



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8344

APPLICATION FOR A
COMPREHENSIVE PLAN AMENDMENT

PROJECT NAME: TEXT CHANGE

PROJECT SUMMARY: TEXT CHANGE

Plan Amendment Cycle: [X] Normal [] Small Scale [] DRI

APPLICANT - PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 14

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

Signature of Owner or Authorized Representative (handwritten: Barbara Heine)

Date (handwritten: 11-17-14)

Printed Name of Owner or Authorized Representative (handwritten: BARBARA HEINE)

RECEIVED
NOV 18 2014
COMMUNITY DEVELOPMENT
CPA2014-00009

I. **APPLICANT/AGENT/OWNER INFORMATION** (Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.)

* Applicant: BARBARA HEINE
Address: 11711 VIA SAVONA CT
City, State, Zip: MIROMAR LAKES FL 33913
Phone Number: 239-641-0178 Email: BHEINE@projectsanddesign.com

Agent*: _____
Address: _____
City, State, Zip: _____
Phone Number: _____ Email: _____

Owner(s) of Record: BARBARA + FREDERICK HEINE
Address: SAME AS ABOVE
City, State, Zip: _____
Phone Number: _____ Email: _____

* This will be the person contacted for all business relative to the application.

II. **REQUESTED CHANGE**

A. TYPE: (Check appropriate type)

- Text Amendment
- Future Land Use Map Series Amendment (Maps 1 thru 24)
List Number(s) of Map(s) to be amended: _____

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. An additional set of mailing labels is required if your request includes a change to the Future Land Use Map (Map 1, page 1). The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY (for amendments affecting development potential of property)

A. Property Location:

1. Site Address: 11711 VIA SAVONA CT MIROMAR LAKES FL 33913
2. STRAP(s): 1346-25-03-00000.0160

B. Property Information:

Total Acreage of Property: 2.5
Total Acreage included in Request: N/A
Total Uplands: _____
Total Wetlands: _____
Current Zoning: RESIDENTIAL - UNIVERSITY COMMUNITY
Current Future Land Use Designation: UNIVERSITY OVERLAY - UNIVERSITY COMMUNITY - RESIDENTIAL
Area of each Existing Future Land Use Category: N/A
Existing Land Use: RESIDENTIAL

N/A

C. State if the subject property is located in one of the following areas and if so how does the proposed change affect the area:

Lehigh Acres Commercial Overlay: _____
Airport Noise Zone 2 or 3: _____
Acquisition Area: _____
Joint Planning Agreement Area (adjoining other jurisdictional lands): _____
Community Redevelopment Area: _____

D. Proposed change for the subject property:

N/A

E. Potential development of the subject property:

N/A

1. Calculation of maximum allowable development under existing FLUM:
Residential Units/Density _____
Commercial intensity _____
Industrial intensity _____

N/A

2. Calculation of maximum allowable development under proposed FLUM:
Residential Units/Density _____
Commercial intensity _____
Industrial intensity _____

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats.)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes. *SEE ATTACHMENT*
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. *SEE LINK ON ATTACHMENT*
- N/A* 3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
- N/A* 4. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
- N/A* 5. Map and describe existing zoning of the subject property and surrounding properties.
- N/A* 6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.
7. A copy of the deed(s) for the property subject to the requested change. *SEE ATTACHED*
8. An aerial map showing the subject property and surrounding properties. *SEE ATTACHMENT*
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

N/A

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis: The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.
- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
- Include any other water conservation measures that will be applied to the site (see Goal 54).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

N/A

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

N/A

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

N/A

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective. *SEE ATTACHMENT*

N/A

3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment. *SEE ATTACHMENT*

N/A

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.

2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles

Be sure to support all conclusions made in this justification with adequate data and analysis. *SEE ATTACHMENT*

H. Planning Communities/Community Plan Area Requirements

If located in one of the following planning communities/community plan areas, provide a meeting summary document of the required public informational session.

- Not Applicable
- Alva Community Plan area [Lee Plan Objective 26.7]
- Buckingham Planning Community [Lee Plan Objective 17.7]
- Caloosahatchee Shores Community Plan area [Lee Plan Objective 21.6]
- Captiva Planning Community [Lee Plan Policy 13.1.8]
- North Captiva Community Plan area [Lee Plan Policy 25.6.2]
- Estero Planning Community [Lee Plan Objective 19.5]
- Lehigh Acres Planning Community [Lee Plan Objective 32.12]
- Northeast Lee County Planning Community [Lee Plan Objective 34.5]
- North Fort Myers Planning Community [Lee Plan Policy 28.6.1]
- North Olga Community Plan area [Lee Plan Objective 35.10]
- Page Park Community Plan area [Lee Plan Policy 27.10.1]
- Palm Beach Boulevard Community Plan area [Lee Plan Objective 23.5]
- Pine Island Planning Community [Lee Plan Objective 14.7]

AFFIDAVIT

I, BARBARA HEINE, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Barbara Heine
Signature of Applicant

11-17-14
Date

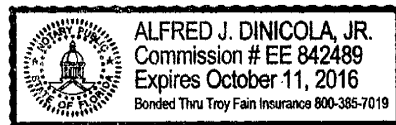
BARBARA HEINE
Printed Name of Applicant

STATE OF FLORIDA
COUNTY OF LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me on 11/17/2014 (date) by Barbara Heine (name of person providing oath or affirmation), who is personally known to me or who has produced Fl. Driver's License (type of identification) as identification.

Alfred J. Dinicola, Jr.
Signature of Notary Public

ALFRED J. DINICOLA, JR.
(Name typed, printed or stamped)



Barbara Heine

Subject: HEINE - Text Change Amendment Attachment to Application

A. General Information:

1. Text Change

POLICY 18.1.16.1 :

Mixed Use: ... must be rezoned to a Compact Planned Development as specified by the Lee County Land Development Code, ~~recognizing there may be significant deviations to accommodate the proposed development.~~

2. See included link to Lee County FLUM. No changes.

http://www.leegov.com/gov/dept/dcd/Documents/Maps/LeePlan/Map01_01.pdf

(Link provided to assist in electronic filing request.)

5. My property is located in the University Overlay, University Community, residential area just north of the college. The surrounding areas are residential, University Village, DRGR and wetlands.

8. Aerial map link:

<http://www.bing.com/maps/default.aspx?name=11711+Via+Savona+Ct%2c+Miromar+Lakes%2c+FL+33913&where1=26.47727,-81.76715&lv=14&FORM=INFOCM>

E. Internal Consistency with the Lee Plan

2. The removal of the text relating to "significant deviations" allows the specificity and intended meaning of all goals and policies in the Lee Plan to be understood, including the definitions of traditional neighborhood development, associated support development and University Community. It enables the specifics of Goal 4 for a sustainable development design of the Lee Plan, Chapter 32 of the compact plan development code and Policy 18 to be understood by removing ambiguity and arbitrary interpretation. A predictable outcome can be sought or measured.

4. 163.3177 (1) The comprehensive plan shall provide the principles, guidelines, standards, and strategies for the orderly and balanced future economic, social, physical, environmental, and fiscal development of the area that reflects community commitments to implement the plan and its elements. These principles and strategies shall guide future decisions in a consistent manner... The plan shall establish meaningful and predictable standards for the use and development of land and provide meaningful guidelines for the content of more detailed land development and use regulations.

G. Proposal Justification - Sound planning principle require that plan language be specific and not ambiguous. A predictable outcome should be expected by following the policies that have been planned. Language must advance compatibility with the comprehensive plan. The removal of the text allowing for significant deviation enables that development can be carried out as planners planned.

Prepared by and return to:
M. Francesca Passeri
Salvatori, Wood, Buckel, Carmichael & Lottes
9132 Strada Place Fourth Floor
Naples, FL 34108
Consideration: \$.70
Folio No. 13-46-25-03-00000.0160

[Space Above This Line For Recording Data]

Special Warranty Deed

This Special Warranty Deed made this 6th day of May, 2014, between **Barbara Heine, a married woman, joined by her husband, Frederick Heine**, whose address is **11711 Via Savona Ct., Miromar Lakes, FL 33913** GRANTOR, and **Barbara Heine and Frederick Heine, wife and husband**, whose post office address is **11711 Via Savona Ct., Miromar Lakes, FL 33913**, GRANTEE.

Witnesseth, that said grantor, for and in consideration of the sum TEN AND NO/100 DOLLARS (\$10.00) and other good and valuable considerations to said grantor in hand paid by said grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said grantee, and grantees heirs and assigns forever, the following described land, situate, lying and being in Lee County, Florida, to-wit:

Lot 16, Miromar Lakes Unit XIII-Costa Amalfi, according to the plat thereof as recorded in Instrument No. 2008000338718, Public Records of Lee County, Florida, together with Grantor's interest in a certain Ingress and Egress Easement recorded in Instrument No. 2011000174476.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining, and subject to property taxes for the year 2014 and all subsequent years.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons claiming by, through or under grantors.

In Witness Whereof, grantor has hereunto set grantor's hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Robert M. Buckel
Witness Name: ROBERT M. BUCKEL
As to Both

Jodi L Hares
Witness Name: JODI L HARES
As to Both

Barbara Heine
Barbara Heine

Frederick Heine
Frederick Heine

STATE OF FLORIDA
COUNTY OF COLLIER

SWORN TO and subscribed before me this 6th day of May, 2014, by **Barbara Heine and Frederick Heine**, who are personally known to me or who have produced _____ as identification, and who did take an oath.

(SEAL)

Renee Dunn
Notary Public - Signature
Print Name: _____
My Commission Expires: _____



Parcel ID No.: 13-46-25-03-00000.0160

To be returned to:
Cheryl Hoffmann
Miromar Title Company, LLC
10801 Corkscrew Road
Suite 305
Estero, FL 33928
(239) 390-5100

Above space reserved for Clerk's office

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made this 29th day of September 2009, by **Miromar Lakes LLC**, a Florida limited liability company, whose mailing address is, 10801 Corkscrew Road, Suite 305, Estero, FL 33928, as Grantor to **Barbara Heine**, A Married Person, whose mailing address is 2 Dolphin Lane, W. Islip, NY 11795, as Grantee;

WITNESSETH: The Grantor, for and in consideration of the sum of TEN and NO/100 (\$10.00) DOLLARS, and other good and valuable consideration, the receipt of which is acknowledged, grants, bargains, sells, conveys and confirms unto the Grantee and its heirs and assigns forever, all that certain parcel of land situated in the County of Lee, State of Florida, more particularly described as follows:

Lot 16, Miromar Lakes Unit XIII-Costa Amalfi, according to the plat thereof as recorded in Instrument No. 2008000338718, of the Public Records of Lee County, Florida.

SUBJECT TO taxes for the year 2009 and subsequent years.

FURTHER SUBJECT TO the covenants, easements, restrictions and other matters of public record.

Parcel No. 13-46-25-03-00000.0160

TOGETHER WITH all tenements, hereditaments and appurtenances, with every privilege, right, title, interest and estate, remainder and easements belonging or in anywise appertaining to it.

AND the Grantor covenants to the Grantee that at the time of delivering this Special Warranty Deed it is lawfully seized of the premises, that it has good right and lawful authority to sell and convey it; and the Grantor fully warrants the title to the land, and will defend it against lawful claims of all persons whomsoever claiming by, through or under the Grantor but against no others.

This property is taken subject to the Declaration of Covenants, Conditions, Restrictions and Easements

for the Miromar Lakes Master Association, Inc., recorded in OR Book 3343, page 0294-0434, Public Records of Lee County, Florida, as supplemented and amended.

The Grantor has executed this special warranty deed as of the day and year first written above.

Signed, and delivered in the presence of:

Cheryl A. Hoffmann
Signature of witness

CHERYL A HOFFMANN

Legibly print name of witness

Miromar Lakes, LLC , A Florida limited liability company
By: Miromar Development Corporation, Inc., a Florida corporation
Its Managing Member

By: *[Signature]*
Jerry Schmoeyer, Vice President

Address: 10801 Corkscrew Road, Suite 305, Estero, FL 33928

Linda S. Davis
Signature of witness

LINDA S. DAVIS
Legibly print name of witness

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was acknowledged before me this 29th day of September 2009, by **Jerry Schmoeyer**, as Vice President of Miromar Development Corporation, Inc., a Florida Corporation, on behalf of the Corporation which is the Managing Member of Miromar Lakes, LLC , a Florida limited liability company, who is personally known to me or has produced _____ as identification.

My commission expires:

Cheryl A. Hoffmann
Signature of Notary Public

CHERYL A HOFFMANN

Legibly Print Name of Notary Public



Cheryl A. Hoffmann
Commission # DD506006
Expires February 14, 2010
Bonded Tray Firm Insurance, Inc. 800-385-7019

(NOTARY SEAL)

Print

Fort Myers Florida Map About.com/Fort Myers Florida Map Fort Myers Florida Map Search Now! Over 60 Million Visitors.

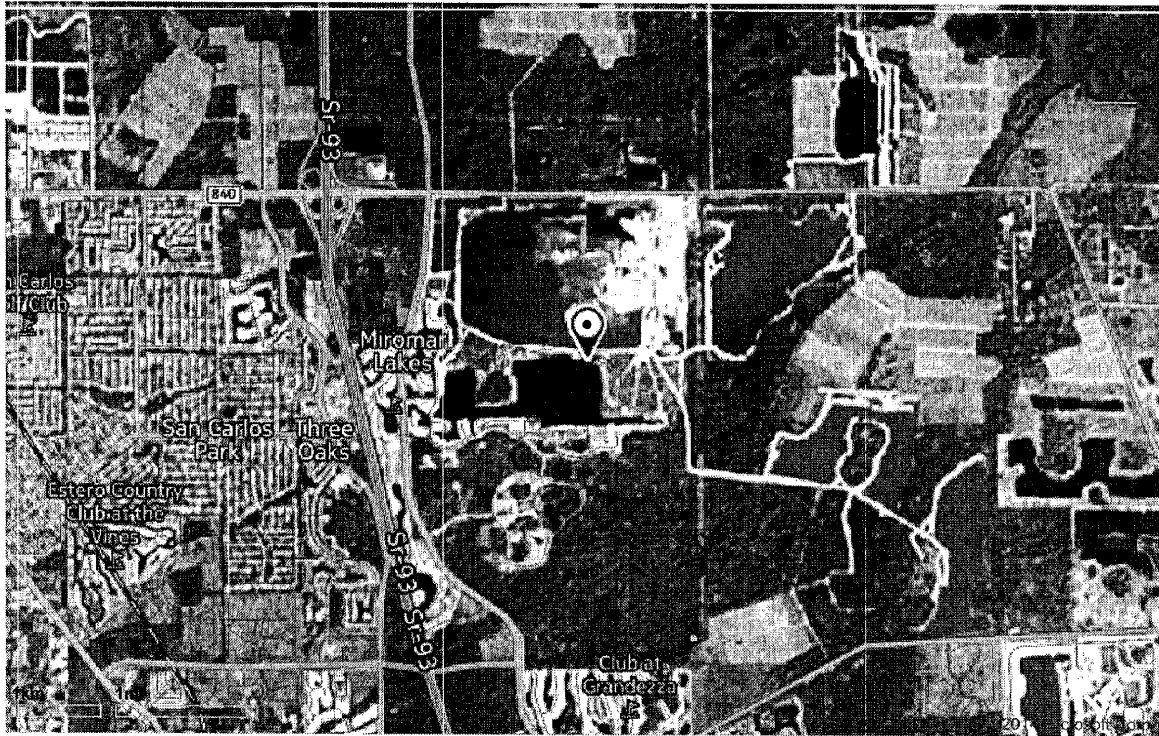
Ad

YAHOO!
MAPS

11711 Via Savona Ct, Fort Myers, FL 33913-7868

Enter notes here

255



When using any driving directions or map, it is a good idea to double check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning

FUTURE LAND USE MAP

1. 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	1/5/1989	3/1/1989
90-09	3/7/1990	3/14/1990
90-43	9/5/1990	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	11/8/1992
92-48	10/27/1992	11/8/1992
92-51	12/9/1992	12/21/1992
93-05	2/22/1993	2/26/1993
93-25	9/29/1993	1/24/1994
94-23	8/29/1994	11/14/1994
94-29	10/29/1994	1/9/1995
94-30	11/1/1994	7/25/1996
95-27	12/29/1995	1/20/1996
96-19	10/21/1996	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	12/28/1997
98-02	1/13/1998	2/13/1998
98-09	8/3/1998	7/30/1998
99-02	4/13/1999	3/4/2000
99-28	11/24/1999	12/25/1999
99-15	11/22/1999	1/18/2000
99-18	11/22/1999	1/18/2000
99-17	11/22/1999	1/18/2000
99-18	11/22/1999	1/18/2000
99-19	11/22/1999	12/23/1999
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	1/16/2002	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	5/9/2003	6/9/2003
03-19, 03-20, 03-21	10/29/2003	12/1/2004
03-28	12/15/2003	3/12/2004
04-14	9/26/2004	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
07-08	4/24/2007	5/24/2007
07-09 thru 07-18	5/16/2007	8/13/2007
08-04	3/11/2008	4/11/2008
08-05	3/11/2008	4/11/2008
09-06 thru 09-17	2/25/2009	5/15/2009
10-10, 11, 12, 16	3/3/2010	6/4/2010
10-19	3/3/2010	10/19/2011 partial
10-27	8/16/2010	7/19/2010
10-34 thru 10-39	10/29/2010	1/5/2011
10-33	10/19/2010	1/11/2011
10-40	10/29/2010	3/14/2011
11-15, 11-17	9/28/2011	11/11/2011
14-14	6/16/2014	7/19/2014

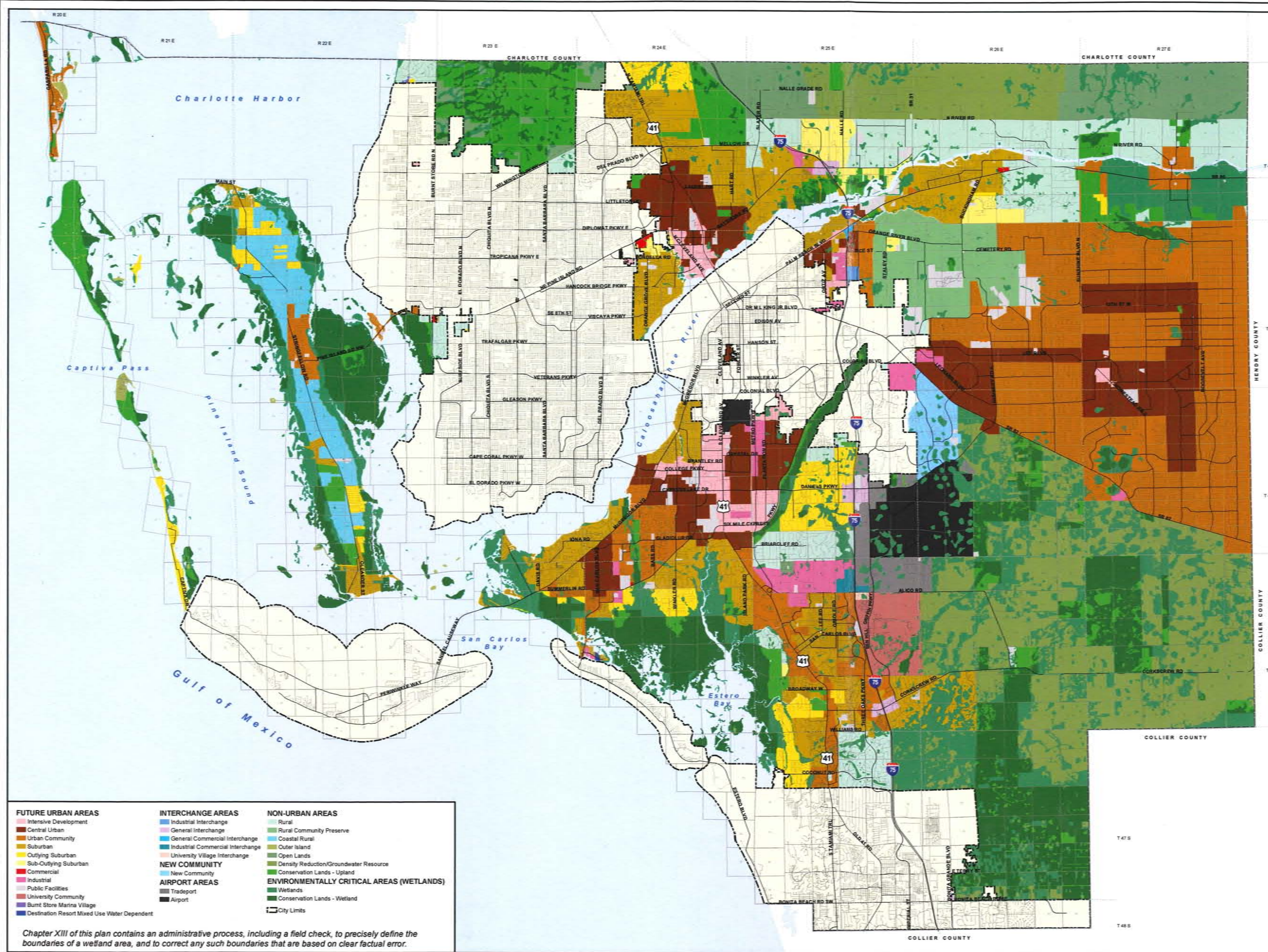
2. Please see the Lee Plan for additional information regarding special restrictions, overlays, or allowances in addition to the requirements of the land use categories.

3. The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 16c) 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: July 18, 2014

Lee Plan Map 1
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FUTURE URBAN AREAS <ul style="list-style-type: none"> 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 <ul style="list-style-type: none"> Industrial Interchange General Interchange General Commercial Interchange Industrial Commercial Interchange University Village Interchange NEW COMMUNITY <ul style="list-style-type: none"> New Community AIRPORT AREAS <ul style="list-style-type: none"> Airport 	NON-URBAN AREAS <ul style="list-style-type: none"> Rural Rural Community Preserve Coastal Rural Outer Island Open Lands Density Reduction/Groundwater Resource Conservation Lands - Upland ENVIRONMENTALLY CRITICAL AREAS (WETLANDS) <ul style="list-style-type: none"> Wetlands Conservation Lands - Wetland
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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.