



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS
MONDAY, SEPTEMBER 22, 2014
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – August 25, 2014
4. Lee Plan Amendments:
 - A. CPA2011-00015 Glossary
 - B. CPA2011-00023 Miscellaneous Maps
5. Other Business
6. Adjournment – Next Meeting Date: Monday, October 27, 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>

Direct Links to plan amendment pages:

[CPA2011-00015](#)

[CPA2011-00023](#)

DIVISION OF PLANNING

MEMORANDUM



LEE COUNTY

SOUTHWEST FLORIDA

to: Local Planning Agency
from: Paul O'Connor, AICP, Director ^{POC}
subject: September 22, 2014, LPA Meeting
date: September 12, 2014

As part of the review of the Comprehensive Plan, many of the maps and map series need to be updated. At the May 2014 LPA Hearing the LPA recommended that the Board of County Commissioners transmit updates for Map 1, Pages 3, 4 and 8 of 8; Map 3E, Map 3J, Map 9, Map 18, and Map 23. The motion made at the May LPA meeting also included recommending transmittal of the following maps without changes: Map 1, Pages 6a and 7 of 8; Map 2, Map 3F, Map 3G, Map 4, Map 8, Map 21, and Map 24. At the July 2014 LPA Hearing the LPA recommended that the Board of County Commissioners transmit Map 1, Page 1 of 8 (The Future Land Use Map).

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.

Map 5 – Lee County Coastal High Hazard Area (CHHA) (Update Data)

This map is being revised based on data from the Sea, Lake, and Overland Surges from Hurricane (SLOSH) model run by the Southwest Florida Regional Planning Council, as required by Florida Statute 163.3178(2)(h).

Map 6 – Lee County Utilities Future Water Service Areas (Update Data)

This map is being revised to add areas that are currently being served by Lee County Utilities, but not identified on the map, and an area where Lee County Utilities has an inter-local agreement with the City of Fort Myers to provide service.

Map 7 – Lee County Utilities Future Sewer Service Areas (Update Data)

This map is being revised to add areas that are currently being served by Lee County Utilities, but not identified on the map.

Map 10 – General Soil Map (Update Data)

This map is being revised based on data from the U.S. Department of Agriculture Natural Resources Conservation Service.

Staff is proposing to delete the following map:

Map 3H – Future Maintenance Responsibility (Delete Map)

This transportation series map is being deleted because Chapter 163 of the Florida Statutes has been revised and this map is no longer required to be in the Lee Plan.

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

Map 1, page 5 of 8 – Special Treatment Areas (Airport Noise Zones)

Map 14 – Future Limerock Mining Overlay

Map 15 – Urban Infill Map

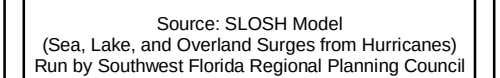
Map 17 – Southeast DR/GR Residential Overlay

Legend

 City Limits

 Coastal Hight Hazard Area

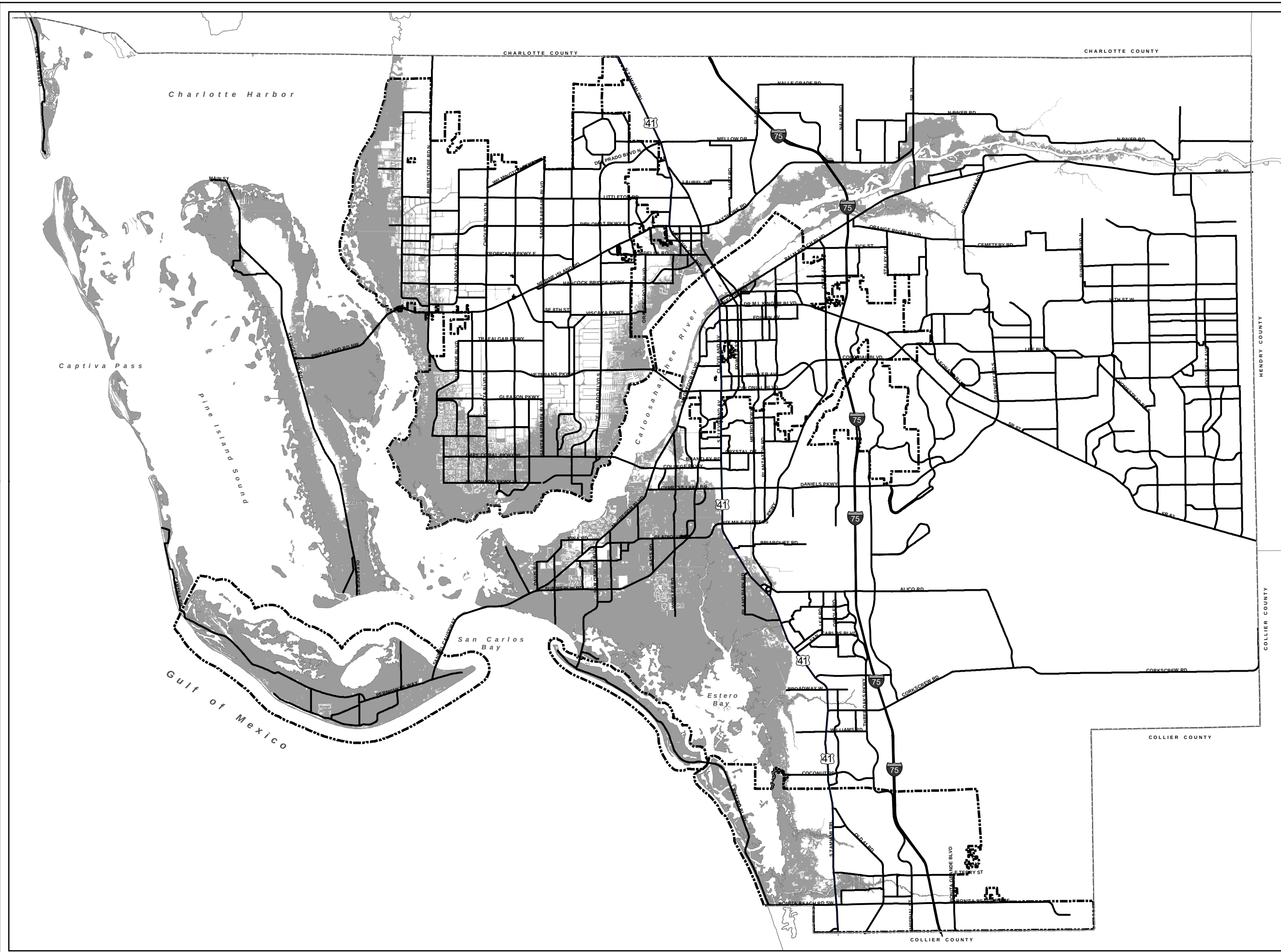
EXISTING



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

Last Amended: May 15, 2009
Amended by Ordinance No. 09-17

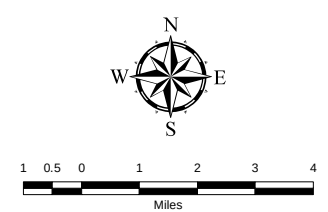
Lee Plan Map 5



LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

- LEGEND**
- County Line
 - Major Roads
 - Minor Roads
 - Coastal High Hazard Area
 - City Limits

PROPOSED



Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study

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

Amended By Ord. No. 09-17

Lee Plan Map 5

LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

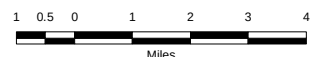
LEGEND

- County Line
- Major Roads
- Minor Roads
- City Limits

CHHA Changes

- Removed
- Added
- No Change

CHANGES

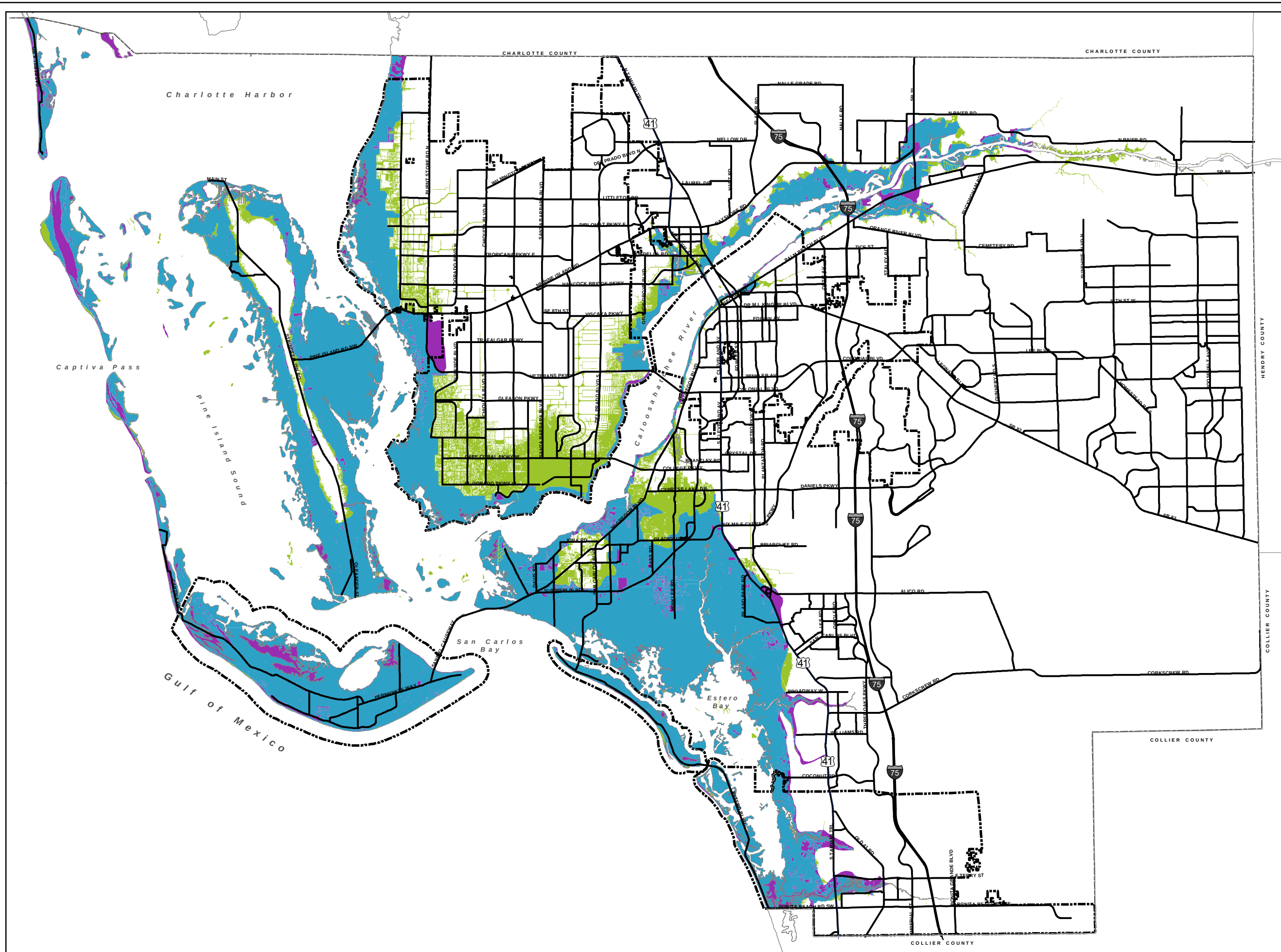


Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study

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

Amended By Ord. No. 09-17

Lee Plan Map 5

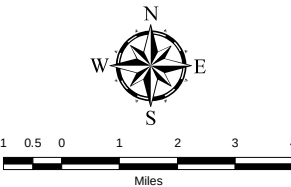


LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

Legend

-  City Limits
-  Future Water Service Areas

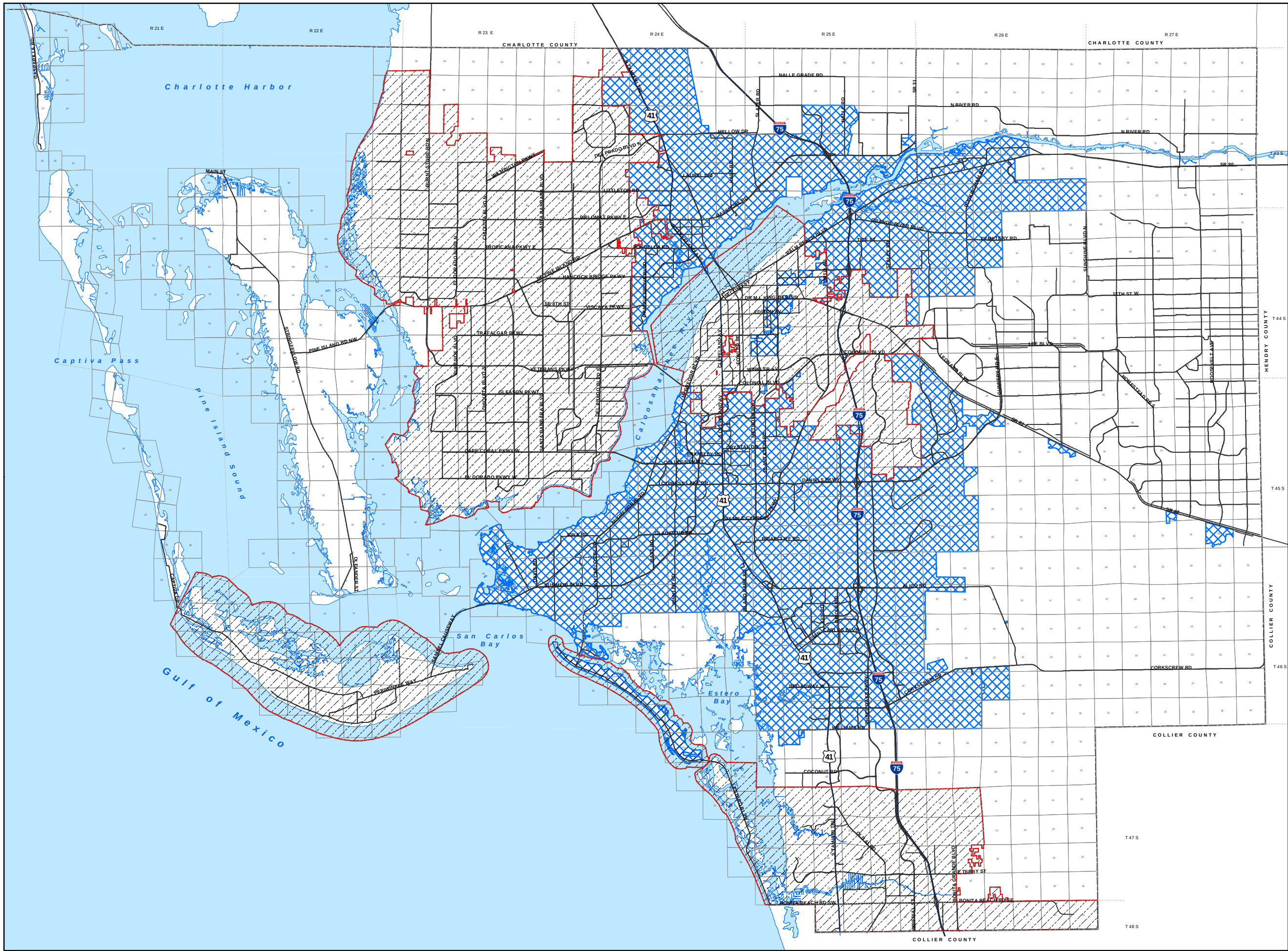
EXISTING



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

Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43
12-24, 13-16

Lee Plan Map 6

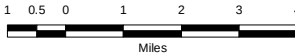


LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

Legend

-  City Limits
-  Future Water Service Areas

PROPOSED

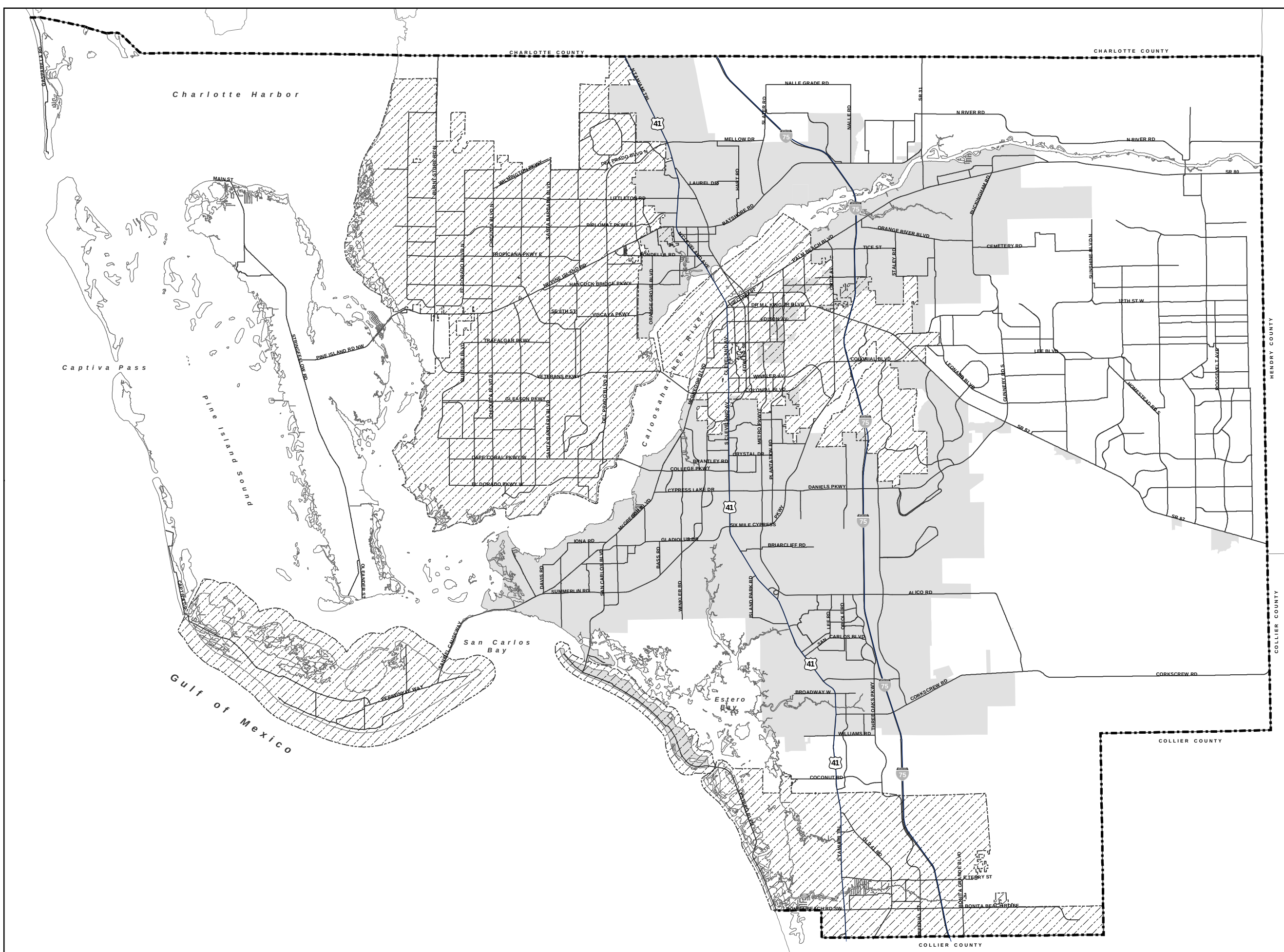


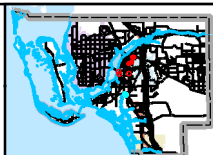
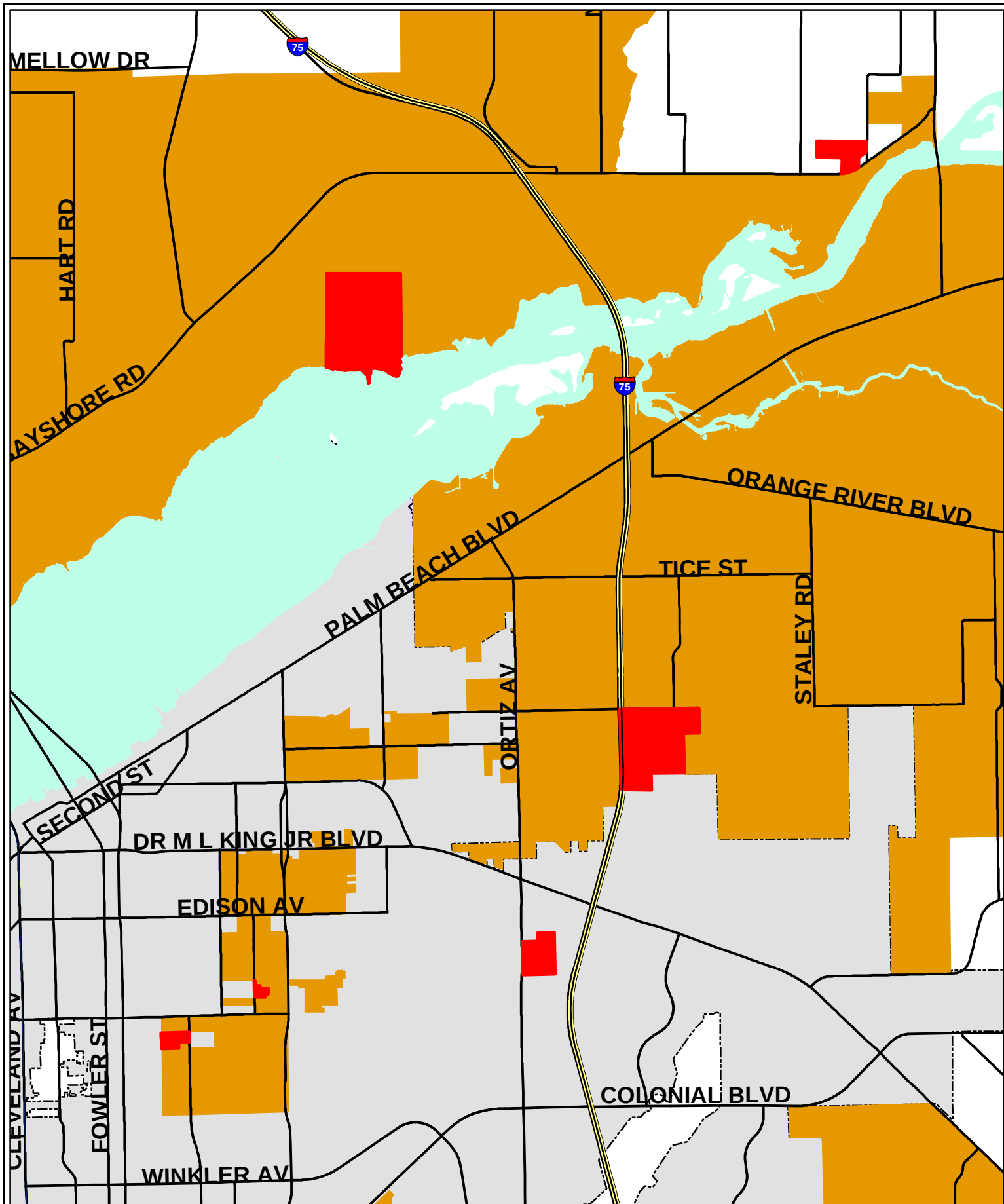
Map Generated: September 2014
City Limits current to date of map generation

Note: Lee County Utilities will has an agreement to provide potable water to the "Harper McNew Development" located in Charlotte County north of the county line east of US 41.

Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16

Lee Plan Map 6





Legend

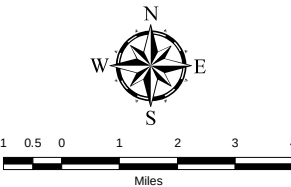
- Future Water Service Area
- Additions to the Service Area
- City Limits

LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

Legend

-  City Limits
-  Future Sewer Service Areas

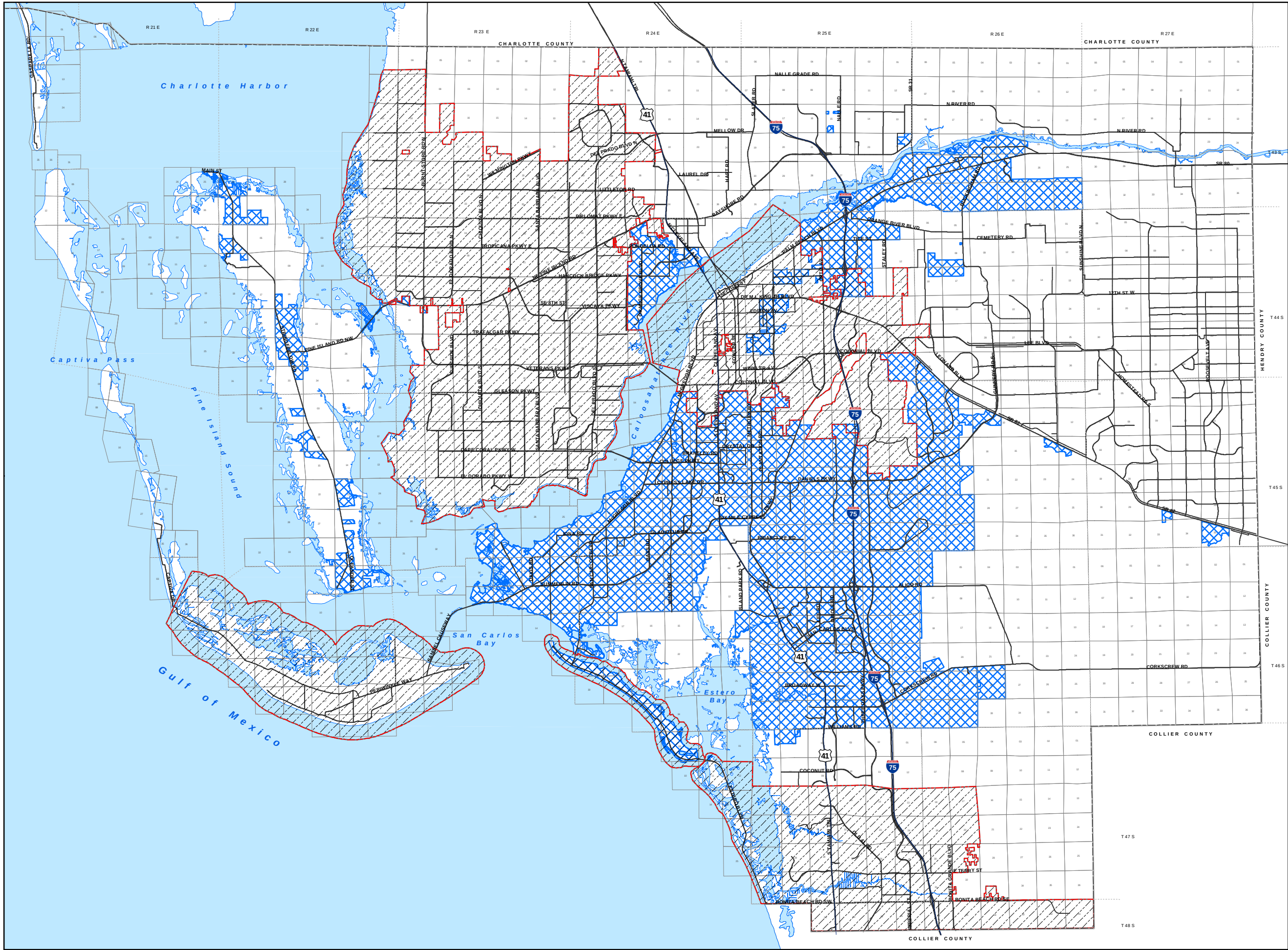
EXISTING



Map Generated: December 2012
City Limits current to date of map generation

Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-07, 10-40, 10-43
11-13, 12-24

Lee Plan Map 7

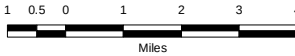


LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

Legend

-  City Limits
-  Future Sewer Service Areas

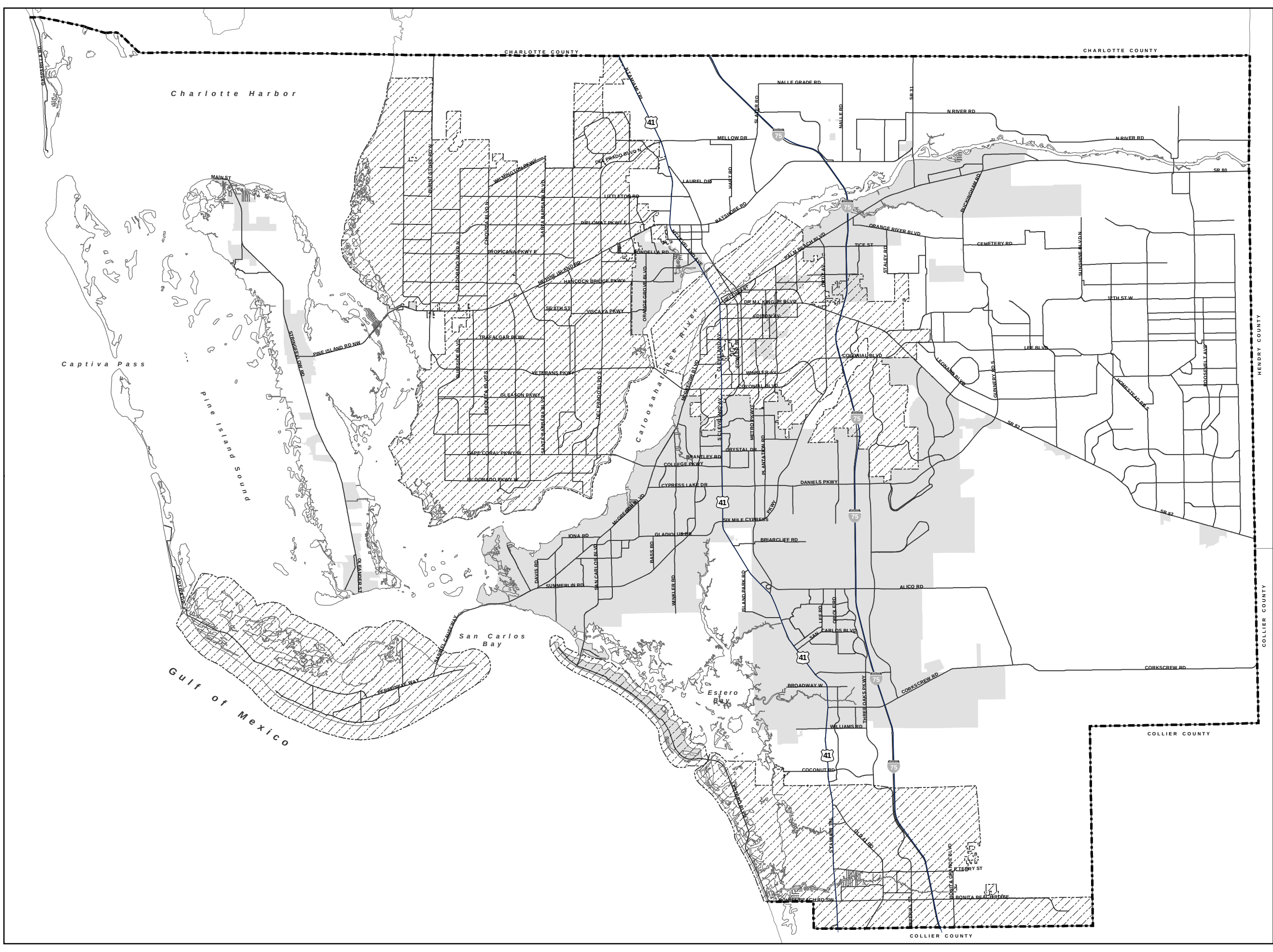
PROPOSED

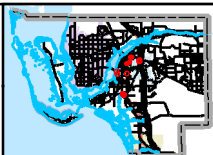
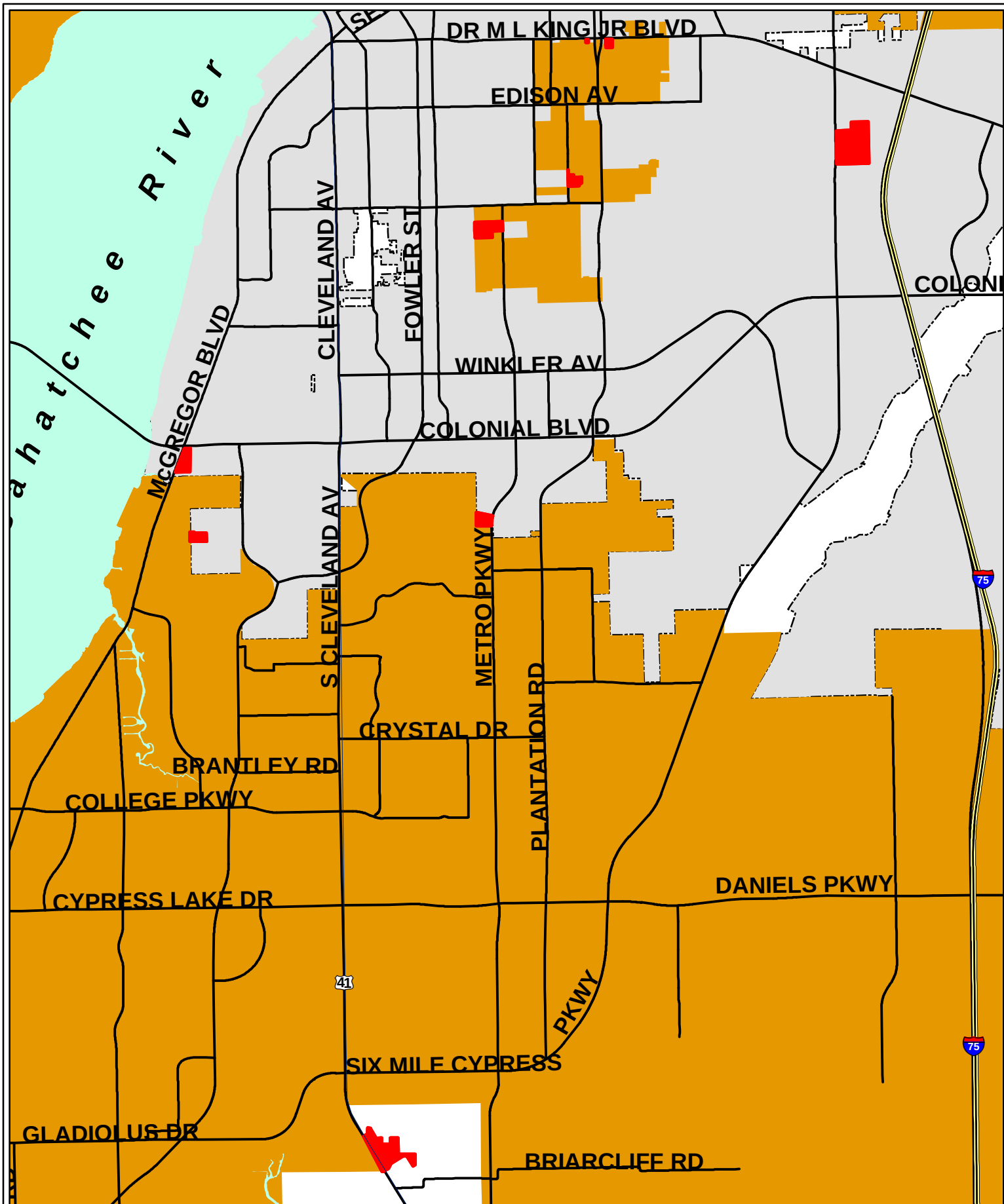


Map Generated: September 2014
City Limits current to date of map generation

Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43,
12-24, 13-16

Lee Plan Map 7





Legend

- Future Sewer Service Area
- Additions to the Service Area
- City Limits

EXISTING

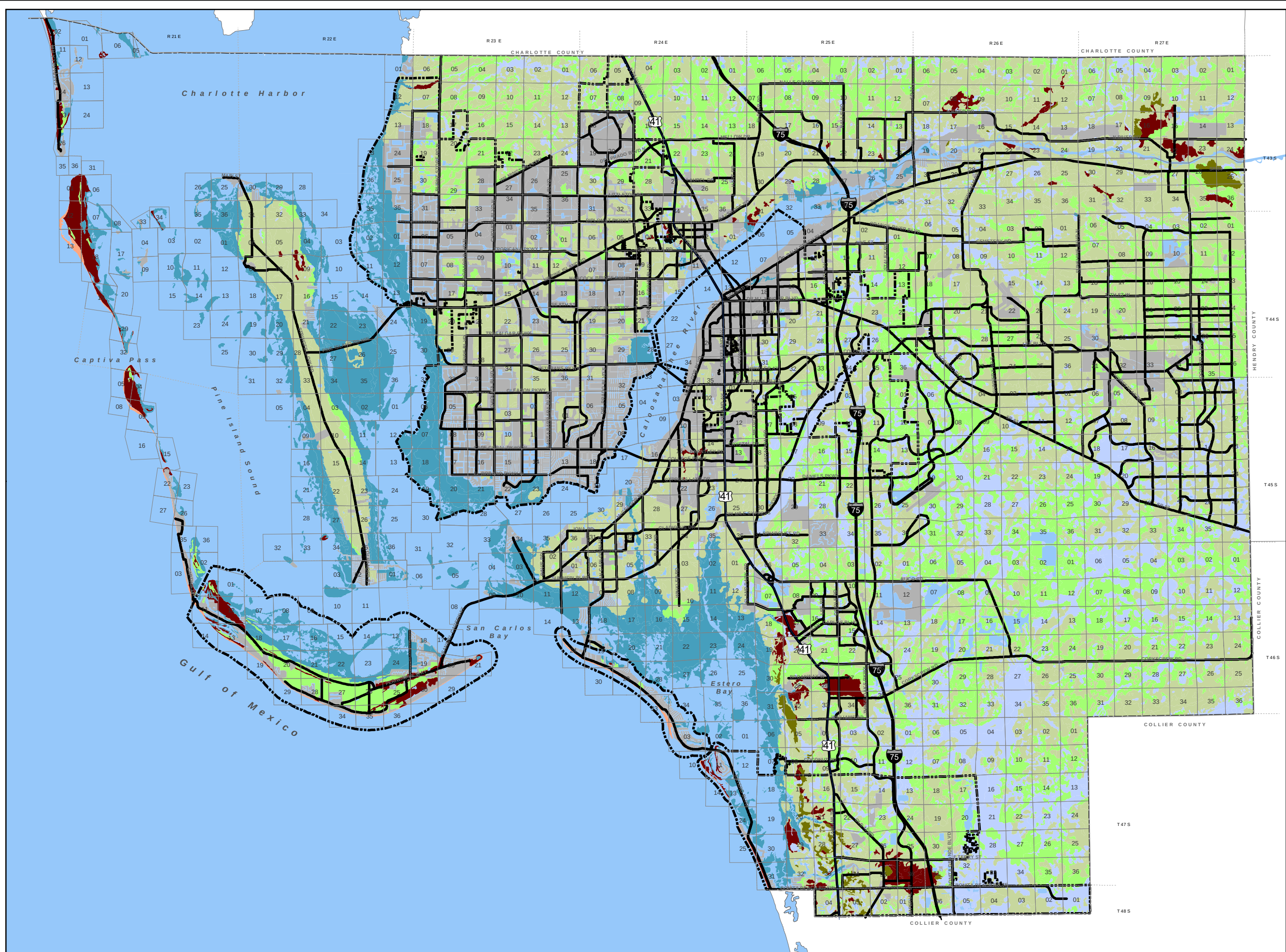
MAP 10
GENERAL SOIL MAP

- | | | | |
|---|--------------------------|----|-------------------------|
| 1 | IMOKALEE-POMPANO | 6 | ISLES-BOCA-POMPANO |
| 2 | HALLANDALE-BOCA | 7 | TULFERT-KESSON-CAPTIVA |
| 3 | IMOKALEE-MYAKKA | 8 | PECKISH-ESTERO-ISLES |
| 4 | OLDSMAR-MALADAR-IMOKALEE | 9 | CAHAVZAL-CAPTIVA-KESSON |
| 5 | PIWEDA-BOCA-YARASSO | 10 | MATLACHIA |

NOTE-EACH AREA OUTLINED ON THIS MAP CONSISTS OF MORE THAN ONE KIND OF SOIL. THE MAP IS THIS MEANT FOR GENERAL USE.

SOURCE: U.S.D.A. SOIL CONSERVATION SERVICE

AS ADAPTED BY
JANUARY 31, 1966



GENERAL SOILS MAP

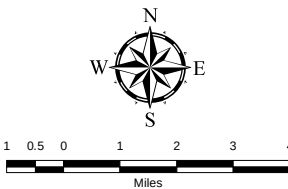
Legend

Ecological Community Category

- Water
- Intra-Tidal Wetlands
- Beaches
- Freshwater Wetlands
- Wet Prairie
- Flatwoods
- Uplands
- Highlands
- Other

City Limits

PROPOSED



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

Adopted By Ord. No. ??????

Source: The U.S. Department of Agriculture,
Natural Resources Conservation Service

Lee Plan Map 10