#### LEE COUNTY ORDINANCE NO. 10-11

(Conservation Lands Update) (CPA2008-22)

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 CPA2008-22 (UPDATING THE MAPPED CONSERVATION AREAS ON THE FUTURE LAND USE MAP) APPROVED DURING THE COUNTY'S 2008/2009 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; AMENDMENTS TO THE FUTURE LAND USE MAP; 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 Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on July 27, 2009, and August 24, 2009; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on September 23, 2009. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2008-22 updating the mapped conservation areas to the 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, on March 3, 2010, the Board held a public hearing and adopted the proposed amendment to the Lee Plan 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 AC-13-6, conducted public hearings to review proposed amendments to the Future Land Use Map of the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Future Land Use Map 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 CPA2008-22, Conservation Lands Update 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 CPA2008-22. CPA2008-22 amends the Future Land Use Map Series to update the map reflecting conservation lands within the County.

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

The updated Future Land Use Map reflecting Conservation Lands within the County is attached to this Ordinance as Exhibit "A."

#### SECTION THREE: 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 FOUR: 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 FIVE: 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 SIX: 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 Code. 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 SEVEN: 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.

THE FOREGOING ORDINANCE was offered by Commissioner Mann, who moved its adoption. The motion was seconded by Commissioner Judah. The vote was as follows:

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

<sup>\*</sup>By telephone.,

DONE AND ADOPTED this 3<sup>rd</sup> day of March 2010.

ATTEST: CHARLIE GREEN, CLERK LEE COUNTY BOARD OF COUNTY COMMISSIONERS

BY: Marcia Wilson

Tammara Hall, Chairwoman

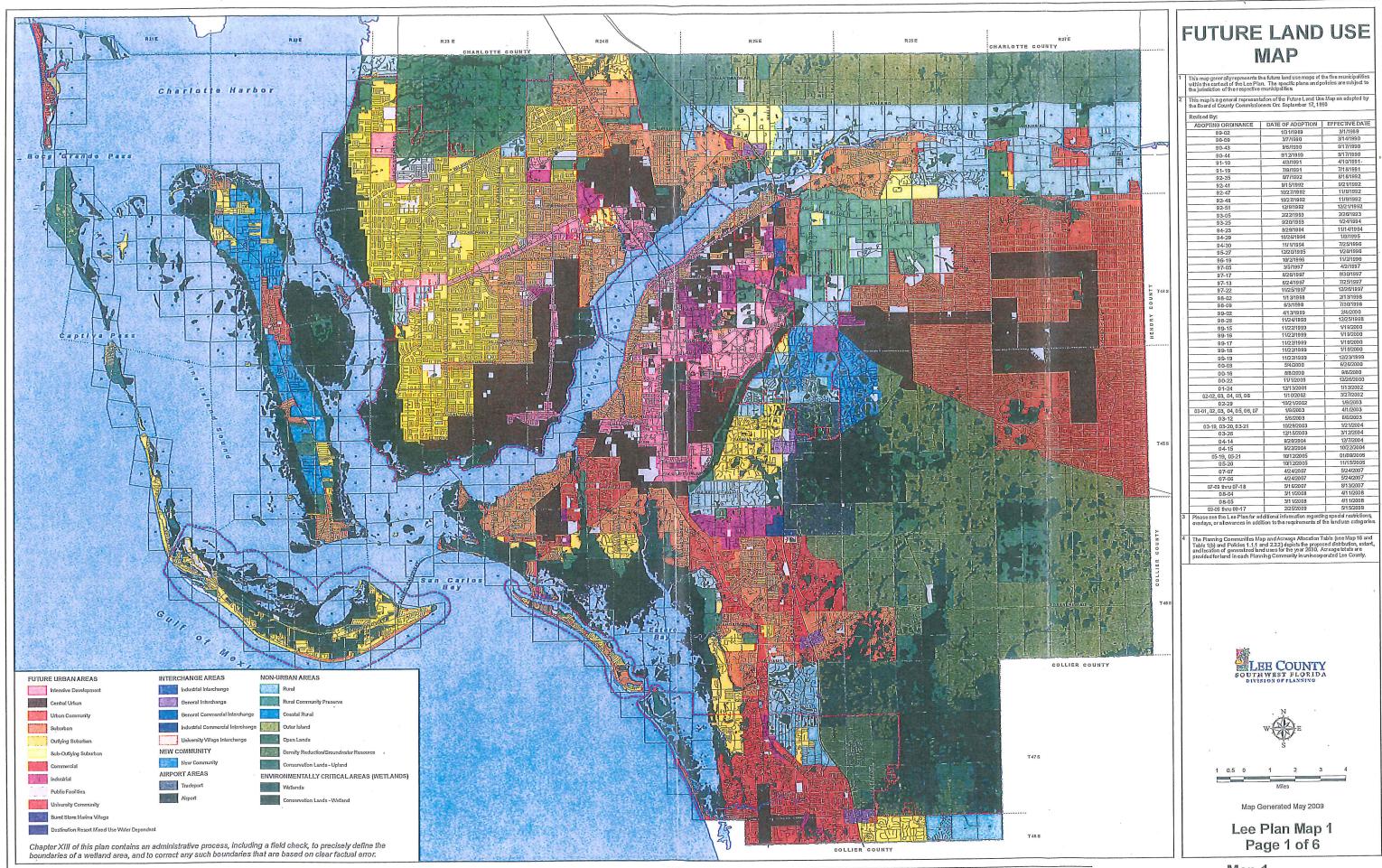
DATE: 3/3/10

Approved as to form by:

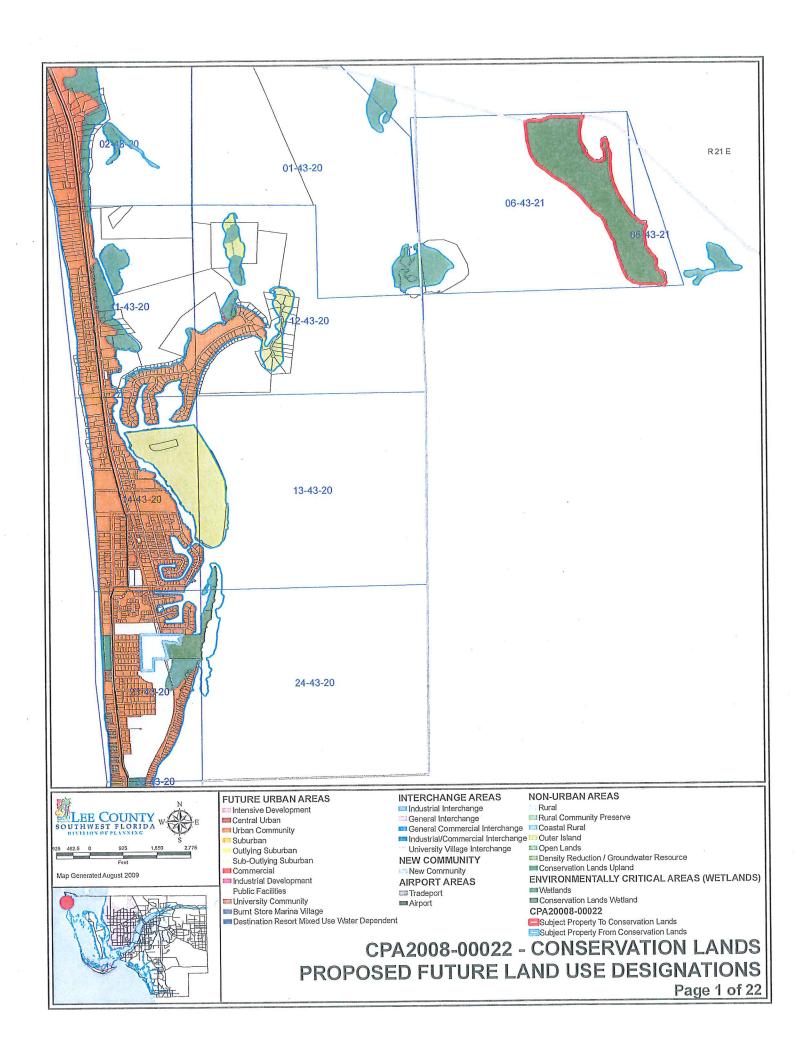
Donna Marie Collins
County Attorney's Office

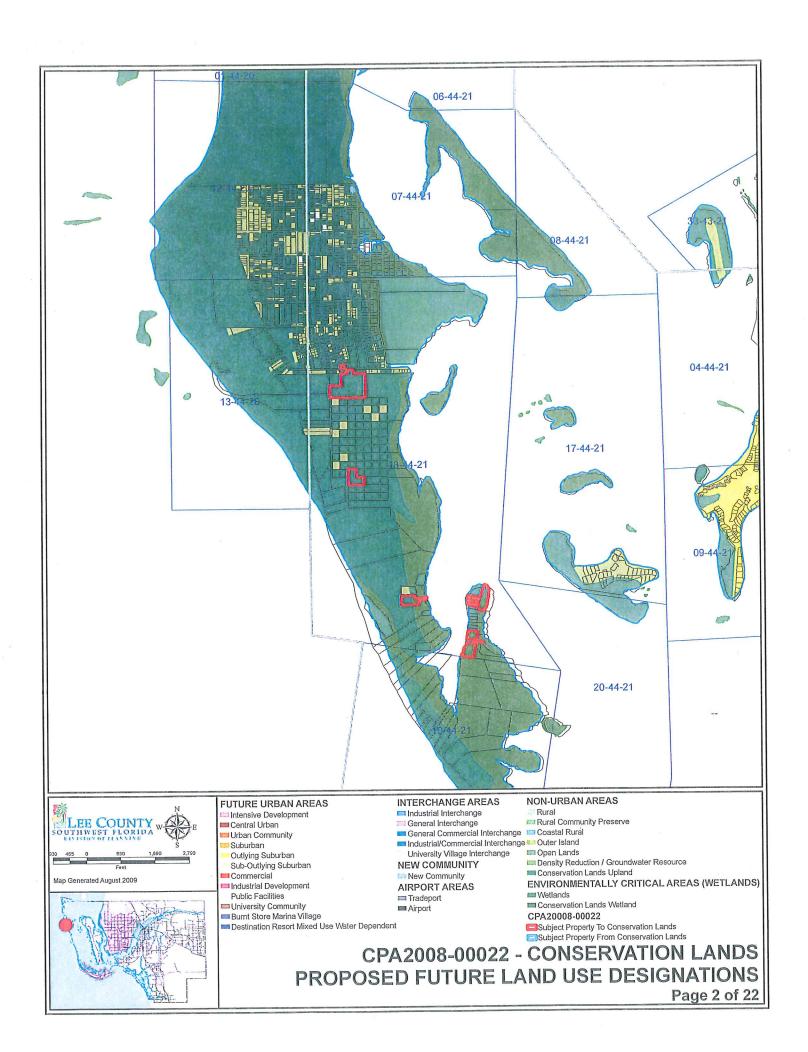
Exhibit A:

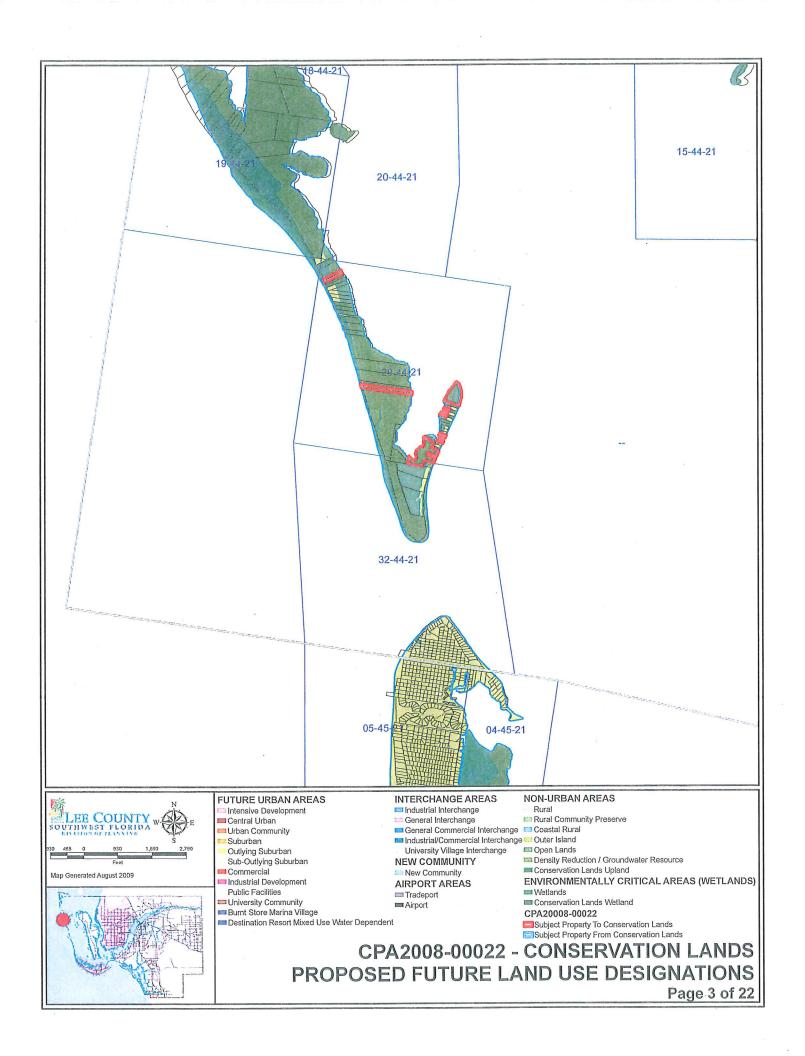
Future Land Use Map (Former - Prior to Amendment) Conservation Lands Map Update (Composite 1-22) Future Land Use Map (Updated by BOCC on 3-3-2010)

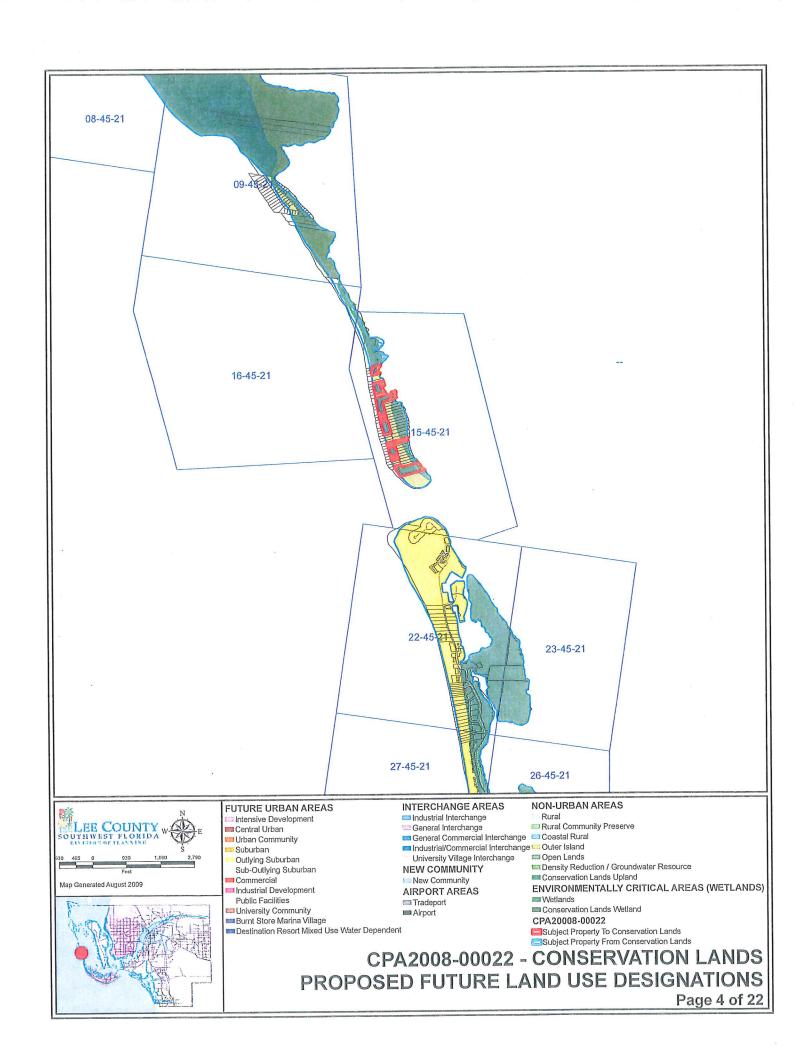


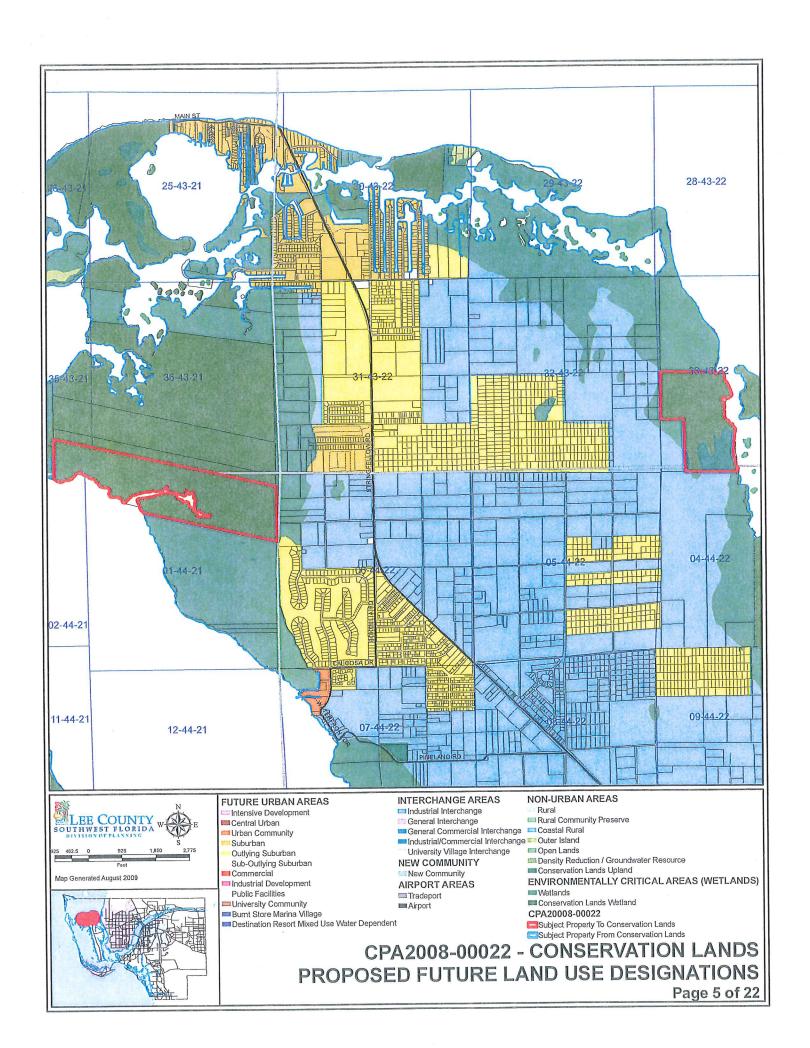
Map 1 (Former - Prior to Amendment)

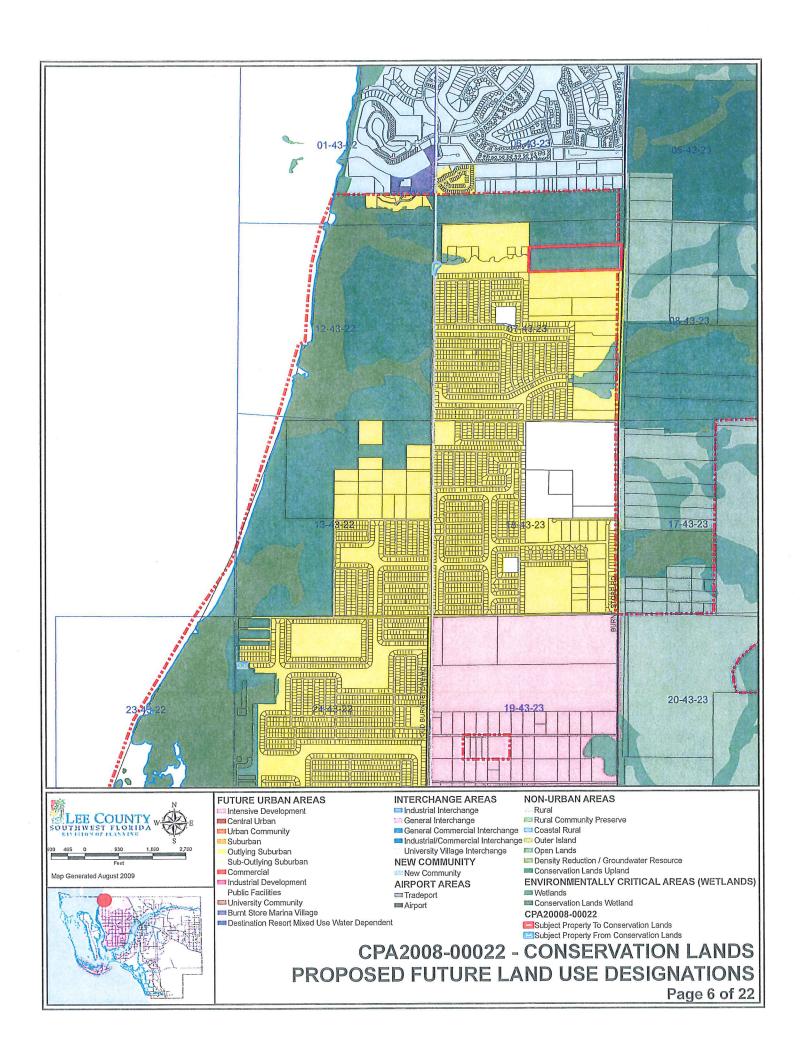


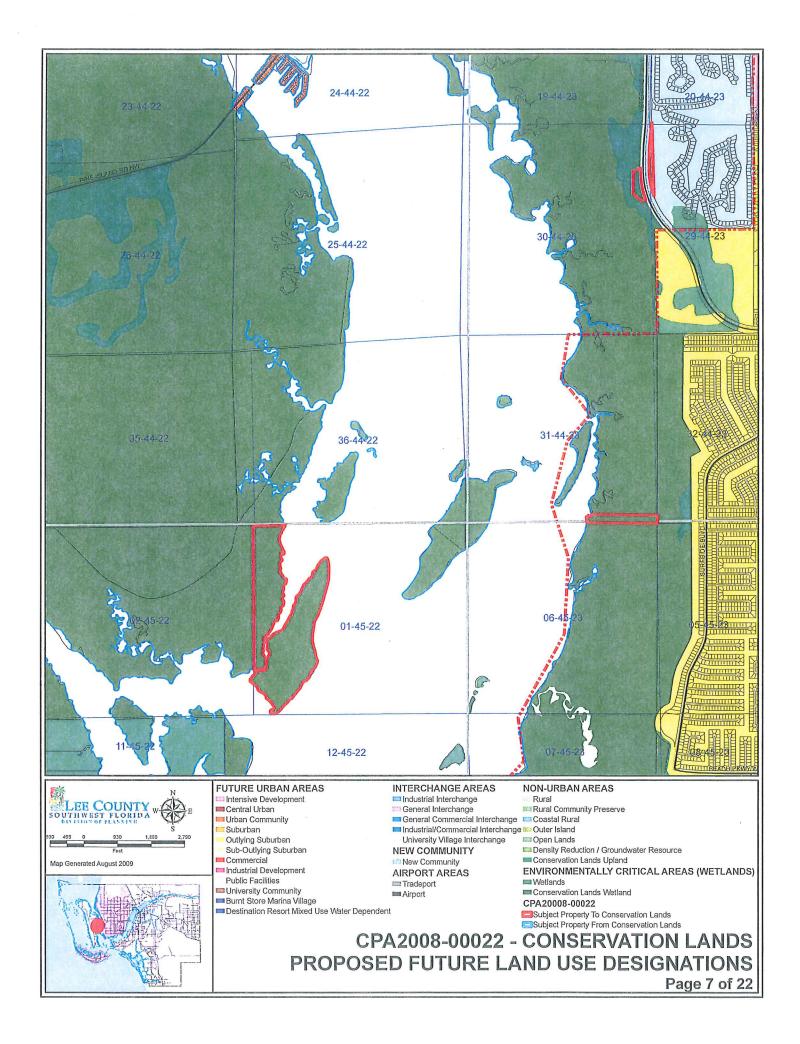


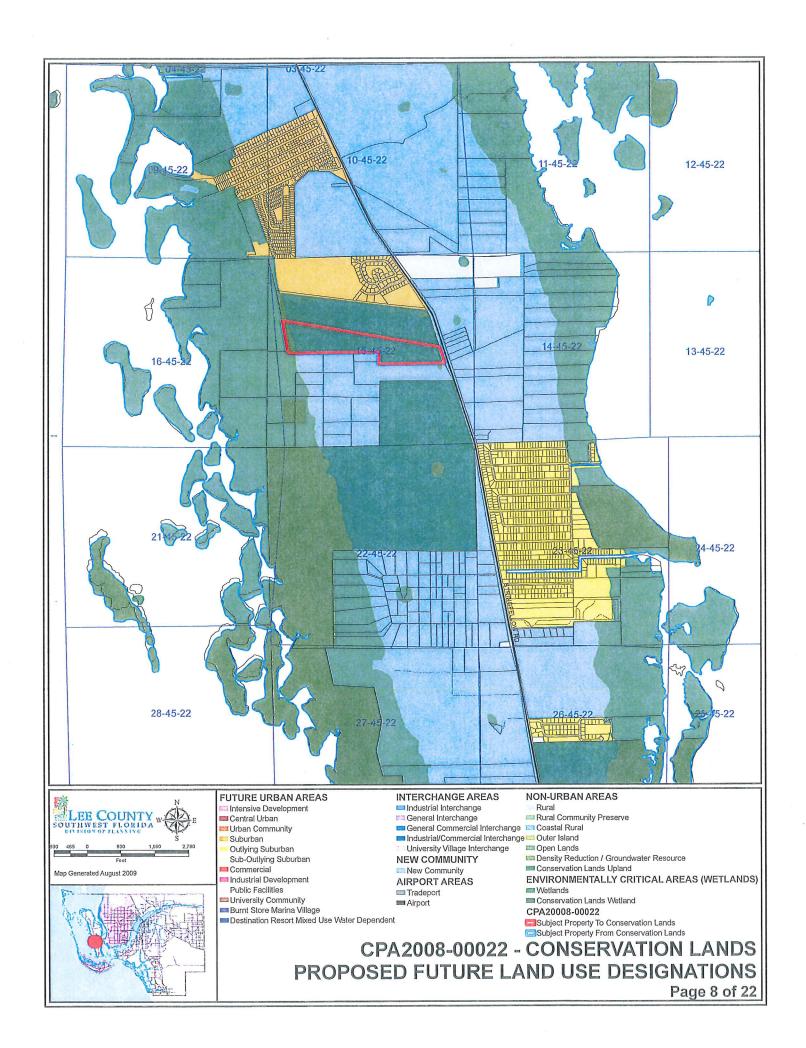


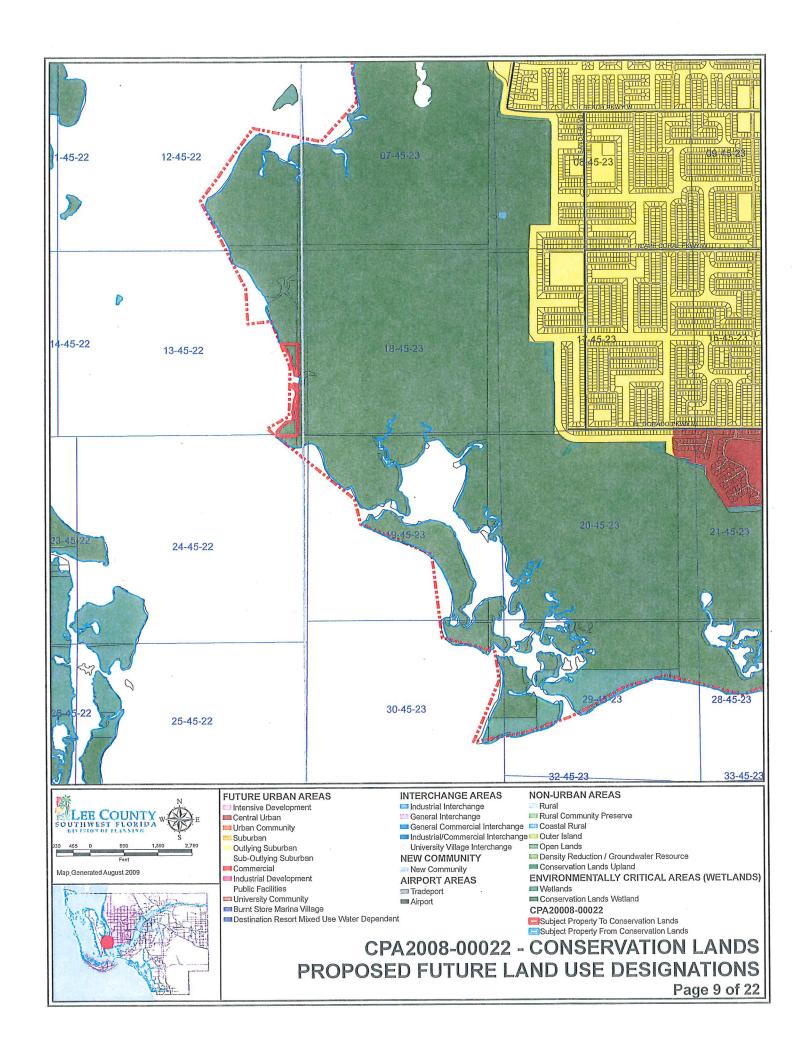


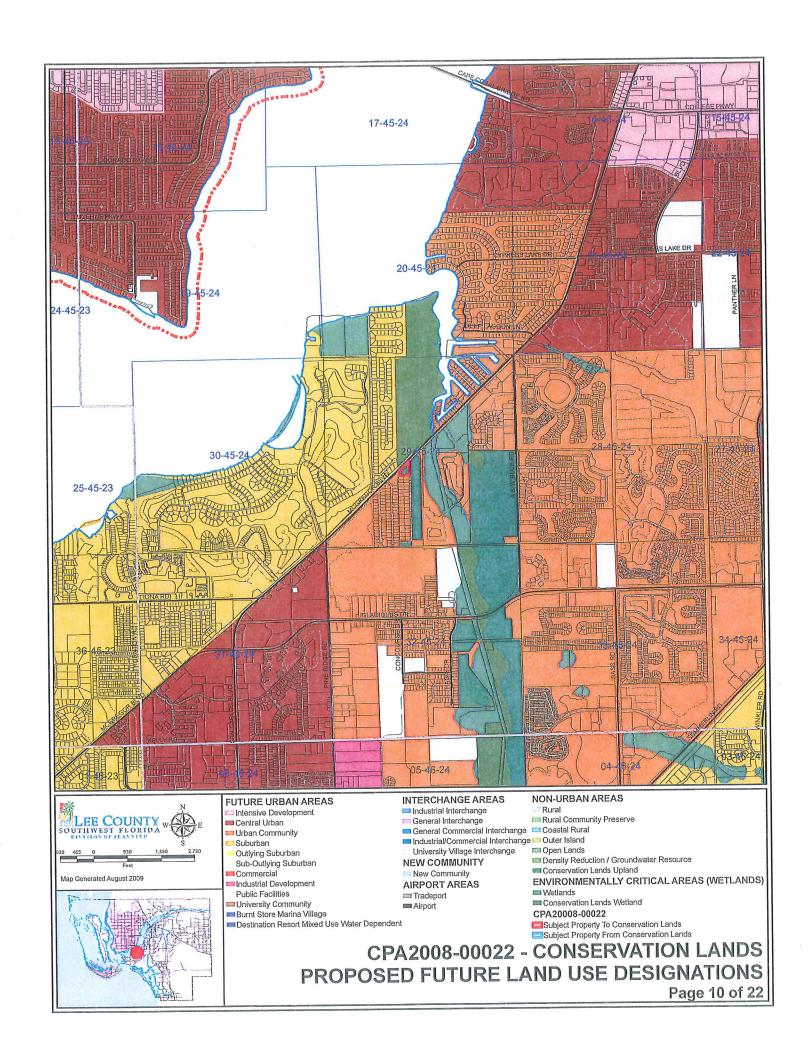


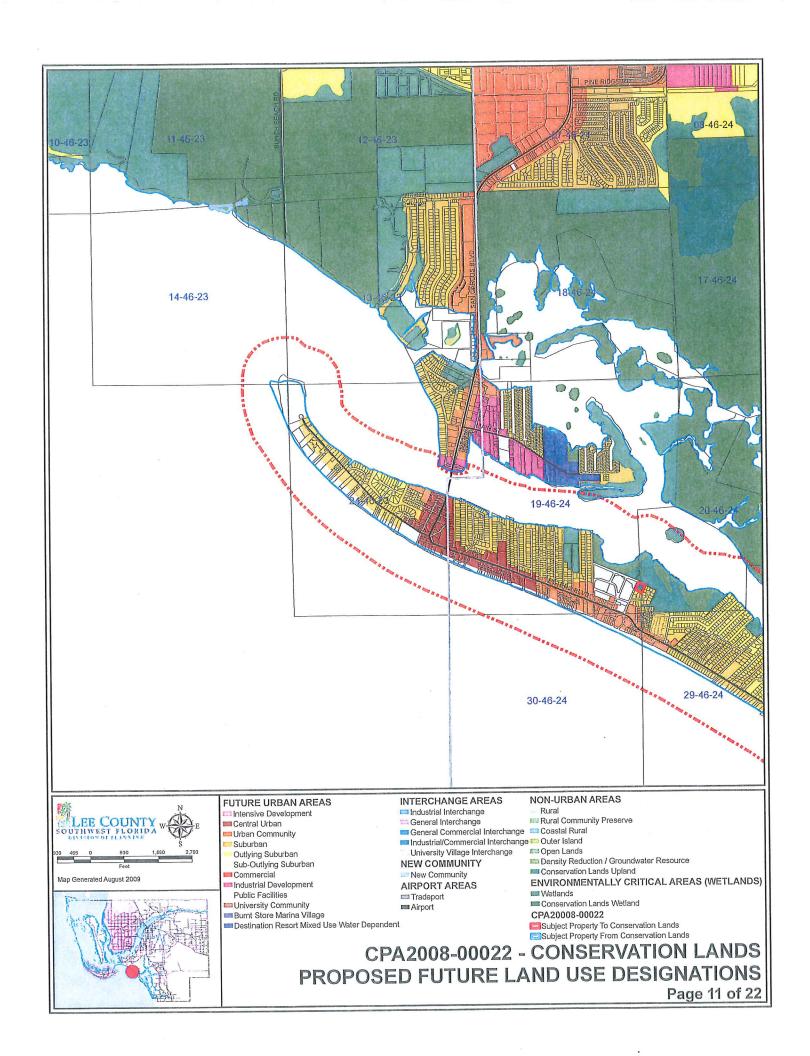


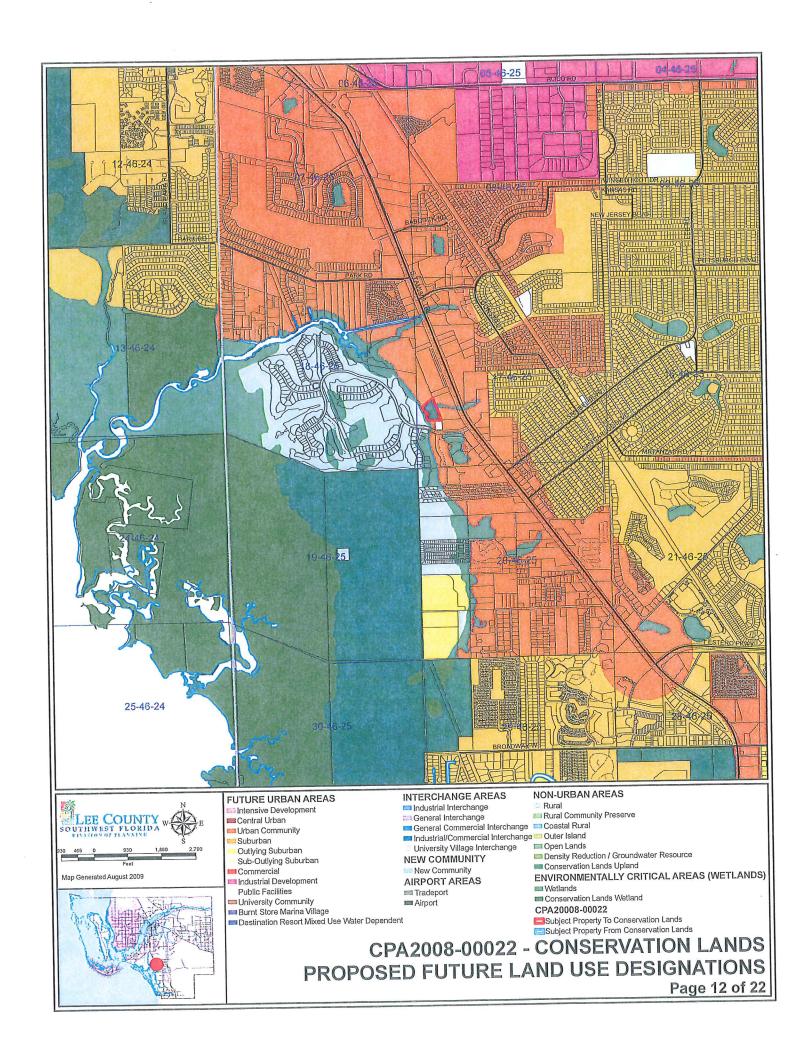


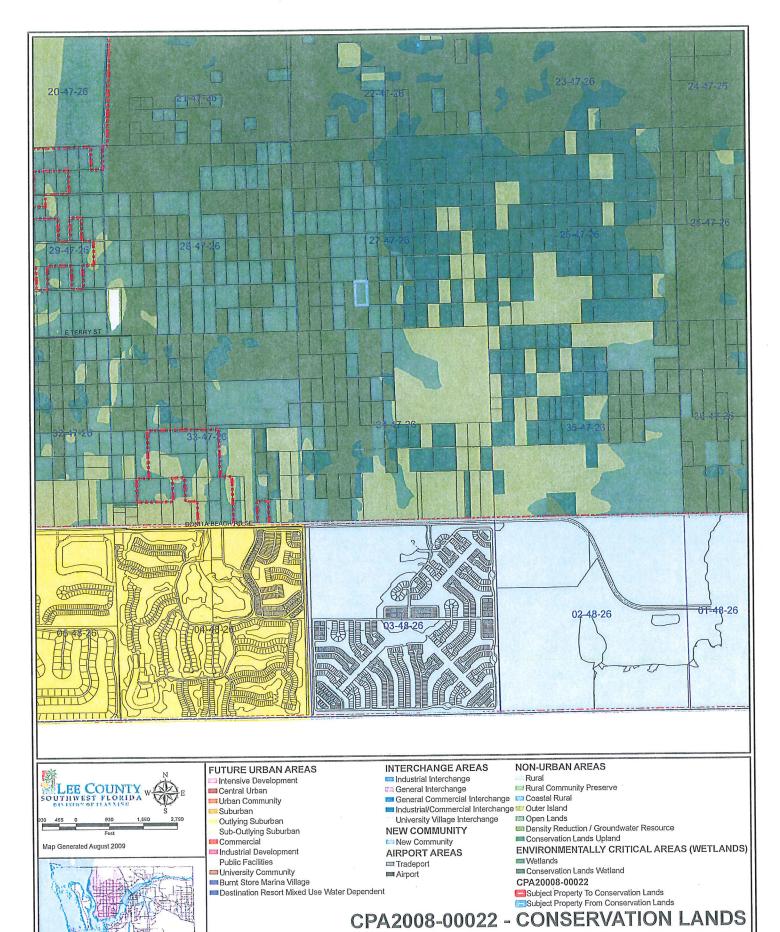




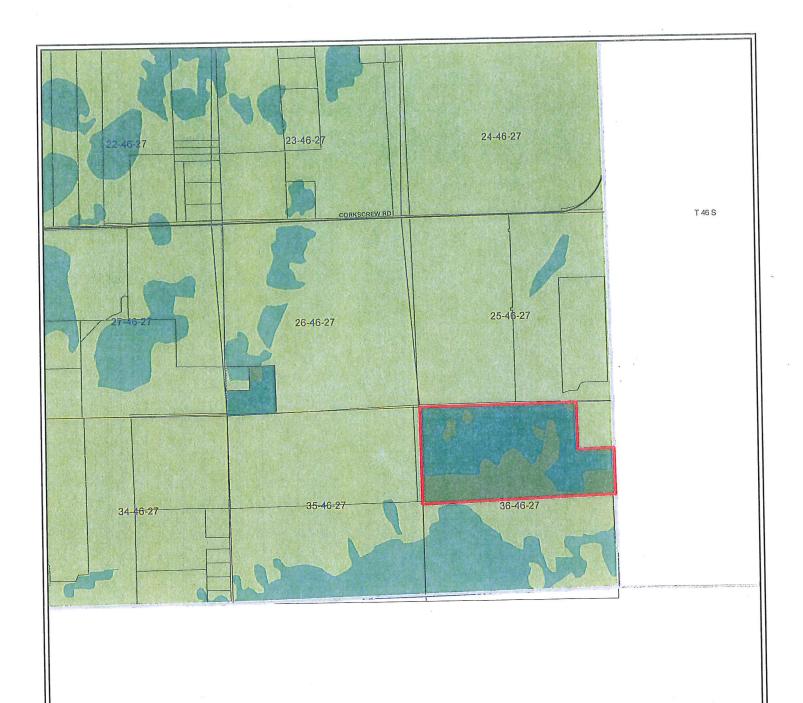


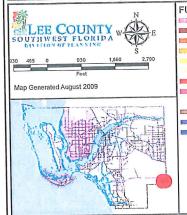






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PROPOSED FUTURE LAND USE DESIGNATIONS
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#### **FUTURE URBAN AREAS**

- 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 Coastal Rural
- Industrial/Commercial Interchange Couter Island
- University Village Interchange

#### **NEW COMMUNITY** Mew Community

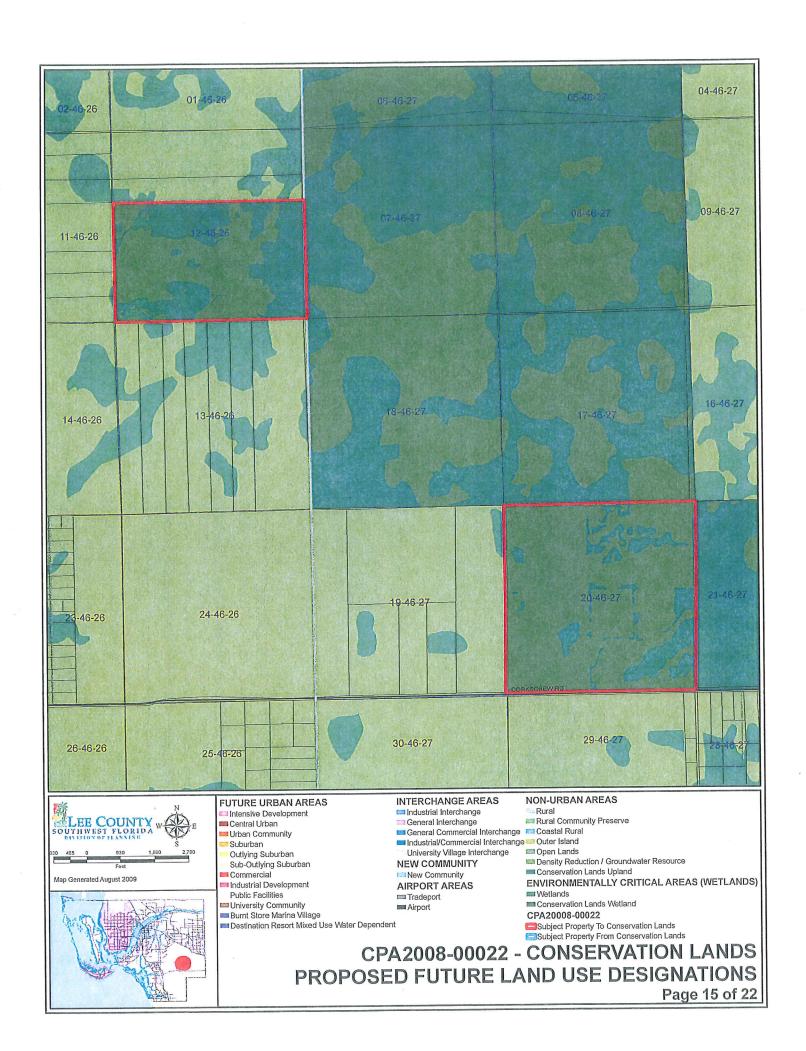
- AIRPORT AREAS
- ☐ Tradeport
  ☐ Airport

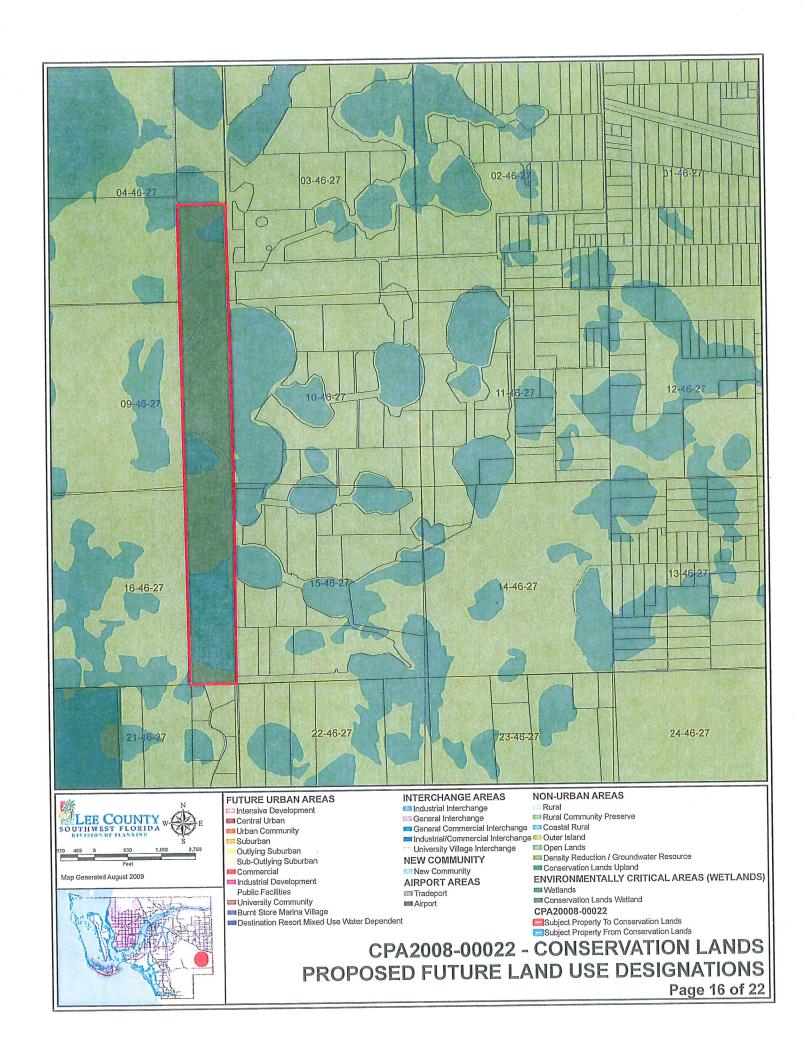
#### NON-URBAN AREAS

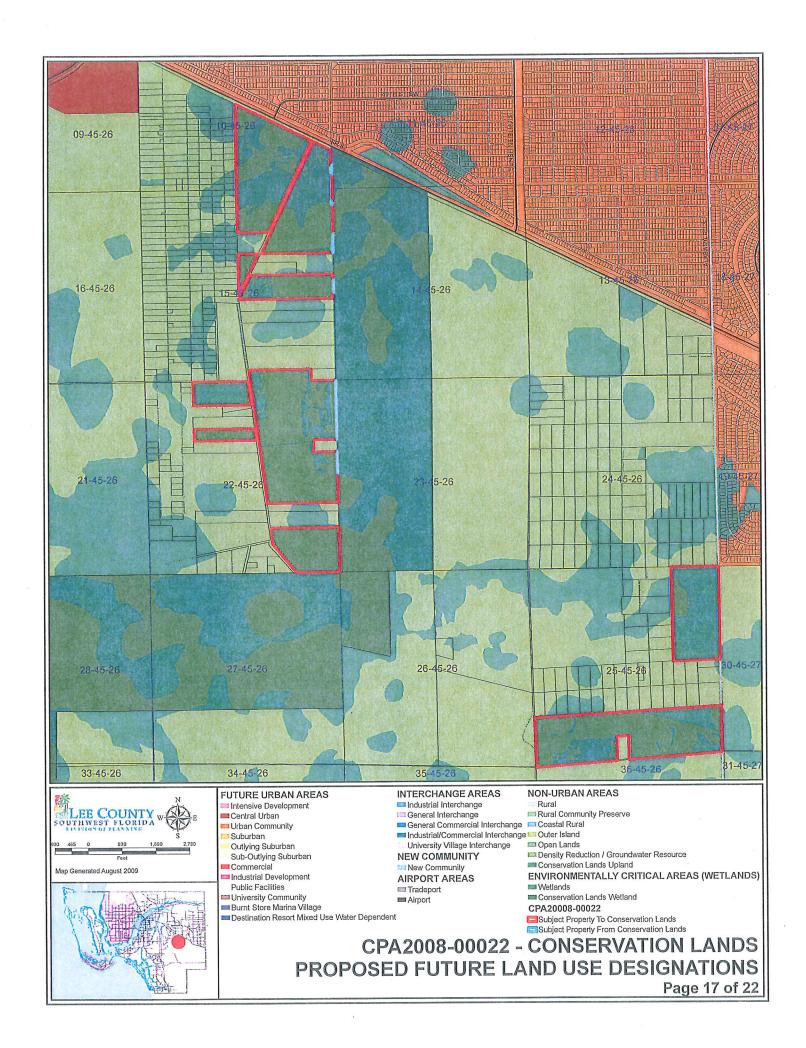
- Rural
- Rural Community Preserve

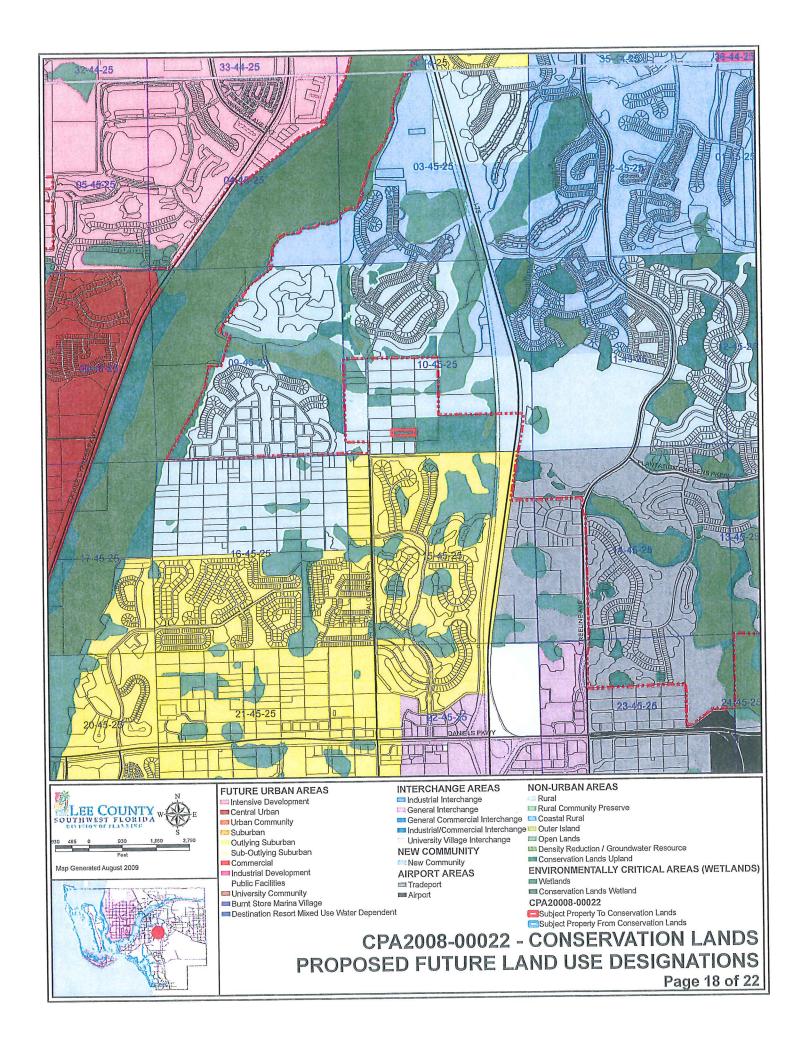
- Open Lands
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)
- **■** Wetlands
- Conservation Lands Wetland
- CPA20008-00022
- Subject Property To Conservation Lands
  Subject Property From Conservation Lands

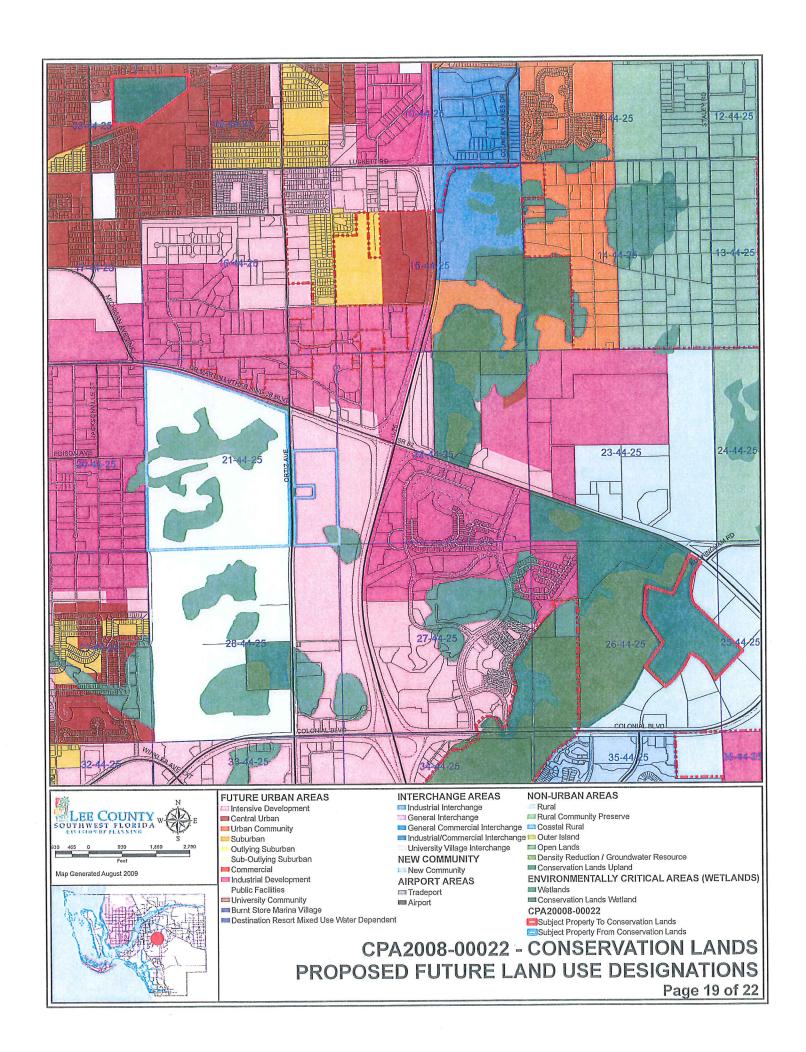
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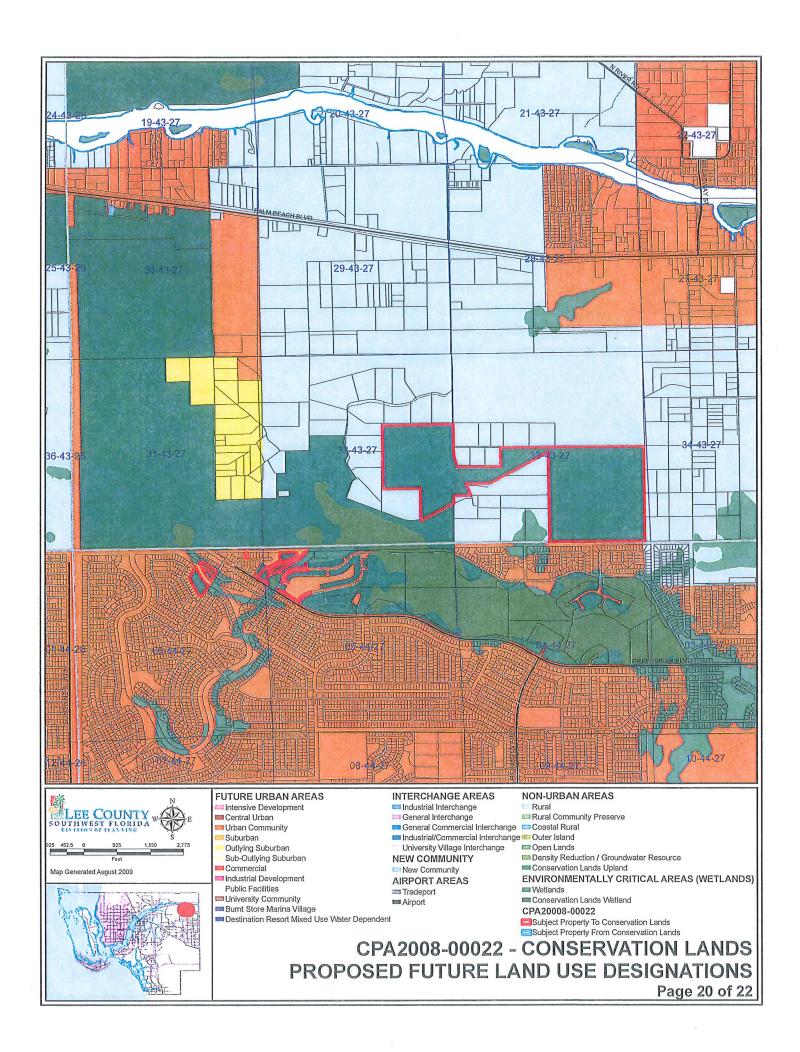


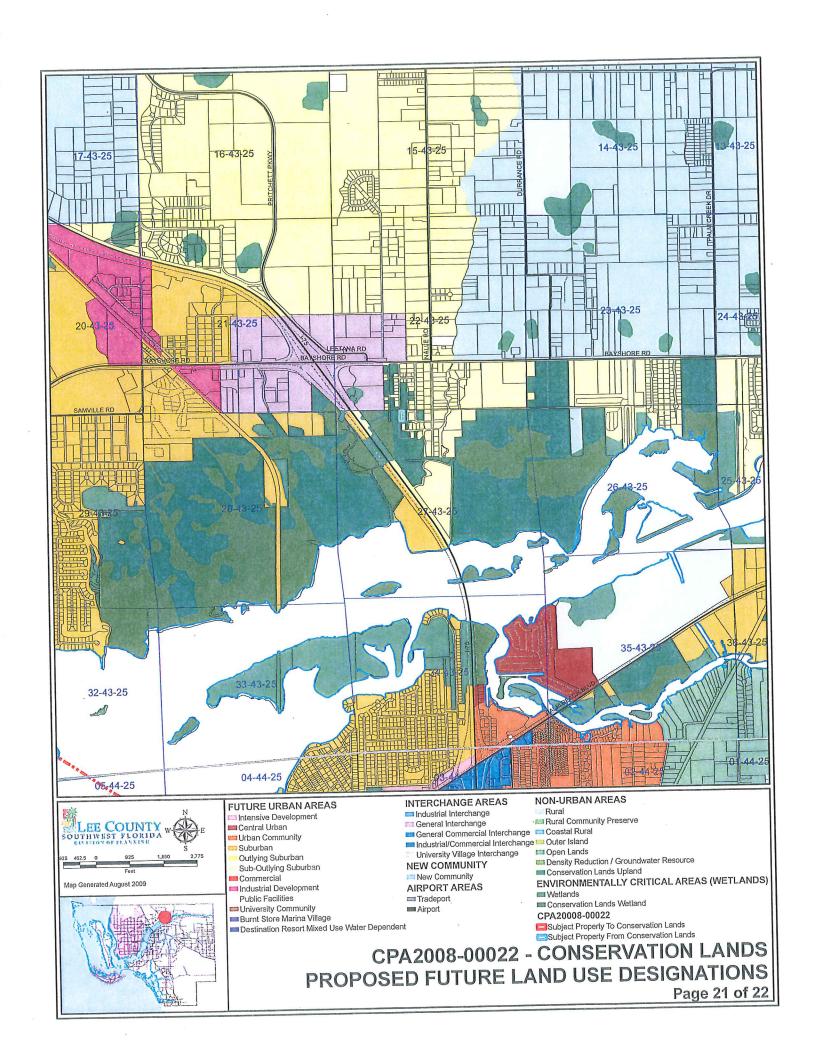


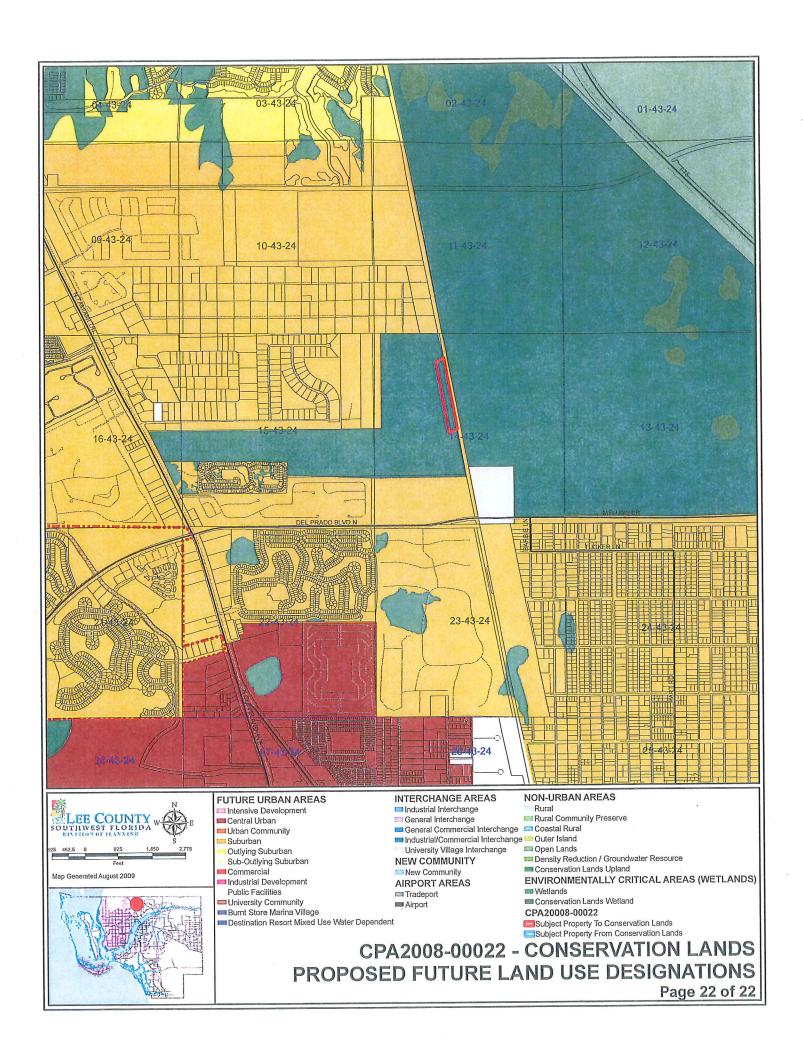


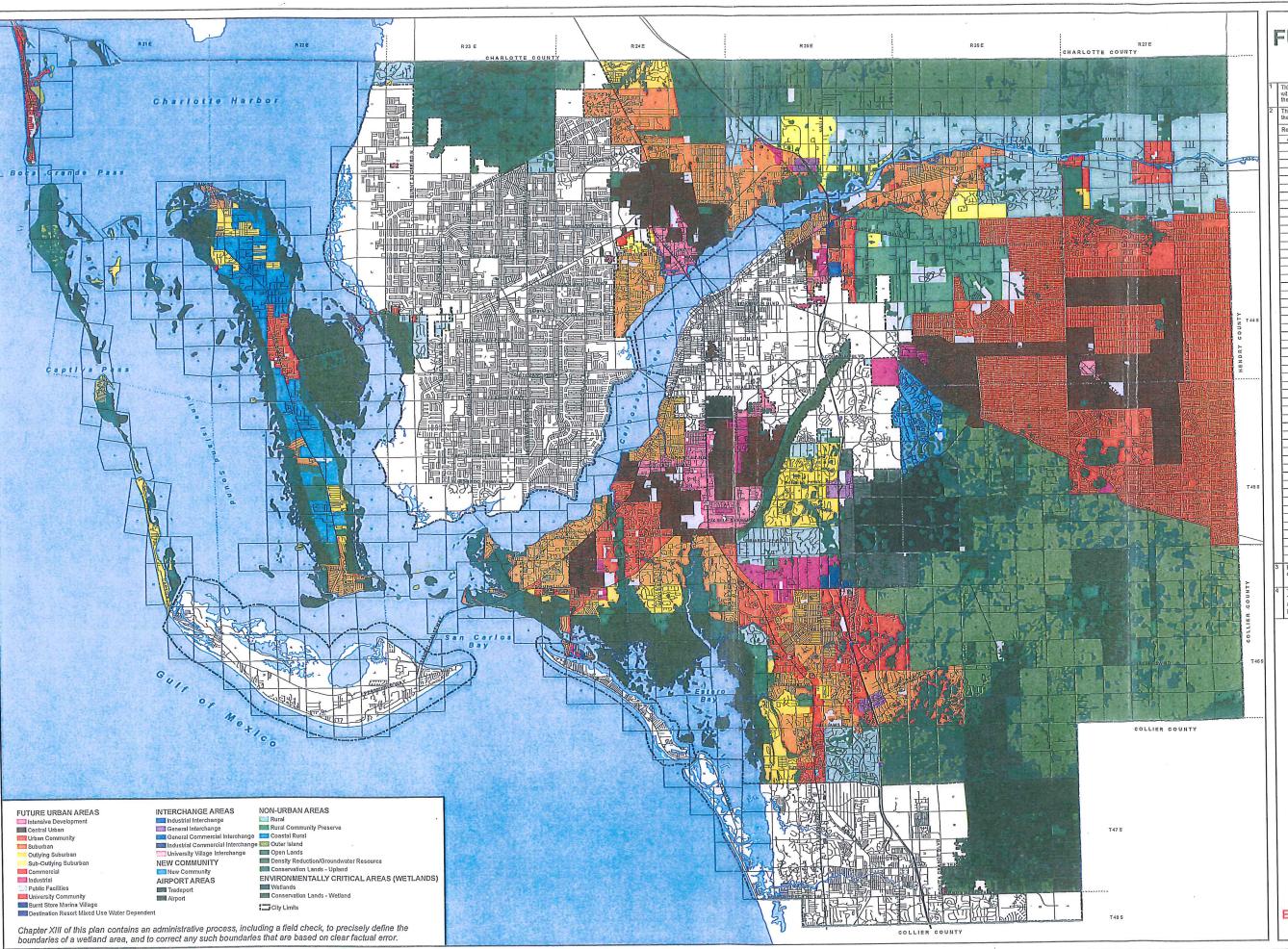












# FUTURE LAND USE MAP

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 juristiction of the respective municipalities.

This map is a general representation of the Future Land Use Map as adopted by

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	9/6/1990	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	1/24/1994
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	1/20/1996
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	12/26/1997
98-02	1/13/1998	2/13/1998
98-09	6/3/1998	7/30/1998
99-02	4/13/1999	2/4/2000
98-26	11/24/1998	12/25/1998
99-15	11/22/1999	1/19/2000
99-16	11/22/1999	1/19/2000
	11/22/1999	1/19/2000
99-17	11/22/1999	1/19/2000
99-18		12/23/1999
99-19	11/22/1999	6/26/2000
00-03	5/4/2000	9/8/2000
00-16	8/8/2000	12/26/2000
00-22	11/1/2000	1/13/2002
01-24	12/13/2001	3/27/2002
02-02, 03, 04, 05, 06	1/1 0/2002	
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	6/6/2003
03-19, 03-20, 03-21	10/29/2003	1/21/2004
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

lease see the Lee Plan for additional information regarding special restrictions, verlays, or allowances in addition to the requirements of the land use categorie

The Planning Communities Map and Acreage Albeation Table (see Map 16 and Table (tip) and Policies 1.1.1 and 2.22) depicts the proposed distribution, extent, and location of generatized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County.







Map Generated March 2010

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## **AS AMENDED**

By Board of County Commissioners March 3, 2010