



**LOCAL PLANNING AGENCY  
OLD LEE COUNTY COURTHOUSE  
2120 MAIN STREET, FORT MYERS, FL 33901  
BOARD CHAMBERS  
MONDAY, JANUARY 26, 2015  
8:30 AM**

**AGENDA**

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Election of Officers
3. Public Forum
4. Approval of Minutes – December 8, 2014
5. [Land Development Code Amendments](#)
  - A. Agritourism - Amendments to Chapter 34 of the Land Development Code (LDC) to address agritourism operations in Lee County. The proposed amendments will align the County's zoning regulations with Florida Statutes, Chapter 570.
6. Lee Plan Amendments
  - A. CPA2011-00023 Miscellaneous Lee Plan Maps
7. Other Business
8. Adjournment – Next Meeting Date: Monday, February 23, 2015

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](mailto: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: [CPA2011-00023](#)

**DIVISION OF PLANNING**  
MEMORANDUM



**LEE COUNTY**  
SOUTHWEST FLORIDA

**to:** Local Planning Agency  
**from:** Paul O'Connor, AICP, Director  
**subject:** January 26, 2015 LPA Meeting  
**date:** January 16, 2015

As part of the update of the Comprehensive Plan, staff is recommending revisions to many of the tables and maps. Attached to this memo are the "Existing" and "Proposed" versions of specified maps and tables along with brief descriptions of the proposed changes.

**Map 1 Future Land Use Map Series – Special Treatment Areas**

Map 1, Page 6 of 8 – Mixed Use Overlay (Amend)

The Mixed Use Overlay is proposed to be amended to include areas identified by the North Fort Myers, Lehigh Acres, Estero, Tice, and College Parkway community planning groups as potential mixed use development areas. Staff has identified locations not within community planning areas that may also be potential mixed use development locations. The existing Mixed Use Overlay includes approximately 9,025 acres. The proposed overlay will add 5,100 acres and remove 86 acres to the overlay resulting in 14,039 acres included in the Mixed Use Overlay.

**Map 12 – Water-Dependent Overlay Zones (Amend)**

This map is being revised to reflect changes in the water-dependent uses in the county. Nine properties have been added to the overlay and 2 have been removed. The boundaries have been revised to match the depth definition of the overlay. The overlay information previously found on page 2 of the Future Land Use Map Series has been moved to create a location map for this set of maps.

**Map 22 – Lee County Greenways Multi-Purpose Recreational Trails Master Plan (Amend)**

This map is being revised to remove inconsistencies with Land Stewardship Plans for conservation lands and to more accurately depict where the facilities are likely to be located.

**Table 1(c) – Mixed Use Overlay/Lehigh Acres Specialized Mixed Use Node Ratios (Delete)**

Staff has proposed deleting the references to Floor Area Ratios from the Future Land Use Element of the Lee Plan, for consistency, this table should also be deleted.

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

Tables 3, 3(a), and 4 – These tables are part of the Capital Improvements Element and are updated annually.

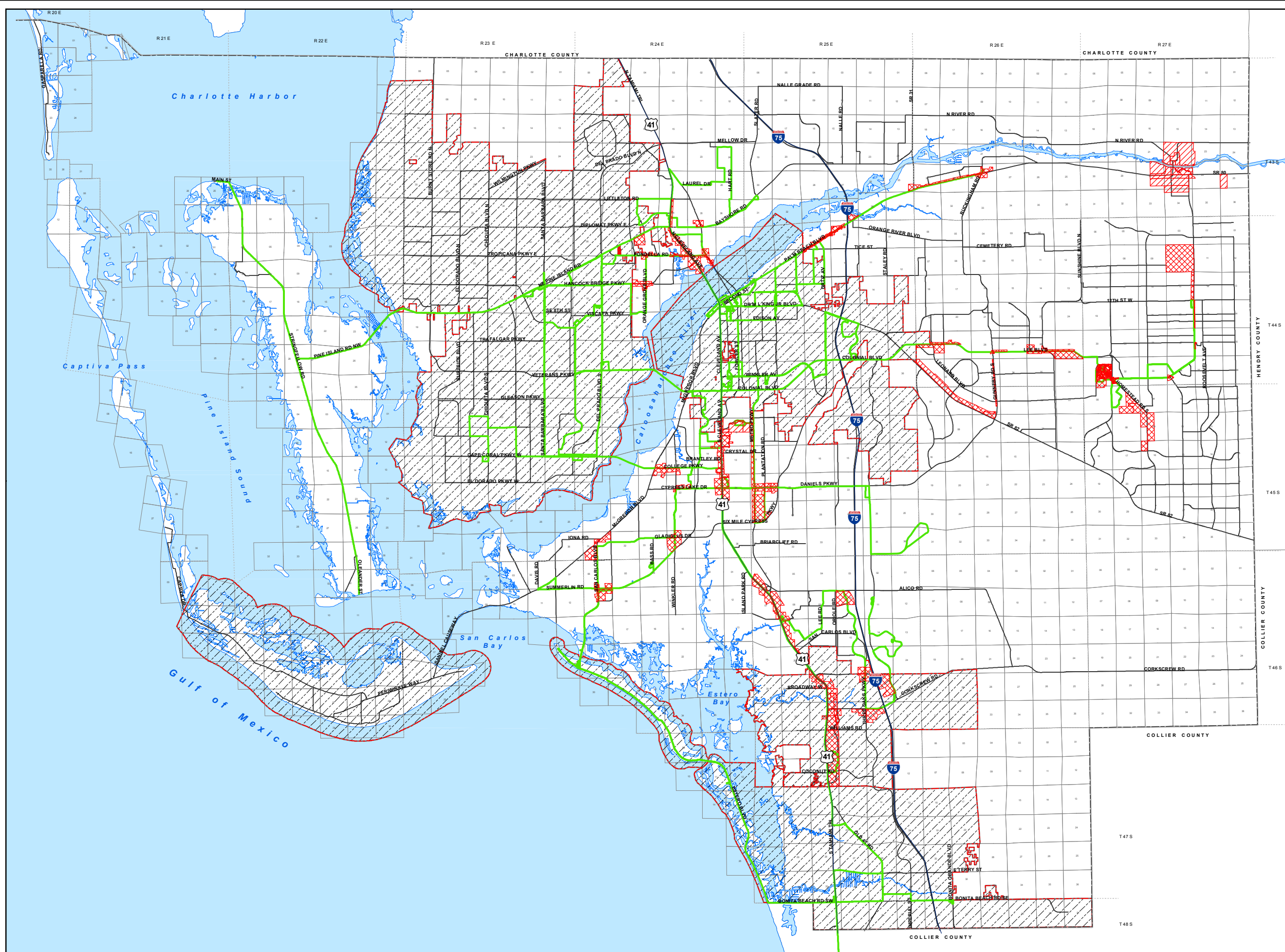
Table 6 – The 10-Year Water Supply Development Projects and Alternative Water Resource Projects table will be updated in a future amendment this year.

The revisions to Table 1(b) will be revised once the entire Lee Plan document has been finalized.

The LPA has previously made the following motions to transmit Lee Plan Maps.

- At the February 2014 LPA Hearing, the LPA recommended that the Board of County Commissioners transmit Tables 2(a) (Constrained Roads – State and County Roads) and 2(b) (Recommended Operational Improvements on Constrained Roads) as part of the Transportation Element.
- At the May 2014 LPA Hearing, the LPA recommended that the Board of County Commissioners transmit updates for Map 1, Pages 3 and 4 of 8; Map 3E, Map 3J, Map 9, Map 18, and Map 23 and delete Map 24. 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 25.
- 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).
- At the August 2014 LPA Hearing, the LPA recommended that the Board of County Commissioners transmit Table 1(a) (Summary of Residential Densities) as part of the Future Land Use Element.
- At the September 2014 LPA Hearing, the LPA recommended that the Board of County Commissioners transmit updates for Map 5, Map 6, and Map 7 and delete Map 3H. The motion made at the September LPA meeting also included recommending transmittal of the following maps without changes: Map 1, 5 of 8; Map 14, Map 15, and Map 17.
- At the December 2014 LPA Hearing, the LPA recommended that the Board of County Commissioners transmit updates for Map 1, Pages 2 and 8 of 8; Map 3C, Map 3D, Map 6, Map 7, Map 10, and Map 16 and delete Maps 3I, Map 3K, Map 3L, Map 19, and Map 20. The LPA recommended that the Board of County Commissioners transmit updates for Tables 5(a) and 5(b). The motion made at the December LPA meeting also included recommending transmittal of the following maps without changes: Map 3A, Map 3B, and Map 3M.





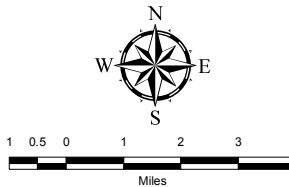
# SPECIAL TREATMENT AREAS

## Mixed Use Overlay

### Legend

- Mixed Use Overlay**
- Mixed Use Overlay
  - See Also Specific Community Plan Policies
  - Transit Route
  - City Limits

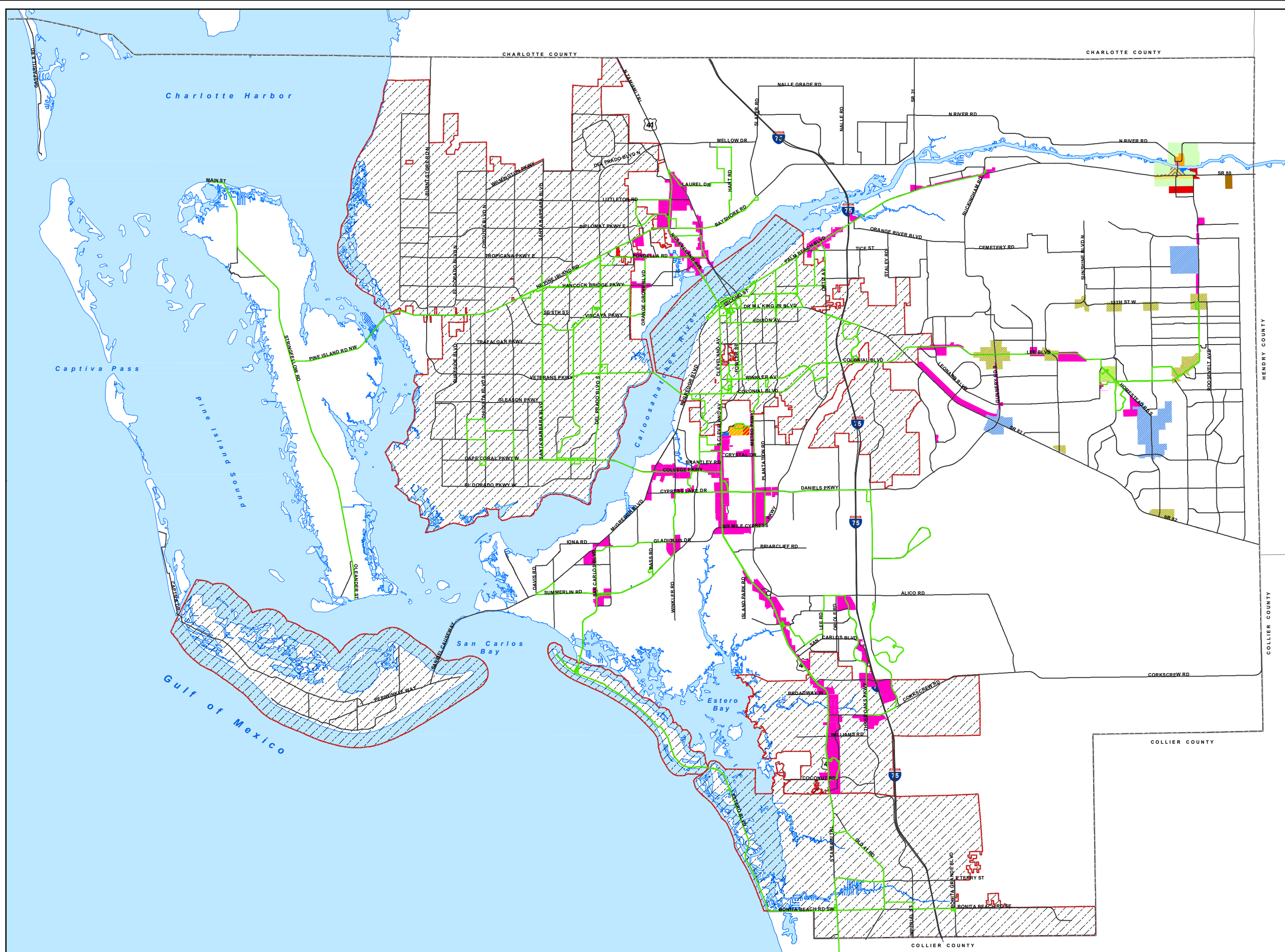
### Existing



Map Generated: December 2011  
City Limits and Transit Routes  
current to date of map generation

Adopted by Ord. No. 07-15, 5/26/2007  
Amended by Ord. Nos. 09-07, 09-08, 10-33,  
11-18, 11-21





# SPECIAL TREATMENT AREAS

## Mixed Use Overlay

### Legend

See Goal 4

Mixed-Use Overlay

Alva

Also See Policy 26.3.3

Historic Core

Sub Area 1

Sub Area 2A

Sub Area 2B

Sub Area 3

Sub Area 4

Charleston Park

New Area

Public

Page Park

Also See Policy 27.4.1

Stand Alone Commercial Allowed

Commercial/Mixed Use

County Owned Park

Lehigh Acres

Not Assigned

Specialized Mixed Use Nodes

Downtown

Community Center

Neighborhood Mixed Use Activity Center

Transit Route

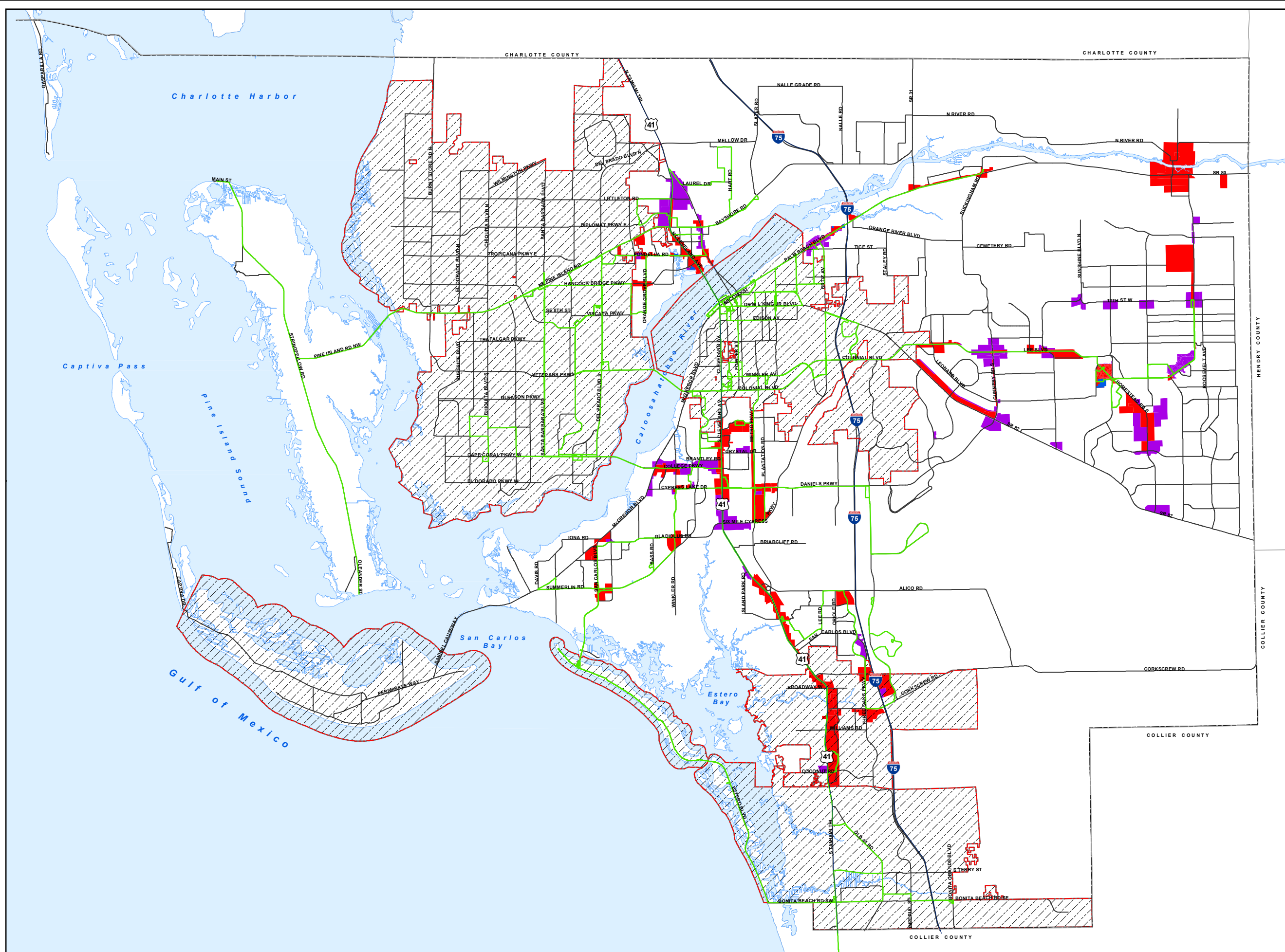
City Limits

## Proposed



Map Generated: January 2015  
City Limits and Transit Routes  
current to date of map generation

Adopted by Ord. No. 07-15, 5/26/2007  
Amended by Ord. Nos. 09-07, 09-08, 10-33,  
11-18, 11-21



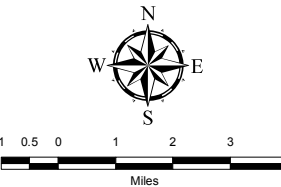
# Mixed Use Overlay

## Proposed Changes

### Legend

#### Mixed Use Overlay

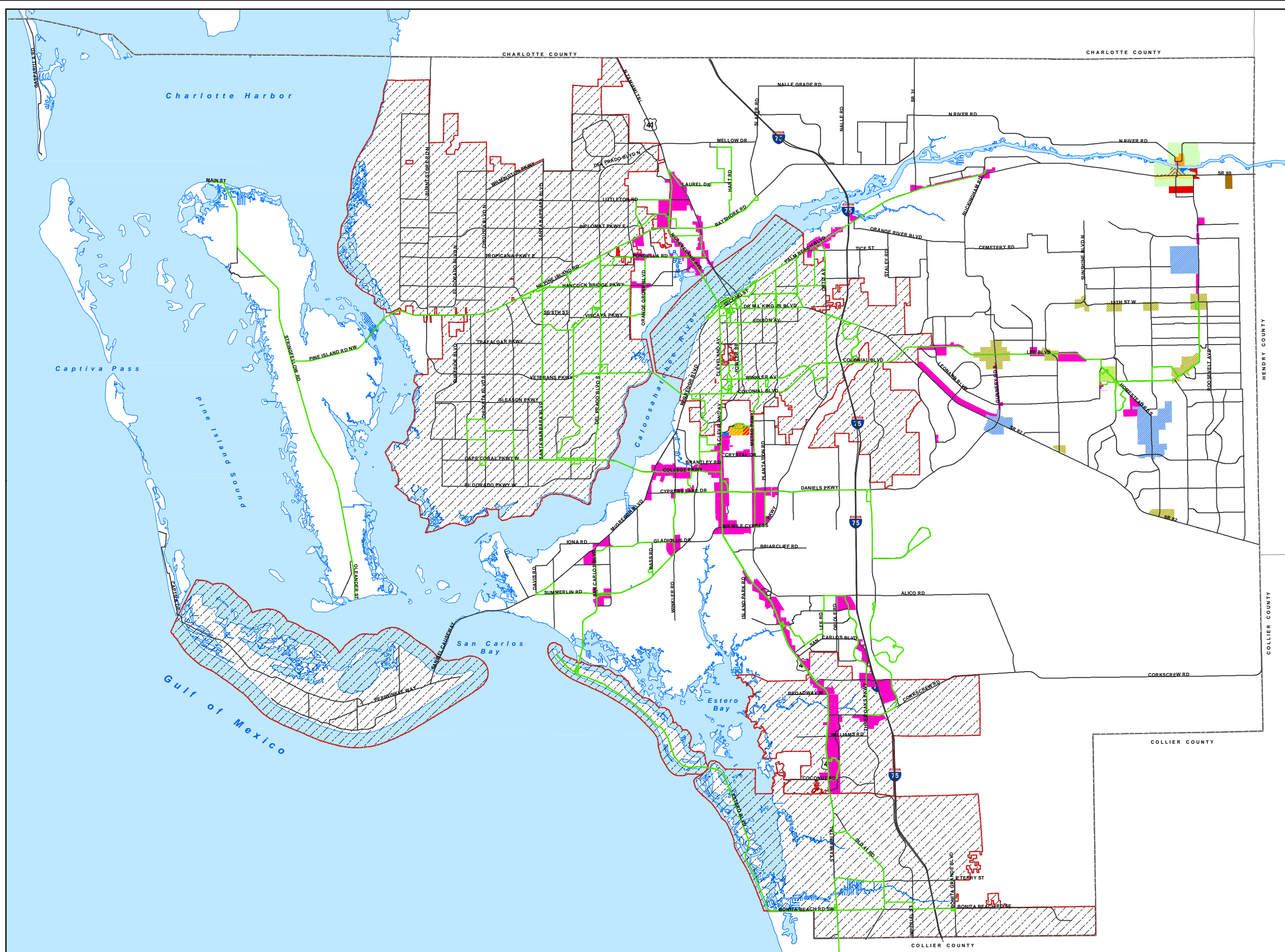
- Mixed Use Overlay
- Transit Route
- Add to Overlay
- Remove from Overlay
- City Limits



Map Generated: January 2015  
City Limits and Transit Routes  
current to date of map generation

Adopted by Ord. No. 07-15, 5/26/2007  
Amended by Ord. Nos. 09-07, 09-08, 10-33,  
11-18, 11-21





# SPECIAL TREATMENT AREAS

## Mixed Use Overlay

### Legend

See Goal 4

Mixed-Use Overlay

Alva

Also See Policy 26.3.3

Historic Core

Sub Area 1

Sub Area 2A

Sub Area 2B

Sub Area 3

Sub Area 4

Charleston Park

New Area

Public

Page Park

Also See Policy 27.4.1

Stand Alone Commercial Allowed

Commercial/Mixed Use

County Owned Park

Lehigh Acres

Not Assigned

Specialized Mixed Use Nodes

Downtown

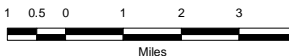
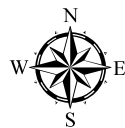
Community Center

Neighborhood Mixed Use Activity Center

Transit Route

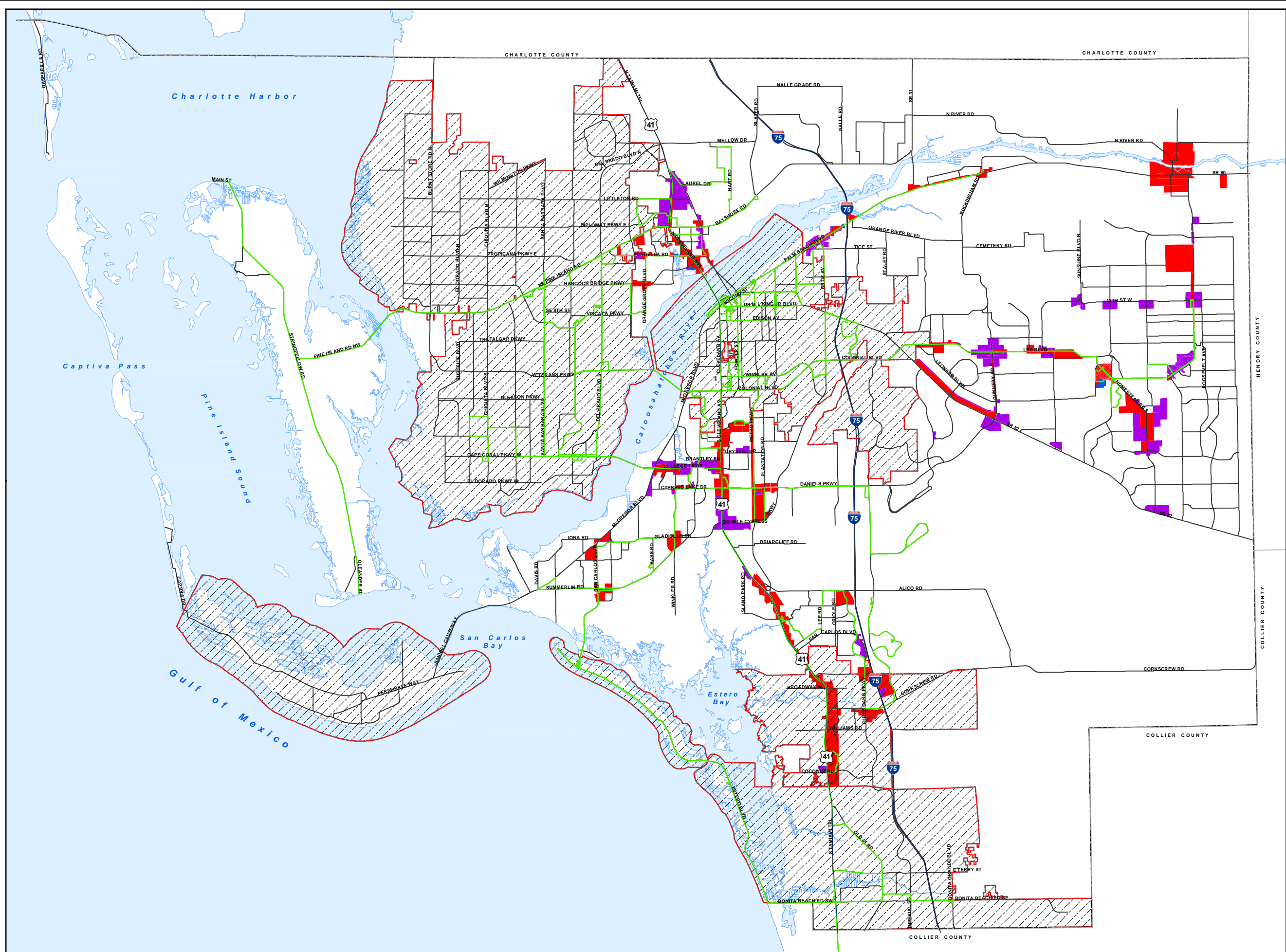
City Limits

## Proposed



Map Generated: January 2015  
City Limits and Transit Routes  
current to date of map generation

Adopted by Ord. No. 07-15, 5/26/2007  
Amended by Ord. Nos. 09-07, 09-08, 10-33,  
11-18, 11-21



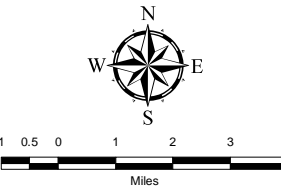
# Mixed Use Overlay

## Proposed Changes

### Legend

#### Mixed Use Overlay

- Mixed Use Overlay
- Transit Route
- Add to Overlay
- Remove from Overlay
- City Limits



Map Generated: January 2015  
City Limits and Transit Routes  
current to date of map generation

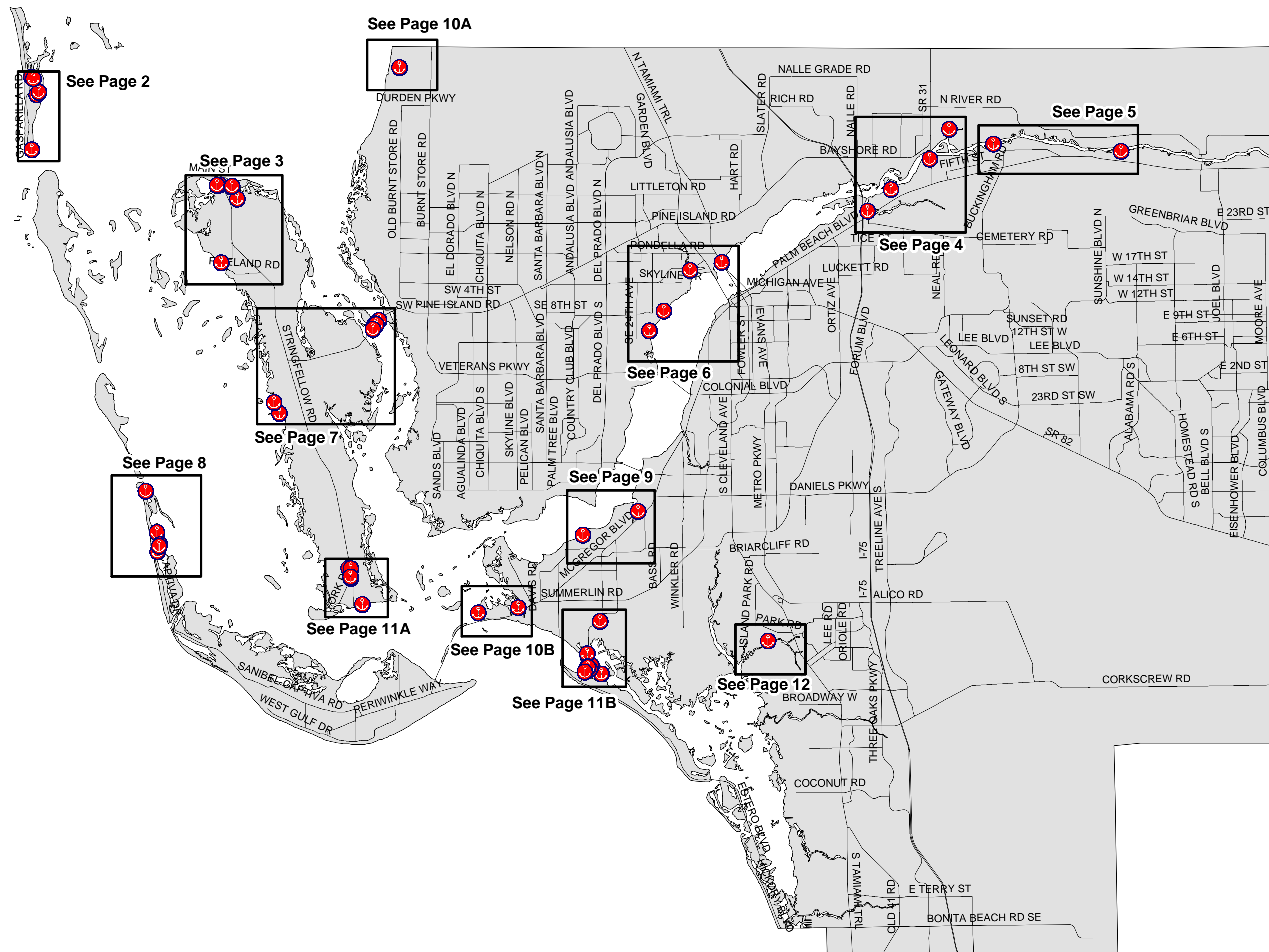
Adopted by Ord. No. 07-15, 5/26/2007  
Amended by Ord. Nos. 09-07, 09-08, 10-33,  
11-18, 11-21

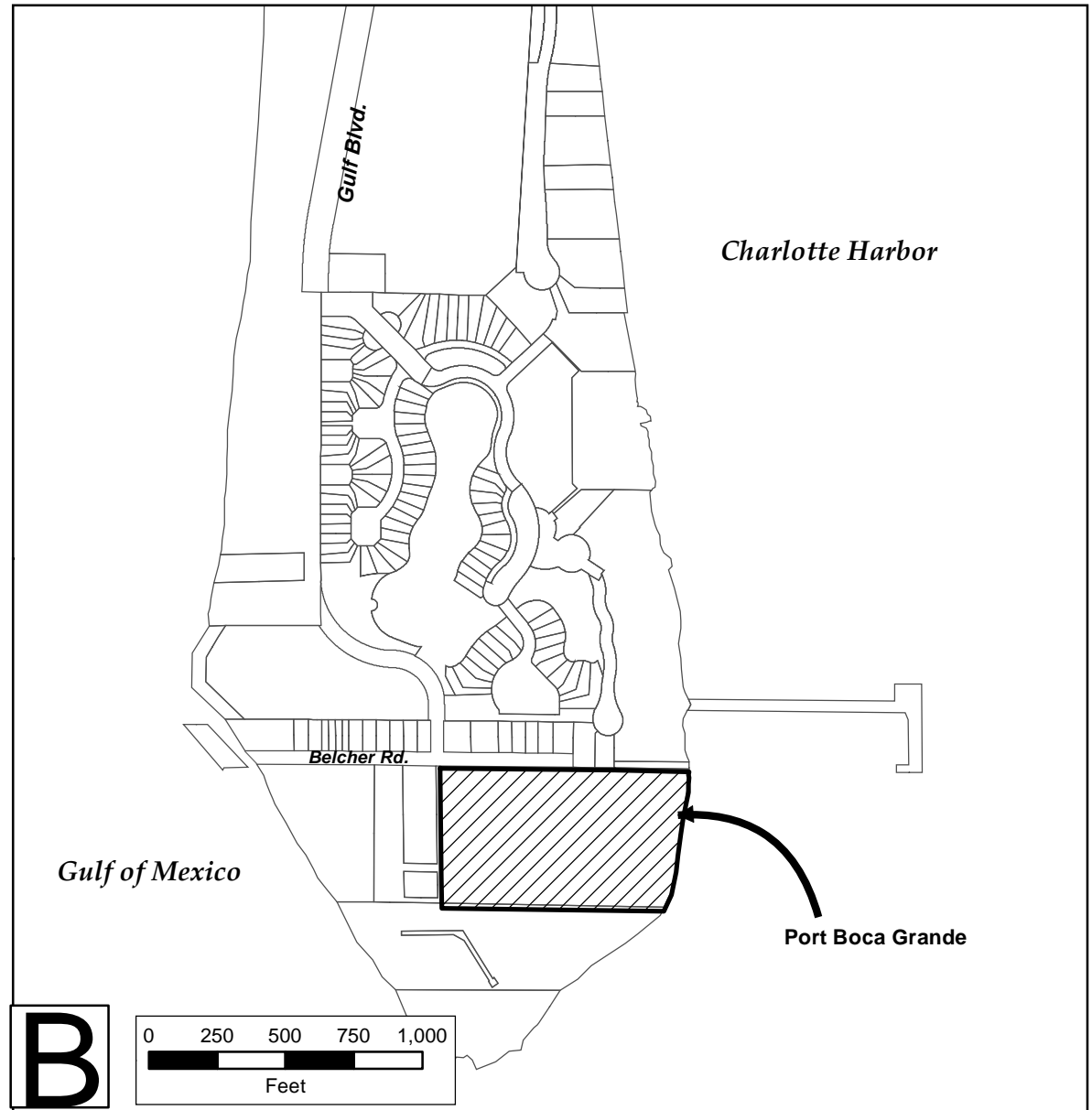
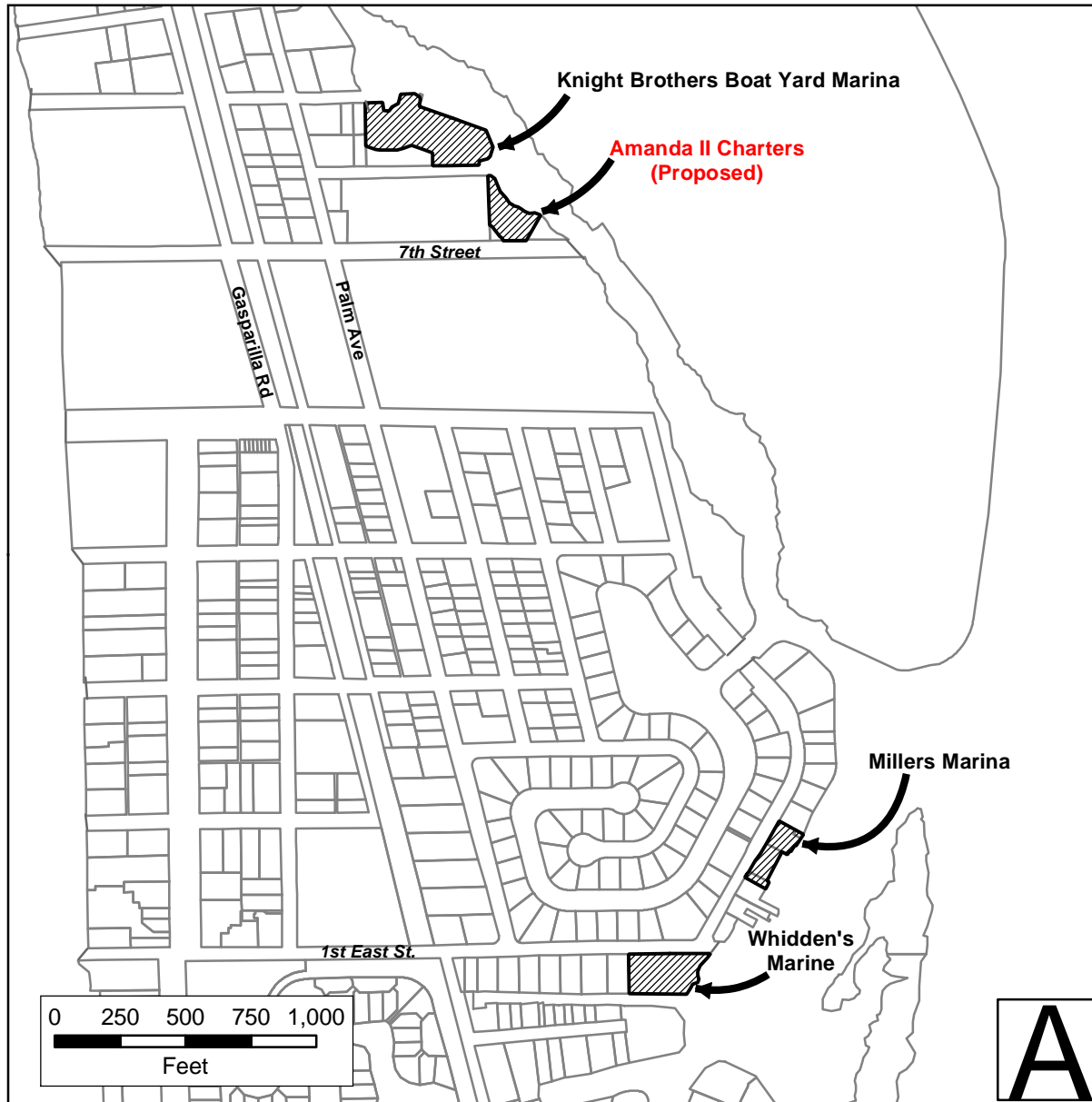


## Proposed

 **Water Dependent Overlay**

A number line is shown with tick marks at 0, 2, and 4. The region between 2 and 4 is shaded black.



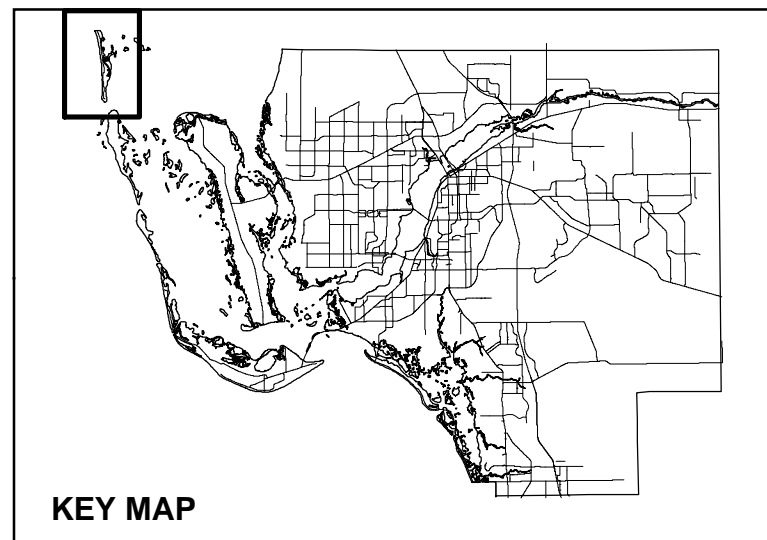
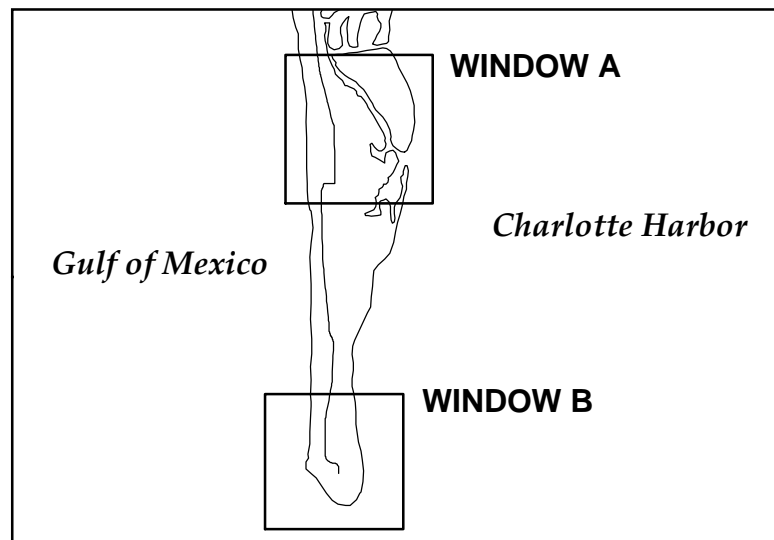


# WATER-DEPENDENT OVERLAY ZONES

## Proposed

### Legend

Water-Dependent Overlay



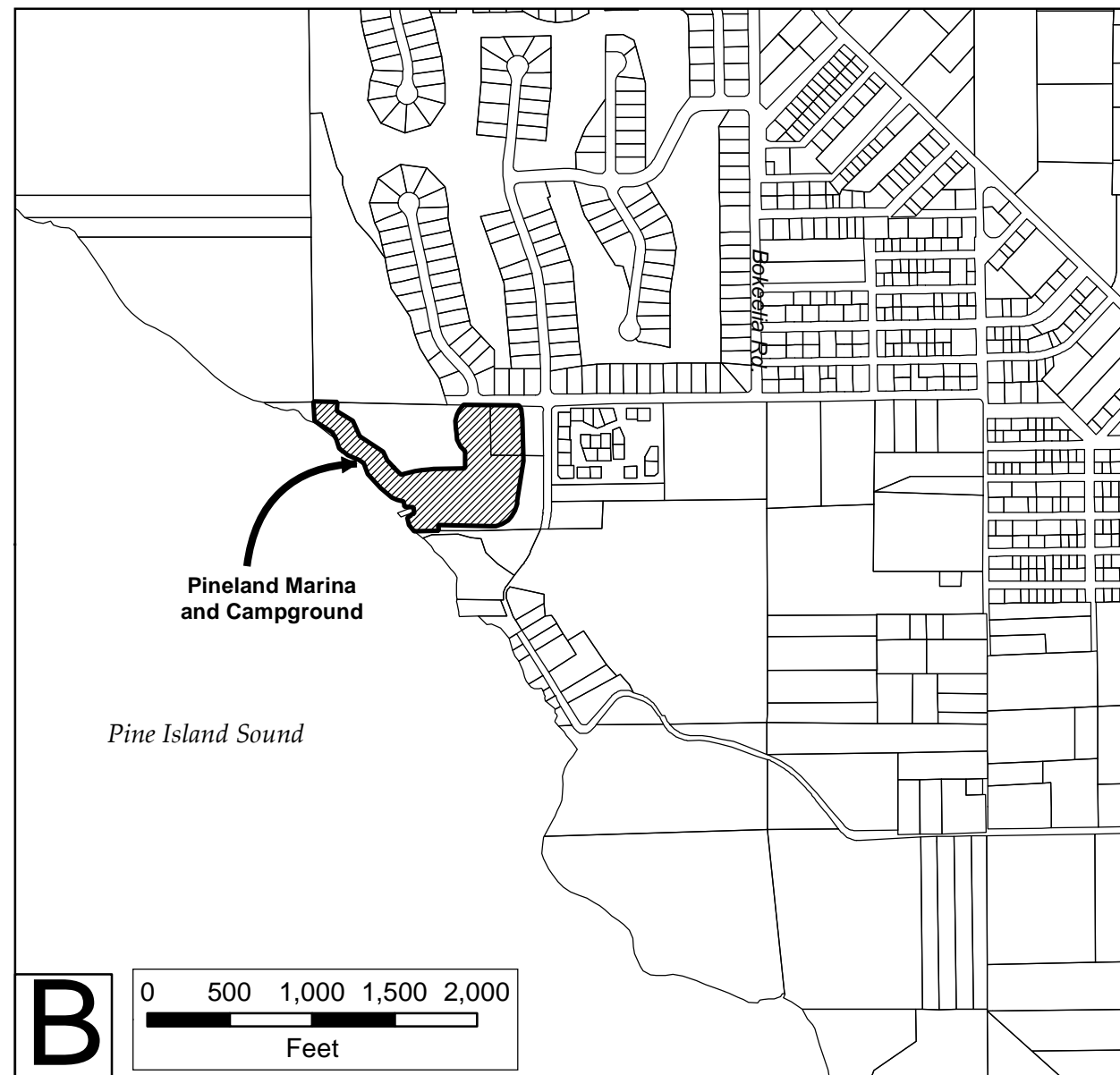
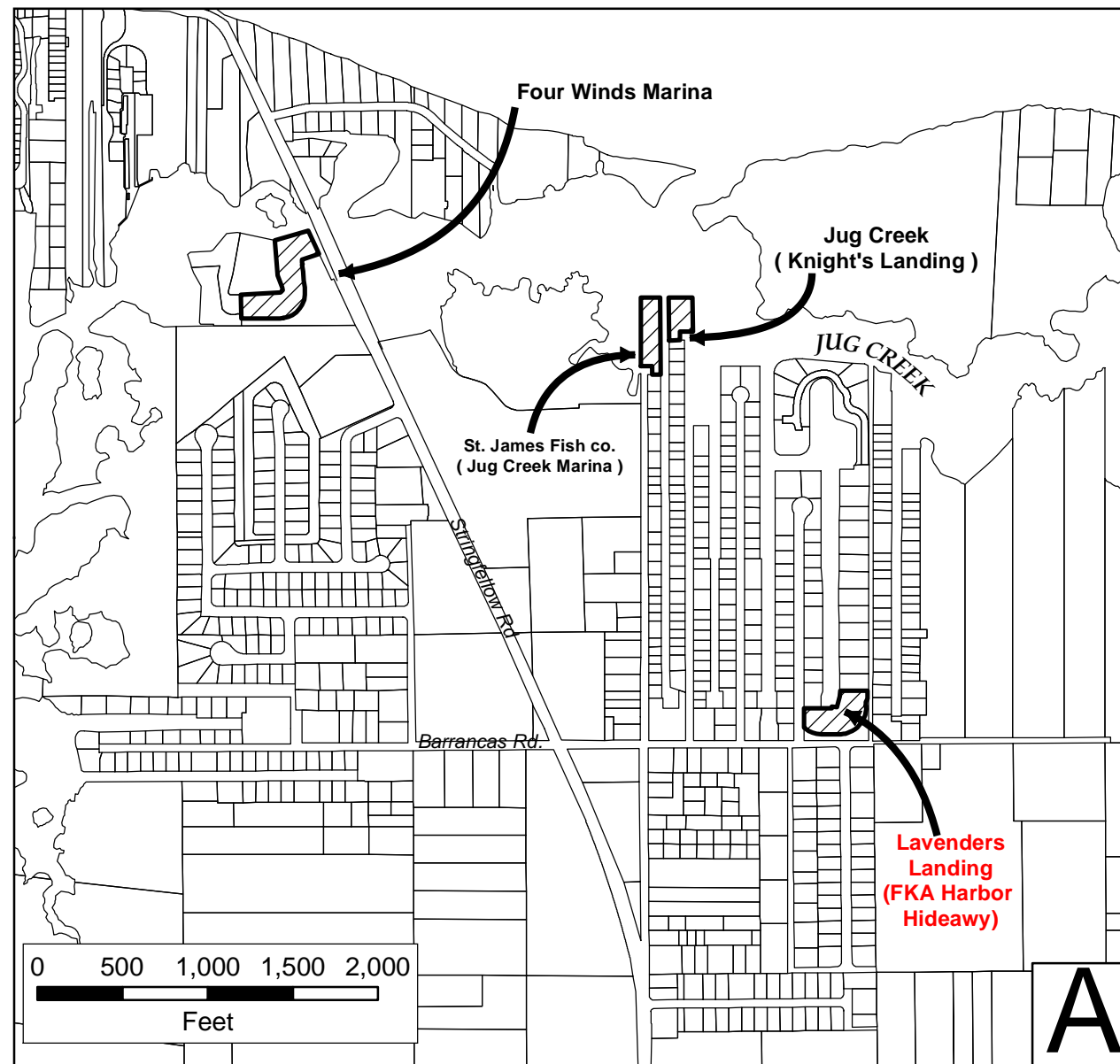
The water Dependent Overlay Zone on the indicated parcel is defined as 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less.

Map Generated January 2015  
(Adopted on 1/3/89 by Ordinance No 89-02  
Port Boca Grande amended on 1/10/02 by Ordinance No 02-03)

### List of STRAPs

- Amanda II Charters  
14-43-20-01-00057.0250
- Knight Brothers Boat Yard Marina  
14-43-20-01-00058.0130
- Millers Marina  
14-43-20-02-00024.0110  
14-43-20-08-0000A.0000  
14-43-20-08-0000B.0000  
14-43-20-08-0000B.1000
- Whidden's Marine  
23-43-20-00-00005.0000
- Port Boca Grande  
26-43-20-00-00010.0000



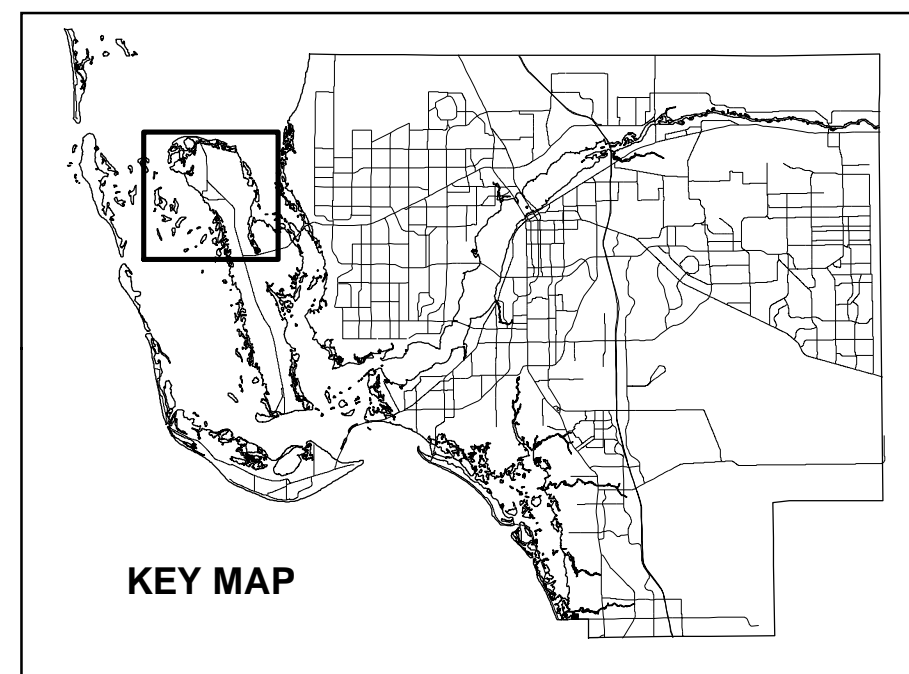
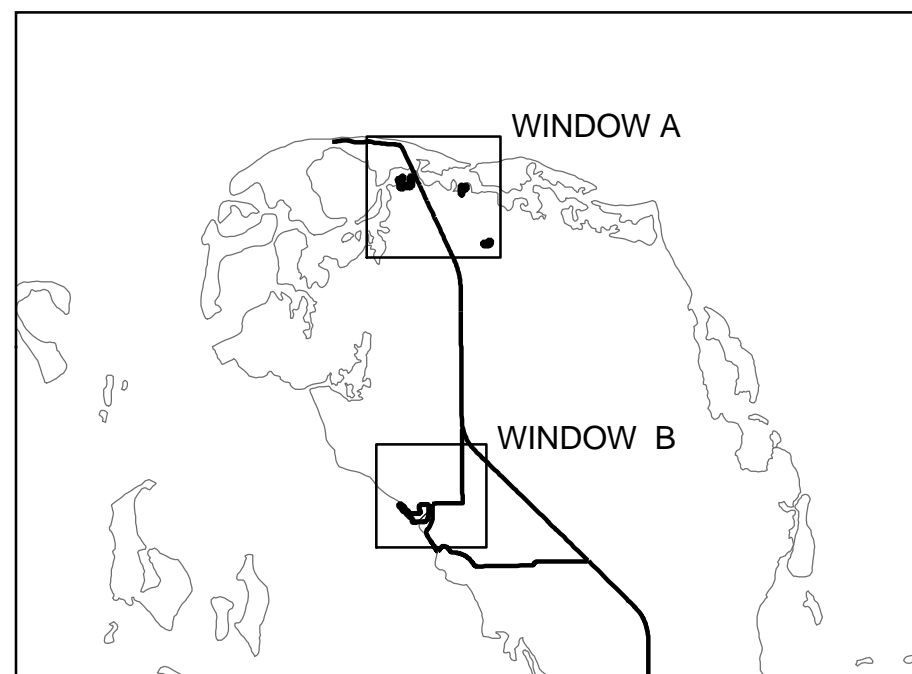


## WATER DEPENDENT OVERLAY ZONES

# Proposed

### Legend

 Water Dependant Overlay



The water Dependent Overlay Zone on the indicated parcel is defined as 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less.

#### List of STRAPs:

Four Winds Marina  
30-43-22-00-00027.0020

St James Fish Co  
(Jug Creek Marina)  
30-43-22-02-0000A.0010

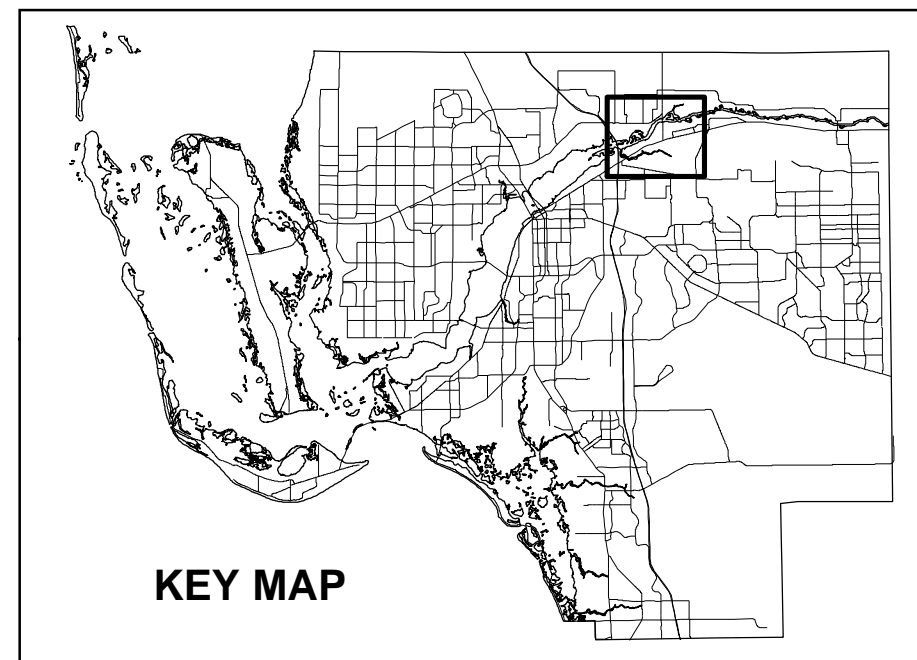
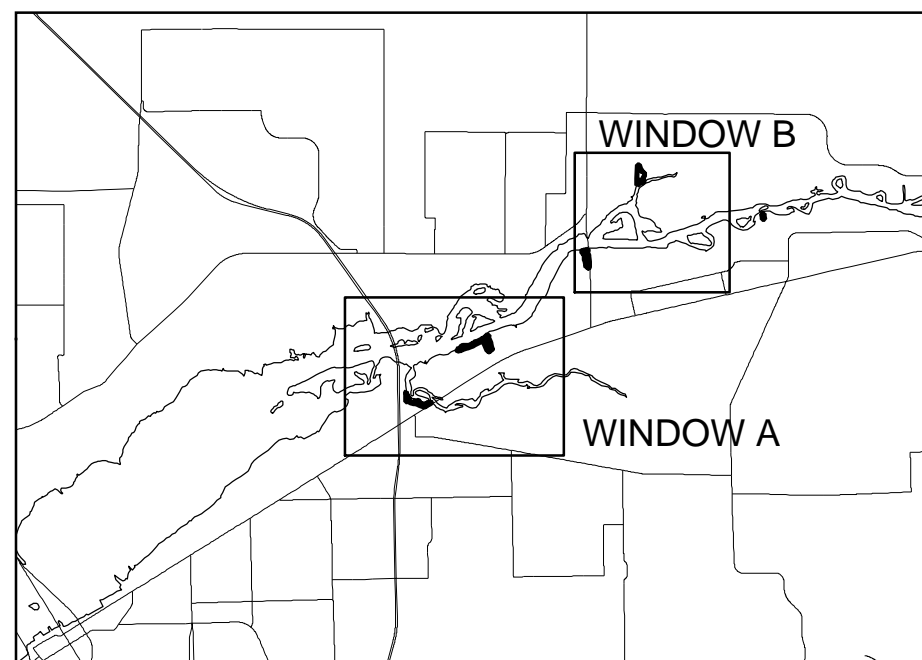
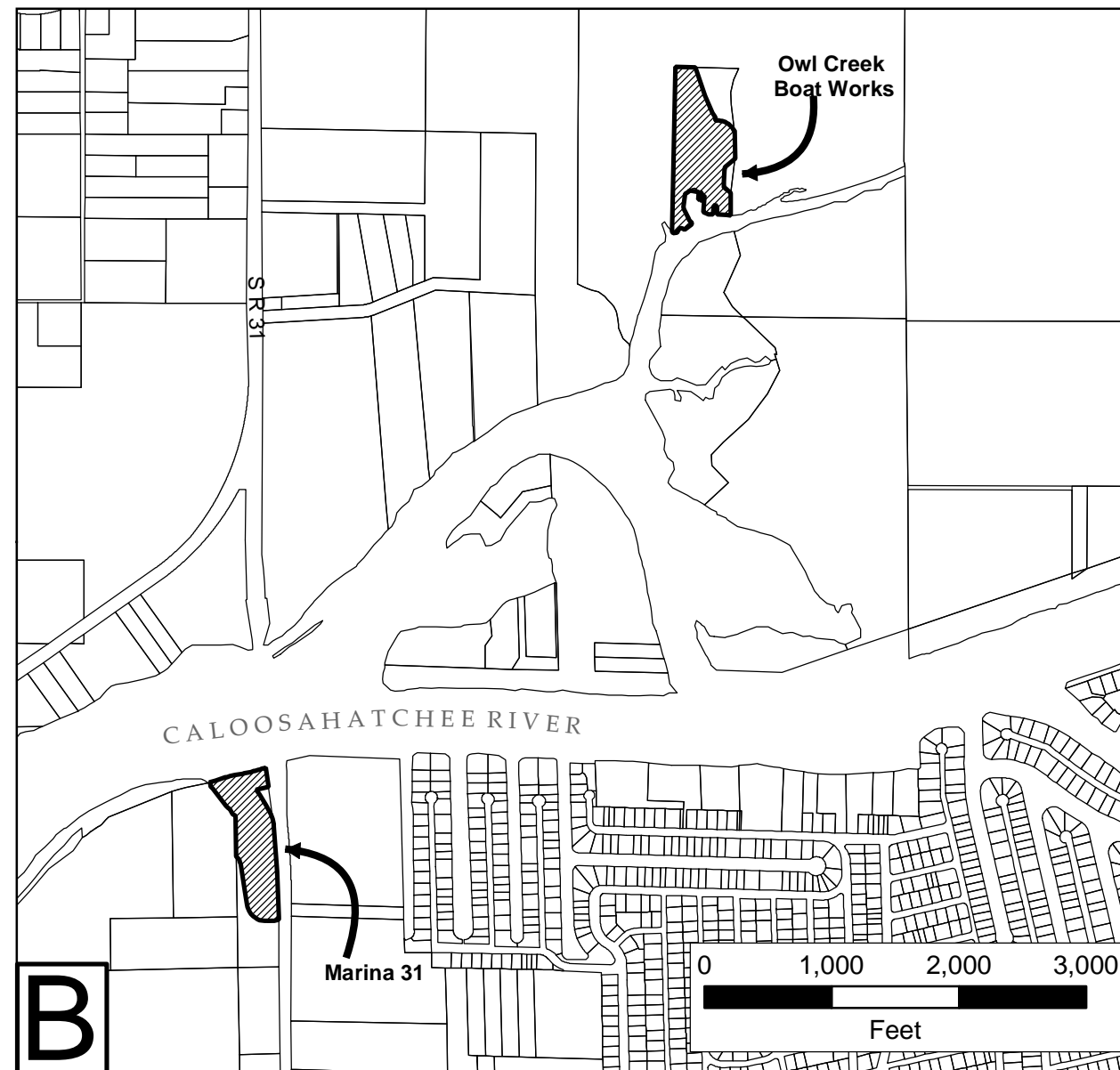
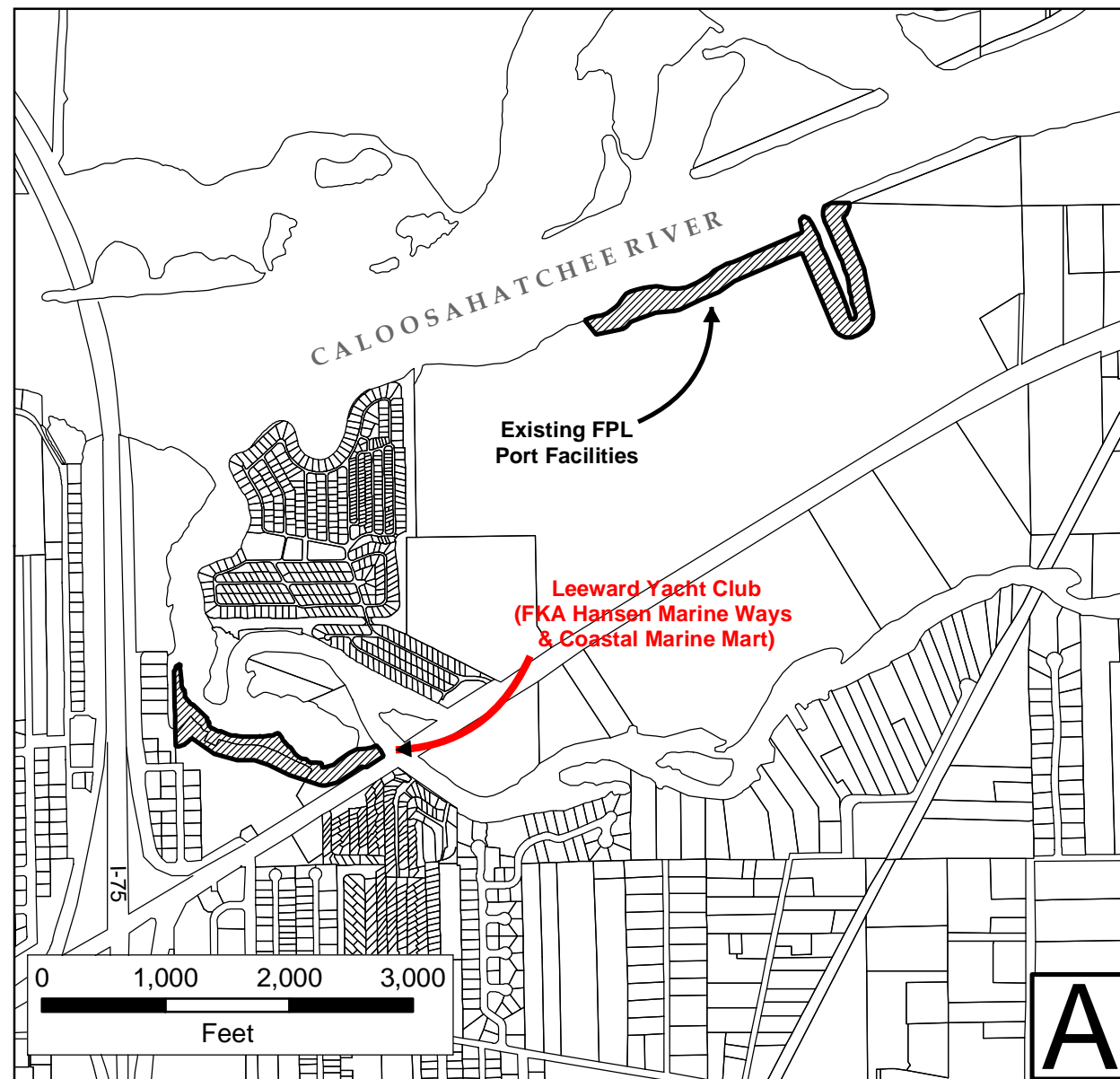
Jug Creek  
(Knights Landing)  
30-43-22-02-0000B.0010

Lavenders Landing  
30-43-22-18-00000.001A

Pineland Marina and Campground  
07-44-22-00-00003.0000  
07-44-22-00-00003.0010

Map generated January 2015  
(adopted on 1/3/89 by Ordinance No 89-02  
Four Winds Marina and Harbor Hideaway  
amended on 1/9/03 by Ordinance No 03-04)





The water Dependent Overlay Zone on the indicated parcel is defined as 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less.

#### List of STRAPs:

Leeward Yacht Club  
(FKA Hansen Marine Ways  
& Coastal Marine Mart)  
34-43-25-00-00006.0000  
34-43-25-00-00008.0010

Existing FPL Facilities  
35-43-25-00-00001.0000

Owl Creek Boat Works  
18-43-26-00-00002.0010

Marina 31  
25-43-25-00-00002.0140  
25-43-25-00-00012.0020

Map Generated January 2015  
(Adopted on 1/3/89 by Ordinance  
No 89-02 FPL Facilities amended  
on 7/9/91 by Ordinance No 91-19)

## WATER DEPENDENT OVERLAY ZONES

# Proposed

### Legend

Water Dependant Overlay

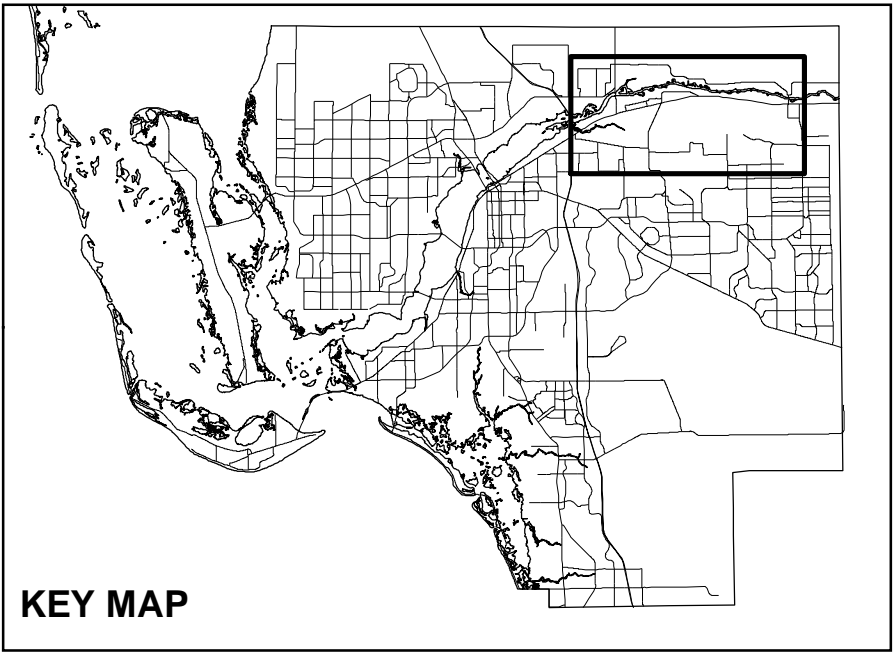
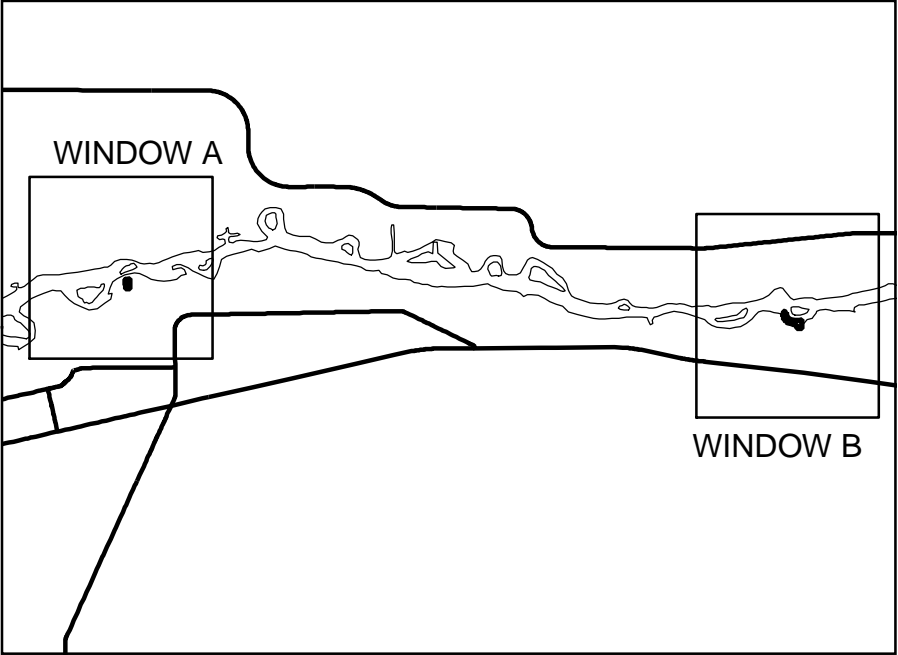
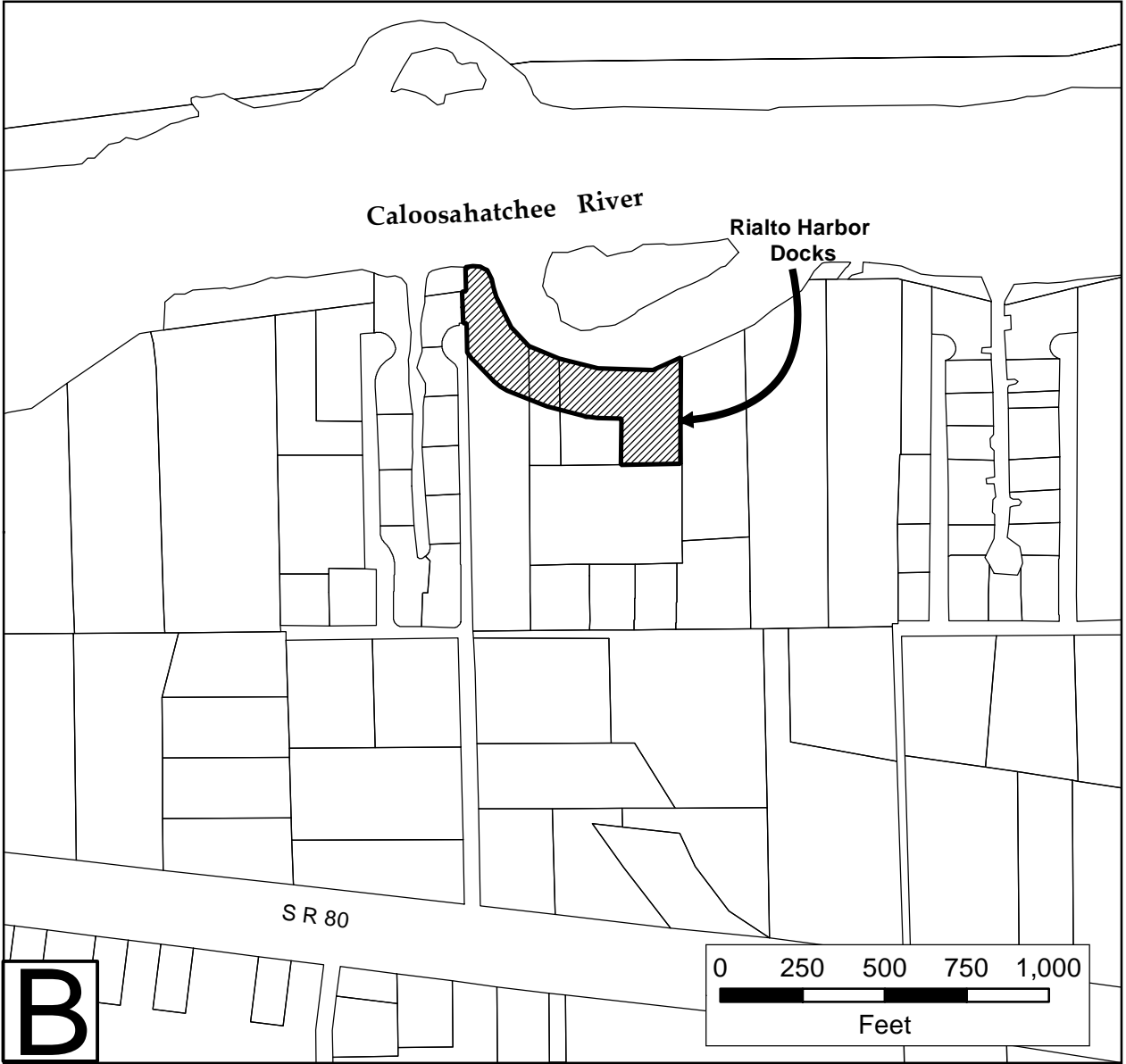
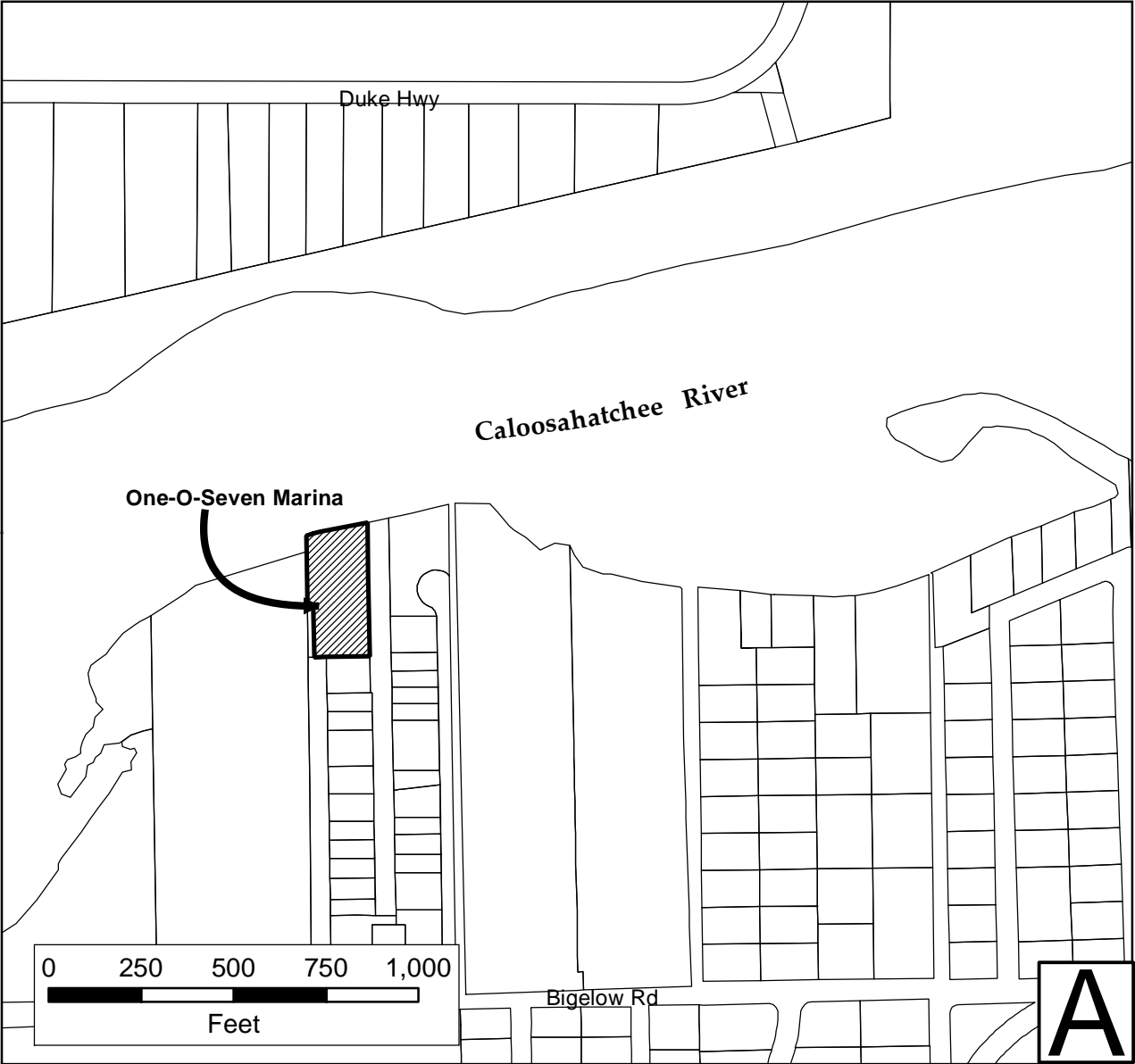




WATER DEPENDENT  
OVERLAY ZONES

Proposed

Legend  
Water Dependant Overlay



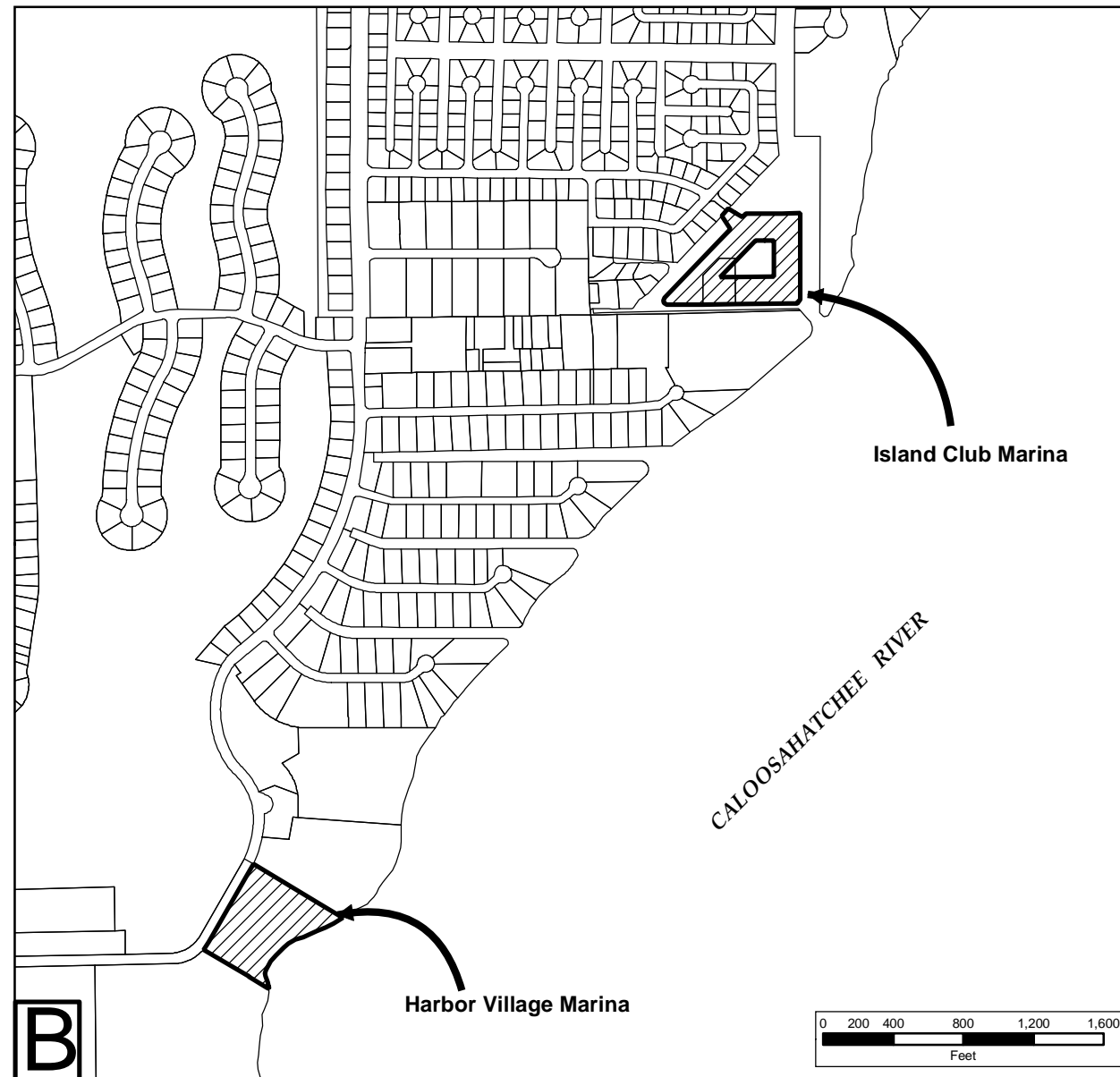
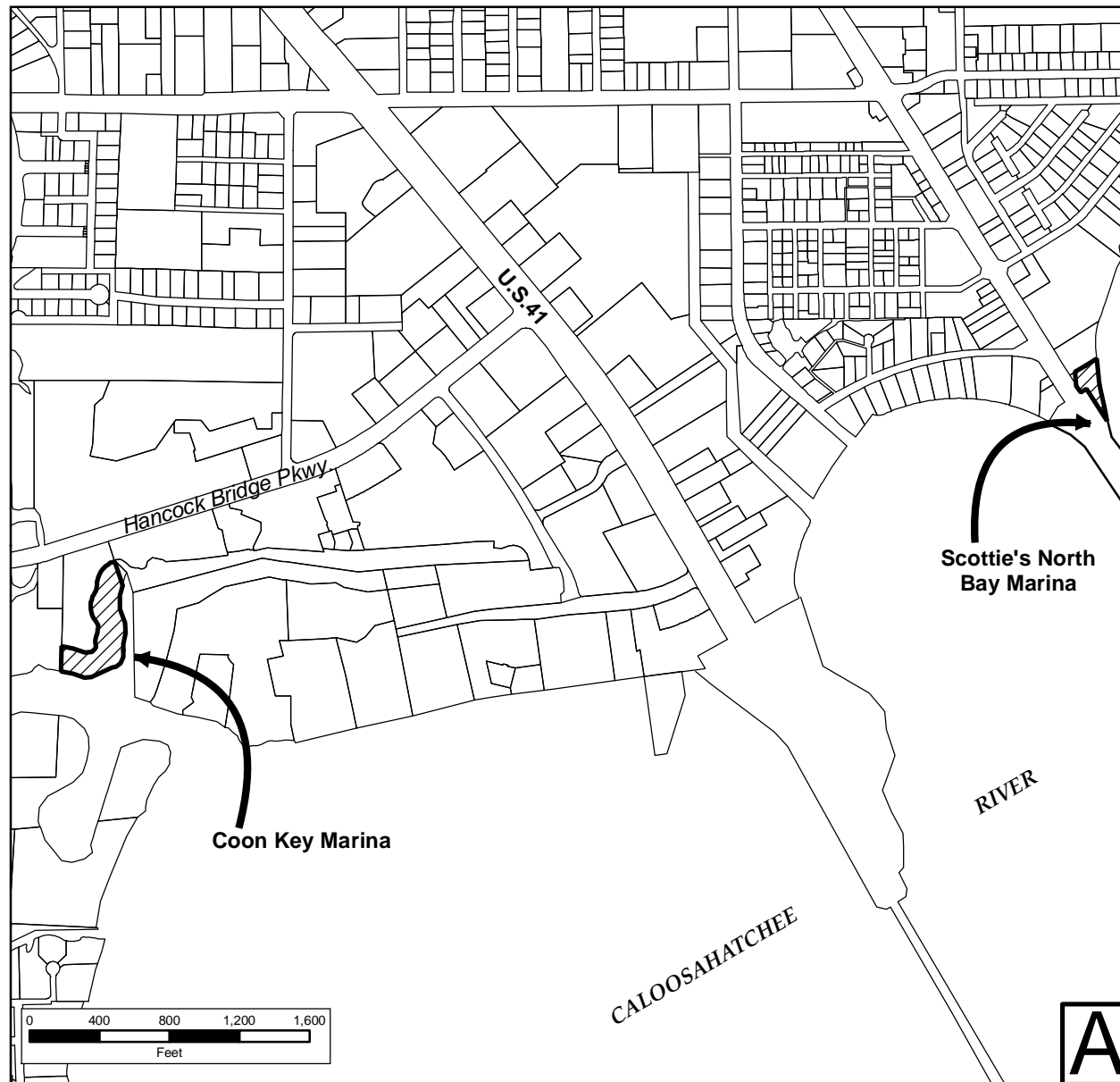
The water Dependent Overlay Zone on the indicated parcel is defined as 150 feet landward of the shoreline or as landward of the shoreline, whichever is less.

List of STRAPs:

One-Oh-Seven Marina  
21-43-26-05-00001.0000

Rialto Harbor Docks  
19-43-27-00-00007.0010  
19-43-27-00-00007.0020  
19-43-27-00-00007.002A


Map Generated January 2015  
(Adopted on 1/3/89 by Ordinance No 89-02 Rialto Harbor Adopted on 7/9/91 by Ordinance No 91-19)

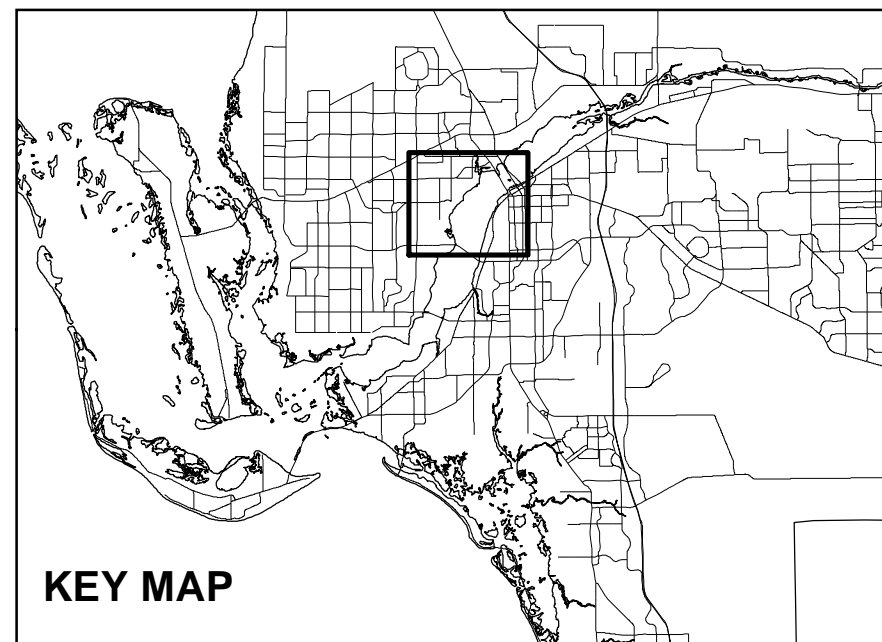
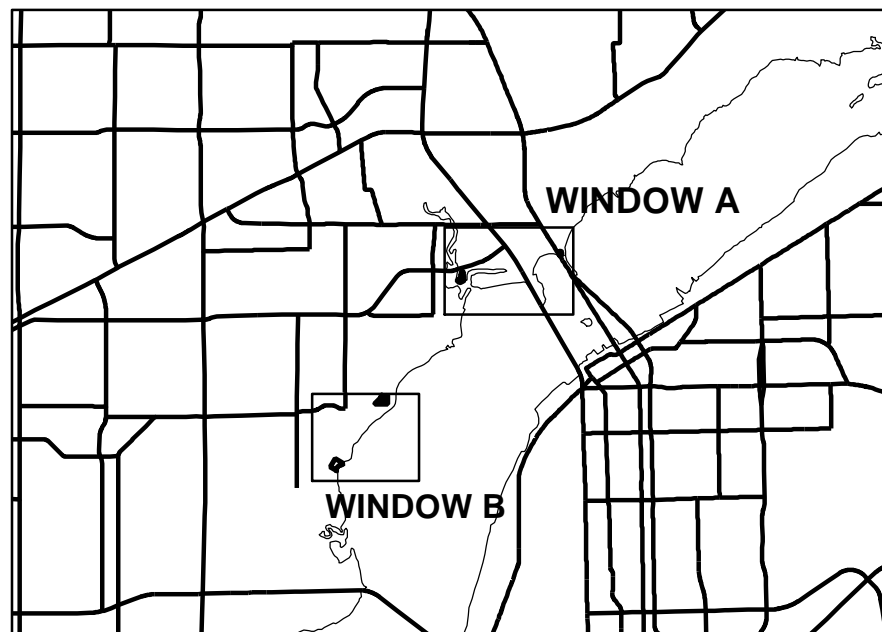


## WATER DEPENDENT OVERLAY ZONES

# Proposed

### Legend

 Water Dependant Overlay



The water Dependent Overlay Zone on the indicated parcel is defined as 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less.

### List of STRAPs

Coon Key Marina  
10-44-24-00-01039.0020

Marinatown Yacht Harbour  
11-44-24-00-00017.0150

Scottie's North Bay Marina  
11-44-24-02-0000C.0010


Harbor Village Marina  
21-44-24-15-0100I.0000

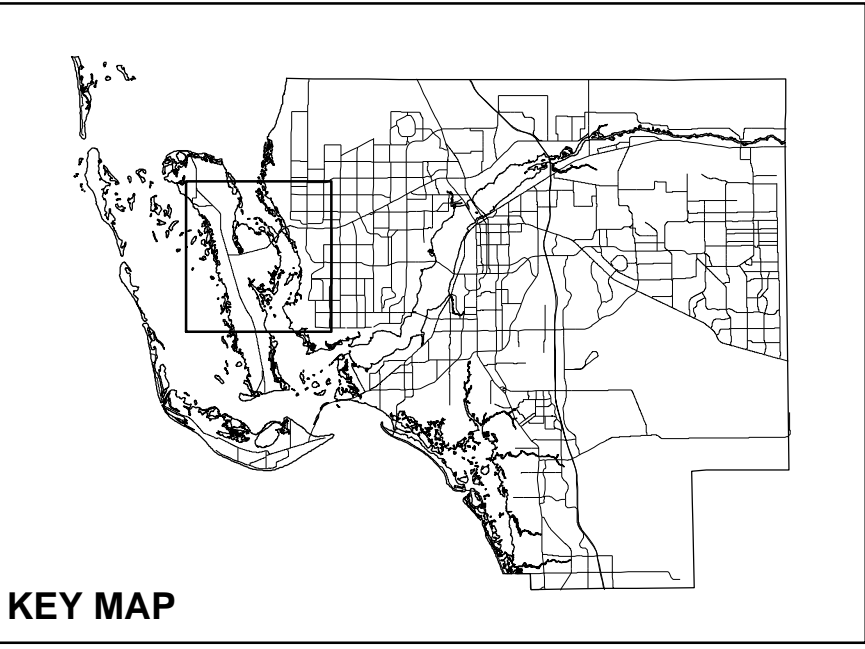
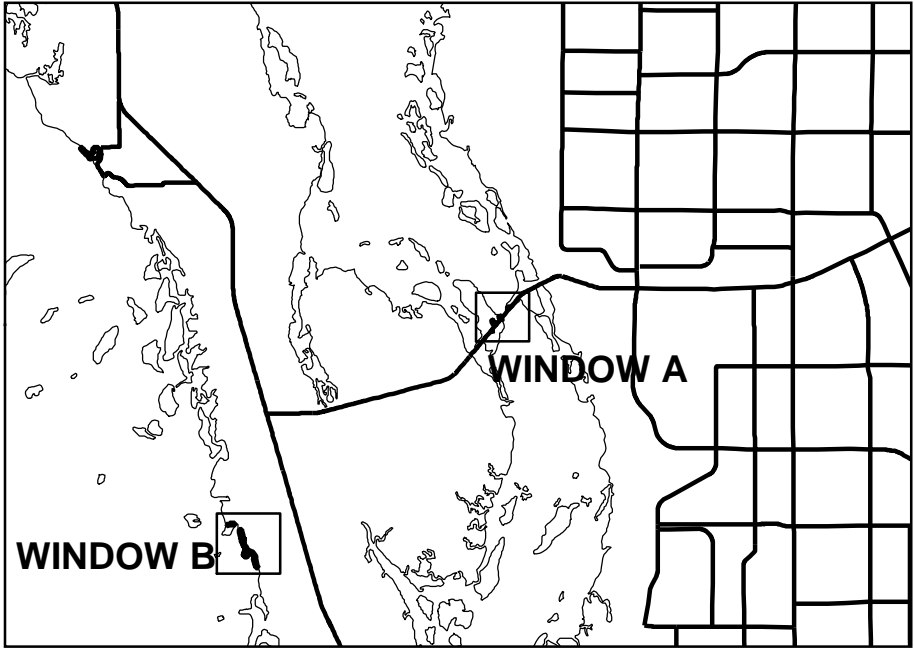
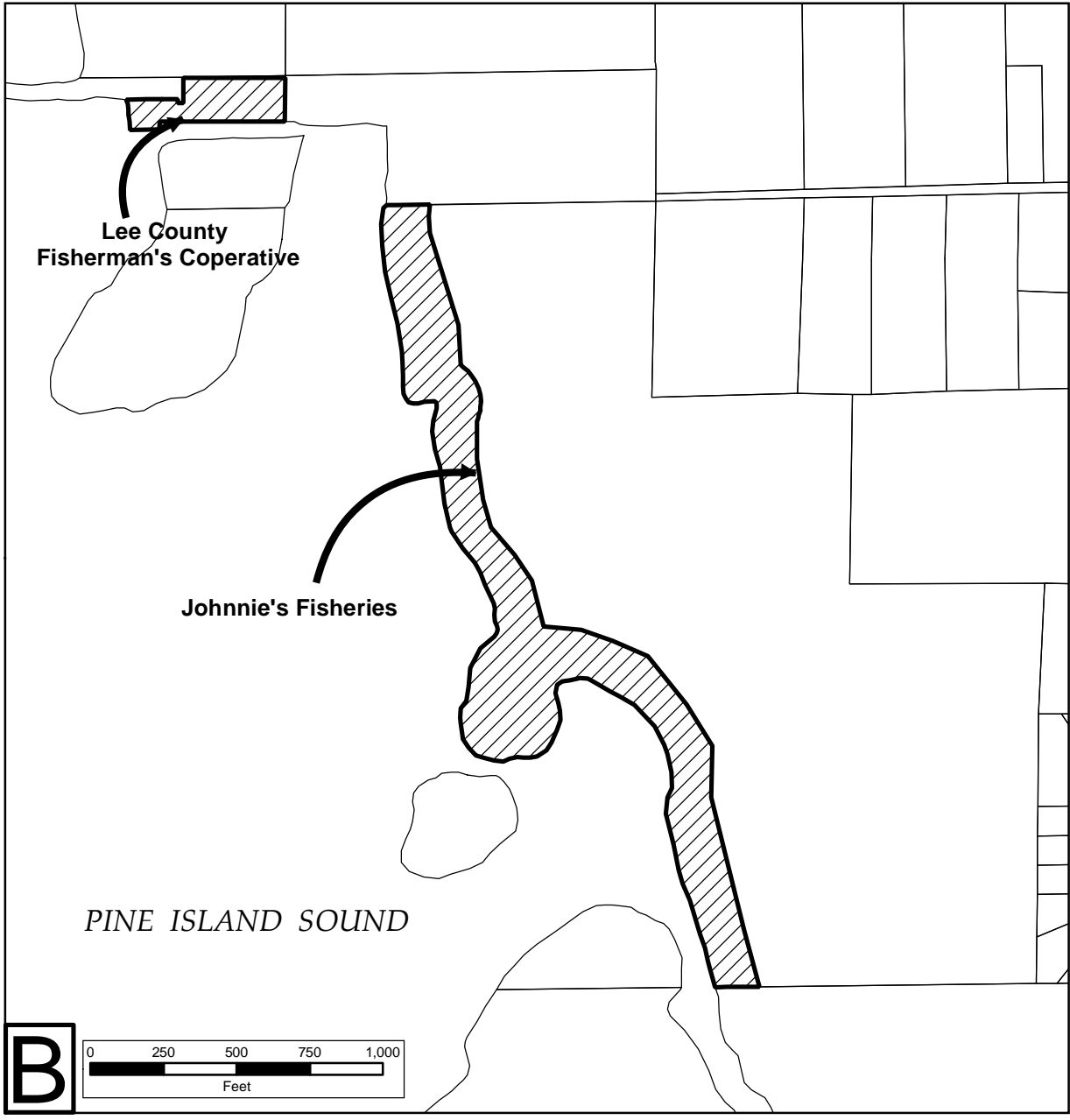
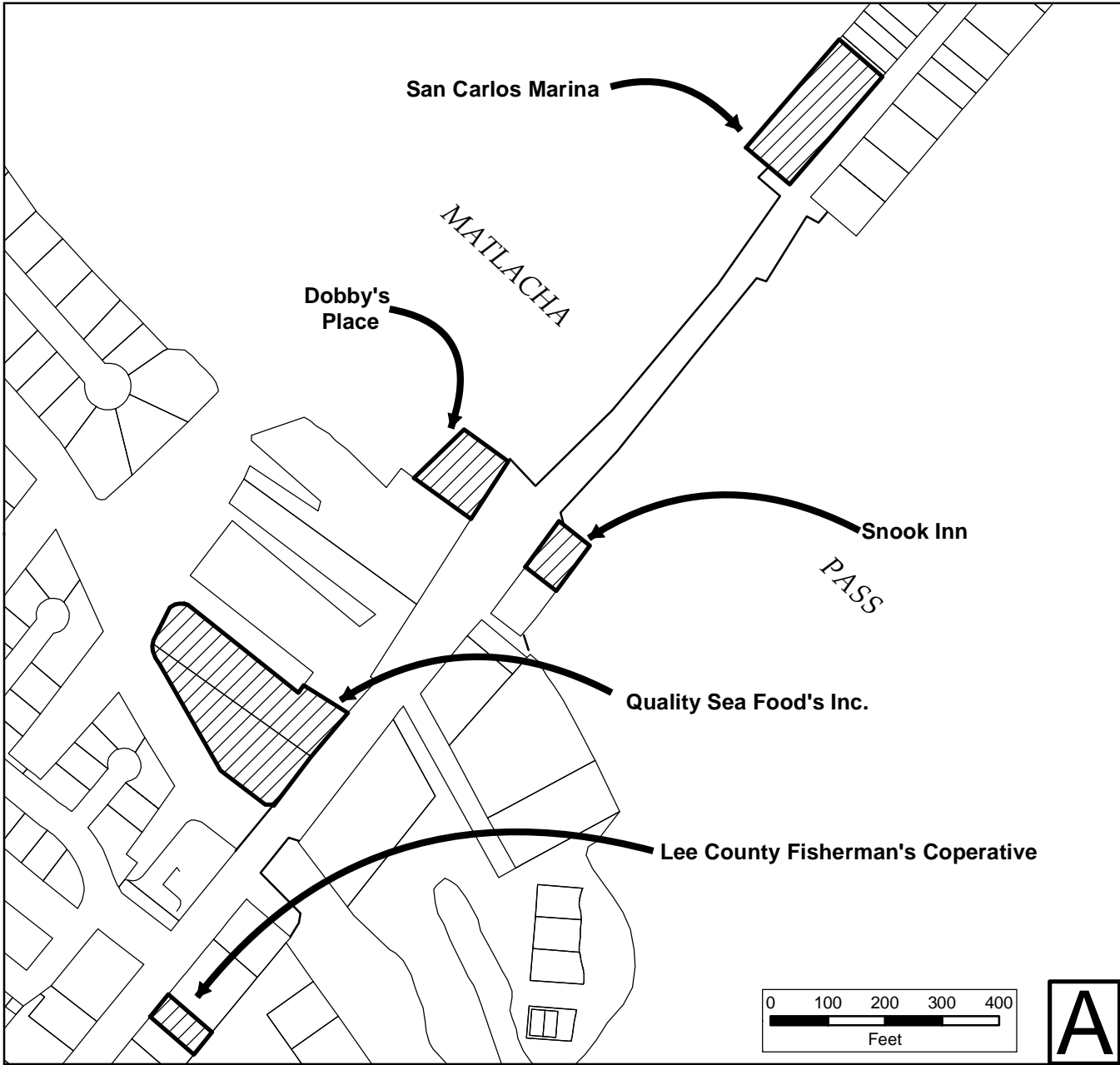
Island Club Marina  
16-44-24-03-0030B.0000  
16-44-24-03-0030B.00A0

Map Generated January 2015  
(Adopted on 1/3/89 by Ordinance No 89-02)

WATER DEPENDENT  
OVERLAY ZONES

Proposed

Legend  
 Water Dependant Overlay



KEY MAP

The water Dependent Overlay Zone on the indicated parcel is defined as 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less.


List of STRAPs

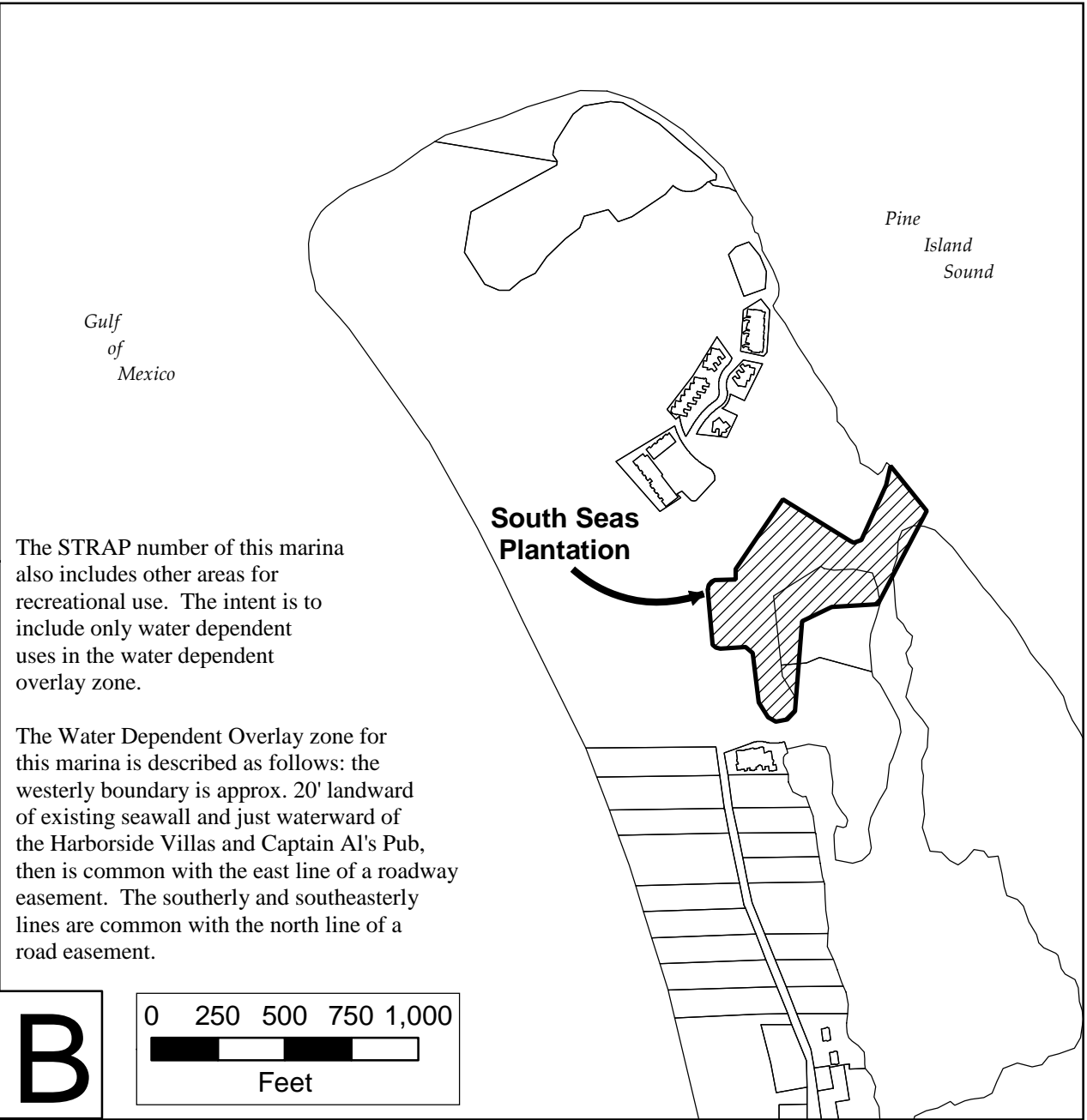
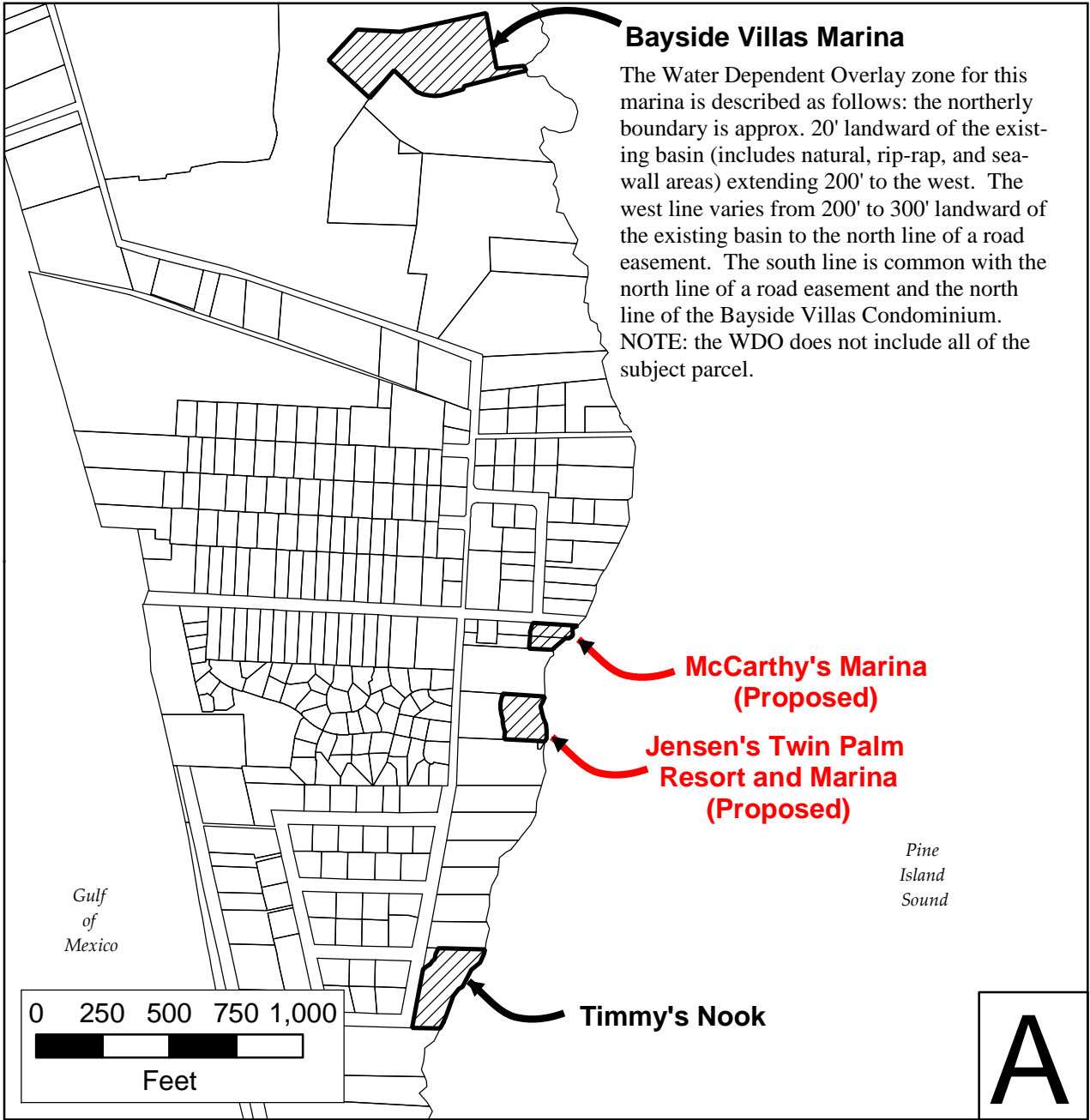
- A-1 Marine  
13-44-22-02-0000.0060
- D&D Matlacha Bait & Tackle  
13-44-22-00-00001.0020  
13-44-22-00-00001.0030
- Dobby's Place  
24-44-22-00-00031.0000
- Johnnies Fisheries  
04-45-22-00-00001.0000
- Lee County Fishermens Cooperative  
24-44-22-01-00002.0120  
32-44-22-00-00006.0000
- San Carlos Marina  
24-44-22-01-00001.0010
- Quality Seafoods Inc  
24-44-22-00-00024.0000  
24-44-22-00-00025.0000



WATER DEPENDENT  
OVERLAY ZONES

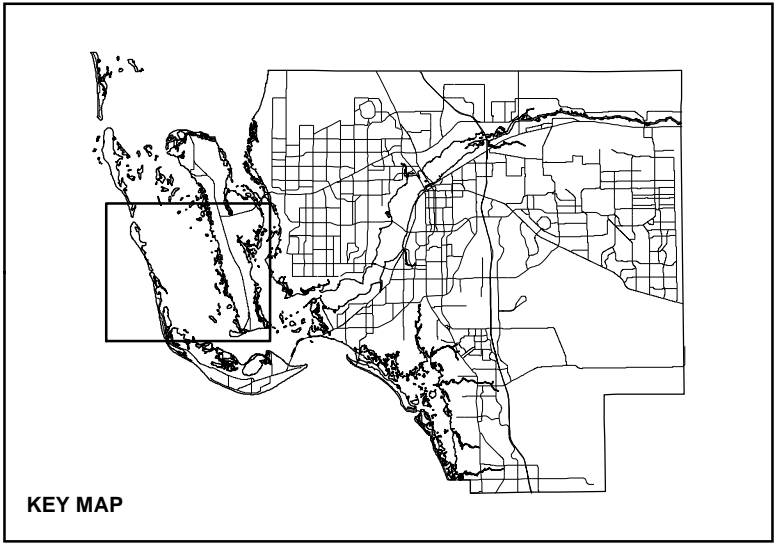
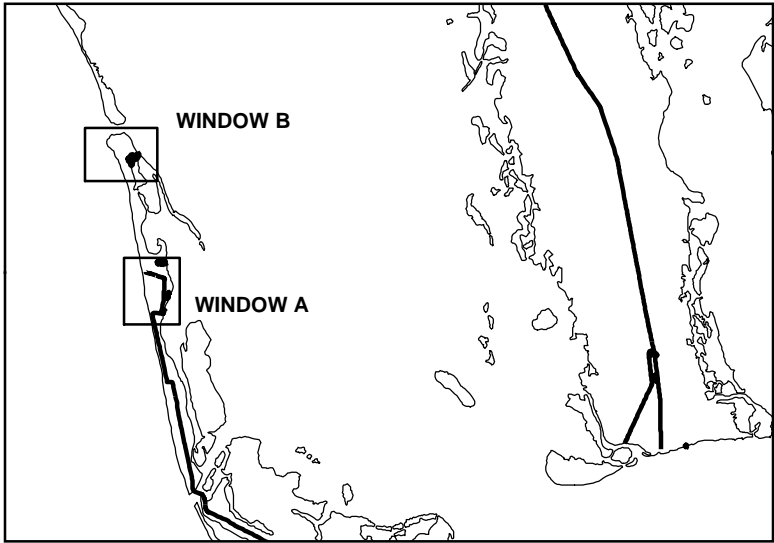
Proposed

Legend  
 Water Dependant Overlay



The STRAP number of this marina also includes other areas for recreational use. The intent is to include only water dependent uses in the water dependent overlay zone.

The Water Dependent Overlay zone for this marina is described as follows: the westerly boundary is approx. 20' landward of existing seawall and just waterward of the Harborside Villas and Captain Al's Pub, then is common with the east line of a roadway easement. The southerly and southeasterly lines are common with the north line of a road easement.



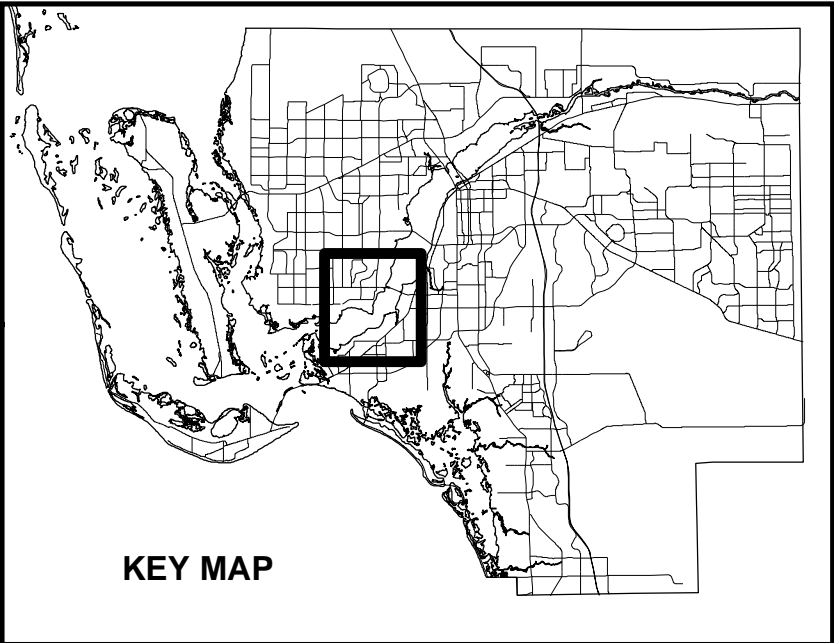
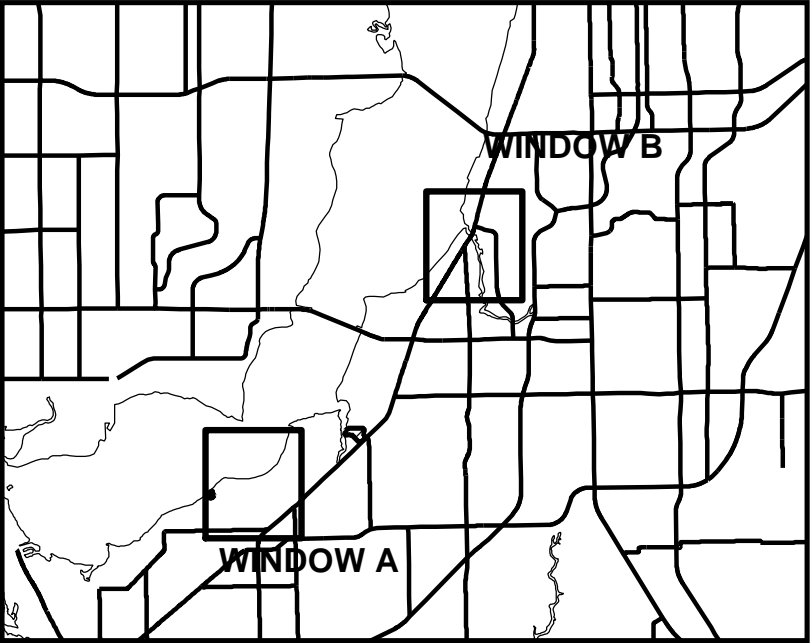
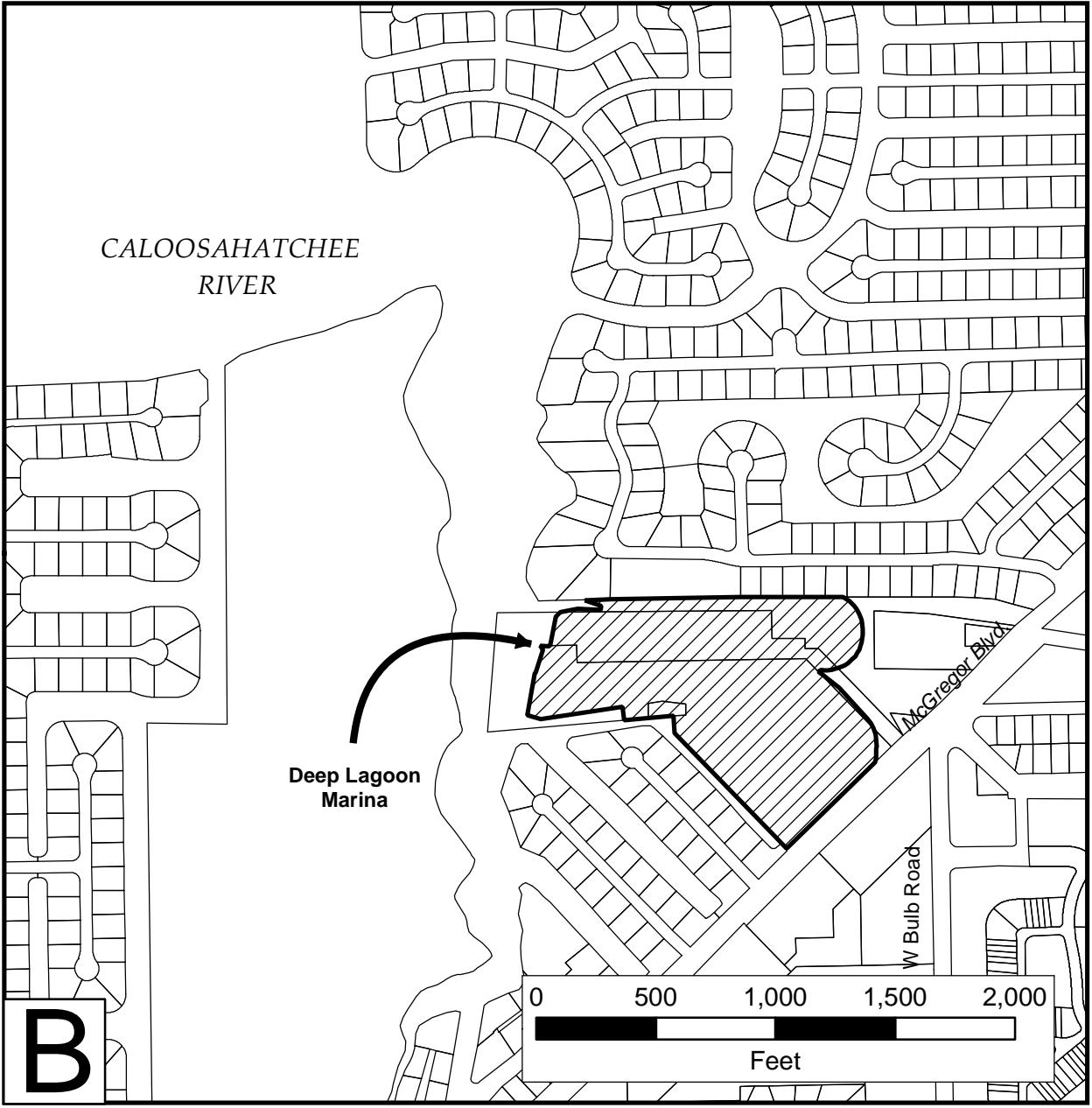
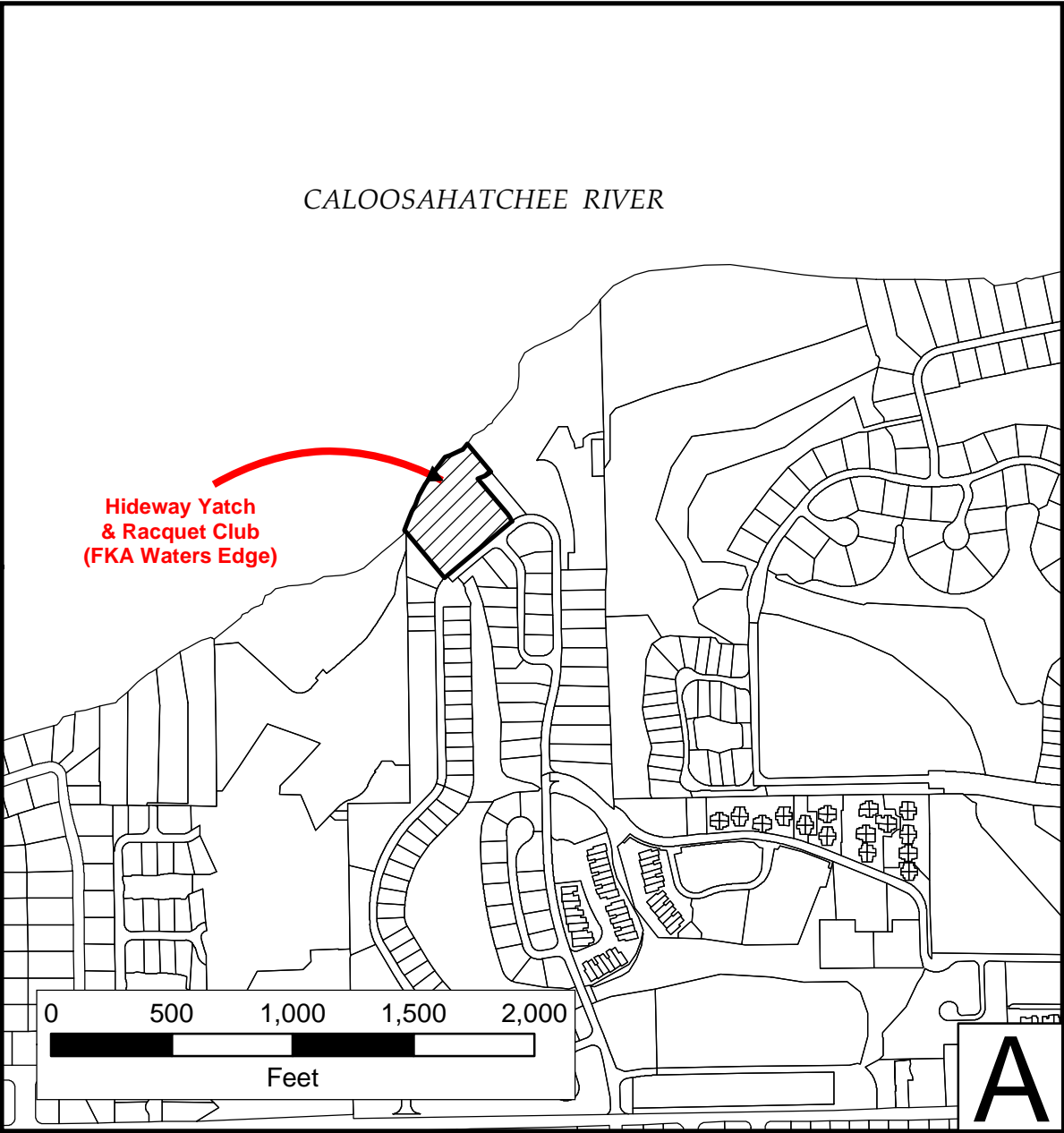
The water Dependent Overlay Zone on the indicated parcel is defined as 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less.

- List of STRAPs
- Bayside Villas Marina  
26-45-21-00-00001.2020
  - Jensen's Twin Palm Resort & Marina  
35-45-21-00-00004.0000
  - McCarthy's Marina  
35-45-21-03-00003.0010  
35-45-21-03-00004.0010
  - South Seas Plantation  
22-45-21-00-00005.002B  
22-45-21-02-00000.00CE
  - Timmy's Nook  
35-45-21-00-00007.0000

WATER DEPENDENT  
OVERLAY ZONES

Proposed

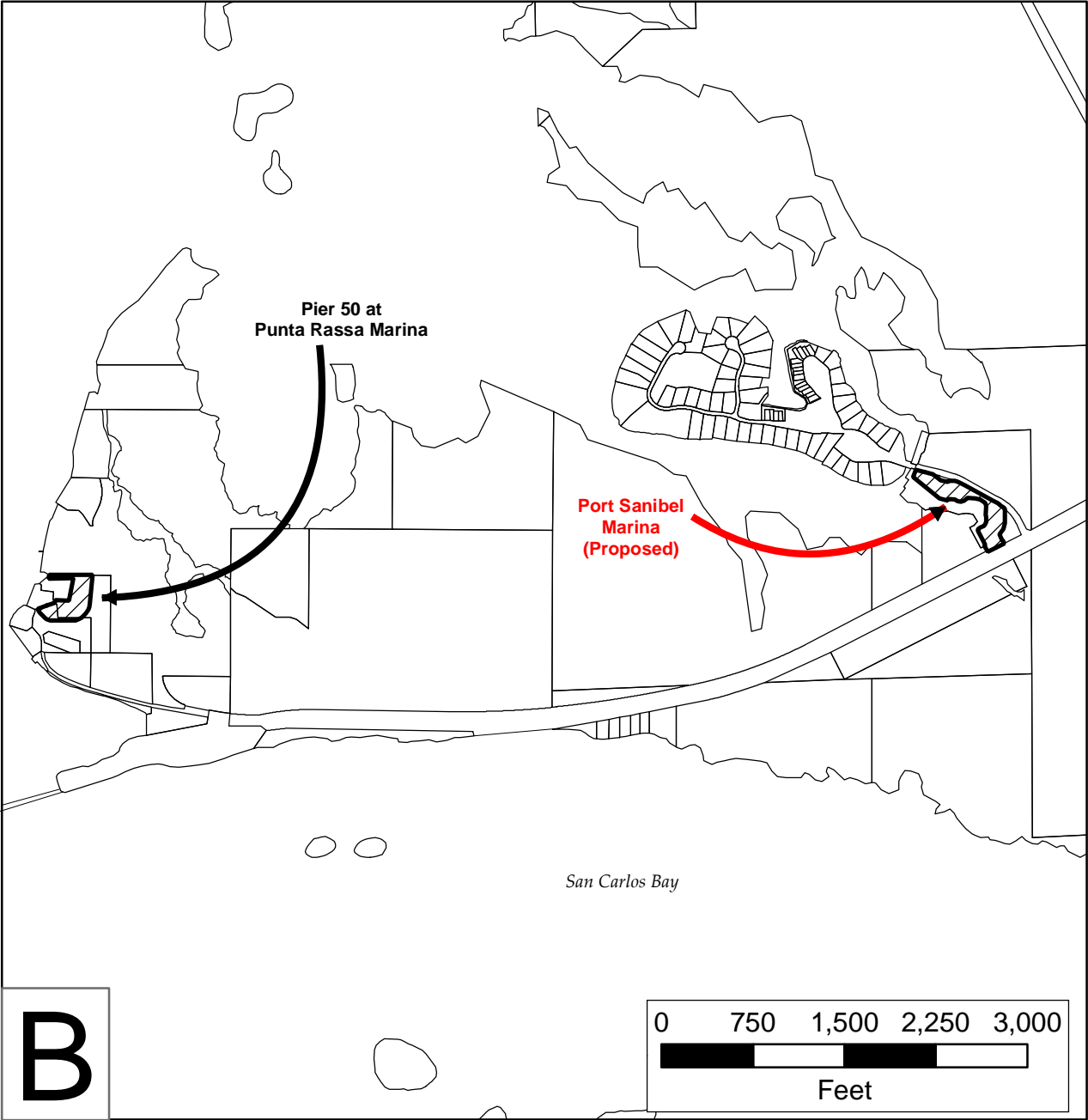
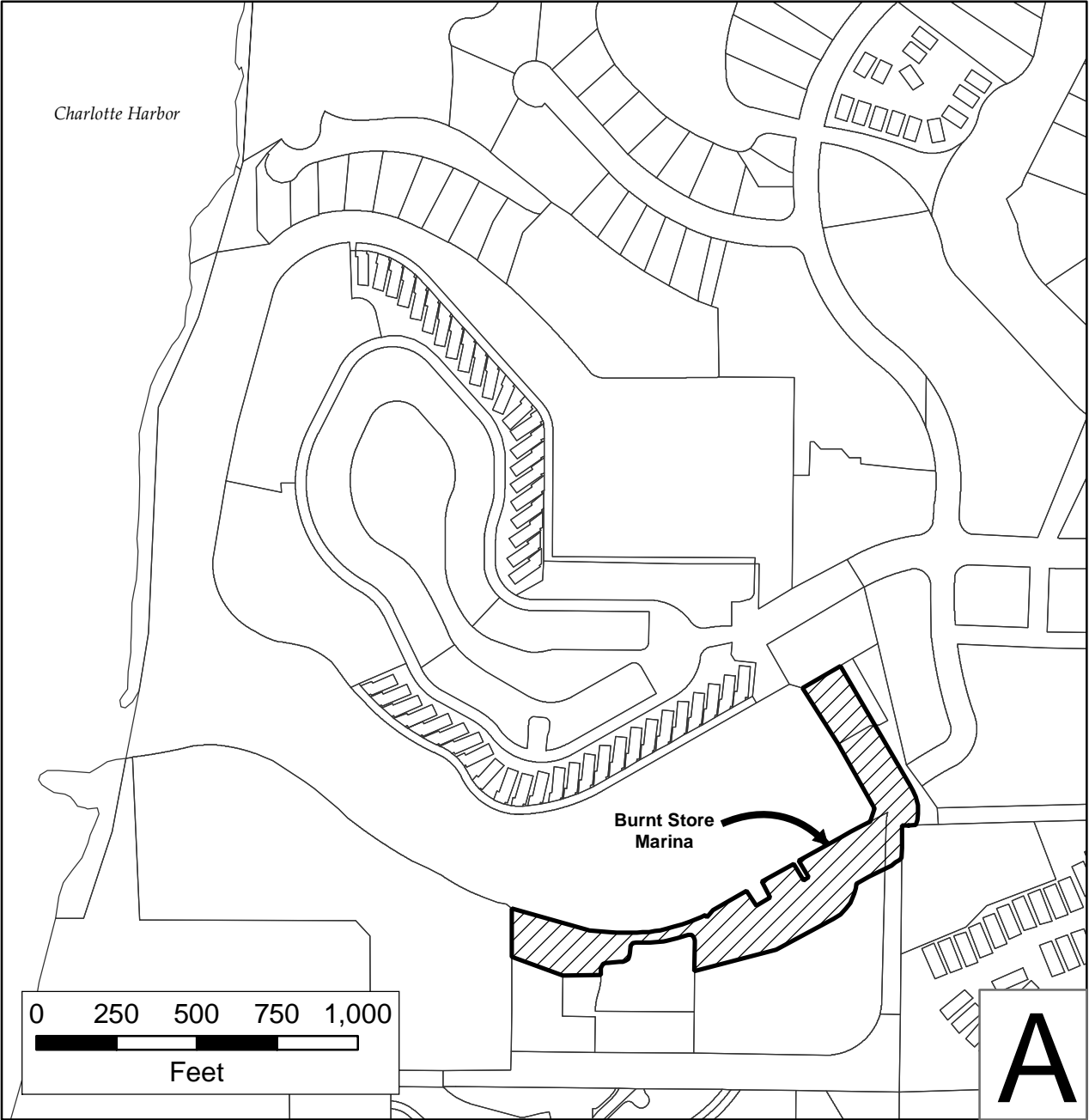
Legend  
Water Dependant Overlay



The water Dependent Overlay Zone on the indicated parcel is defined as 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less.


- List of STRAPs
- Deep Lagoon Marina  
29-45-24-00-00011.002A  
29-45-24-30-00000.00CE
- Hideaway Yacht  
& Racquet Club  
25-45-23-00-00001.03CE

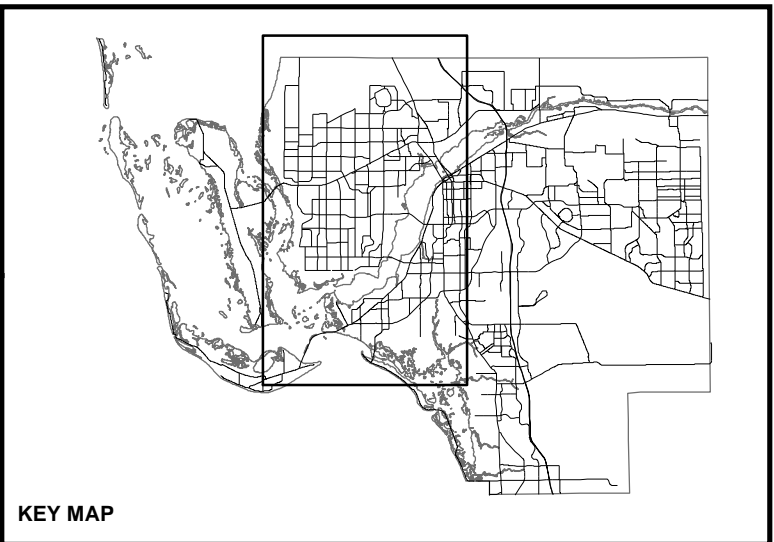
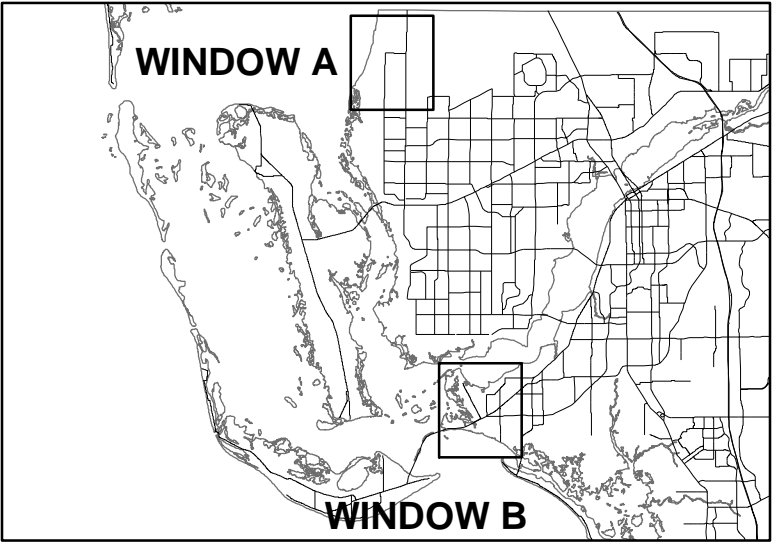




WATER DEPENDENT  
OVERLAY ZONES

Proposed

**Legend**  
 Water Dependent Overlay



The water Dependent Overlay Zone on the indicated, parcel is defined as 150 feet landward of the shoreline or as landward to include the entire parcel, whichever is less.

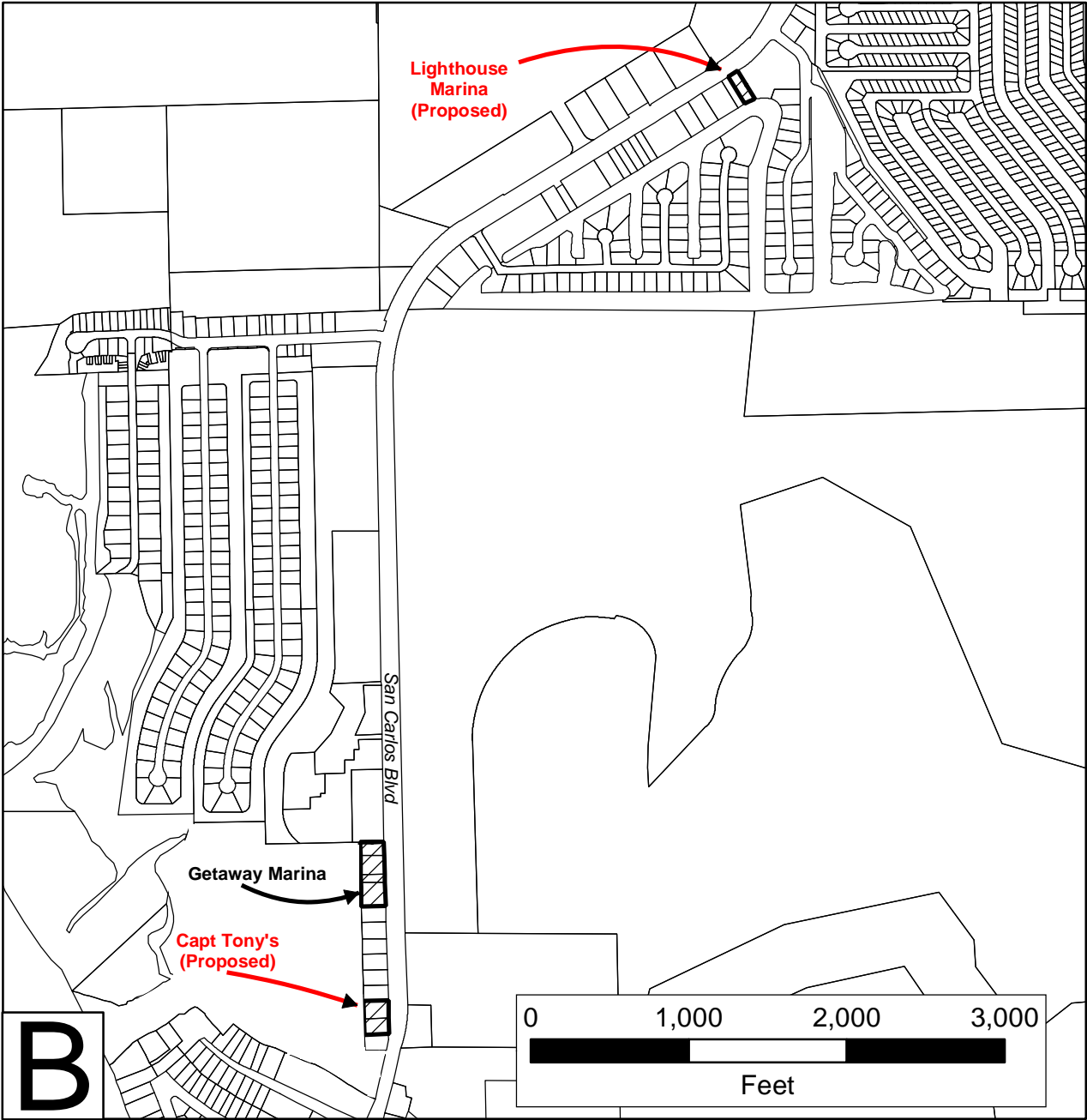
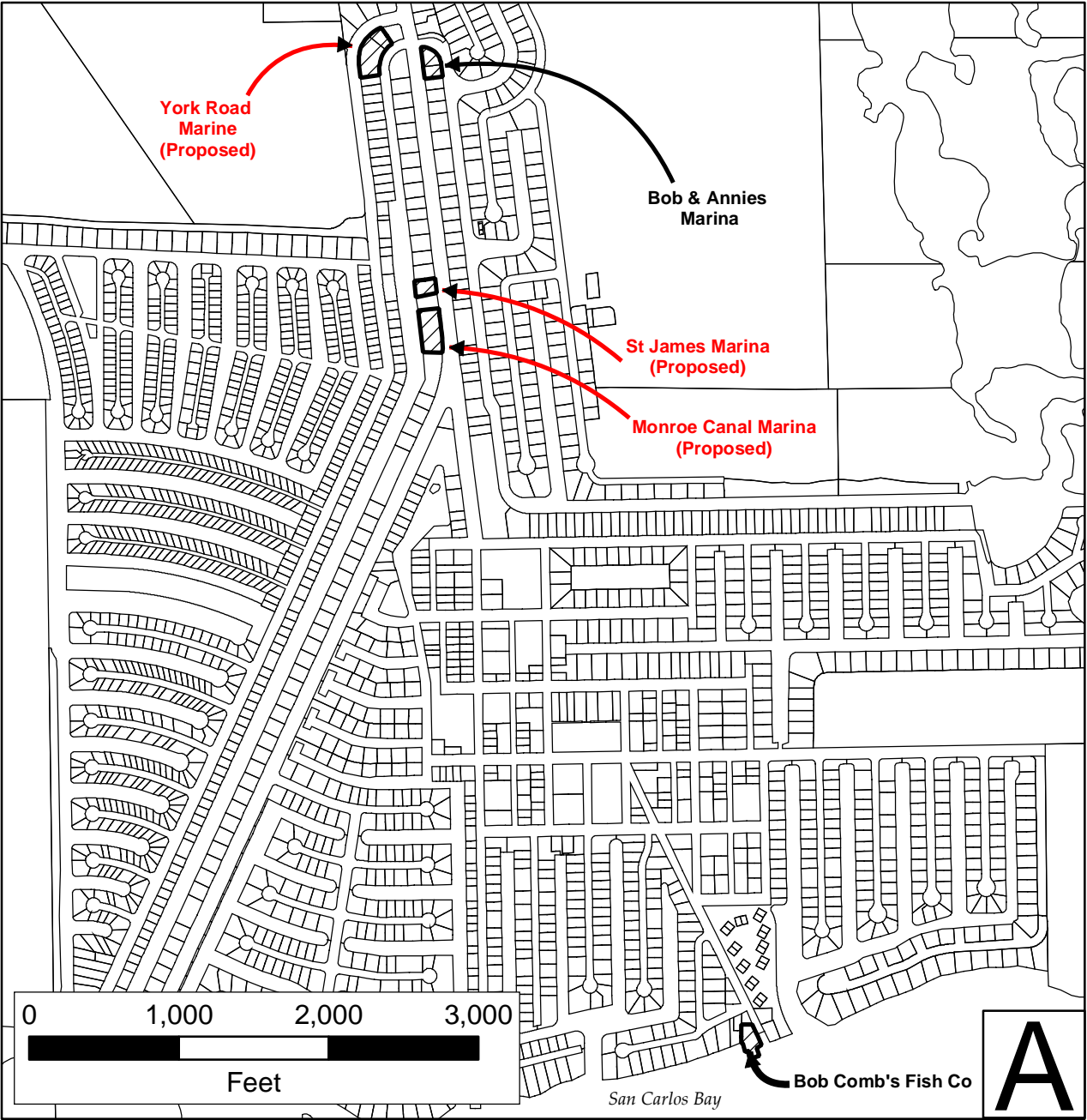
List of STRAPs

Burnt Store Marina  
01-43-22-01-0000C.0000  
01-43-22-00-0000C.0010

Sanibel Harbor Yacht Club  
09-46-23-00-00000.00CE  
09-46-23-07-00000.00CE

Port Sanibel Marina  
10-46-23-00-00003.0100

Map generated January 2015  
(Adopted 1/3/89 by Ordinance No 89-02  
Burnt Store Marina amended on  
9/20/93 by Ordinance No 93-25)

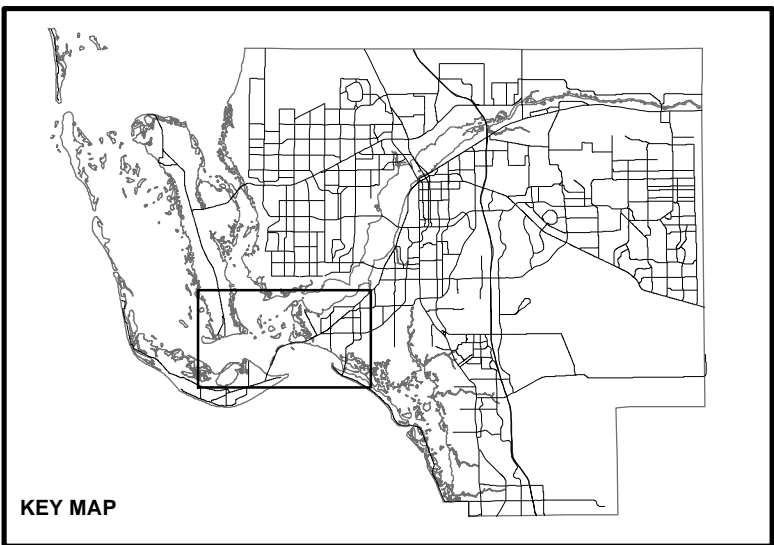
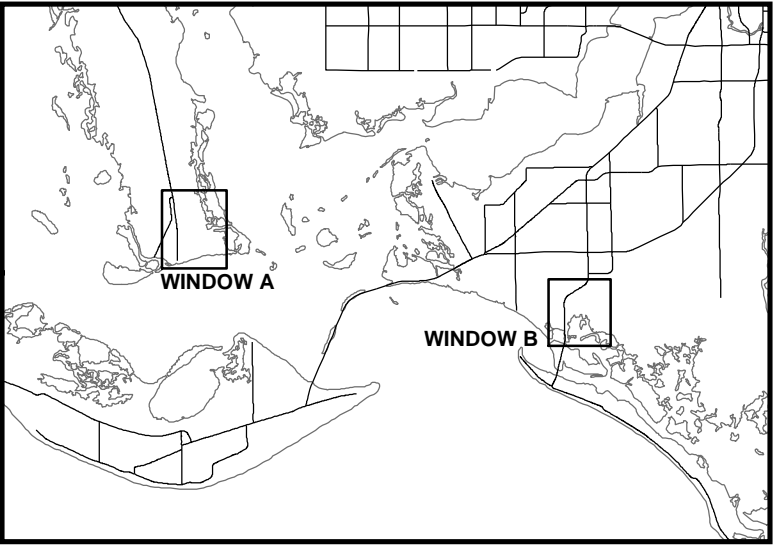


# WATER DEPENDENT OVERLAY ZONES

## Proposed

### Legend

 Water Dependant Overlay



### List of STRAPs

Bob & Annies Marina 35-45-22-04-00001.0000 35-45-22-04-00002.0000	Getaway Marina 13-46-23-00-00006.0000 13-46-23-00-00006.0010 13-46-23-00-00006.0020 13-46-23-00-00007.0000	St. James Marina 35-45-22-02-0000C.0070
Bob Comb's Fish Co. 02-46-22-05-00494.0110	Gulf X Marina 18-46-24-00-00003.0000	York Road Marine 35-45-22-07-0000A.0030 35-45-22-07-0000A.0040
Capt. Tony's Fishing Adventure 13-46-23-00-00013.0000 13-46-23-00-00014.0000	Lighthouse Marina 07-46-24-01-00007.001B	
Elite Offshore Performance 07-46-24-01-00002.0080	Monroe Canal Marina 35-45-22-02-0000C.0090	


Map generated January 2015  
(Adopted on 1/3/89 by Ordinance No 89-02  
Amended on 1/9/03 by Ordinance No 03-04  
Bob and Annies Marina adopted on 3/11/08  
by Ordinance No 08-05.)

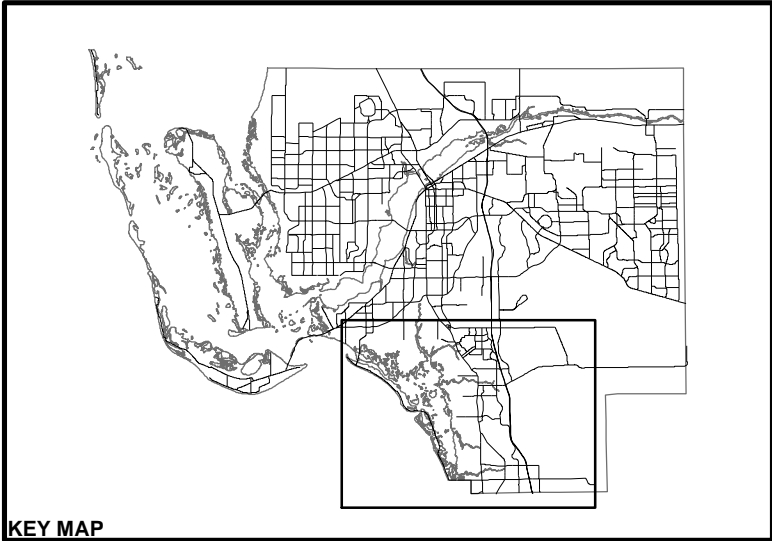
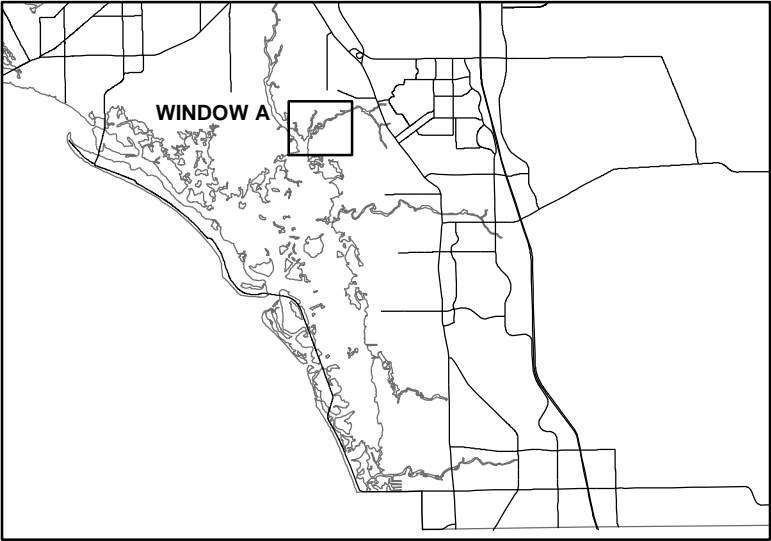
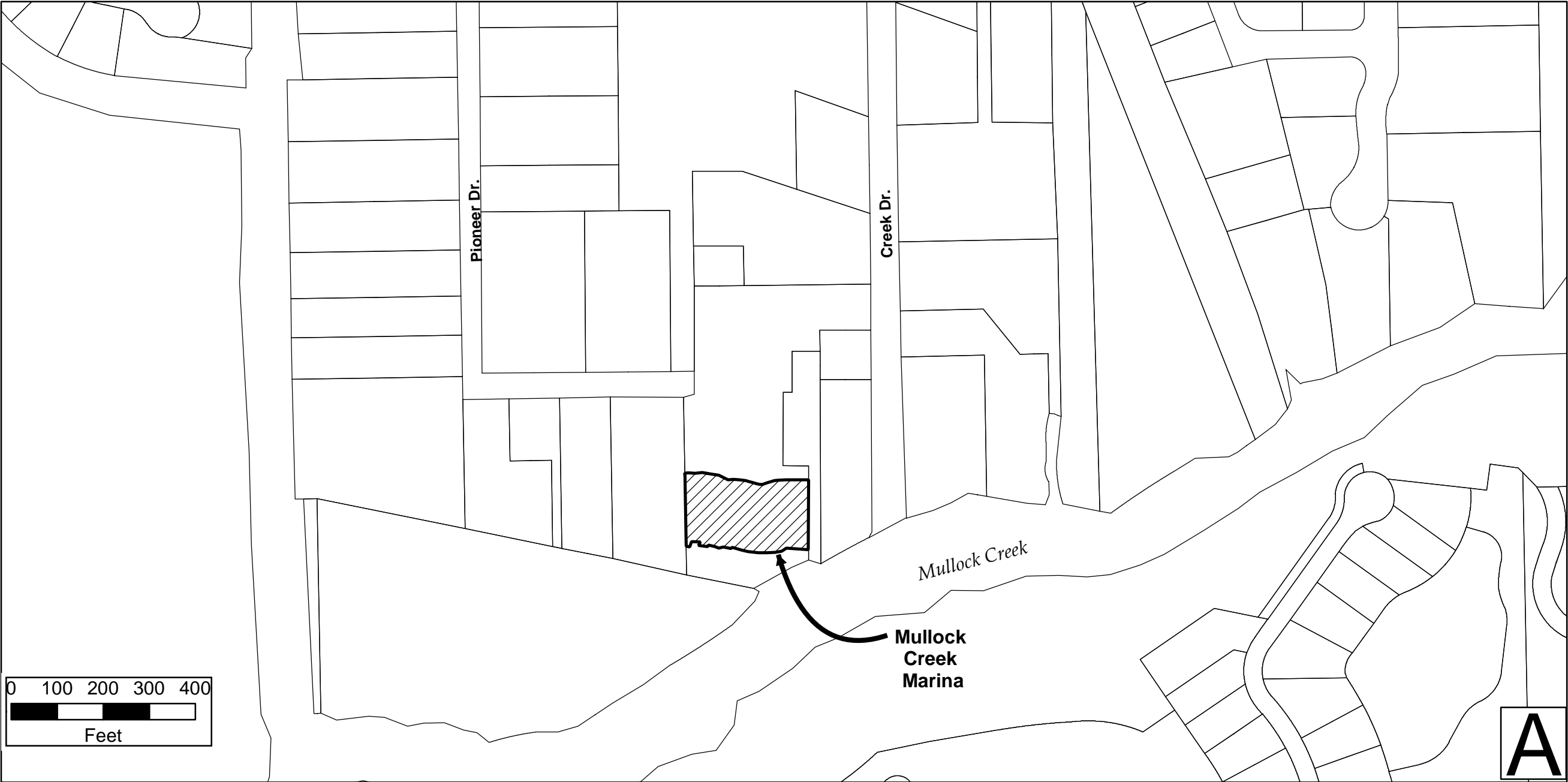
The water Dependent  
Overlay Zone on the  
indicated parcel is defined  
as 150 feet landward of  
the shoreline or as land-  
ward to include the entire  
parcel, whichever is less.



WATER DEPENDENT  
OVERLAY ZONES

Proposed

Legend  
 Water Dependant Overlay

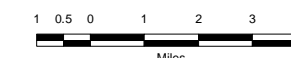


List of STRAPs  
Mullock Creek Marina  
18-46-25-00-00020.0100  
The water Dependent  
Overlay Zone on the  
indicated parcel is defined  
as 150 feet landward of  
the shoreline or as land-  
ward to include the entire  
parcel, whichever is less.

# LEE COUNTY GREENWAYS MULTI-PURPOSE RECREATIONAL TRAILS MASTER PLAN

## Proposed

-  Completed Greenways
-  Charlotte-Lee-Collier Trail
-  Captiva-Hendry-Collier Trail
-  Pine Island-Hendry Trail
-  Charlotte-Lee-Hendry Trail
-  Connector Trails
-  Great Calusa Blueway
-  City Limits

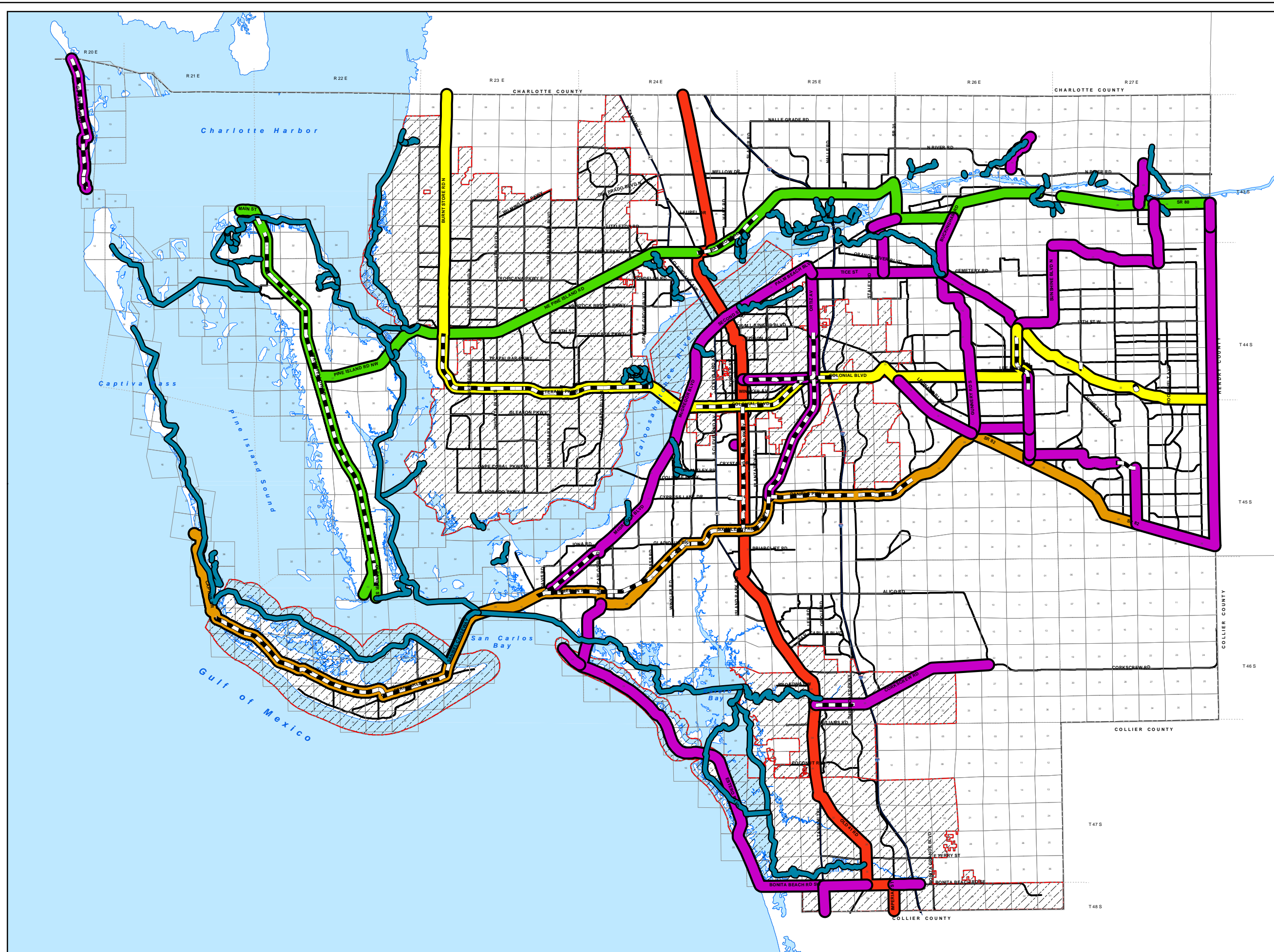


Map Prepared by: Lee County DCD/Planning  
Map Generated: January 2015/  
City Limits current to date of map generation

Adopted May 16, 2007  
Adopted by Ordinance No. 07-09

Amended by Ordinance No. 10-18  
March 3, 2010  
Effective June 2, 2010

**Lee Plan Map 22**





**Table 1(c)**

**Mixed Use Overlay/Lehigh Acres Specialized Mixed Use Node Ratios**

<b>Future Land Use Map Category</b>	<b>Floor Area Ratio</b>	<b>Acres*</b>	<b>Percent Residential</b>	<b>Percent Non-Residential</b>
Intensive Development	3	1,595	10-50%	50-90%
Central Urban	2	3,997	20-50%	50-80%
Urban Community	2	3,195	25-60%	40-75%
Suburban	1	391	30-70%	30-70%
Outlying Suburban	1	123	30-70%	30-70%
*Remaining acres are within non-residential areas that are situated within the overlay such as Public Facilities and Wetlands.				

**DELETED**