



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS
MONDAY, MAY 19, 2014
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – April 28, 2014
4. Lee Plan Amendments
 - A. CPA2014-00003 Estero Plan
 - B. Miscellaneous Lee Plan Maps
5. Other Business
6. Adjournment – Next Meeting Date: Monday, June 23, 2014

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Persons with disabilities who need an accommodation to participate in the Local Planning Agency meeting should contact Janet Miller, 1500 Monroe Street, Fort Myers, FL 33901 (239-533-8583 or jmiller@leegov.com). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711.

The agenda can be accessed at the following link approximately 7 days prior to the meeting.

<http://www.leegov.com/dcd/calendar>

DIVISION OF PLANNING

MEMORANDUM



LEE COUNTY

SOUTHWEST FLORIDA

to: Local Planning Agency

from: Paul O'Connor, AICP, Director

subject: **Miscellaneous Lee Plan Maps**

date: May 9, 2014

As part of the review of the Comprehensive Plan, staff is revising the maps that need to be updated. Staff is recommending revisions to the maps identified in this memo. Please note that this does not include all of the maps that are proposed to be amended. The remaining maps will be brought to the LPA as they are ready for review. Attached are the “Existing” and “Proposed” versions of each map, along with brief descriptions of the proposed changes. Also included is a list of maps with no changes needed.

Map 1 - Future Land Use Map Series - Special Treatment Areas

Map 1, Page 3 of 8 - Development of Regional Impact (Delete)

This map identified proposed or approved Developments of Regional Impact (DRI). Florida Statutes do not require this data to be included within the Lee Plan. The County has the same information available to the public that is continually kept current.

Map 1, Page 4 of 8

Urban Reserve Area (Remove Data)

The Urban Reserve data layer is proposed to be deleted from the map. This map is out of date and is not required by Florida Statutes.

Privately Funded Infrastructure (Remove Data)

The Privately Funded Infrastructure data layer is proposed to be deleted. Lee Plan provisions for Privately Funded Infrastructure are being removed from the Lee Plan therefore, the map is no longer needed.

Map 1, Page 8 of 8

Lehigh Acres Community Plan Overlay (Amend)

The “Specialized Mixed Use Nodes” currently on this map are proposed to be incorporated on the Mixed Use Overlay Map and will be removed from this map. The “Tiers” have been revised to reflect the proposed Future Land Use designations and the Mixed Use Overlay.

Map 3 - Transportation Map Series

Map 3E - Airports, Seaports, Railways & Waterways (Update Data)

This map is being revised to remove the seaport on Boca Grande and update waterways per the National Waterway Network.

Map 3J - Lee County Evacuation Routes (Update Data)

This map is being revised to reflect the most recent Southwest Florida Regional Planning Council Evacuation Study.

MAP 9 - Defined 100-Year Floodplains (Update Data)

This map is being revised based on data from the Federal Emergency Management Agency 2008 Flood Insurance Study.

MAP 18 - Lee County Watershed Map (Update Data)

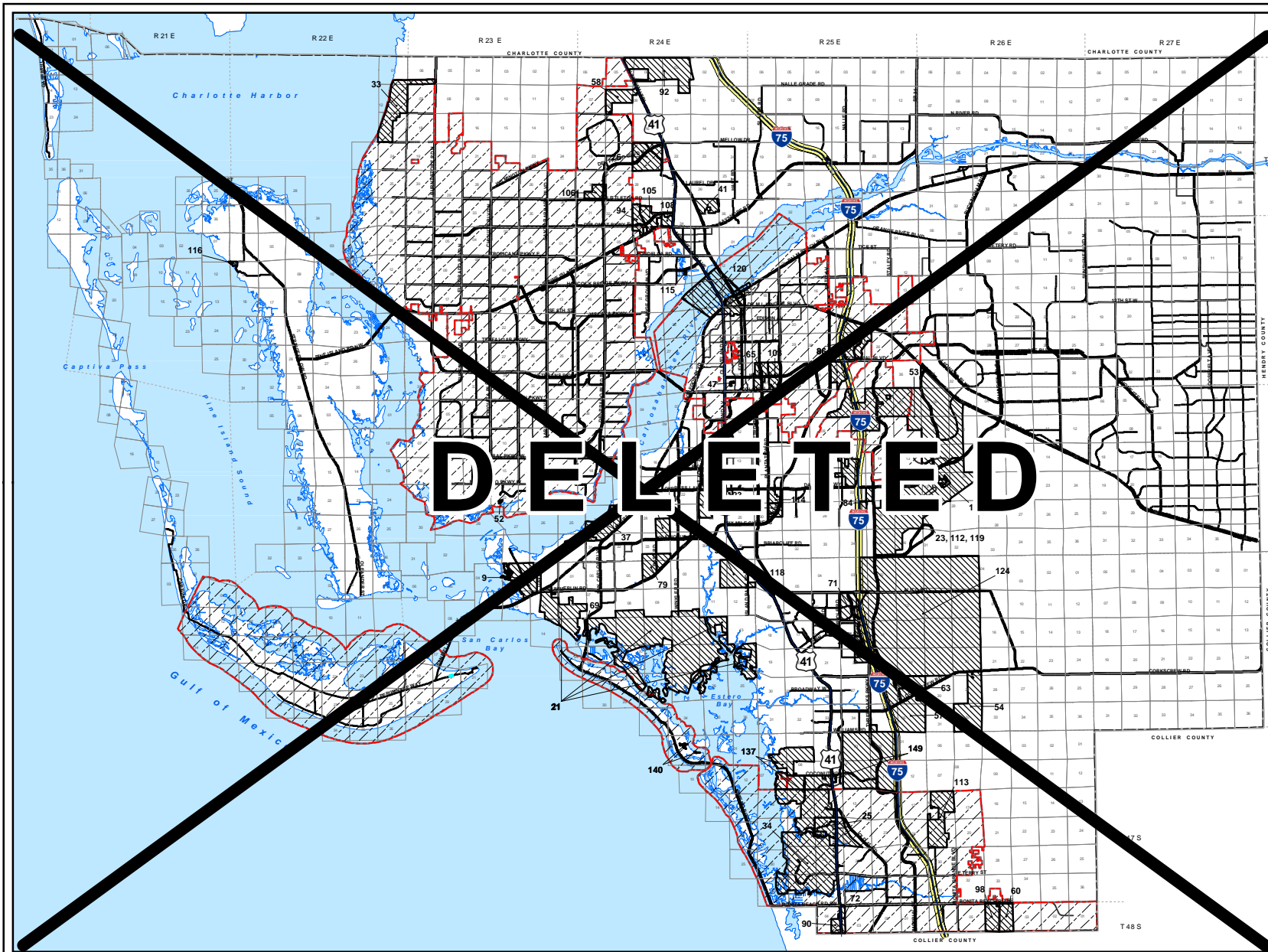
This map is being revised to use information from Lee County Natural Resources Staff delineated in 2000.

MAP 23 - Educational and School District Facilities (Update and Combine Data)

This map is being updated to reflect the current inventory of School Facilities. The information from Map 24 – School Concurrency Service Areas is being added to this map to reduce the total number of maps in the Lee Plan. No revisions to the School Concurrency Service Areas are required at this time. The map will be renamed “Educational and School District Facilities in Lee County and Student Assignment Zones”.

Below is a list of maps that do not need to be revised:



Map 1 Page 6a - Alva Community Plan Overlay
Map 1 Page 7 - Page Park Community Plan Overlay
Map 2 San Carlos Island -Water Dependant Overlay Zones
Map 3F Southwest Florida International Airport Layout Plan
Map 3G Page Field Airport Layout Plan
Map 4 Private Recreational Facilities Overlay
Map 8 Potable Wellfield Cones Of Influence
Map 21 Existing Pine Island Farmland
Map 25 Historic Surface And Groundwater Levels

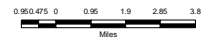


SPECIAL TREATMENT AREAS

Lee County Development of Regional Impact Activities

- 9 Sandpiper Cove
- 11 Cypress Lake Land Trust
- 14 Villas South
- 21 The Estuaries
- 23 SouthWest Florida International Airport
- 25 Spring Creek PUD/DRI
- 26 Cape Coral Unit 86 (withdrawn)
- 31 Three Oaks
- 33 Buntz Marina South
- 34 Bonita Bay
- 37 River's Edge Yacht and Country Club
- 38 Interlaken
- 39 The Forest and the Oaks
- 41 Buccaneer Mobile Estates Expansion
- 47 Edison Mall Expansion
- 52 Tropic Point Marina
- 53 Gateway
- 54 The Habitat
- 57 Stonebrook/Corkscrew Pines
- 58 Pine Lakes Country Club (Withdrawn)
- 60 The Parklands
- 62 Cypress Trace Shopping Center
- 63 Timberland and Tiburon
- 64 Cypress Lake Center
- 65 Metro Park
- 69 Boardwalk Caper
- 71 Alois Interchange Park
- 72 Springs Plaza Expansion
- 77 Leisure Village Seven Lakes-Residential
- 79 Heathcreek Florida
- 82 Deep Lagoon Marina
- 84 Jupiter Inlet/Interstate Commerce Park
- 86 Omni Interstate Park
- 90 Woods Edge
- 92 Del Tara Country Club
- 94 Hancock Creek Commerce Park
- 95 Danport Centre DRI
- 96 Alois Plaza
- 97 One University Center
- 98 Parklands West: commercial parcel
- 103 Colonial Properties
- 105 Indian Oaks Trade Center
- 106 Del Prado North Commerce Park
- 108 Merchants Crossing
- 112 Southwest Regional Airport S.D. II
- 113 Bonita Grande R.V. Resort
- 114 International Center FQD
- 115 Hancock Bridge Marina
- 116 Pineland Marina Public Boat Ramp
- 117 Lee County Sports Complex FQD
- 118 Tamalisco Center
- 119 Southwest Regional Airport S.D. II
- 120 Downtown Fort Myers 2000
- 123 The Marketplace
- 124 Alois, Inc. AMDA
- 126 Southwest Florida Pipeline CO.
- 127 Pelican Landing CPD/RPD DRI
- 140 Bay Beach
- 149 The Brooks of Bonita Springs

-  DRI Locations
 City Limits



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

Last Amended: May 25, 1994

Lee Plan Map 1
Page 3 of 8

SPECIAL TREATMENT AREAS

Legend

- County Line
- Southeast Lee County
- City Limits
- Section Lines
- Major Roads
- Minor Roads

Urban Reserve

Adopted by Ord 89-02, 1/31/1989
Amended by Ord 93-25

Privately Funded Infrastructure

Adopted by Ord 89-02, 1/31/1989
Amended by Ord 92-35

Public Acquisition*

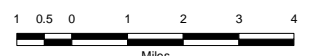
Adopted by Ord 91-19, 7/9/1991
Amended by Ord 10-19

Priority Restoration Strategy See Policies 33.2.2

- Tier 1 (highest priority)
- Tier 2
- Tier 3
- Tier 4
- Tier 5
- Tier 6
- Tier 7

Adopted by Ord 10-19, 3/3/2010

EXISTING



Map Generated: April 2012

* Because of the dynamic nature of land acquisition, portions of the land shown are publically owned at the time of printing.

**City Limits current to date of map generation

SPECIAL TREATMENT AREAS

Legend

- County Line
- ▤ Southeast Lee County
- ▧ City Limits
- ▤ Section Lines
- Major Roads
- Minor Roads

Public Acquisition*

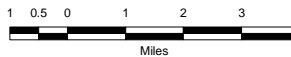
Adopted by Ord 91-19, 7/9/1991
Amended by Ord 10-19

Priority Restoration Strategy See Policies X.X.X

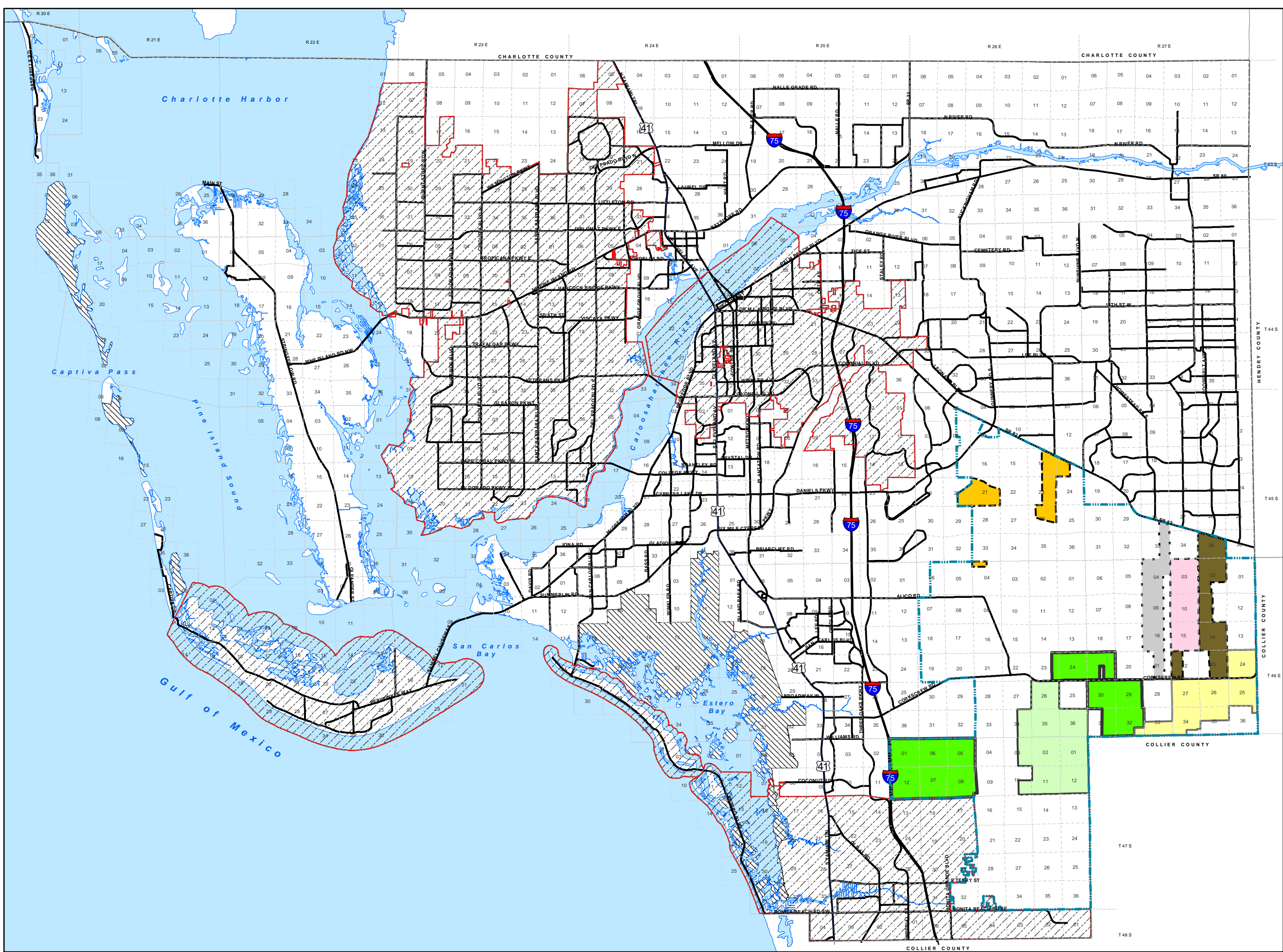
- Tier 1 (highest priority)
- Tier 2
- Tier 3
- Tier 4
- Tier 5
- Tier 6
- Tier 7

Adopted by Ord 10-19, 3/3/2010

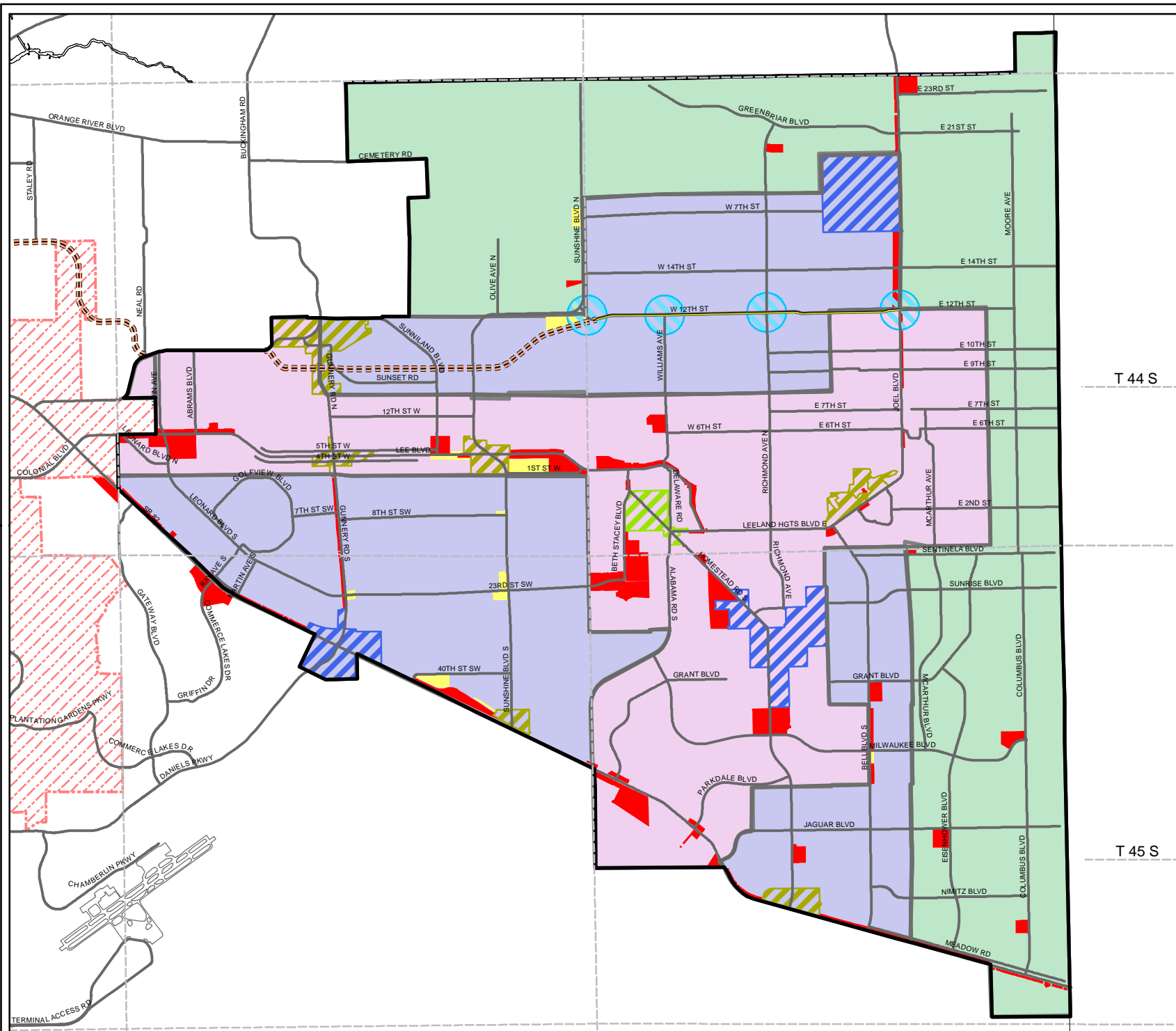
PROPOSED



Map Generated: April 2014
* Because of the dynamic nature of land acquisition, portions of the land shown are publically owned at the time of printing.
**City Limits current to date of map generation



Lee Plan Map 1
Page 8 of 8





SPECIAL TREATMENT AREAS

Lehigh Acres Community Plan Overlays

PROPOSED

Legend


Commercial Overlay Zones

-  Commercial
-  Lot Assembly

Lehigh Acres Tiers

-  Tier 1
-  Tier 2
-  Tier 3

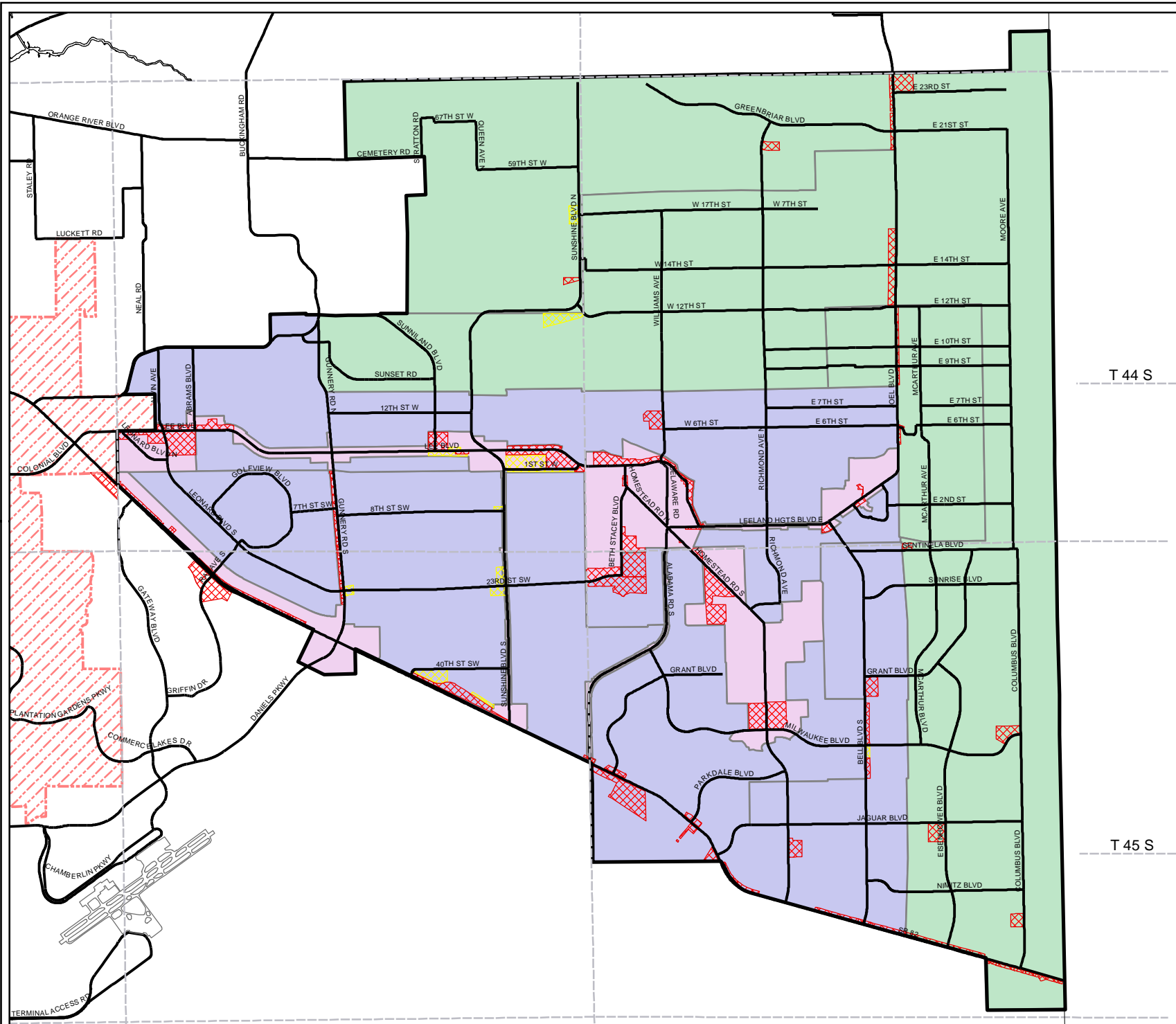
Additional Information

-  Lehigh Acres Planning Community
-  Major Roads
-  City Limits





Map Generated: April 2014
City Limits current to date of map generation

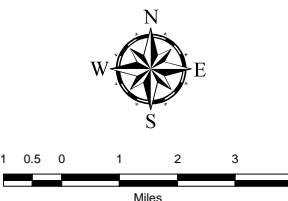
Adoption Date: March 3, 2010
Effective Date: June 2, 2010
Adopted by Ordinance No. 10-16
Amended by Ordinance ###



AIRPORTS, SEAPORTS, RAILWAYS & WATERWAYS

LEGEND

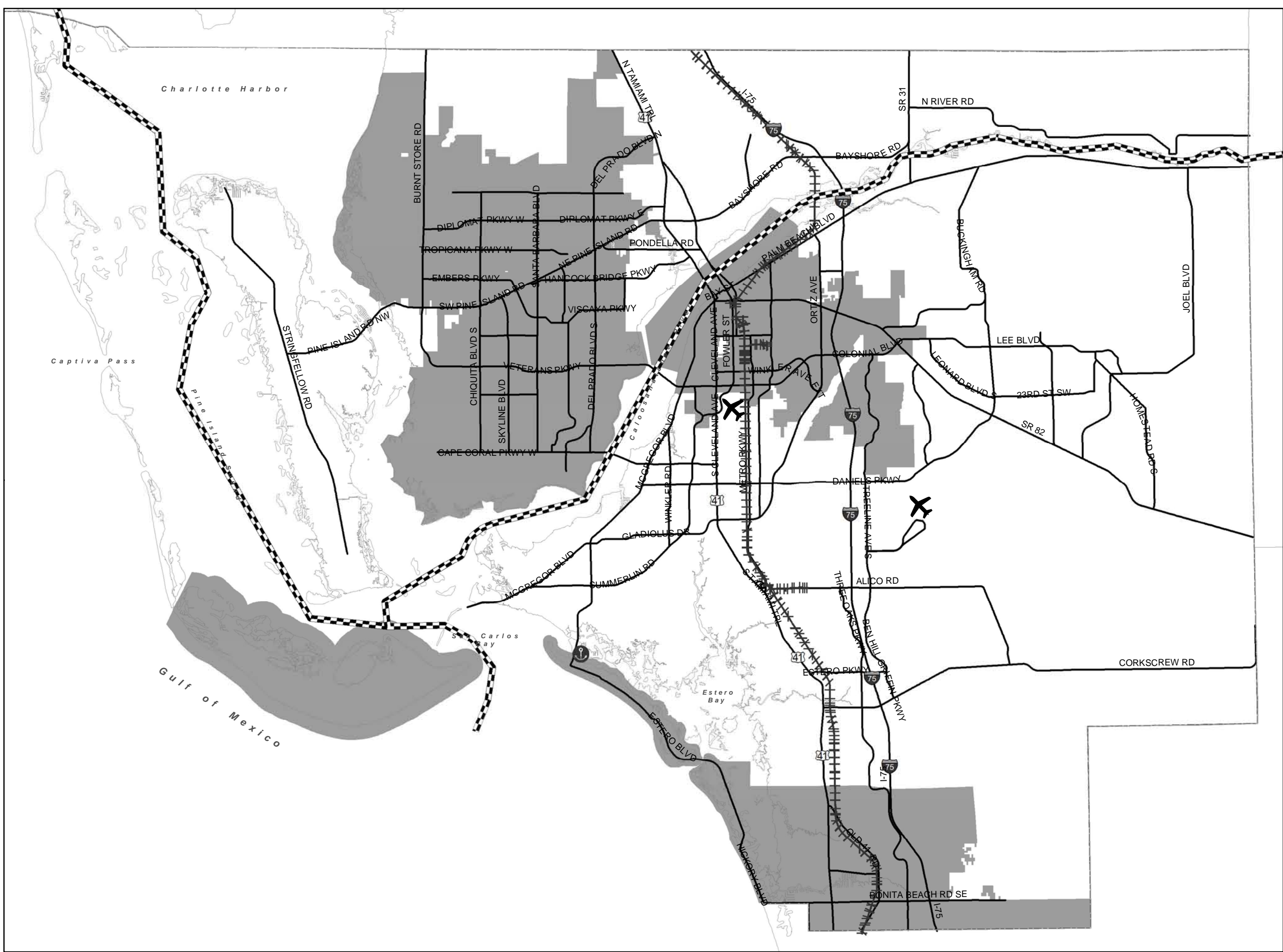
-  MAJOR AIRPORTS
-  MAJOR SEAPORTS
-  WATERWAYS
-  RAILWAYS
-  Major Roads
-  County Line
-  City Limits

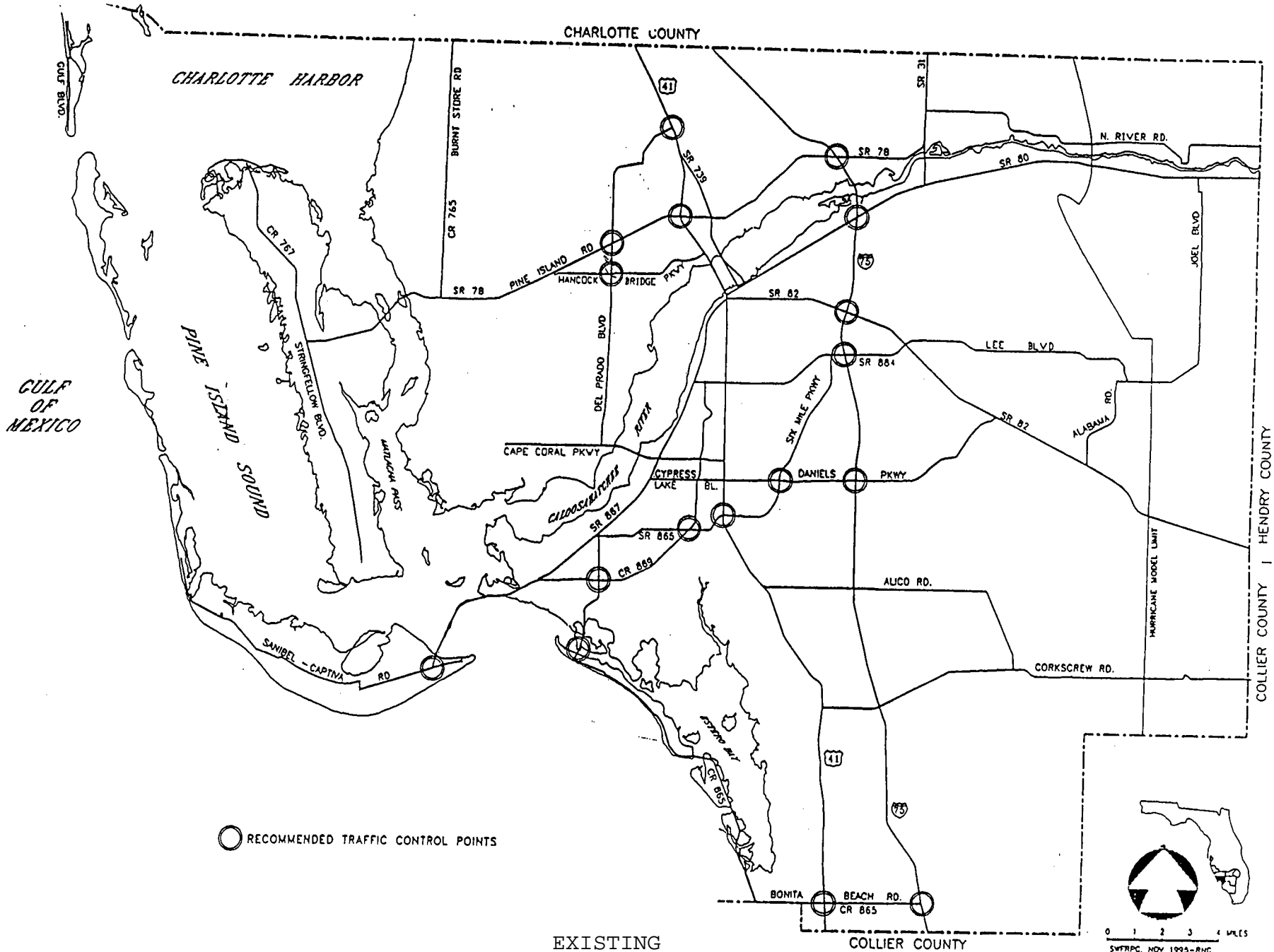


Waterway Source: The National Waterway Network

Map Generated: July 2013
City Limits current to date of map generation

Lee Plan Map 3E
PROPOSED



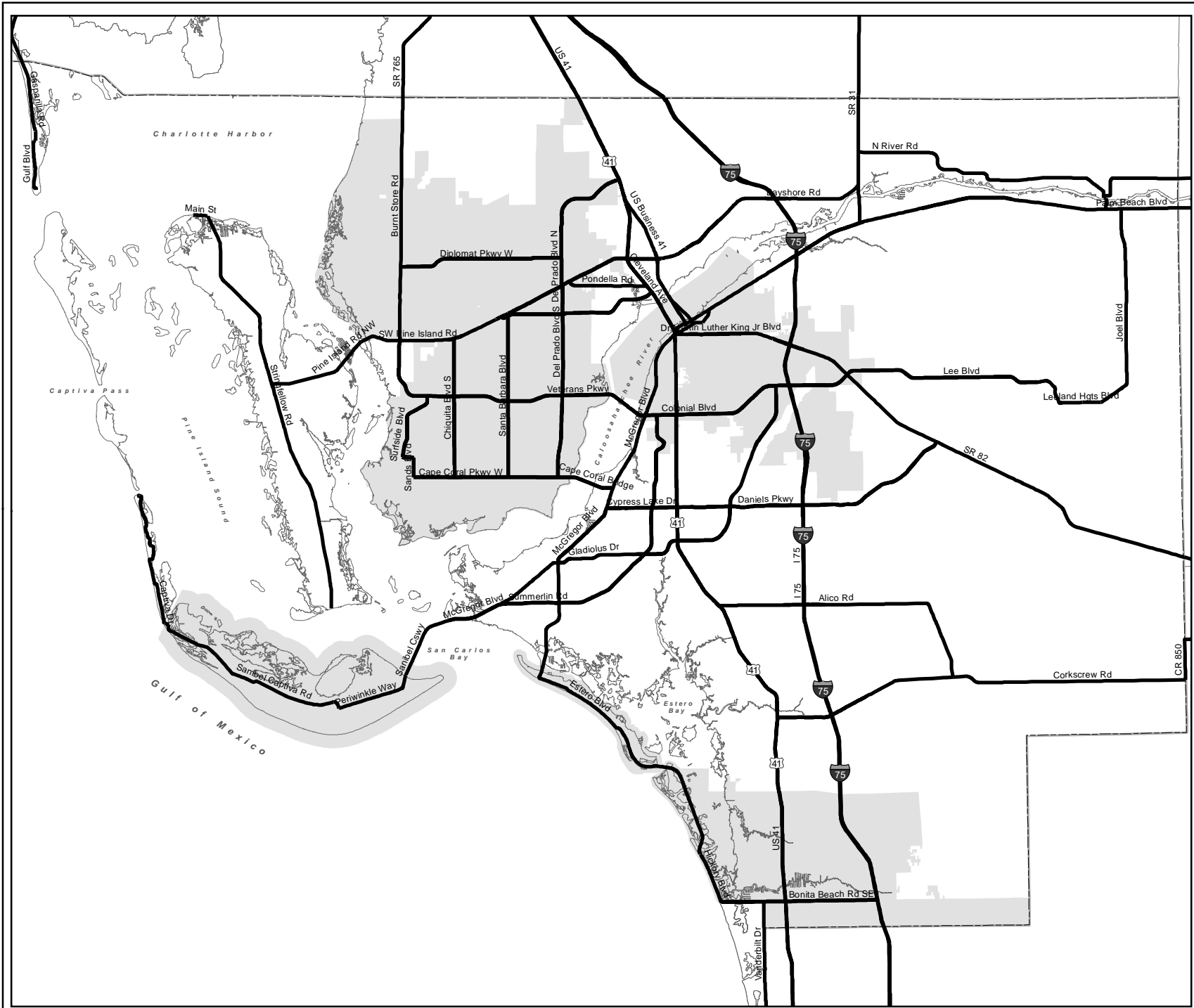


EXISTING

MAP 3J

EVACUATION ROUTES

LEE COUNTY



LEE COUNTY EVACUATION ROUTES

LEGEND

- EVACUATION ROUTES
- County Line
- City Limits

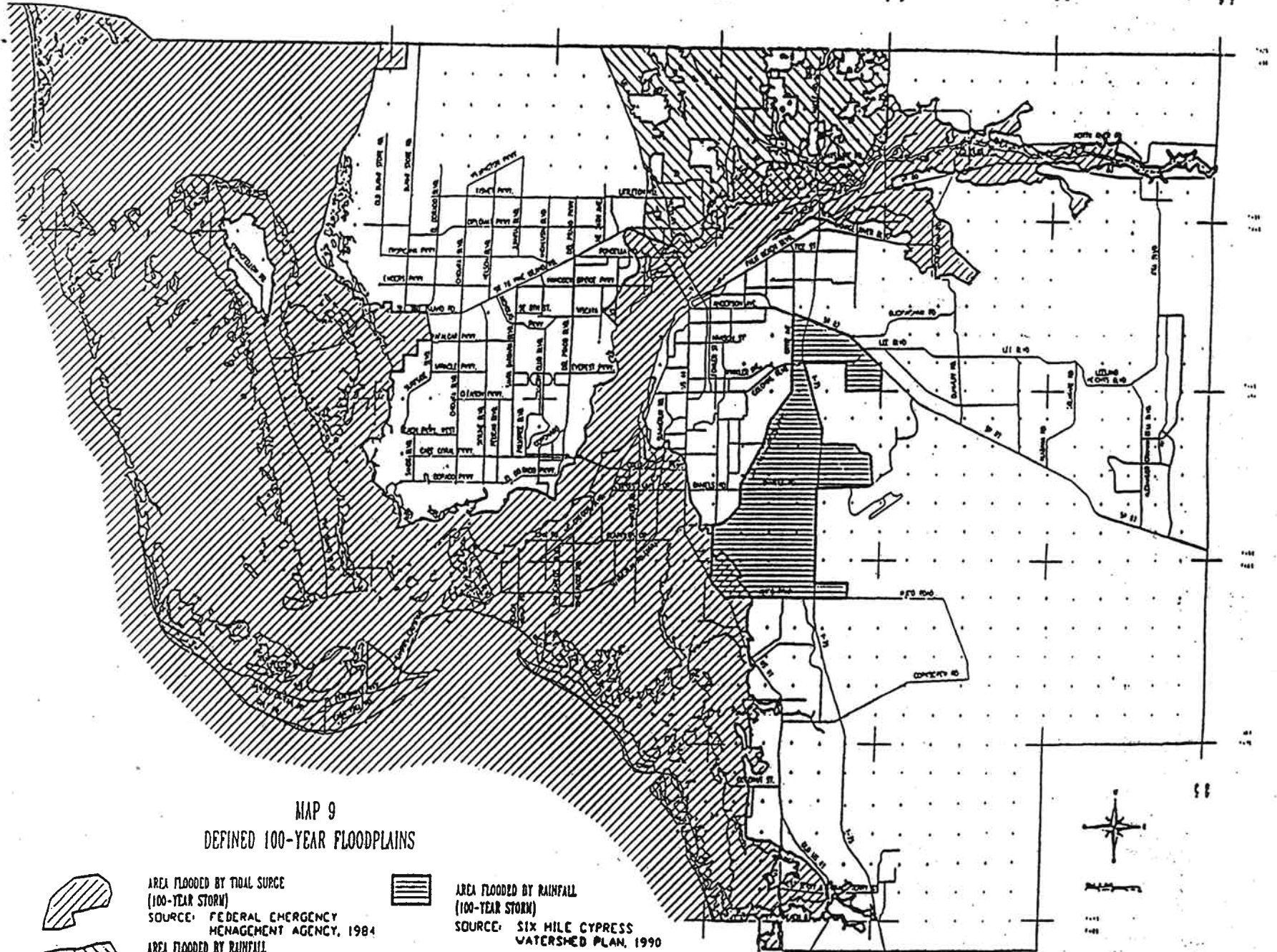
PROPOSED

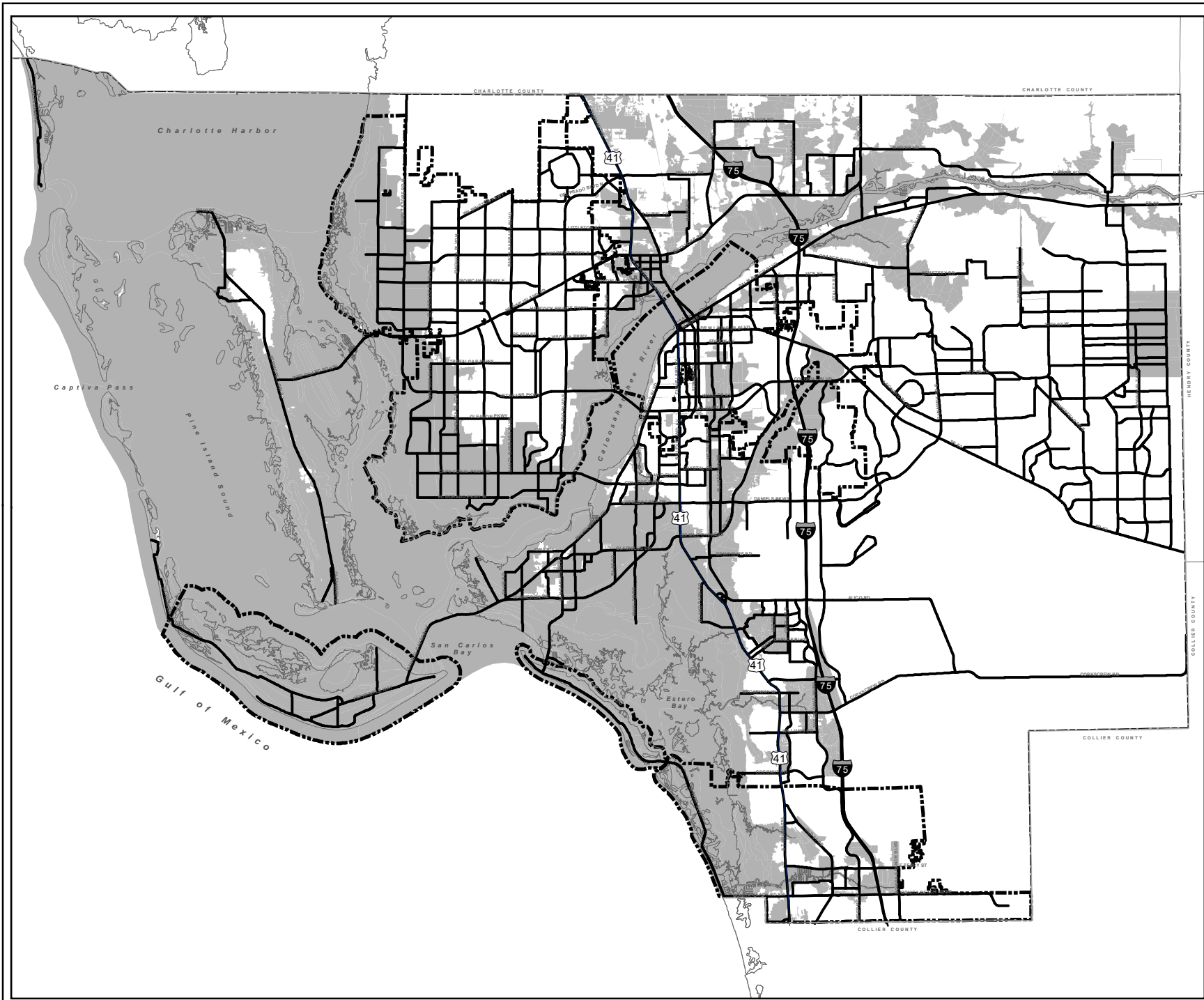


Source: Southwest Florida Regional Planning Council, Evacuation Network for Evacuation Study Transportation Analysis

Map Generated: May 2014
City Limits current to date of map generation

Lee Plan Map 3J



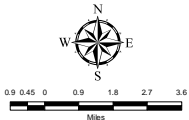


DEFINED 100-YEAR FLOODPLAINS

Legend

- County Line
- Major Roads
- City Limits
- 100-Year Floodplain

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING



Map Generated: May 2014
City Limits current to date of map generation

Adopted By Ord. No. 90-43, 9/6/90
Amended By Ord. Nos. 10-20, 10-43, ?

Source: Federal Emergency Management Agency,
2008 Flood Insurance Study, August 28, 2008

Lee Plan Map 9
PROPOSED

LEE COUNTY WATERSHED MAP

(Lee Plan Map 18)



- | Watersheds | | | |
|------------|--------------------------------|------|-----------------------------|
| 1 | Yucca Pen Creek | 20 A | Daughtrey Creek-East Branch |
| 2 | Durden Creek | 21 | Chapel Branch |
| 3 | Greenwell Branch | 22 | Bayshore Creek |
| 4 | Longview Run | 23 | Popash Creek |
| 5 | Gator Slough | 24 | Stroud Creek |
| 16 | Hancock Creek | 25 | Palm Creek |
| 16 Y | Yellow Fever Creek | 26 | Kickapoo Creek |
| 16 E | Yellow Fever Creek-East Branch | 27 | Trout Creek |
| 17 | Powell Creek | 27 O | Owl Creek |
| 18 | Marsh Point | 28 | Otter Creek |
| 19 | Cohn Branch | 29 | Telegraph Creek |
| 20 | Daughtrey Creek | 30 | Franklin Run |
| 31 | Fichter Branch | 32 | Park Branch |
| 33 | Cypress Creek | 34 | Spanish Creek |
| 35 | Miller's Gully | 36 | County Line |
| 37 | Bedman Creek | 38 | Hickey Creek |
| 39 | Olga Creek | 40 | Orange River |
| 41 | Billy Creek | 42 | Whiskey Creek |
| 43 | Deep Lagoon | 44 | Cow Creek |
| 45 | Hendry Creek | 46 A | Six Mile Cypress |
| 46 B | Mullock Creek | 46 C | Ten Mile Canal |
| 47 A | Estero River | 47 B | Halfway Creek |
| 48 | Spring Creek | 49 | Imperial River |
| 49 L | Leitner Creek | 49 O | Oak Creek |

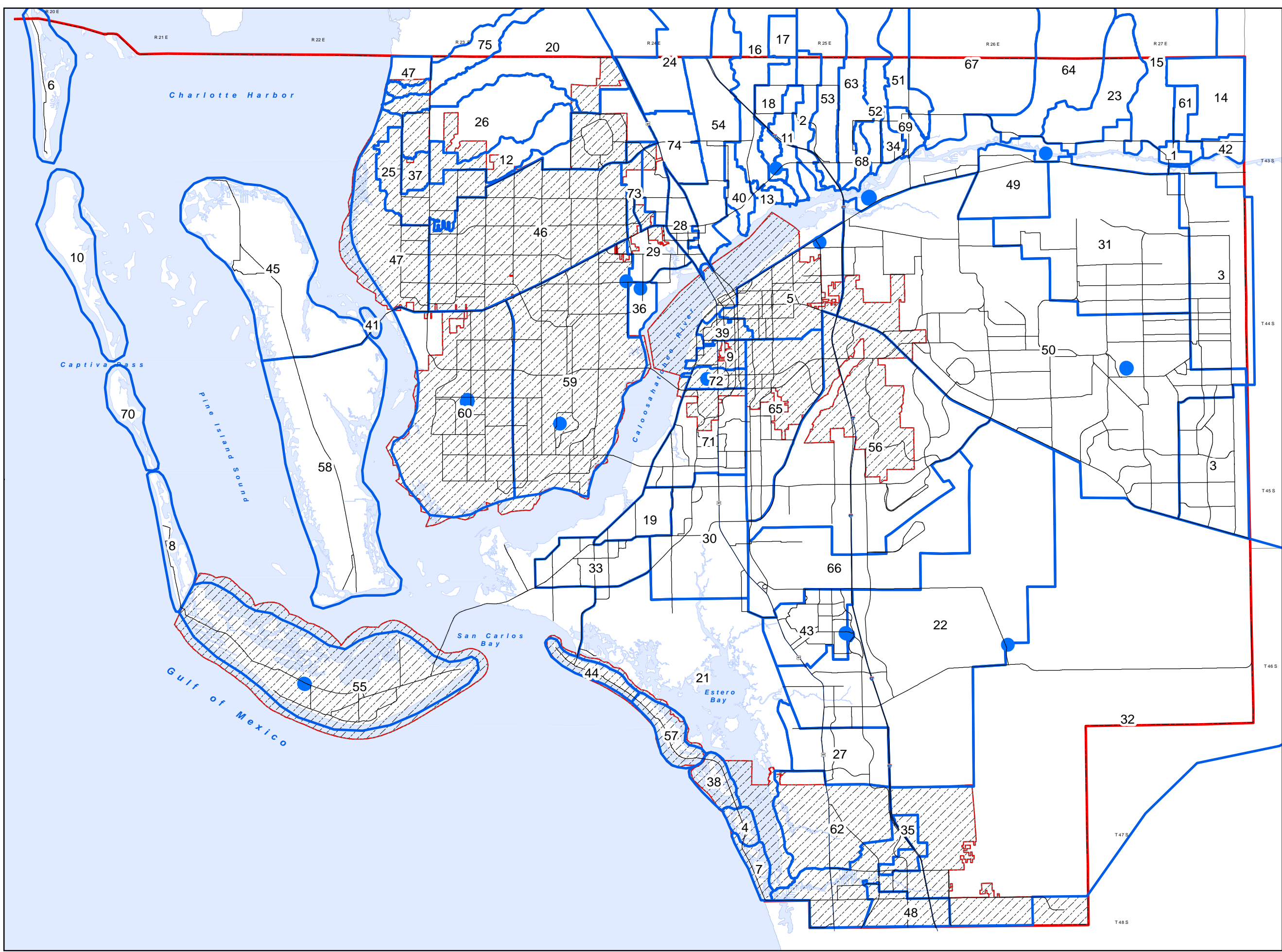
Water Tanks

Incorporated Cities

EXISTING



August 1992
Map Generated August 2003
Amended by Ordinance No. 92-35



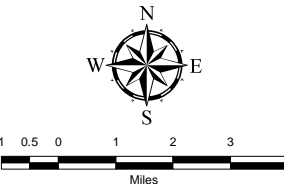
LEE COUNTY WATERSHEDS

List of Watersheds

- | | |
|----------------------------------|-----------------------------------|
| 1 Alva | 39 Manuel's Branch |
| 2 Bayshore Creek | 40 Marsh Point |
| 3 Bedman Creek | 41 Matlacha |
| 4 Big Hickory Island | 42 Miller's Gulley |
| 5 Billy's Creek | 43 Mullock Creek |
| 6 Boca Grande Island | 44 North Fort Myers Beach |
| 7 Bonita Beach | 45 North Pine Island |
| 8 Captiva Island | 46 Northcentral Cape Coral |
| 9 Carrol Canal | 47 Northwest Cape Coral |
| 10 Cayo Costa Island | 48 Oak Creek |
| 11 Chapel Branch | 49 Olga |
| 12 Charlotte Flatwood South | 50 Orange River |
| 13 Cohn Branch | 51 Owl Creek |
| 14 County Line Drainage District | 52 Palm Creek |
| 15 Cypress Creek | 53 Popash Creek |
| 16 Daughtrey Creek | 54 Powell Creek |
| 17 Daughtrey Creek East | 55 Sanibel Island |
| 18 Daughtrey Creek East Branch | 56 Six Mile Cypress |
| 19 Deep Lagoon | 57 South Fort Myers Beach |
| 20 Durden Creek | 58 South Pine Island |
| 21 Estero Bay | 59 Southeast Cape Coral |
| 22 Estero River | 60 Southwest Cape Coral |
| 23 Fichter Branch | 61 Spanish Creek |
| 24 Gator Slough | 62 Spring Creek |
| 25 Gator Slough Canal | 63 Stroud Creek |
| 26 Greenwell Branch | 64 Telegraph Creek |
| 27 Halfway Creek | 65 Ten Mile Canal (North) |
| 28 Hancock Creek | 66 Ten Mile Canal (South) |
| 29 Hancock-Powell Creek Divide | 67 Trout Creek |
| 30 Hendry Creek | 68 Unnamed1 Creek |
| 31 Hickey Creek | 69 Unnamed2 Creek |
| 32 Imperial River | 70 Upper Captiva Island |
| 33 Iona | 71 Whiskey Creek |
| 34 Kickapoo Creek | 72 Winkler Canal |
| 35 Leitner Creek | 73 Yellow Fever Creek |
| 36 Lochmoor County Club | 74 Yellow Fever Creek East Branch |
| 37 Longview Run | 75 Yucca Pen Creek |
| 38 Lovers Key | |

- Watershed
- Water Tanks
- Lee County Boundary
- City Limits

Drainage areas in Lee County, Florida delineated in 2000 by Lee County Natural Resources staff.



Map Generated: May 2014
City Limits current to date of map generation

Adopted by Ord. No. 92-35, August 7, 1992
Effective August 18, 1992

Lee Plan Map 18
PROPOSED

EDUCATIONAL AND SCHOOL DISTRICT FACILITIES IN LEE COUNTY

Facilities

-  Administration
-  Elementary School
-  Middle School
-  High School
-  Special Center
-  Technical/Exceptional
-  Charter School
-  Edison College
-  Florida Gulf Coast University
-  Potential Future Schools
-  Administration
-  Support Services
-  Transportation Facilities
-  City Limits

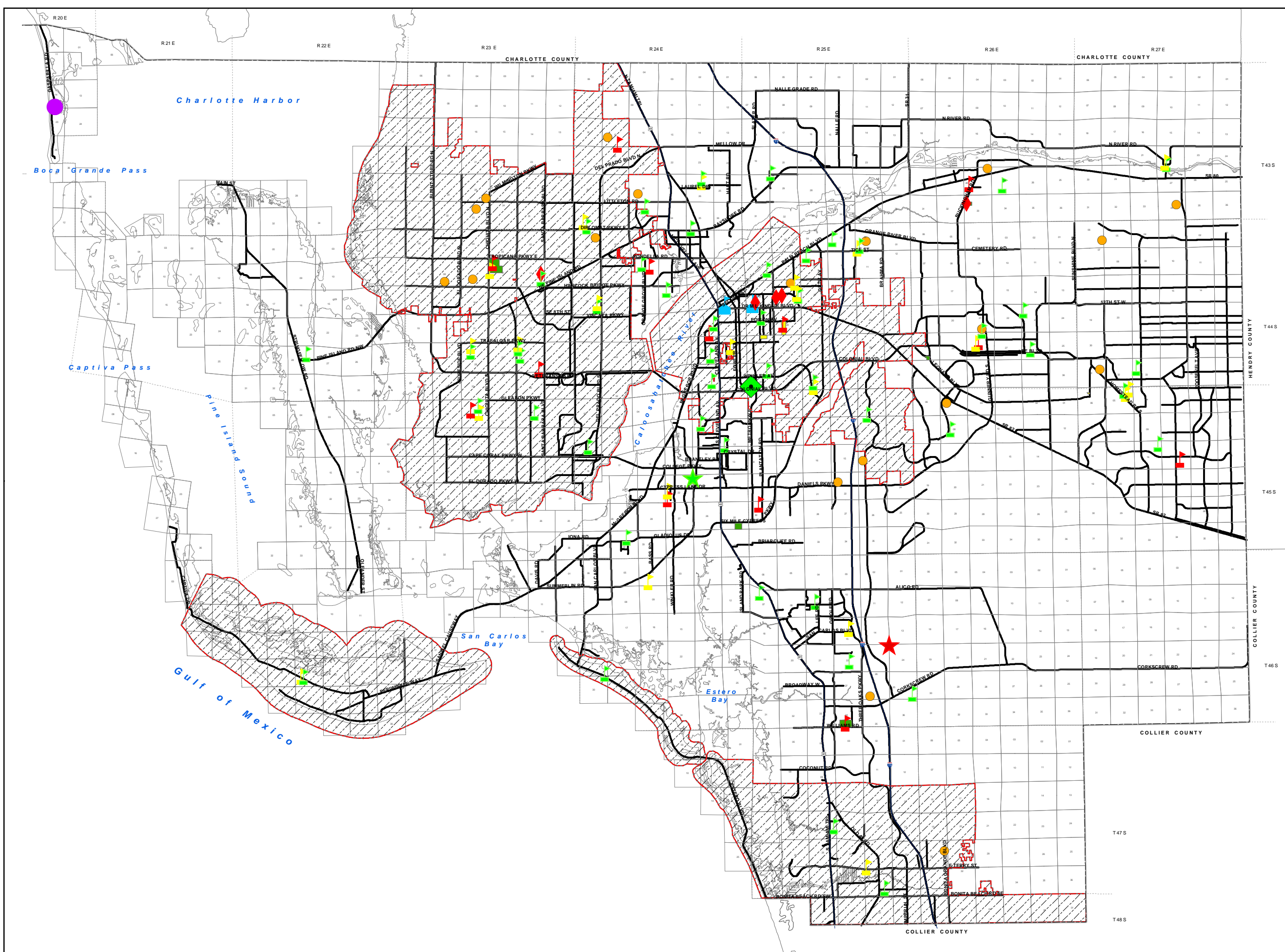
EXISTING



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

Adopted August 26, 2008
Effective November 7, 2008
Adopted by Ordinance No. 08-17

Lee Plan Map 23



School Concurrency Service Areas

- Legend**
- Assignment Zones
 - Sub-Zones
 - City Limits

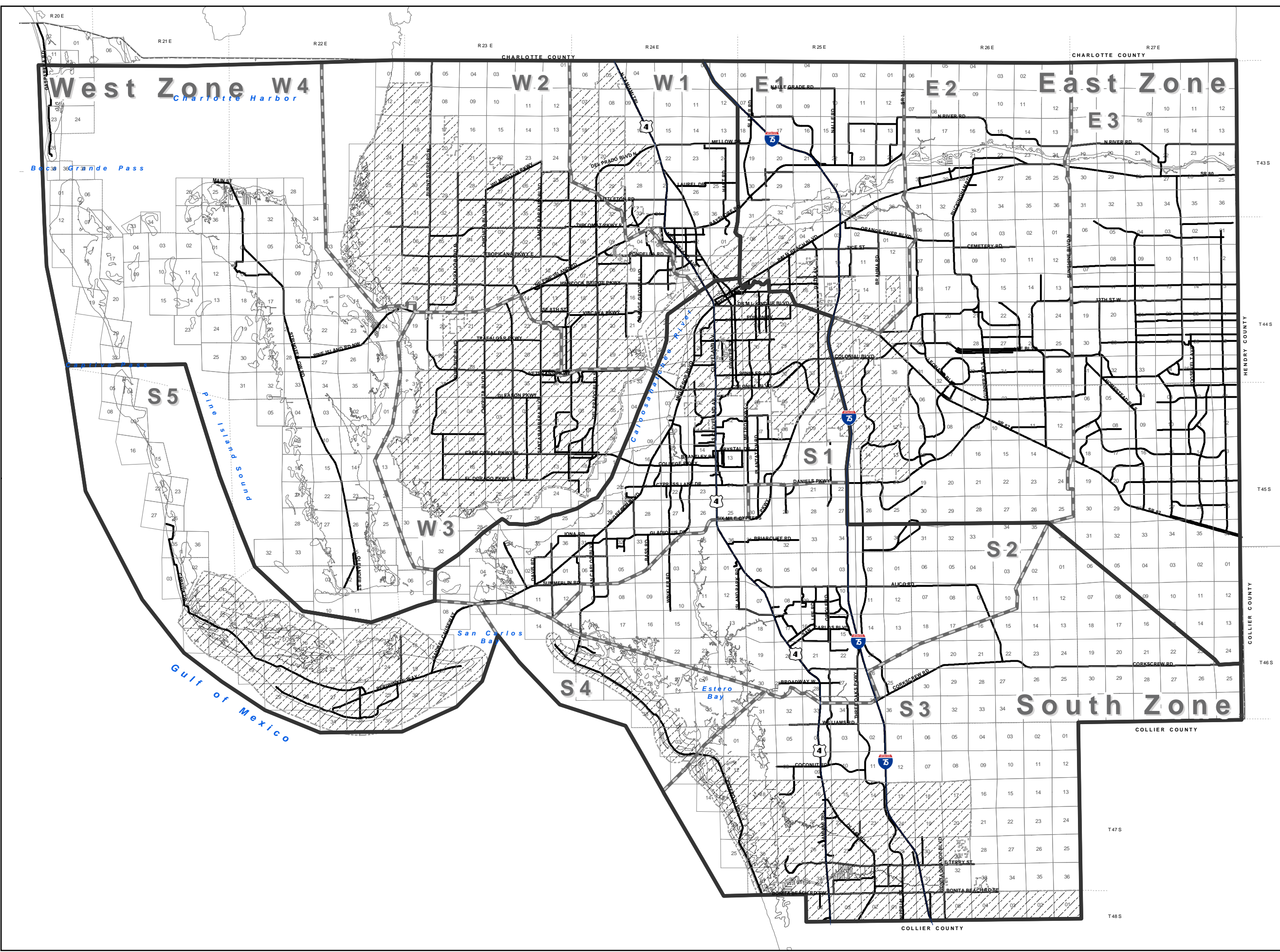
EXISTING



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

Adopted August 26, 2008
Effective November 7, 2008
Adopted by Ordinance No. 08-17

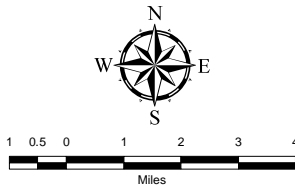
Lee Plan Map 24



EDUCATIONAL AND SCHOOL DISTRICT FACILITIES IN LEE COUNTY AND STUDENT ASSIGNMENT ZONES

Legend

- Facilities**
- School Administration
 - Elementary School
 - Multi-Level School
 - Middle School
 - High School
 - Special Center
 - Charter
 - Florida SouthWestern State College
 - Florida Gulf Coast University
 - Potential School Sites
 - Sub-Zones
- Assignment Zones**
- East Zone
 - South Zone
 - West Zone



Map Generated: May 2014
City Limits current to date of map generation

Adopted August 26, 20008
Effective November 7, 2008
Adopted by Ordinance No. 08-17

Lee Plan Map 23
PROPOSED

