

Staff has reviewed the proposed Caloosahatchee Shores Lee Plan amendments. For your convenience, staff comments have been provided below in blue text. Please also note the following general comments:

General Comments:

- As required by Administrative Code 13-3, please provide an Application to amend the Lee Plan with your next submittal in addition to all required items listed:
 - “7.1. A completed Lee Plan Amendment Application form. (applicable comprehensive plan amendment fees will not be required.)
 - 7.2. All text and maps submitted with a community plan must be in a format and size that is easily reproduced.
 - 7.3. All maps included in the community plan must include major natural and man-made geographic features, and city and county lines, when applicable, and must contain a legend indicating a north arrow, map scale, and date.
 - 7.4. As part of any proposed Comprehensive Plan Amendment, the Community Panel must provide a written summary on the extent of citizen participation in the planning effort. At a minimum, the citizen participation report must include the following information:
 - a. Details of methods the Community Panel used to notify and involve the public. The dates, location, and attendance of all meetings and workshops where citizens were invited to discuss the planning effort;
 - b. Copies of all published and posted notices for meetings. A copy of the letters used for mailings, as well as the dates the letters were mailed and numbers of intended recipients. Copies of newspaper articles and newsletters discussing the community planning efforts.
 - c. Copies of all Agency Minutes for all meetings and workshops;
 - d. Copies of notices, newsletters, or other written materials distributed during the community planning effort;
 - e. A tally of the number of people who participated in the process, and if possible, the names of those who attended meetings and workshops;
 - f. A summary of the issues and concerns expressed by the participants in the planning effort;
 - g. The substance of the issues and concerns;
 - h. A description of how the agency has addressed or intends to address the issues and concerns expressed during the planning effort;
 - i. A description of the issues and concerns the Community Panel does not intend to address and why;
 - j. Copies of correspondence, including e-mail and facsimile transmittals; and
 - k. The names and addresses of the members of the Community Panel and all consultants retained to assist the Community Panel, and their additional Form 1 and Form 2 disclosures for the time periods through the date of submittal of the Community Panel’s suggested additions or revisions to the Lee Plan”
- Objective 21.1, Objective 21.2, Policy 21.2.5 and Policy 21.4.2 all seem to aspire to concentrate development with the terms “limited access,” “controlled access,” State Road 80 (Palm Beach Boulevard) is maintained and regulated by FDOT subject to Chapter 14-97 F.A.C. access regulations. See <https://www.flrules.org/gateway/ChapterHome.asp?Chapter=14-97>
- While county staff coordinates access requests and development review with FDOT staff along State Road 80, FDOT has permitting authority. In Florida Statutes, those terms are defined as follows:
- “334.03 Definitions.
(7) “Controlled access facility” means a street or highway to which the right of access is highly regulated by the governmental entity having jurisdiction over the facility in

order to maximize the operational efficiency and safety of the high-volume through traffic utilizing the facility. Owners or occupants of abutting lands and other persons have a right of access to or from such facility at such points only and in such manner as may be determined by the governmental entity.

(12) "Limited access facility" means a street or highway especially designed for through traffic, and over, from, or to which owners or occupants of abutting land or other persons have no right or easement of access, light, air, or view by reason of the fact that their property abuts upon such limited access facility or for any other reason. Such highways or streets may be facilities from which trucks, buses, and other commercial vehicles are excluded; or they may be facilities open to use by all customary forms of street and highway traffic.

- Please consider adding a provision that would encourage onsite private recreational areas for passive uses within existing natural resources that do not adversely impact the function and quality of the natural resource.

Recommended Changes to Lee Plan Related to Caloosahatchee Shores Community Plan Staff Comments October 15, 2015

GOAL 21: CALOOSAHATCHEE FORT MYERS SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Fort Myers Shores while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Fort Myers Shores boundaries as depicted on Map 1, page 2 of 8 in the Appendix. (Added by Ordinance No. 03-21)

(No comment)

OBJECTIVE 21.1: COMMUNITY CHARACTER. The Caloosahatchee Fort Myers Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Fort Myers Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community. (Added by Ordinance No. 03-21) Community character will be enhanced by the planning and construction of a reverse frontage road paralleling SR 80 with limited access in order to preserve existing neighborhoods and reduce commercial sprawl through the creation of commercial nodes at key intersections.

- This objective has been achieved by the adoption of the LDC's. The additional language is not needed. Instead of keeping the original language which is a "to-do" item, an alternative would be a policy that supports their "character".
- Regarding "the planning and construction of a reverse frontage road paralleling State Road 80"
 - LDC 33-1519 incentivizes use of the platted alleyway as a primary access to the lots fronting State Road 80 (construction and maintenance would be the responsibility of the owner). What is intended by this added language?
 - Who is responsible for building and maintaining the road?

- If the construction and maintenance is expected to be a public project, then will it be funded?
- Is the construction of the frontage road optional if a land owner chooses to develop their property?
- Does the community currently have incremental, intermittent, and potentially disconnected pieces of frontage road?
- Is State Road 80 a limited access road?
- Has FDOT signed off on this?
- What is the connection between community character and construction of a reverse frontage road?
- Is the frontage road in a proposed regulatory plan or elsewhere in the LDC?
- Please describe the east and west boundary for the frontage road.
- Which side of State Road 80 is the frontage road proposed? This If it is expected that the developer will build it, is it optional? Does the community have incremental, intermittent, and potentially disconnected pieces of frontage road? If it is expected to be a public project, then how is it funded?
- Regarding “Reduce commercial sprawl through the creation of commercial nodes at key intersections.” The added language is contrary to LDC Section 33-1517 that finds that along State Road 80 commercial site locations standards do not apply in order to promote infill development (reduce sprawl).

POLICY 21.1.1: Landscaping, signage, and architectural standards. By the end of ~~2007~~2017, or within one year of the adoption of the next series of Evaluation and Appraisal Report-based amendments to the Lee Plan, the Caloosahatchee Fort Myers Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision. (Added by Ordinance No. 03-21, Amended by Ordinance No. 07-12)

- Enhanced landscaping, signage and architectural standards were adopted in the LDC in 2012. See LDC Sections 33-1495 through 33-1506 and 33-1522 & 23. Therefore this language is not needed. Instead of keeping the original language, which is a “to-do” item, a policy could be drafted that supports their preferred standards.

POLICY 21.1.2: Old Florida rural identity. In order to maintain the Old Florida rural identity for the Caloosahatchee Fort Myers Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles - which includes elements such as front porches and pitched roofs with large overhangs which take advantage of climate and native vegetation and foster strong visual ties with neighboring dwellings and structures. for all buildings. The use of Mediterranean styles of architecture is discouraged.(Added by Ordinance No. 03-21)

- The added language is confusing. What is the link between porches/roofs and climate and native vegetation? Also this policy supports the LDC’s drafted under Policy 21.1.1. Therefore, Policy 21.1.1 could be deleted without being replaced.

POLICY 21.1.3: Maintaining landscaping, buffering, and architectural standards. Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards. (Added by Ordinance No. 03-21)

- Please note that the word, “discouraged” does not mean “prohibit” and therefore only

creates a potential for the provision to be improperly applied. The Hearing Examiners, Staff, and Applicants are not precluded from approving or recommending approval of these deviations.

- Please also note that approval/denial of the deviation is determined by the criteria in LDC Ch 34. Deviations apply to planned developments. As written, the provision does not apply to variances.
- The Hearing Examiner Report for DCI 2014-00026 questioned this policy – Does the requested sentiment expressed in Lee Plan Policy 21.1.3 warrant special review criteria for deviations in the Caloosahatchee Shores Community? The Lee Plan discourages deviations that would result in reductions to landscaping, buffering, sign guidelines or architectural standards in the Community. However the governing LDC provision for the Community applies "traditional" deviation review criteria. (Compare LDC 33-1484 with Lee Plan Policy 21 .1.3)
- It may be appropriate to distinguish the applicable deviation review criteria in the Caloosahatchee Shores Community when the deviation seeks relief from design standards in order to harmonize the provisions of the LDC with the Lee Plan.

POLICY 21.1.4: Code enforcement standards. By the end of ~~2007~~ 2017, or within one year of the adoption of the next series of Evaluation and Appraisal Report-based amendments to the Lee Plan, the Caloosahatchee Fort Myers Shores community will draft enhanced code enforcement standards to be considered by staff for possible inclusion in Chapter 33 of the LDC. (Added by Ordinance No. 07-09)

- Please delete, “2017, or within one year of the adoption of the next series of Evaluation and Appraisal Report-based amendments to the Lee Plan.” The state statute allows the time frame to be open-ended.
- Please describe what “Enhanced Code Enforcement standards” are and how the enforcement would be funded. Staff is not supportive of creating different code enforcement standards from one community to another.
- The Lee Plan is not the appropriate place for the consideration of policies/procedures for code enforcement.

POLICY 21.1.5: Retain rural character. One important aspect of the Caloosahatchee Fort Myers Shores Community Plan goal is to retain its’ rural character and rural land use where it currently exists. Therefore no land use map amendments to the remaining rural lands category will be permitted after May 15, 2009, unless a finding of overriding public necessity is made by three members of the Board of County Commissioners. (Added by Ordinance No. 09-06)

- This policy will be revised in accordance with the current plan amendment for Overriding Public Necessity.

OBJECTIVE 21.2: COMMERCIAL LAND USES. The Fort Myers Shores community offers an ideal location for enhanced commercial, professional, and institutional development to serve East Lee County, provided new development is designed in a manner which (a) limits ingress from and egress to SR 80, in order to preserve the integrity and safety of existing neighborhoods; (b) reflects an Old Florida aesthetic; and (c) encourages clusters or nodes of commercial development that offer opportunities for controlled access, beautification, and visual screening of the SR 80 corridor.

- Please delete this Objective as these requirements are too ambiguous. The LDC accomplishes this objective.
- Are these intended to create new permit review/approval criteria? For example, if a commercial development does not limit ingress and egress onto SR 80, must the request be denied? What does limit ingress and egress mean? One access point, no access point? How does the limitation of ingress and egress onto SR 80 “Preserve the integrity and safety of existing neighborhoods? Likewise, if we are encouraging clustering (but not requiring it), how do we deny a commercial/institutional/professional development because it’s not clustered or doesn’t provide nodes of commercial development. Going further, if the development is clustered but doesn’t offer opportunities for beautification (by who’s standards?) can the project be approved? Can the Development Order be approved?

New commercial uses will be limited to properties already zoned for commercial uses as well as commercial centers designated on Map 19, the intersection of I-75/ SR 80 and S.R. 80, the intersection of SR 80/ SR 31 S.R. 31 and S.R. 80, the intersection of East/ West Cypress Avenues, properties located in the State Route 80 Corridor Overlay District, the Verandah Boulevard commercial node, lands with the Commercial Future Land Use designation, and Future Urban Areas including the central urban and suburban categories adjacent to S.R. 80. ~~New commercial zoning must be approved through the Planned Development rezoning process.~~ [How is this sentence consistent with the first part? If property is already zoned for commercial uses, then a planned development rezoning is not needed.] Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative action should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the ~~Caloosahatchee Fort Myers~~ Shores community and surrounding areas.

- Map 19 – Are there any centers on the Map 19 that are located within the Community Plan area other than SR 80 and Buckingham Road?
- With regards to “increased commercial opportunities to service the needs of the Caloosahatchee Fort Myers Shores community and surrounding areas.” - Who/how is it determined if a commercial use will service the needs of the Community? Are there specific commercial uses that would not be appropriate?
 - Existing regulations speak for themselves. They should not be interpreted by Staff, the Hearing Examiner, or Board in a manner that is not consistent with the language as written in order to achieve a different outcome. Consider revising the Policy as follows:
 - “Commercial redevelopment along SR 80 and increased commercial development should be approved when the commercial development serves the commercial needs of the Fort Myers Shores Community and surrounding areas.”

~~County regulations should attempt to ensure that~~ Commercial areas must maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga. ~~(Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)~~ [This appears to be a regulatory type provision. Consider revising the provisions as provided above, then delete and put them into the LDC.

- The new language in Objective 21.1 and Objective 21.2 refers to a reverse frontage road. Is the frontage road in a regulatory plan or elsewhere in the LDC? Where is the east and west end? Which side of State Road 80 is the frontage road proposed? This raises the same questions as in other regulating plans. Who builds and/or maintains the frontage road? If it is expected that the developer will build it, is it optional? Does the community have incremental, intermittent, and potentially disconnected pieces of frontage road? If it is expected to be a public project, then how is it funded?

~~POLICY 21.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan. The Verandah Boulevard commercial node is intended for Minor Commercial levels as defined in Policy 6.1.2. Office and residential uses consistent with the Suburban designation are also allowed in this Minor Commercial node. (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24) [Intentionally left blank]~~

- Do not leave blank. Please renumber accordingly.

POLICY 21.2.2: *Retail uses along Buckingham Road.* In order to protect the rural residential character of Buckingham Road new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be prohibited. (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)

- Is the intent of this provision to make all existing retail uses nonconforming?
- Are all retail uses detrimental to rural residential character?
- What about a feed store, a small grocery store, a gas station, etc.? Consider revising or deleting in its entirety.

POLICY 21.2.3: *Olga Mall.* The Olga Mall property, 2319 S. Olga Drive, may continue to provide minor commercial retail services for the Olga community. (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)

- No comment

POLICY 21.2.4: *Interconnection opportunities.* Commercial developments within the Caloosahatchee Fort Myers Shores Community must provide interconnection opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails. (Added by Ordinance No. 03-21)

- Please delete this Policy. It is already required by LDC Ch 10 and 33 and does not belong in the Lee Plan.

POLICY 21.2.5: *SR 80.* To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage road to provide access. This policy hereby adopts Exhibit 1 as a non-regulatory conceptual redevelopment plan for this corridor. (Added by Ordinance No. 03-21)

- Please delete this Policy. LDC Sections 33-1516 to 33-1519 were adopted to implement this Policy.
- The existing language in Policy 21.2.5 directs commercial access to First Street. Existing language in Policy 21.4.2 is vague for access. The term “arterial interchange” for SR 80 and SR 31 is inaccurate. An interchange is a grade-separated intersection (flyover). “Alternative access” to where at the SR 31/SR 80 intersection?

OBJECTIVE 21.3: RESIDENTIAL USES: Lee County will protect and enhance the residential character of the ~~Caloosahatchee~~ Fort Myers Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space. (Added by Ordinance No. 03-21)

- What does it mean to “Strictly evaluating adjacent uses...”?
- “Strictly evaluating adjacent uses, natural resources, access and recreational or open space” When will this be evaluated?
- Is residential character the same as rural character? Are they compatible?
- Consider deleting the Policy as unnecessary or revise to provide a viable objective.

POLICY 21.3.1: By the end of 2007 , 2017, or within one year of the adoption of the next series of Evaluation and Appraisal Report-based amendments to the Lee Plan, the Caloosahatchee Fort Myers Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature. (Added by Ordinance No. 03-21, Amended by Ordinance No. 07-12)

- Please delete this Policy. The buffers were addressed through the adoption of additional regulations in LDC Ch 33.

OBJECTIVE 21.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the ~~Caloosahatchee~~ Fort Myers Shores planning area through a variety of incentives. (Added by Ordinance No. 03-21)

- (No comment)

POLICY 21.4.1: Maximum density of residential units in Mixed Use. With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to no more than four dwelling units per acre. (Added by Ordinance No. 03-21)

- Why are mixed use projects entitled to more density? Stated another way, what is the rational basis for limiting a RPD to 4 DU/AC? Without a rational basis for this distinction, please delete as a potential for creating property rights violations.
- Would property within the Rural Future Land Use category allow for a one acre parcel with 4 units instead of 1 unit? Do residential uses have to be permitted in the underlying zoning district?

POLICY 21.4.2: Integration of uses. Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and that provide for an integration of commercial with residential uses with

pedestrian linkages are strongly encouraged, but are not required, at the commercial nodes of SR 80 and SR 31 and S 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. ~~With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.~~

- Why are mixed use developments at those locations limited to 6 DU/AC and at other locations they are not so limited? What is the rational basis for this restriction? Without a rational basis for this distinction, please delete.
- **Bicycle & and Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.**
 - **Please delete. This is already required by LDC Chapters 10 and 33 and do not need to be in the Lee Plan.**
- **Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street. (Added by Ordinance No. 03-21)**
 - **Please delete. This is already required by LDC Chapters 10 and 33 and do not need to be in the Lee Plan.**
- **Is a Future Land Use Map amendment needed that puts these properties in Future Land Use Category that allow the desired densities? Either delete this policy or consider applying for a CPA map amendment.**

POLICY 21.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a bona fide mixed-use project proposing fully integrated mixed uses will be given strong consideration for a waiver. By the end of ~~2007~~, 2017, or within one year of the adoption of the next series of Evaluation and Appraisal Report-based amendments to the Lee Plan the Caloosahatchee Fort Myers Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments. (Added by Ordinance No. 03-21, Amended by Ordinance No. 07-12)

- **Please delete this Policy or re-write from a “to-do” Policy to a Policy that supports the vision.**
- **LDC Chapters 32 and 33 have satisfied this Policy.**
- **What is a “bona fide mixed use”? How is that defined in the LDC or Lee Plan?**
- **What is the definition of “fully integrated mixed uses”? Integrated into what?**

- The LDC provides regulations for approval of deviations and variances (not waivers). Those criteria must be followed and the type of development does not change the standards by which the deviation or variance is to be approved.

OBJECTIVE 21.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the ~~Caloosahatchee~~ Fort Myers Shores Community to provide and facilitate the provision of a broad mix of Community Facilities. (Added by Ordinance No. 03-21)

- (No comment)

POLICY 21.5.1: Passive recreational opportunities. The ~~Caloosahatchee~~ Fort Myers Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses. (Added by Ordinance No. 03-21)

- What is meant by the Fort Myers Shores Community? As written, this Policy assumes the existence of a Fort Myers Shores entity. Who in the Community will meet this requirement?

POLICY 21.5.2: Caloosahatchee River resources. Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, Industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront. (Added by Ordinance No. 03-21)

- (No comment)

POLICY 21.5.3: New parks. Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian, bicycle or equestrian linkages, either along public rights of way or through adjacent developments. (Added by Ordinance No. 03-21)

- (No comment)

POLICY 21.5.4: Increase usage of existing parks. Lee County Department of Parks and Recreation will work with the residents of the ~~Caloosahatchee~~ Fort Myers Shores to publicize and increase the usage of existing public parks and recreation facilities. (Added by Ordinance No. 03-21)

- (No comment)

OBJECTIVE 21.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals. (Added by Ordinance No. 03-21)

- Please delete this Policy. It is unnecessary since the Lee County Administrative Code and Florida Statutes already require public hearings and community meetings.

POLICY 21.6.1: Courtesy notification. As a courtesy, Lee County will register citizen groups

and civic organizations within the Caloosahatchee Fort Myers Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 03-21)

- Please delete this Policy. It is unnecessary since the Lee County Administrative Code and Florida Statutes already require public hearings and community meetings.

POLICY 21.6.2: Document clearing house. The Caloosahatchee Fort Myers Shores Community will establish a “document clearing house,” where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Added by Ordinance No. 03-21)

- Please delete this Policy. All documents are available on the Lee County website www.leegov.com.

POLICY 21.6.3: Public informational session required. The owner or agent of a requested Lee Plan amendment or zoning action (planned development, conventional rezoning, special exception, or variance requests) within the Caloosahatchee Fort Myers Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in the public information session. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the public information session; and a proposal for how the applicant will respond to any issues that were raised. (Added by Ordinance No. 03-21, Amended by Ordinance No. 11-24)

- No comment.

Please feel free to contact me at 239-533-8535 or by email, sjo@leegov.com, if you have any questions.

Sharon