

**Lee County Board Of County Commissioners  
Agenda Item Summary**

Blue Sheet No. 20100880

**1. ACTION REQUESTED/PURPOSE:**

Direct proposed Board of County Commission sponsored amendments to the Lee County Comprehensive Plan, the Lee Plan, for the 2010/2011 regular amendment cycle. In accordance with Administrative Code 13-6, an affirmative vote of three or more Commissioners is required to authorize Board of County Commission initiated Lee Plan amendments.

**2. FUNDING SOURCE:**

No funds required.

**3. WHAT ACTION ACCOMPLISHES:**

Authorizes staff to begin their analysis and prepare staff reports for Board of County Commission initiated Lee Plan amendments for the 2010/2011 regular amendment cycle.

**4. MANAGEMENT RECOMMENDATION:** Initiate the 2010/2011 regular amendment cycle.

5. Departmental Category: <DeptCategory>

6. Meeting Date: 9/28/2010

**7. Agenda:**

Administrative

**8. Requirement/Purpose: (specify)**

- Statute
- Ordinance
- Admin Code AC 13-6
- Other

**9. Request Initiated**

Commissioner:  
Department: COMMUNITY DEVELOPMENT  
Division: Planning  
By: Paul OConnor

**10. Background:**

In accordance with Administrative Code 13-6, the deadline for submitting proposed Lee Plan amendments for the 2010/2011 cycle is September 30, 2010. This motion will authorize the processing of the attached list of proposed Lee Plan amendments. This list was originally suggested by staff and was reviewed the Local Planning Agency at their Regular Meeting of August 23, 2010. The changes suggested by the Local Planning Agency are reflected on the attached list. An affirmative vote of three or more Commissioners is required to authorize Board of County Commission initiated Lee Plan amendments.

This motion will authorize staff to begin their analysis and prepare staff reports. The proposed amendments will then go to public hearings before both the Local Planning Agency and the Board of County Commissioners for consideration of transmittal for State review. Upon transmittal the state will evaluate and offer objections, recommendations or comments. A Board of County Commission adoption hearing will then follow, sometime in 2011.

Attachment: Proposed 2010/2011 Lee Plan Regular Cycle Amendments

**11. Required Review:**

Mary Gibbs	Thelma Davis	David Harris	Donna-Marie Collins	Jolly Schwartz	
COMMUNITY DEVELOPMENT	Budget Analyst	Budget Services	County Attorney	County Manager	

**12. Commission Action:**

## PROPOSED COUNTY INITIATED LEE PLAN AMENDMENTS

### Board of County Commissioners Sponsored Amendments for the 2010/2011 Regular Amendment Cycle

#### Future Land Use Element:

Evaluate Objective 1.2 and subsequent policies (such as Policy 1.2.7) to update the policy language and the Development Schedule (Table 5(a)) for the Southwest Florida International Airport (RSW) to reflect the ongoing development activities at the facility.

Evaluate Objective 1.2, Objective 1.9, and subsequent policies to update the policy language and the Development Schedule (Table 5(b)) for the Page Field General Aviation Airport (FMY) to reflect the ongoing development activities at the facility.

Amend Lee Plan Objective 4.2 to refer to the new LDC Chapter 32 compact communities.

Revise Lee Plan to make commercial development within the Mixed Use Overlay exempt from the site location standards of Lee Plan Policy 6.1.2.

Update as necessary Goal 13 the Captiva Community Plan, specifically evaluate the community height restriction in Policy 13.1.2.1

Delete the redundant Boca Grande Goal 15 of the Lee Plan.

Update as necessary Goal 26 the Alva Community Plan - Incorporate the results of the ongoing Alva community efforts and the North Olga/Alva community planning effort.

Evaluate the Town Center designations at I-75 and Bayshore Road and between U.S. 41 and Business 41 contained in Goal 28 of the North Fort Myers Community Plan.

#### Future Land Use Map series:

Update the Future Map series to reflect current municipal boundaries for Map 13 (Irrigation Well Overlay) and Map 16 (Planning Communities) and the associated allocations on Table 1(b) necessitated by changes on Map 16.

Amend Map 1, Page 1 of 8, by updating the Public Facilities Future Land Use category to reflect properties owned for public purposes.

Amend Map 1, Page 1 of 8, by updating the Conservation Lands land use categories to reflect properties held for conservation purposes.

Amend Map 1, Page 2 of 8, Community Planning Areas, by evaluating the boundary between the Caloosahatchee Shores Community and the Palm Beach Boulevard Community.

Amend Map 1, Page 2 of 8, Community Planning Areas, by evaluating the boundary between the Caloosahatchee Shores Community and the Olga Community.

Amend Map 1, Page 3 of 8, Lee County Development of Regional Impact Activities, to update the map to reflect any new DRI's and any abandoned DRI's.

Amend Map 1, Page 6 of 8, the Mixed-Use Overlay, to match the Lehigh Acres Specialized Mixed Use Nodes and North Fort Myers Town Centers and Neighborhood Centers.

Update Map 19 (Commercial Site Location Standards); to reflect the Mixed Use Overlay, Lehigh Acres Specialized Mixed Use Nodes, and North Fort Myers Town Centers and Neighborhood Centers.

### **Parks, Recreation and Open Space Element**

Evaluate the appropriate standards contained in Goal 79 (Boat Ramps), Goal 82 (Water Access) and Goal 83 (Community Recreation Center) and update the Capital Improvement Element as necessary. Relocate Regional and Community parks standards currently under Policy 95.1.4 (Desired Future Level of Service Standards) to a Non-regulatory Standard (95.1.3, paragraph 8).

Revise Policy 87.2.6 to state that the county will adopt an administrative code or procedures manual that sets forth the procedures for the acceptance of private and corporate donations of items to be placed in Lee County Parks.

Evaluate the necessity of Map 11.

### **Conservation and Coastal Management Element**

Amend Policy 113.3.1 of the Lee Plan to clarify that beach renourishment sand sources should be identified and protected - Coastal Advisory Council Amendment.

---

### **Board of County Commissioners Sponsored Special Amendment Cycle for the 2010 Annual Capital Improvement Element Update.**

Update Table 3 and Table 3(a), to reflect the latest adopted Capital Improvement Program tables for both Lee County and the School District of Lee County.

---

### **Local Planning Agency Recommended Amendments for the 2010/2011 Regular Amendment Cycle.**

Amend Policy 37.1.1 of the Lee Plan to review the appropriateness of using the 100<sup>th</sup> highest volume hour to determine adequate road capacity.

Evaluate and if necessary Update the Flowways Map similarly to what was done in the DR/GR area during that plan amendment.