

**CPA2010-16  
REMOVE DUPLICATE  
BOCA GRANDE GOAL  
BoCC SPONSORED  
AMENDMENT  
TO THE**

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LEE COUNTY COMPREHENSIVE PLAN

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**THE LEE PLAN**

**Board Sponsored Application  
and Lee County Staff Analysis**

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LPA Public Hearing Document  
for the  
February 28<sup>th</sup> 2011 Public Hearing

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*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 533-8585*

February 14, 2011

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2010-16**

**Text Amendment**

**Map Amendment**

<input checked="" type="checkbox"/>	<b>This Document Contains the Following Reviews:</b>
<input checked="" type="checkbox"/>	<b>Staff Review</b>
	<b>Local Planning Agency Review and Recommendation</b>
	<b>Board of County Commissioners Hearing for Transmittal</b>
	<b>Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report</b>
	<b>Board of County Commissioners Hearing for Adoption</b>

STAFF REPORT PREPARATION DATE: February 14, 2011

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

**2. REQUEST:** Remove the duplicate Boca Grande goal from the Lee Plan.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:**

**1. RECOMMENDATION**

Staff recommends that the Board of County Commissioners transmit the proposed amendment to delete Goal 15, Gasparilla Island, from the Lee Plan.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The Boca Grande community began their community planning process in the summer of 2003 following a community meeting with staff during the Evaluation and Appraisal Report process.
- Lee Plan Goal 22 was adopted on October 12, 2005 as part of Lee Plan amendment CPA2004-12.

- Goal 22 addresses a much greater number of issues affecting the Boca Grande Planning community than Goal 15.
- Lee Plan Goal 15 (concerning Gasparilla Island) was superseded by Goal 22.
- Lee Plan Goal 15 was not deleted as part of the adoption of Goal 22, resulting in redundant policies for the Boca Grande Planning Community.

### **C. BACKGROUND INFORMATION**

On October 12, 2005, the Board of County Commissioners adopted CPA2004-12, the Boca Grande Community Plan. Goal 22 established a new vision statement and a new Goal, including Objectives and Policies specific to the Boca Grande community. It was based on recommendations submitted by the Boca Grande Community Planning Panel as revised by Staff. At the time that CPA2004-12 was adopted, no provision was made to remove Goal 15 from the Lee Plan. Goal 22 was the result of a community planning effort and was meant to update and replace Goal 15.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

Goal 22 contains the recommendations of the Boca Grande Community Planning Panel as amended by staff. The planning panel recommended the creation of a new goal and objectives rather than amending the existing Goal 15. The new goal addressed all of the same subjects as the original Goal 15 in addition to the new material included by the planning panel. The amendment as adopted contained no provision for the deletion of previous Lee Plan Goals, Objectives, and Policies pertaining to the Boca Grande Planning Community.

### **B. CONCLUSIONS**

The adoption of Goal 22 represents an update to Lee Plan policies in regards to Boca Grande and the Boca Grande Community Plan. The regulations of Lee Plan Goal 15 have been superseded and should no longer be applicable to Boca Grande. Therefore, Goal 15 should be deleted from the Lee Plan.

### **C. STAFF RECOMMENDATION**

Staff recommends that the Board transmit the proposed amendment to delete Goal 15 from the Lee Plan.

**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: February 28, 2011

**A. LOCAL PLANNING AGENCY REVIEW**

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT  
SUMMARY**

**1. RECOMMENDATION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

<b>NOEL ANDRESS</b>	_____
<b>CINDY BUTLER</b>	_____
<b>CARIE CALL</b>	_____
<b>JIM GREEN</b>	_____
<b>MITCH HUTCHCRAFT</b>	_____
<b>RONALD INGE</b>	_____
<b>JACK MEEKER</b>	_____

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**BRIAN BIGELOW**

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**TAMMY HALL**

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**RAY JUDAH**

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**FRANK MANN**

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**JOHN MANNING**

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**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,  
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: \_\_\_\_\_

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**

**B. STAFF RESPONSE**

**PART VI - BOARD OF COUNTY COMMISSIONERS**

**HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**BRIAN BIGELOW**

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**TAMMY HALL**

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**RAY JUDAH**

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**FRANK MANN**

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**JOHN MANNING**

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