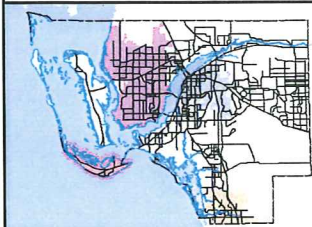
Subject Property

CPA2008-00007 - LEHIGH ACRES COMMUNITY PLAN PROPOSED FUTURE LAND USE MAP



500 300 0 600 1,200 1,800 2,400
Feet

Map Generated June 2009



FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial Development
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS

- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial/Commercial Interchange
- University Village Interchange

NEW COMMUNITY

- New Community

AIRPORT AREAS

- Tradeport
- Airport

NON-URBAN AREAS

- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction / Groundwater Resource
- Conservation Lands Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands Wetland

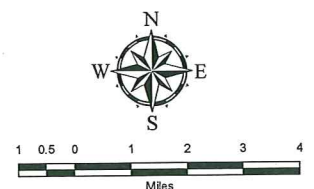
Subject Property

CPA2008-00007 - LEHIGH ACRES COMMUNITY PLAN PROPOSED FUTURE LAND USE MAP

SPECIAL TREATMENT AREAS

Legend

-  Water Dependent Overlay
-  Community Planning Areas
-  County Line
-  City Limits
-  Section Lines
-  Major Roads
-  Minor Roads



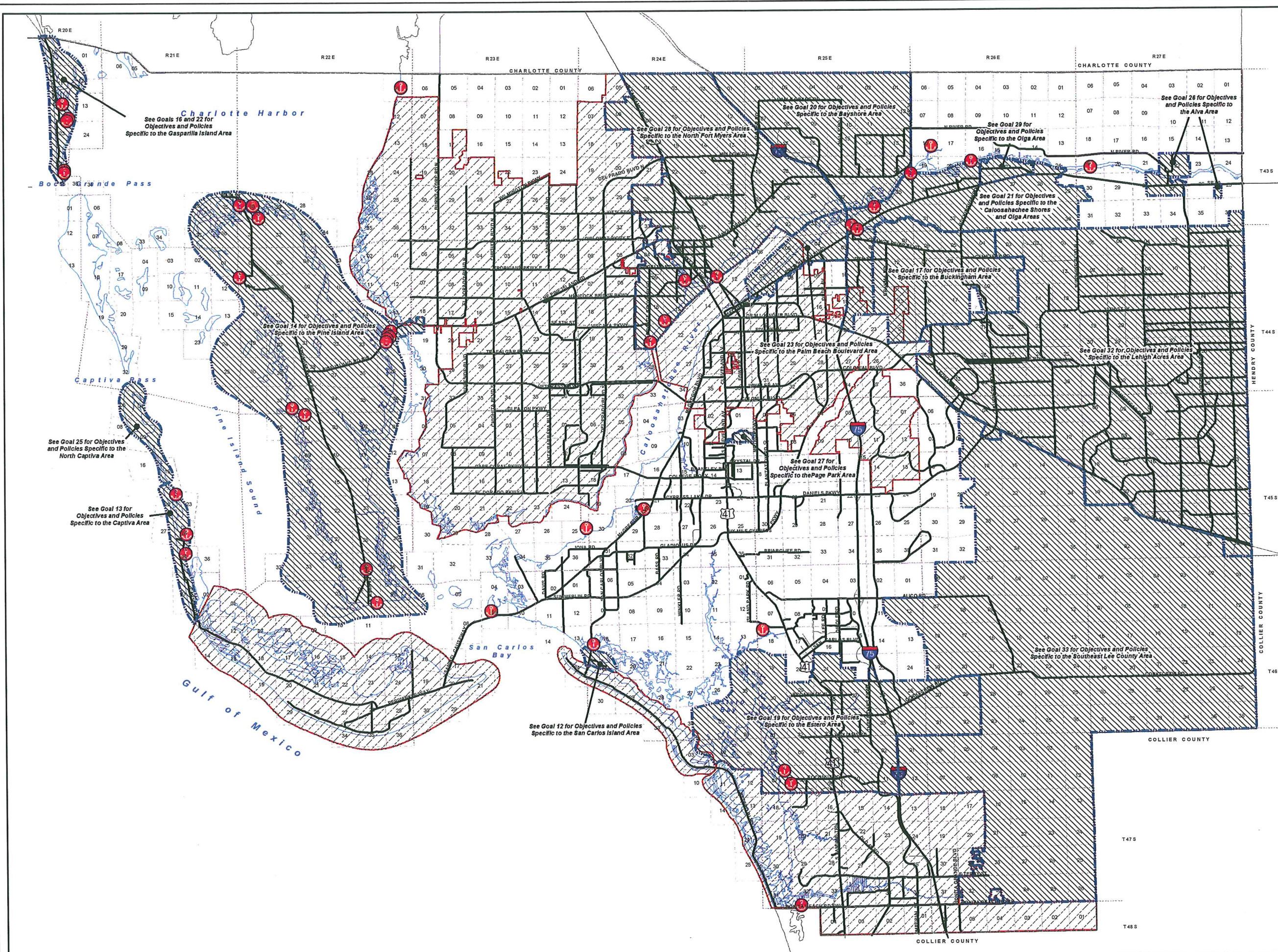
Map Generated: November 2009
City Limits current to date of map generation

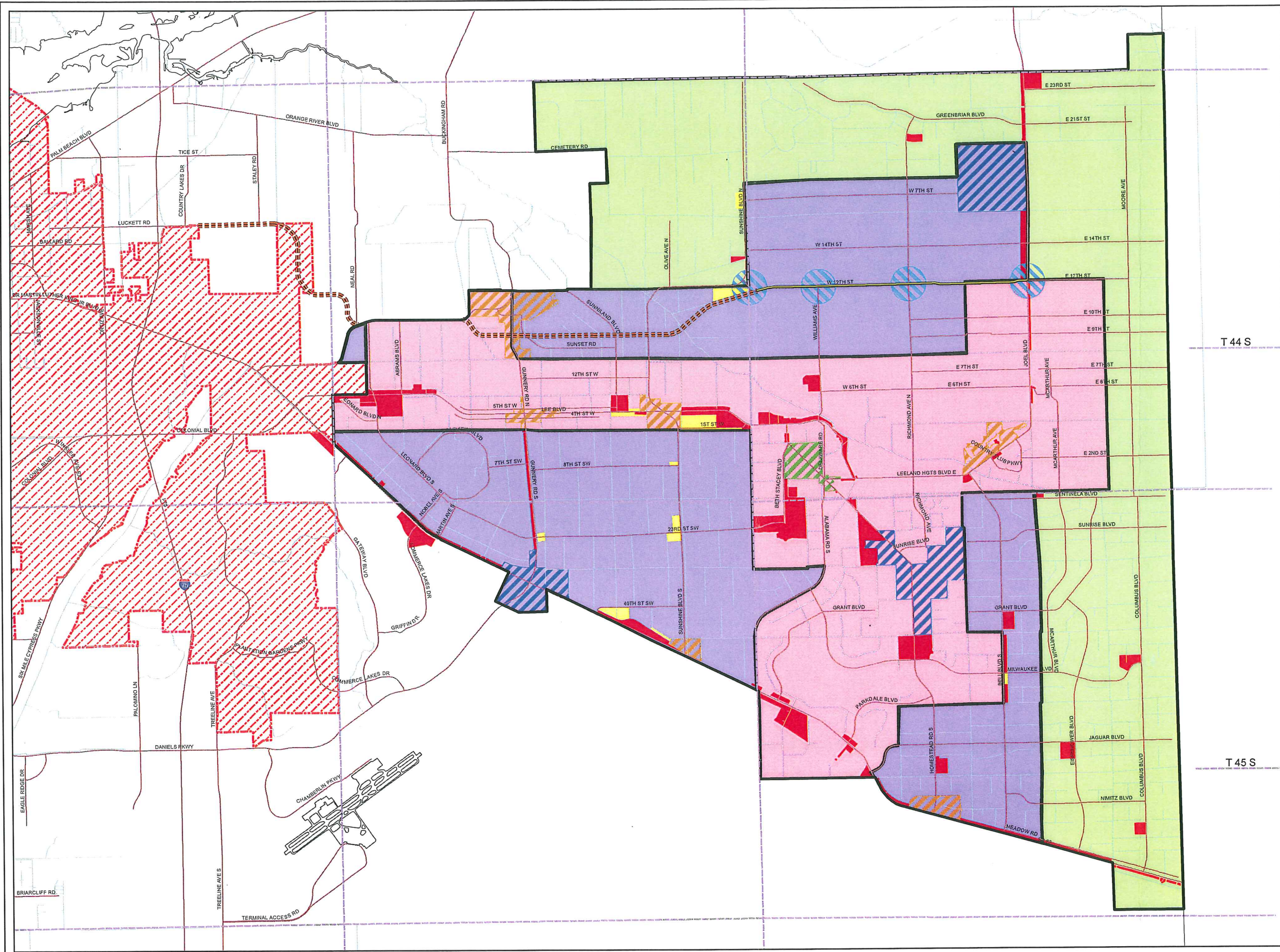
Last Amended: May
Amended by Ordinance No.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09,
08-05, 09-07, 09-08, 09-09, 09-10, 09-11

Lee Plan Map 1
Page 2 of 8

AS AMENDED
By Board of County Commissioners
March 3, 2010

EXHIBIT B

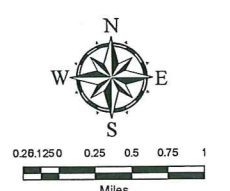




SPECIAL TREATMENT AREAS

Lehigh Acres Community Plan Overlays

- Legend**
- Specialized Mixed Use Nodes**
- Downtown
 - Community Mixed Use Activity Center
 - Neighborhood Mixed Use Activity Center
 - Potential Mixed Use Activity Center
- Commercial Overlay Zones**
- Commercial
 - Lot Assembly
- Lehigh Acres Tiers**
- Tier 1
 - Tier 2
 - Tier 3
- Additional Information**
- Lehigh Acres Planning Community
 - Proposed Lockett Road Alignment
 - Major Roads
 - Canals
 - City Limits



Map Generated: March 2010
City Limits current to date of map generation

Lee Plan Map 1
Page 8 of 8

AS ADOPTED
By Board of County Commissioners
March 3, 2010

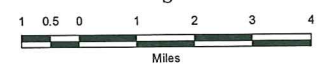
LEE COUNTY PLANNING COMMUNITIES

Year 2030
Planning Communities

-  City Limits
-  1. Alva
-  2. Boca Grande*
-  3. Bonita Springs
-  4. Fort Myers Shores
-  5. Burnt Store
-  6. Cape Coral
-  7. Captiva
-  8. Fort Myers
-  9. Fort Myers Beach
-  10. Gateway/Airport
-  11. Daniel Parkway
-  12. Iona/McGregor
-  13. San Carlos
-  14. Sanibel
-  15. South Fort Myers
-  16. Pine Island*
-  17. Lehigh Acres
-  18. Southeast Lee County
-  19. North Fort Myers
-  20. Buckingham*
-  21. Estero*
-  22. Bayshore*

* Area specific Lee Plan Goals, Objectives, & Policies may apply.

The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



Map Generated: March 2010
City Limits current to date of map generation
Adopted by Ordinance No. 98-09
Amended by Ordinance No.
02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 07-13

Lee Plan Map 16

AS AMENDED
By Board of County Commissioners
March 3, 2010

EXHIBIT D

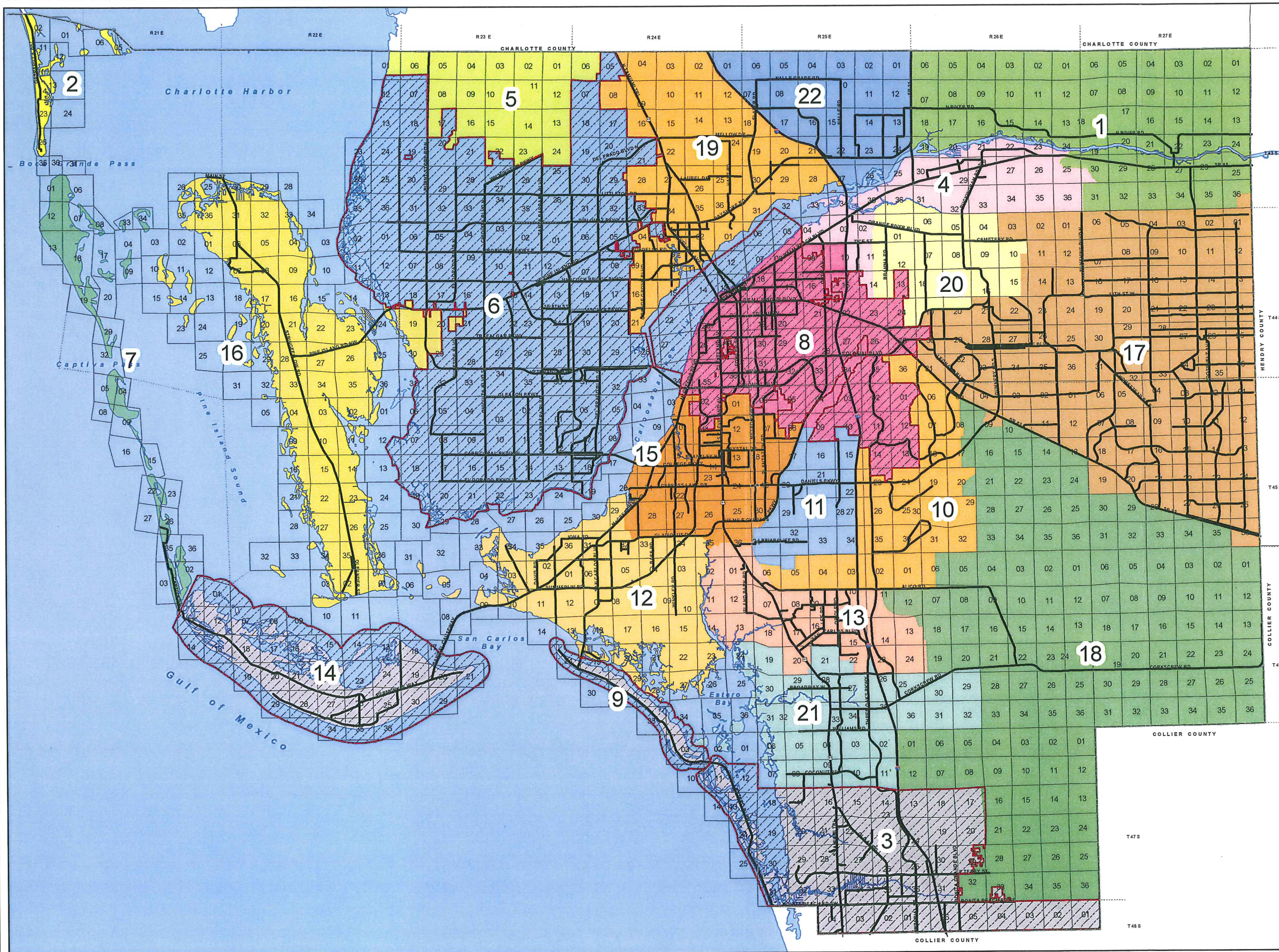


EXHIBIT E

PROPOSED TABLE 1(b) Year 2030 Allocations

Proposed Changes per CPA2007-49, CPA2008-06 and CPA2008-07

Residential By Future Land Use Category	Lee County Totals		Alva	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway	Iona/ McGregor
	Existing	Proposed												
Intensive Development	1,325	1,367	0	0	0	20	0	27	0	250	0	0	0	0
Central Urban	14,787	14,787	0	0	0	225	0	0	0	230	0	0	0	375
Urban Community	18,622	18,425	520	485	0	637	0	0	0	0	0	0	0	850
Suburban	16,623	16,623	0	0	0	1,810	0	0	0	85	0	0	0	2,488
Outlying Suburban	4,105	4,105	30	0	0	40	20	2	500	0	0	0	1,700	377
Sub-Outlying Suburban	1,534	1,548	0	0	0	367	0	0	0	0	0	0	0	0
Industrial Development	78	79	0	0	0	0	0	0	0	39	0	20	0	5
Public Facilities	4	1	0	0	0	0	0	0	1	0	0	0	0	0
University Community	850	850	0	0	0	0	0	0	0	0	0	0	0	0
Destination Resort Mixed Use Water Dependent	8	8	0	0	0	0	0	0	0	0	0	0	0	8
Burnt Store Marina Village	4	4	0	0	0	0	4	0	0	0	0	0	0	0
Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Interchange	42	42	0	0	0	0	0	0	0	0	0	0	2	0
General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Community	900	900	0	0	0	0	0	0	0	0	0	900	0	0
Airport	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tradeport	9	9	0	0	0	0	0	0	0	0	0	9	0	0
Rural	8,320	8,313	1,948	0	0	1,400	636	0	0	0	0	0	1,500	0
Rural Community Preserve	3,046	3,100	0	0	0	0	0	0	0	0	0	0	0	0
Coastal Rural	1,300	1,300	0	0	0	0	0	0	0	0	0	0	0	0
Outer Islands	202	202	5	0	0	1	0	0	150	0	0	0	0	1
Open Lands	2,805	2,805	250	0	0	0	590	0	0	0	0	0	120	0
Density Reduction/Groundwater Resource	6,905	6,905	711	0	0	0	0	0	0	0	0	94	0	0
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential	81,464	81,373	3,464	485	0	4,500	1,250	29	651	604	0	1,023	3,322	4,104
Commercial	12,763	12,763	57	52	0	400	50	17	125	150	0	1,100	440	1,100
Industrial **	6,620	13,801	26	3	0	400	5	26	0	300	0	3,100	10	320
Non Regulatory Allocations														
Public	82,492	81,853	7,100	421	0	2,000	7,000	20	1,961	350	0	7,500	2,416	3,550
Active Agriculture	24,957	17,776	5,100	0	0	550	150	0	0	0	0	0	20	0
Passive Agriculture	45,859	45,859	13,549	0	0	2,500	109	0	0	0	0	1,491	20	0
Conservation (Wetlands)	81,948	81,948	2,214	611	0	1,142	3,236	133	1,603	748	0	2,809	1,719	9,306
Vacant	21,372	21,302	1,953	0	0	226	931	34	0	45	0	300	20	975
Total	357,115	357,175	33,463	1,572	0	11,718	12,731	259	4,340	2,197	0	17,323	7,967	19,355
Population Distribution*	495,000	495,000	5,090	1,531	0	30,861	3,270	225	530	5,744	0	11,582	16,488	34,538

* Population for Unincorporated Area of Lee County

** See Policy 33.1.4

EXHIBIT E

PROPOSED

TABLE 1(b)

Year 2030 Allocations

Proposed Changes per CPA2007-49, CPA2008-06 and CPA2008-07

Future Land Use Classification	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres CPA2008-07		Southeast Lee County CPA2008-06		North Fort Myers		Buckingham CPA2007-49		Estero	Bayshore
					Existing	Proposed	Existing	Proposed	Existing	Proposed	Existing	Proposed		
Intensive Development	0	0	660	3	0	42	0	0	365	0	0	0	0	0
Central Urban	17	0	3,140	0	8,200	8,200	0	0	2,600	0	0	0	0	0
Urban Community	1,000	0	860	500	13,269	13,013	0	0	0	54	110	450	0	0
Suburban	1,975	0	1,200	675	0	0	0	0	6,690	0	0	1,700	0	0
Outlying Suburban	0	0	0	600	0	0	0	0	382	0	0	454	0	0
Sub-Outlying Suburban	25	0	0	0	0	0	0	0	140	49	66	0	950	0
Industrial Development	5	0	10	0	0	0	0	0	0	0	0	0	0	0
Public Facilities	0	0	0	0	0	0	0	0	0	0	0	0	0	0
University Community	850	0	0	0	0	0	0	0	0	0	0	0	0	0
Destination Resort Mixed Use Water Dependent	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Burnt Store Marina Village	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
General Interchange	0	0	0	0	0	0	45	15	7	0	0	6	12	0
General/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0	0	0
New Community	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Airport	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Tradeport	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Rural	90	0	0	190	44	14	0	0	500	57	50	635	1,350	0
Rural Community Preserve	0	0	0	0	0	0	0	0	0	3,046	3,100	0	0	0
Coastal Rural	0	0	0	1,300	0	0	0	0	0	0	0	0	0	0
Outer Islands	0	0	0	45	0	0	0	0	0	0	0	0	0	0
Open Lands	0	0	0	0	0	0	0	0	45	0	0	0	1,800	0
Density Reduction/Groundwater Resource	0	0	0	0	0	0	4,000	4,000	0	0	0	0	2,100	0
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential	3,962	0	5,870	3,313	24,483	21,269	4,015	4,015	10,729	3,203	3,326	3,245	6,212	0
Commercial	1,944	0	2,100	226	4,420	1,420	38	38	1,687	18	18	1,700	139	0
Industrial **	450	0	900	64	360	300	65	7,246	554	5	5	87	5	0
Non Regulatory Allocations														
Public	2,660	0	3,500	2,100	45,000	15,289	42,000	12,000	4,000	2,414	1,486	7,000	1,500	0
Active Agriculture	0	0	0	2,400	0	0	45,101	7,920	200	414	411	125	900	0
Passive Agriculture	0	0	0	815	0	0	49,000	18,000	1,556	3,619	3,619	200	4,000	0
Conservation (wetlands)	2,798	0	188	14,767	4,496	1,541	34,630	31,530	1,317	384	336	5,068	882	0
Vacant	244	0	309	3,781	7,377	8,085	500	500	2,060	1,278	1,000	809	530	0
Total	12,058	0	12,867	27,466	47,076	47,904	84,249	81,249	22,103	11,029	10,201	18,234	14,168	0
Population Distribution*	36,963	0	58,363	13,265	464,702	164,699	4,270	1,270	70,659	6,114	6,114	25,395	8,410	0

* Population for Unincorporated Area of Lee County

** See Policy 33.1.4

Table 1(c)
Mixed Use Overlay / Lehigh Acres Specialized Mixed Use Node Ratios

Future Land Use Map Category	Floor Area Ratio	Acres*		Percent Residential	Percent Non-Residential
Intensive Development	3	4,399	<u>1,595</u>	10-50%	50-90%
Central Urban	2	4,985	<u>3,997</u>	20-50%	50-80%
Urban Community	2	2,629	<u>3,195</u>	25-60%	40-75%
Suburban	1	391	<u>391</u>	30-70%	30-70%
Outlying Suburban	1	123	<u>123</u>	30-70%	30-70%
*Remaining acres are within non-residential areas that are situated within the overlay such as Public Facilities and Wetlands.					

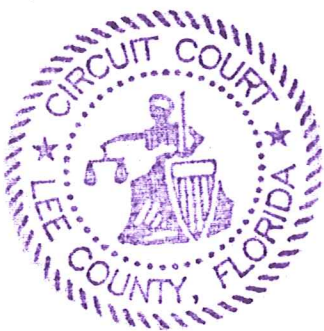
STATE OF FLORIDA

COUNTY OF LEE

I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby certify that the above and foregoing is a true and correct copy of Ordinance 10-16, as approved by the Board of Lee County Commissioners in the Regular Meeting of March 03, 2010, and same filed in the Clerk of the Court's Office.

Given under my hand and seal, at Fort Myers, Florida, this 12th day of March, 2010.

CHARLIE GREEN,
Clerk of Circuit Court
Lee County, Florida



By:

Lisa A. Peice
Deputy Clerk