

BOOK 2

CPA2006-26

CPA2006-26
CONSERVATION LANDS UPDATE
BoCC SPONSORED
AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document

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February 25, 2009

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2006-26**

☐

Text Amendment

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Map Amendment

✓	This Document Contains the Following Reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
✓	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: November 9, 2007

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING &
DIVISION OF ENVIRONMENTAL SCIENCES

2. REQUEST:

Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION:

Planning staff recommends that the Board of County Commissioners (BOCC) adopt this proposed amendment to the Future Land Use Element, Map 1, Future Land Use Map (FLUM) as transmitted.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Conservation Lands land use categories were created to accurately depict the use of lands for conservation purposes.

- The Lee Plan Future Land Use element currently includes conservation areas owned by various agencies that have been designated as Conservation Lands.
- The citizens of Lee County approved the Conservation 2020 Program establishing an ad valorem tax to purchase lands for conservation purposes.
- The BOCC created the Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) to evaluate and advise the BOCC of properties nominated by willing sellers.
- Lee County has received 401 willing seller applications for properties to be purchased through the Conservation 2020 Program.
- Seventy-nine of those applications and 18,785± acres have been purchased for \$219,726,580 through the Conservation 2020 Program.
- On June 3, 1998, the BOCC adopted Lee Plan Policy 1.4.6 to create the Conservation Lands category and classify approximately 50,000 acres into this FLUM category by amendment PAMT96-08, which became effective on July 30, 1998.
- The BOCC adopted amendment CPA2000-09 that included new language to Lee Plan Policy 1.4.6, "2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances", which became effective on March 27, 2002.
- In addition, the Conservation Lands categories were amended to include 2,550± acres purchased by the Conservation 2020 Program as of August 1, 2001. The 1,245± acre Sahdev property, purchased by Trust for Internal Improvement Trust Fund State of Florida (TIITF), was also included into these categories.
- The Conservation Lands categories were amended by CPA2001-15 to include 1,019± acres purchased by the Conservation 2020 Program, 8,617± acres purchased by TIITF and 1,130± acres purchased by the Calusa Land Trust, which became effective April 1, 2003.
- The Conservation Lands categories were amended by CPA2002-08 to include 3,391± acres purchased by the Conservation 2020 Program, 1,095 acres purchased by the South Florida Water Management District (SFWMD), 2,057± acres purchased by TIITF and 255± acres jointly owned by SFWMD and TIITF, which became effective January 21, 2004.
- The Conservation Lands categories were amended by CPA2005-28 to include 1,357± acres purchased by the Conservation 2020 Program and 1,204 acres purchased by Lee County for other mitigation purposes, which became effective August 14, 2007.
- In addition, the Conservation Lands categories were amended to remove 717± acres (including Coon Key, Corkscrew Water Treatment Facility, Cape Coral Park, and Harnes Marsh) that were erroneously included in the Conservation Lands categories by PAMT96-08 without the property owner's permission.
- Currently, there are a total of 73,216± acres in the conservation lands categories.

- Currently, 14% of Lee County is designated in the conservation future land use categories.
- Lee County purchased 12 nominations, totaling 1,314± acres, through the Conservation 2020 Program since August 2006.
- October 11, 2007, CLASAC approved the inclusion of 223± acres or 5 of the 12 acquired nominations that have management plans, to the conservation land use categories.
- Lee County purchased 6,239± acres of the Babcock Ranch through the Conservation 2020 Program on July 31, 2006.
- The County Attorney's opinion that the Babcock Ranch should not be included in the conservation lands use categories at this time.
- Lee County Port Authority mitigated wetland impacts the Midfield Terminal construction by the creation and restoration of wetlands on 4,175± acres of land within the Imperial Marsh.
- A conservation easement was granted to the South Florida Water Management District over these six sections of land in 1996.
- Lee County has purchased more lands within the Flint Pen Strand for conservation purposes.
- On October 17, 2007, the Calusa Land Trust agreed to include 234± acres into the conservation land use categories.
- On October 4, 2004, the City of Fort Myers amended their comprehensive plan to create the conservation lands district.
- As of August 30, 2007, there are 1,041± acres within the conservation lands district of the City of Fort Myers Comprehensive Plan.
- The Conservation Lands designation will give the County a competitive edge in obtaining grants for Conservation 2020 Program, such as the Florida Community Trust, Greenways and Trails grant programs, through demonstrating Lee County's commitment to preserving natural areas as large parcels.

C. BACKGROUND INFORMATION

1. COMPREHENSIVE PLAN BACKGROUND

On June 3, 1998, the Board of County Commissioners (BOCC) adopted Lee Plan Policy 1.4.6 to create the Conservation Lands category and classified approximately 50,000 acres in this FLUM category, by the comprehensive plan amendment PAMT96-08. On January 10, 2002, the BOCC adopted amendment CPA2000-09 that included new language to Lee Plan Policy 1.4.6.

The FLUM was revised annually from 2002 to 2004 to update the Conservation Lands categories. Map amendments CPA2000-09, CPA2001-15 and CPA2002-08 changed the land uses of 21,359 acres purchased by the Conservation 2020 Program, the State of Florida and the Calusa Land Trust.

The annual amendments were postponed until the Evaluation and Appraisal Report (EAR) was completed. The FLUM was revised in 2007 by CPA2005-28 to update the Conservation Lands categories those lands acquired by the County through the Conservation 2020 program, lands acquired for mitigation purposes and remove lands included in the conservation lands category that were changed without approval of the property owner or have non-compliant uses

2. EXISTING CONSERVATION LANDS

Currently, about 73,216± acres are classified in the Conservation Lands categories including: Bocilla Island Preserve, Caloosahatchee Creeks Preserve, Cayo Costa, Charlie's Marsh Mitigation Area, Charlotte Harbor Buffer Preserve, Columbus G. MacLeod Preserve, Deep Lagoon Preserve, Eco Park, Estero Bay Buffer Preserve, Flag Pond Preserve, Flint Pen Strand, Florida Rock Western Slough Preserve, Galt Preserve, Gator Hole Preserve, Harn's Marsh, Hickey Creek Mitigation Park, Hickory Swamp Preserve, Imperial Marsh, Imperial River Preserve, J.N. Ding Darling National Wildlife Refuge, Pine Island Flatwoods Preserve, Pineland Site Complex, Pine Lake Preserve, Prairie Pines Wildlife Preserve, St. James Creek Preserve, San Carlos Bay Bunche Beach Preserve, Six Mile Cypress Preserve, Wild Turkey Strand Preserve, Yellow Fever Creek Preserve and Yucca Pens. Because aquatic preserves were excluded by the Comprehensive Plan Amendment PAM96-08, only 19,493 acres in Lee County ownership are classified in the Conservation Lands categories. In addition to the conservation lands acquired by Lee County, there are approximately 53,723 acres of conservation lands that have been acquired by other public agencies or private entities in Lee County classified in the Conservation Lands categories.

3. CONSERVATION 2020 PROGRAM

A group of citizens, concerned about the rapid loss of environmentally sensitive lands to development, successfully lobbied to include a referendum on the November 1996 election ballot. That referendum asked voters whether or not they were willing to increase their property taxes by ½ mil (50 cents per 1,000 property valuation) to buy, improve, and manage conservation lands critical to water supply, flood protection, wildlife habitat, and passive recreation. The referendum passed by a majority in every precinct. The Board of County Commissioners (BOCC) established a land acquisition program to fulfill the voter's directives. That program has become known as "Conservation 2020", a name coined by the citizen group that pushed for the program to reflect their vision of the future. It is important to note that the BOCC mandated the program would only pursue properties with willing sellers and that the BOCC's power of eminent domain would not be used.

The Conservation 2020 Program objective is to put into the public domain private lands that provide the following public benefits:

- sustain native plant and animal populations;
- help protect people and property from flooding;
- help replenish our underground drinking water supply;
- help to improve or sustain the water quality of our coastal bays, inlets, and sounds;
- provide eco-tourism opportunities; and
- provide local environmentally-oriented recreational and educational opportunities.

The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) was established by Ordinance 96-12 to develop and implement a conservation land acquisition and

stewardship program (known as the Conservation 2020 Program). CLASAC developed a two part process to evaluate properties that are nominated by willing sellers.

The County has received about 401 willing seller applications. As of September 14, 2006, seventy-nine of those applications and 18,785± acres have been purchased for \$219,726,580. After purchase, Lee County Parks and Recreation Land Stewardship staff draft management plans for CLASAC review. CLASAC makes recommendations to staff and the Board of County Commissioners for site restoration, mitigation funds sources, government agencies partnership potential, acceptable passive recreational uses and appropriate zoning and comprehensive plan categories. The table on Exhibit B lists which preserves have an approved management plan.

4. AIRPORT MITIGATION LANDS

These parcels were purchased from the City of Fort Myers in April 1994 for the purpose of mitigating future wetland impacts due to Southwest Florida International Airport expansion. A conservation easement was granted to the South Florida Water Management District on 1996 over these six sections of land. Construction of the Midfield Terminal was permitted in 2002 and was completed in 2005. Currently, the Port Authority is monitoring the mitigation areas as required by the South Florida Water Management District permit.

5. FLINT PEN STRAND

Lee County began the purchase of lands within Flint Pen Strand in the early 1990's as an agreement with the South Florida Water Management District as part of the CREW Trust. Most of these lands purchased within the Flint Pen Strand already have been included within the conservation lands categories.

6. CALUSA LAND TRUST

The Calusa Land Trust is a nonprofit environmental group, which has volunteers who donate their time, talent, and financial support to protect natural resources. It was started in 1976 by four Calusa Island residents who wanted to protect their island from development. It was expanded in 1989 to include all of Pine Island and now has about 900 members. Membership dues are used toward the purchase of land purchases. The Trust has been a very active organization in the Conservation 2020 Program by targeting properties on Pine Island for acquisition, inquiring if the property owners are willing sellers and nominating those properties for purchase. The Calusa Land Trust has also partnered with Lee County in purchasing those lands by making contributions of up to \$25,000.

The purpose of the Calusa Land Trust is to protect the natural diversity and beauty of the Pine Island region by acquiring, managing and preserving in perpetuity environmentally sensitive or historically important land and to foster appreciation for and understanding of the environment and our past. The Calusa Land Trust agreed in 2001 to reclassify 1,129 acres to conservation lands categories by amendment CPA2001-15.

7. CITY OF FORT MYERS CONSERVATION LANDS DISTRICT

On October 4, 2004, the City of Fort Myers amended their comprehensive plan section of the City Development Code to create the conservation lands district with Ordinance #3222. The City staff have required developments amending their comprehensive plan land uses, designate wetland preserves and conservation easements into the conservation land district.

8. BABCOCK RANCH

6239 acres of the Babcock Ranch were purchased by Conservation 2020 on July 31, 2006. The Management Agreement for the Babcock Ranch was created with the State of Florida, Kitson & Partners and Lee County. The County Attorney's office stated uses approved within the Management Agreement would most likely conflict with the conservation lands use categories and the FLUM for Babcock not be changed until the County Attorney's office has contacted applicable State agencies and Kitson & Partners.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

1. INTENT OF PLAN AND MAP AMENDMENT

The Conservation Lands FLUM category is for lands that are primarily used to conserve important natural resources, environmentally sensitive areas, significant archeological or historical resources, or other conservation uses. Conservation Lands typically include such uses as wildlife preserves; large wetland and upland mitigation areas and banks; natural resource based parks; and, water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields.

2. CONSERVATION LANDS POLICY

The February 1, 1996 EAR Update Addendum, "A Summary of the Condition and Quality of Natural Resources in Lee County", recommended that Lee County create a new land use category for Conservation Lands. On June 3, 1998 the BOCC adopted Policy 1.4.6 of the Comprehensive Plan to create such a category. The purpose of the Conservation Lands category is to ensure that preserved lands are protected by designating appropriate land uses for properties within the Conservation Lands category. Appropriate land uses include but are not limited to passive recreation, environmental education, aquifer recharge, wildlife preserves, and mitigation areas and banks. The BOCC adopted amendment CPA2000-09 that included new language to Lee Plan Policy 1.4.6, "2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances", which became effective on March 27, 2002.

3. LANDS TO BE RECLASSIFIED

This amendment contains lands purchased by Lee County through the Conservation 2020 Program after August 2006, other lands owned by Lee County for conservation purposes, the Calusa Land Trust and lands included within the Conservation Lands district of the City of Fort Myers Comprehensive Plan.

4. EXISTING CONDITIONS OF ACQUIRED CONSERVATION 2020 PROPERTIES

TOTAL ACREAGE: 223.98± acres

LOCATIONS: Conservation 2020 properties are located throughout Lee County (see Exhibit A).

EXISTING USES: The subject properties contain former agricultural uses, vacant land, uplands with native vegetation, mangroves and other wetland vegetation.

CURRENT ZONING CLASSIFICATIONS: Exhibit A details the individual parcel data including the acreage figures provided the Property Appraiser. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Department of County Lands' records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

CURRENT FUTURE LAND USE CLASSIFICATIONS: The subject properties are classified as Intensive Development, Urban Community, Rural, Coastal Rural and Wetlands. Exhibit A of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

After multiple meetings with CLASAC Management Subcommittee on August 27, September 24, October 11, 2007 and the regular CLASAC committee on September 20 and October 11, 2007 staff agreed to include only the acquired nominations that had approved management plans or were adjacent to preserves with management plans. CLASAC was concerned that the conservation lands use categories would prohibit certain uses as detailed in the management plans. Their direction to staff was to wait until the management plans were approved before including them into these land use categories. Out of the twelve nominations acquired since August 2006, only five fulfilled that criteria.

5. EXISTING CONDITIONS OF THE AIRPORT MITIGATION LANDS

TOTAL ACREAGE: 4,175.34 ± acres

LOCATIONS: Six sections of land south of SR82, north of Corkscrew Road and east of Alico Road within the Imperial Marsh (see attached maps).

EXISTING USES: The subject property are created wetlands, existing wetlands and fallow farm fields

CURRENT ZONING CLASSIFICATIONS: Exhibit A details the individual parcel data including the acreage figures provided by the Property Appraiser. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Department of County Lands' records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

CURRENT FUTURE LAND USE CLASSIFICATIONS: The subject properties are classified as Outlying Suburban, Coastal Rural, Outer Islands and Wetlands Future Land Use Categories. Exhibit B of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

At the December 13, 2006 transmittal hearing for the previous conservation lands amendment, CPA2005-28, the Board of County Commissioners questioned staff about the Airport Mitigation Lands. Planning staff replied that these lands would most likely be included in the next conservation lands amendment. Planning staff met with Port Authority staff on October 10 and 24, 2007 to

discuss amending all of the Airport Mitigation Lands into the conservation lands land use categories. Port Authority staff are concerned that including these lands into the conservation lands categories will hamper future mitigation for the parallel runway construction impacts. However, it is Planning staff's opinion that the mitigation has been completed and there already exists a conservation easement over six sections of land within the Imperial Marsh.

6. EXISTING CONDITIONS OF THE FLINT PEN STRAND LANDS

TOTAL ACREAGE: 295± acres

LOCATIONS: These properties are located south of Corkscrew Road, north of Bonita Beach Road, east of I-75 and west of the eastern County line (see attached maps).

EXISTING USES: The subject properties are preserves with uplands and wetlands.

CURRENT ZONING CLASSIFICATIONS: AG-2. Exhibit A details the individual parcel data including the acreage figures provided the Property Appraiser. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Department of County Lands' records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

CURRENT FUTURE LAND USE CLASSIFICATIONS: The subject properties are classified as Density Reduction/Groundwater Recharge and Wetlands Future Land Use Categories. Exhibit A of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands categories.

In August 2007, Planning staff met with County Lands staff to discuss the parcels within the Flint Pen Strand not currently classified in the conservation lands categories. Robert Clemens of County lands stated that they have waited for the South Florida Water Management District to buy these lands from Lee County, but no action has been taken in the last ten years. He stated that most of these County lands land uses could be amended, but was concerned about including lands south of the Kehl Canal because of the Future 951 Road Extension and future CREW Critical Mitigation areas.

7. EXISTING CONDITIONS OF CALUSA LAND TRUST PROPERTIES

TOTAL ACREAGE: 234.5 ± acres

LOCATIONS: North Captiva, Pine Island and islands within San Carlos Bay (see attached maps).

EXISTING USES: The subject properties are preserved beaches, mangroves and pine flatwoods with passive recreation uses.

CURRENT ZONING CLASSIFICATIONS: Exhibit B details the individual parcel data including the acreage figures provided the Property Appraiser. The acreage figures may be subject

to slight changes due to differences in the legal descriptions and the Department of County Lands' records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

CURRENT FUTURE LAND USE CLASSIFICATIONS: The subject properties are classified as Outlying Suburban, Coastal Rural, Outer Islands and Wetlands Future Land Use Categories. Exhibit B of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands categories.

8. CITY OF FORT MYERS CONSERVATION LANDS DISTRICT

TOTAL ACREAGE: 1,041.33± acres

LOCATIONS: These properties occur within the developments of Reflection Isles, Paseo, Botanica Lakes, Arborwood, Heritage Lakes and (see attached maps).

EXISTING USES: The subject properties are preserved wetlands in conservation easements within existing and proposed developments.

CURRENT ZONING CLASSIFICATIONS: The zoning classifications are not applicable since these parcels occur within the City of Fort Myers.

CURRENT FUTURE LAND USE CLASSIFICATIONS: The subject properties are classified as Intensive Development, Urban Community, Tradeport, New Community, Rural and Wetlands Future Land Use Categories. Exhibits C & D of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands categories.

9. ALLOWABLE USES AND ACTIVITIES

Conservation Lands are properties purchased and used primarily for the conservation of natural resources. Uses and activities should be compatible with this overall objective and must comply with all applicable federal, state, and local government requirements and conditions.

The allowable uses within the Conservation Lands categories would be determined by the entity owning each parcel and/or the government agency having management authority so long as such activities comply with applicable federal, regional, state, and local regulations. Examples of activities which are currently occurring on identified public conservation lands include but are not limited to:

1. Public education activities including research centers, interpretive centers, historical buildings, archaeological sites, guided nature walks, educational kiosks, educational programs, signage, and other associated facilities.
2. Natural resource enhancement, restoration and management activities such as fencing, prescribed burning, invasive exotic plant removal, wetlands restoration, and other similar activities.

3. Resource based recreation activities such as picnicking, hiking, canoeing, horseback riding, bicycle riding, camping, nature study, and associated facilities.
4. Public utility facilities associated with water conservation, public water supply, and water quality such as public well fields, water and wastewater treatment facilities, and effluent reuse and disposal systems.
5. Native range for cattle grazing as a management tool only.

10. ZONING

Currently the subject properties have many different zoning classifications. The most appropriate zoning district for Conservation Lands is the Environmentally Critical District (Sections 34-981 to 34-984, Land Development Code). Lee County may elect to rezone conservation lands to this zoning district if more restrictive land use regulations are desired.

11. WETLANDS

The Lee Plan has traditionally shown wetlands as a separate land use category with specific wetland protection policies. The wetlands category provides an accounting of the total wetlands in Lee County to comply with Rule 9J-5.006(1)(b)4., F.A.C. Wetlands will be identified as Conservation Lands to effectively account for, connect, enlarge, conserve, and provide long range management for natural resource conservation areas in Lee County. For planning purposes, wetlands in conservation lands will be subject to the land use policies of both the Wetlands and the Conservation Lands categories. If there is a conflict in land use policies, the more restrictive policy will apply.

12. GRANTS

The Conservation Lands designation will give the County a competitive edge in obtaining grants such as the Florida Community Trust, and Greenways and Trails grant programs. According to Rule 9K-4, pre-acquired lands are eligible for a grant through the Florida Community Trust within one year of purchase. The ranking criteria for the Florida Community Trust allocates 70 points out of a total 315 points to the comprehensive plan component.

B. CONCLUSIONS

Placement of the lands acquired through the Conservation 2020 Program, Save Our Rivers, and Florida Forever Program into the Conservation Lands category is consistent with Objective 1.4, Policy 1.4.6, Goal 104, and Policy 104.1.2 of the Comprehensive Plan and Ordinance 96-12 (See Exhibit E). These goals, objectives, and policies read as follows:

Objective 1.4: NON-URBAN AREAS. Designate on the Future Land Use Map categories for those area not anticipated for urban development at this time.

Policy 1.4.6: The Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the FLUM. Upland conservation lands will be subject

to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields. 2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances.

Goal 104: COASTAL RESOURCE PROTECTION. To protect the natural resources of the coastal planning area from damage caused by inappropriate development.

Policy 104.1.2: The county shall continue to support the preservation of environmentally sensitive areas in the coastal planning area by land acquisition.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment to amend the Future Land Use Map (FLUM) series to include in the Conservation Lands categories those lands acquired by the County through the Conservation 2020 program and for mitigation purposes, Calusa Land Trust and lands included in the Conservation Lands district of the City of Fort Myers Comprehensive Plan.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: November 19, 2007

A. LOCAL PLANNING AGENCY REVIEW

Environmental Sciences staff gave a brief presentation of the case and reviewed the staff report. A LPA member questioned staff if conservation easements and fee simple properties were distinguished differently in the conservation lands categories. Staff stated that they were not, but explained that conservation easements and other preserves required by permits have not been included in the conservation land use categories in the past. The City of Fort Myers included preserves and conservation easements into their Conservation Lands district and this amendment update of their Future Land Use Map.

Another LPA member questioned why the airport mitigation lands were not included in the past. Staff explained that there was future mitigation work still to be done on the property and there was concern by the Port Authority that these land uses would restrict this work. These lands are currently being proposed to be updated in this round of amendment changes.

The only public comment was from Emily Underhill with Lee County Port Authority. She stated Imperial Marsh and Flint Pen Strand Addition properties contained within the Airport's Mitigation Park Lands shall also include the following allowable uses: (1) installation of ASR wells and related infrastructure and utility appurtenances mutually agreed upon by both Lee County Utilities and the Lee County Port Authority that will provide public water supply and recharge benefits; (3) continued creation, enhancement, and restoration of wetlands and other site improvements pursuant to existing and future local, state, and federal permit obligations and special conditions; (4) continued necessary wildlife removal activities (hog removal, etc.) as deemed necessary to ensure continued survival rate and success of created plantings and restoration efforts; (5) continued exotic vegetation control and removal of invasive species, mowing, and prescribed burn activities as required to meet success criteria as outlined in current and future local, state, and federal permit obligations and special conditions; (6) installation of needed perimeter and boundary fencing and related signage; (7) implementation of drainage flow ways and storage areas to restore historic drainage flow patterns and/or improve surface water management as needed in accordance with respective surface water management approvals

The LPA recommended transmittal of the proposed amendment passed 5-0.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The Local Planning Agency recommends that the BoCC transmit the proposed amendment, CPA2005-28.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Local Planning Agency accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS

AYE

DEREK BURR

AYE

LES COCHRAN

AYE

RONALD INGE

ABSENT

CARLETON RYFFEL

AYE

LELAND M. TAYLOR

AYE

RAE ANN WESSEL

AYE

**PART IV - BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: October 22, 2008

A. **BOARD REVIEW:** This amendment was transmitted as part of the consent agenda. The Board of County Commissioners did not pull this amendment from the consent agenda for discussion. There was no public comment concerning the amendment change.

B. **BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. **BOARD ACTION:** The Board of County Commissioners voted unanimously to transmit the proposed amendment as a part of the consent agenda.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The BOCC accepted the findings of fact as advanced by the staff and the local planning agency.

C. **VOTE:**

A. BRIAN BIGELOW

AYE

TAMMARA HALL

AYE

ROBERT P. JANES

AYE

RAY JUDAH

AYE

FRANKLIN B. MANN

AYE

**PART V - DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS,
RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

DATE OF ORC REPORT: January 16, 2009

- A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**
The DCA had no objections, recommendations, or comments concerning this amendment.
- B. STAFF RESPONSE**
Adopt the amendment as transmitted.

**PART VI - BOARD OF COUNTY COMMISSIONERS
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

DATE OF ADOPTION HEARING: February 25, 2009

A. BOARD REVIEW: The Board provided no discussion on this amendment. The item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION:** The Board voted to adopt the amendment.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by the LPA and staff.

C. VOTE:

A. BRIAN BIGELOW

AYE

TAMMARA HALL

AYE

ROBERT P. JANES

AYE

RAY JUDAH

AYE

FRANKLIN B. MANN

AYE

**Proposed Additions to the Conservation Lands Land Use Categories
by FLUM Amendment CPA2006-26**

Parcels purchased since August 2006 that CLASAC has approved to be included into conservation lands categories

2020_Preserve	STRAP	Acres	Acquired	Zoning	Current FLUM	Future FLUM
185-2	35-45-22-00-00001.0000	105.2	7/13/2007	AG-2	Coastal Rural & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
	34-45-22-00-00003.0000				Wetlands & Coastal Rural	
239-2	23-44-25-P4-00062.0000	105.64	9/14/2007	City of Fort Myers Zoning	Mixed Use (Ft Myers)	Conservation Lands Uplands & Conservation Lands Wetlands
	26-44-25-P1-00068.0000				Intensive Development/Wetlands (Co	
298	10-45-25-00-00006.0150	2.5	4/20/2007	AG-2	Rural	Conservation Lands Uplands &
326	30-43-27-00-00003.0010	5.4	8/2/2007	AG-2 & RM-2	Urban Community	Conservation Lands Uplands
	30-43-27-00-00008.0010	5				
331	05-44-27-14-00209.0150	0.24		RS-1	Urban Community	Conservation Lands Uplands
TOTAL		223.98				

Other Parcels Owned by Lee County

Parcel Name	STRAP	Acres	Zoning	Current FLUM	Future FLUM
Airport Mitigation Lands (Port Authority)	05-46-27-00-00001.0000	807.64	AG-2	Wetlands & Public Facilities	Conservation Lands Uplands/
	06-46-27-00-00001.0000	809.7	AG-2	Wetlands & Public Facilities	Conservation Lands Wetlands
	07-46-27-00-00001.0000	639	AG-2	Wetlands & Public Facilities	
	08-46-27-00-00001.0000	640	AG-2	Wetlands & Public Facilities	
	17-46-27-00-00001.0000	640	AG-2	Wetlands & Public Facilities	
	18-46-27-00-00001.0000	639	AG-2	Wetlands & Public Facilities	
Flint Pen Strand (Land Stewardship)	09-47-26-00-00001.0120	40	AG-2	Wetlands & DR/GR	Conservation Lands Uplands/ Conservation Lands Wetlands
	13-47-26-00-00001.0150	5	AG-2	Wetlands	
	14-47-26-00-00001.0100	40	AG-2	Wetlands & DR/GR	
	16-47-26-00-00002.0060	5	AG-2	Wetlands	
	16-47-26-00-00002.0290	5	AG-2	Wetlands	
	21-47-26-00-00001.6010	2.5	AG-2	Wetlands	
	21-47-26-00-00001.6050	2.5	AG-2	Wetlands	
	21-47-26-00-00001.605B	2.5	AG-2	Wetlands	
	21-47-26-00-00001.607A	2.5	AG-2	Wetlands	
	21-47-26-00-00001.6080	2.5	AG-2	Wetlands	
	21-47-26-00-00001.6100	2.5	AG-2	Wetlands	
	21-47-26-00-00001.610B	2.5	AG-2	Wetlands	
	21-47-26-00-00001.610C	2.5	AG-2	Wetlands	
	22-47-26-00-00001.0120	5	AG-2	Wetlands	
	22-47-26-00-00003.0130	10	AG-2	Wetlands & DR/GR	
	22-47-26-00-00003.0320	5	AG-2	Wetlands	
	24-47-26-00-00002.0000	125	AG-2	Wetlands	
	24-47-26-00-00002.0010	10	AG-2	Wetlands	
	24-47-26-00-00002.001A	15	AG-2	Wetlands	
	24-47-26-00-00008.0000	10	AG-2	Wetlands	
TOTAL		4470.34			

Authorized Additions to the Conservation Lands Land Use Categories
by FLUM Amendment CPA2006-26
CALUSA LAND TRUST + NATURE PRESERVE ON PINE ISLAND, INC

Preserve/Location	STRAP	Acres	Zoning	Current "future land use map"	CHANGE TO: Future FLUM
North Captiva	324421010000A0060	0.12	RS-1	Outer Islands	Conservation Lands Uplands
	324421010000A0070	0.12	RS-1	Outer Islands	Conservation Lands Uplands
	324421010000B0010	0.27	TFC-2	Outer Islands	Conservation Lands Uplands
Pine Island Sound Buffer	2044220000009001A	7.44	AG-2	Wetlands & Coastal Rural	Conservation Lands Wetlands/Uplands
Pine Island Flatwoods	154522000000100000	10.00	AG-2	Wetlands	Conservation Lands Wetlands
St. James Creek Preserve Additions	35452217000060010	0.11	RS-1	Wetlands	Conservation Lands Wetlands
	35452217000060430	1.38	RS-1	Wetlands	Conservation Lands Wetlands
	35452217000060640	1.46	RS-1	Wetlands	Conservation Lands Wetlands
	35452217000060830	1.14	C-1	Wetlands & Outlying Suburban	Conservation Lands Wetlands/Uplands
	35452217000240010	0.37	C-1	Outlying Suburban	Conservation Lands Uplands
	3545222100000A000	3.98	C-1 & RS-1	Wetlands & Outlying Suburban	Conservation Lands Wetlands/Uplands
	35452221000060010	1.15	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000060120	2.66	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000060390	0.62	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060430	0.51	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060460	0.48	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060490	0.39	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060520	0.49	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060550	0.45	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000160440	0.34	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160480	0.17	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160500	0.17	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160520	0.16	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160540	0.15	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160560	0.15	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
Back Bay Preserve	01462200000010000	185.73	AG-2	Wetlands	Conservation Lands Wetlands
St. James Cove RPD	02462200000012000	7.00	RPD	Wetlands	Conservation Lands Wetlands
Twin Sisters Island	06462300000030000	7.50	AG-2	Outer Islands & Wetlands	Conservation Lands Uplands/Wetlands
TOTAL ACREAGE		234.50			

Exhibit B

**Proposed Additions to the Conservation Lands Land Use Categories
by FLUM Amendment CPA2006-26
Parcels Classified Under the Conservation Lands District by the City of Fort Myers**

ParcelName-PropertyOwner	STRAP	Acres	Current Lee County FLUM	Future FLUM
Heritage Lakes (C-Hack LLC)	13-44-25-P1-00001.0000	319	Rural Community Preserve	Conservation Lands Uplands/ Conservation Lands Wetlands
(C-Hack LLC)	14-44-25-P4-00002.1000	80	Wetlands & Urban Community	Conservation Lands Uplands/ Conservation Lands Wetlands
	15-44-25-P3-00032.0000	135.6	Wetlands & Urban Community	
	22-44-25-P2-00009.0020	97.12	Intensive Development & Wetlands	
Paseo CDD c/o Dorrill Management Inc	09-45-25-P3-0010D.01CE	144.09	Rural & Wetlands	Conservation Lands Uplands/ Conservation Lands Wetlands
Reflection Isles (Acacia Credit Fund 9-A LLC)	10-45-25-P1-0230C.01CE	19.68	Rural & New Community	Conservation Lands Uplands/ Conservation Lands Wetlands
	10-45-25-P1-0230C.02CE	31.93	Wetlands, Rural & New Community	
	03-45-25-P4-0230C.03CE	39.06	Rural, Wetlands & New Community	
Reflection Isles (Worthington Holdings LLC)	03-45-25-P4-0230C.04CE	156.10	New Community, Wetlands & Rural	Conservation Lands Uplands/ Conservation Lands Wetlands
Botanica Lakes (Lee County Homes Associates II LLLP)	10-45-25-P2-026CA.01CE	23.93	Wetlands	Conservation Lands Uplands/ Conservation Lands Wetlands
	11-45-25-P1-026CA.02CE	11.86	New Community	
	11-45-25-P1-026CA.03CE	30.87	New Community	
	11-45-25-P1-026CA.04CE	6.82	New Community	
	11-45-25-P4-026CA.11CE	3.7	Wetlands	
	14-45-25-P1-026CA.17CE	0	Tradeport	
	14-45-25-P1-026CA.18CE	1.08	Tradeport	
	14-45-25-P1-026CA.19CE	0	Tradeport	
	15-45-25-P2-026CA.16CE	9.47	Tradeport	
TOTAL		1110.31		

**Proposed Additions to the Conservation Lands Land Use Categories
by FLUM Amendment CPA2006-26
Parcels Classified Under the Conservation Lands District by the City of Fort Myers**

ParcelName-PropertyOwner	STRAP	Acres	Current Lee County FLUM	Future FLUM
Arborwood CDD Severn Trent Management Svcs	11-45-25-P2-00003.0010	2.75	Rural	Conservation Lands Uplands/ Conservation Lands Wetlands
	11-45-25-P2-0010U.0000	7.85	Rural & New Community	
	11-45-25-P2-00211.10CE	24.57	Rural	
	11-45-25-P3-027YY.50CE	24.86	Wetlands & Rural	
	12-45-25-P1-00001.0010	1.07	Rural	
	12-45-25-P1-00001.0030	61.27	Rural & Wetlands	
	12-45-25-P3-00006.0110	9.2	Wetlands & Rural	
	12-45-25-P3-00006.0120	1.13	Wetlands & Rural	
	12-45-25-P3-00006.0130	2.27	Rural	
	12-45-25-P3-00006.0140	8.07	Rural	
	12-45-25-P1-002JJ.J0CE	22.94	Rural & Wetlands	
	12-45-25-P4-002KK.K000	53.72	Wetlands & Rural	
	12-45-25-P4-002LL.L0CE	5.96	Rural	
	13-45-25-P1-00001.0040	91.9	Wetlands & Tradeport	
	13-45-25-P3-00002.0020	26.08	Wetlands & Tradeport	
	13-45-25-P4-00001.2000	26.15	Wetlands & Tradeport	
	13-45-25-P4-00001.3000	2.06	Tradeport	
	14-45-25-P2-0060C.0020	1.39	Tradeport	
	14-45-25-P2-0060C.0030	49.58	Wetlands & Tradeport	
	14-45-25-P2-0060C.0040	85.27	Wetlands & Tradeport	
	14-45-25-P1-0060C.0050	3.57	Tradeport	
	14-45-25-P2-027AA.60CE	21.5	Wetlands & Tradeport	
	23-45-25-P1-0060C.0080	5.08	Tradeport	
Waterman at Daniels Pkwy LLC	23-45-25-P2-00005.0000	66.89	Tradeport & Wetlands	Conservation Lands Uplands/ Conservation Lands Wetlands
TOTAL		605.13		

Acreages are based upon parcel information from the Property Appraiser's website and may not be the actual acreage of the mapped areas.

Exhibit D

CONSERVATION 2020 LANDS

EXHIBIT E

**MEMORANDUM
FROM
LEE COUNTY DEPARTMENT OF COMMUNITY DEVELOPMENT
DIVISION OF ENVIRONMENTAL SCIENCES**

Date: October 11, 2007

To: CLASAC Management Sub-Committee Members

From: Robert Irving, Senior Environmental Planner *RBI*

Copy: Cathy Olson, Conservation20/20 Senior Supervisor
Lynda Thompson, Conservation20/20 Program Coordinator
Matt Noble, Principal Planner

Subject: Reclassification of Conservation 2020 to the Conservation Lands Future Land Use Categories

The Lee County Division of Environmental Sciences (ES) staff would like to address several issues raised during the Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) Meeting on September 20, 2007. CLASAC was concerned that roads, utility infrastructure and certain uses would be prohibited in the conservation lands future land use categories.

On September 24, 2007, the CLASAC Management Sub-committee (MSC) met to discuss the issues raised during the September 20th meeting. MSC recommended the following revision to the Policy 1.4.6 language, "2020 lands designated as conservation are also subject to ~~more stringent~~ the use provisions of 2020 Program or the 2020 ordinances." MSC also recommended that only 20/20 parcels with approved management plans be reclassified into the conservation lands land use categories. The following parcels purchased since August 2006 have management plans or are contiguous with parcels that do.

Nomination 185-2 (North of Galt)
Nomination 239-2 (northern part of Six Mile Cypress Slough)
Nomination 298 (portion of the arm of Six Mile Cypress Slough)
Nomination 331 (Outparcel of Greenbriar Swamp)
Nomination 326 (Outparcel of Hickey's Creek Mitigation Park)

Today, I discussed with Matt Noble with Division of Planning CLASAC's concerns regarding infrastructure improvements within the conservation land use categories and allowable uses. He stated that roads and utility infrastructure are permitted in every land use category. It was his opinion that the existing language in Policy 1.4.6 already allows whatever uses the management plans state. Matt also stated that the Comprehensive Plan policy language could not be revised this year (absent of further BoCC action), but could be done in the 2008 amendment cycle (two years).

Attached is a spreadsheet with 20/20 parcels purchased since August 2006, their zoning districts and current land use categories.

**Proposed Additions to the Conservation Lands Land Use Categories
by FLUM Amendment CPA2006-26
Parcels Purchased Through Conservation 2020 Program through 10/11/2007**

2020 Preserve	STRAP	Acres	Acquired	Zoning	Current FLUM	Future FLUM
161-3	05-43-21-00-00001.0000 06-43-21-00-00001.0000	126.21	2/1/2007	AG-2	Wetlands	Conservation Lands Wetlands
185-2	35-45-22-00-00001.0000 34-45-22-00-00003.0000	105.2	7/13/2007	AG-2	Coastal Rural & Wetlands Wetlands & Coastal Rural	Conservation Lands Uplands & Conservation Lands Wetlands
239-2	23-44-25-P4-00062.0000 26-44-25-P1-00068.0000	105.64	9/14/2007	City of Fort Myers Zoning	Mixed Use (Fl Myers) Intensive Development/Wetlands (Co	Conservation Lands Uplands & Conservation Lands Wetlands
288	04-46-27-00-00002.0000 09-46-27-00-00002.0000 16-46-27-00-00001.0010	404	9/5/2002	AG-2	DR/GR & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
298	10-45-25-00-00006.0150	2.5	4/20/2007	AG-2	Rural	Conservation Lands Uplands &
303	17-46-25-00-00002.0080	4.3	7/20/2007	RM-2 & RPD	Urban Community & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
315	33-43-22-00-00001.0020	110.42	6/12/2007	AG-2	Wetlands & Coastal Rural	Conservation Lands Uplands & Conservation Lands Wetlands
321	25-45-26-00-00001.2000	153.8	7/6/2007	AG-2	DR/GR & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
324 Babcock Ranch	01-43-26-0000001.0000 02-43-26-0000001.0000 12-43-26-00-00001.0000 04-43-27-00-00001.0000 05-43-27-00-00001.0000 06-43-27-00-00001.0000 07-43-27-00-00007.0000 08-43-27-00-00001.0000 09-43-27-00-00001.0000 17-43-27-00-00001.0000 18-43-27-00-00001.0000	640 640 640 640 640 640 640 640 560 240 319	7/31/2006	AG-2 AG-2 AG-2 AG-2 AG-2 AG-2 AG-2 AG-2 AG-2 AG-2	DR/GR, Open Lands & Wetlands DR/GR & Wetlands Open Lands, DR/GR & Wetlands Open Lands & Wetlands Wetlands & Open Lands Open Lands & Wetlands Open Lands & Wetlands Open Lands & Wetlands Open Lands & Wetlands Rural & Wetlands Rural & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
325	34-43-27-00-00008.1000 03-44-27-00-00002.0020	97.35 100.2	7/31/2007	AG-2, RS-1, RM-2, CT, C-1A	Rural & Wetlands Rural, Wetlands & Urban Community	Conservation Lands Uplands & Conservation Lands Wetlands
326	30-43-27-00-00003.0010 30-43-27-00-00008.0010	5.4 5	8/2/2007	AG-2 & RM-2	Urban Community	Conservation Lands Uplands
331	05-44-27-14-00209.0150	0.24		RS-1	Urban Community	Conservation Lands Uplands
334	25-45-26-00-00001.3000	78.2	6/28/2007	AG-2	DR/GR & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands

TOTAL 7537.46

Nominations that have existing management plans that MSC recommended to be included in the conservation lands categories on September 24th

Exhibit A

AIRPORT MITIGATION LANDS

EXHIBIT F

LEE COUNTY BOARD OF COUNTY COMMISSIONERS

LEE COUNTY, FLORIDA

Transcript of proceedings had at the public hearings conducted by the Lee County Board of County Commissioners, Lee County, Florida, at Board of County Commission Chambers, Lee County Courthouse, Fort Myers, Florida, on December 13, 2006, commencing at 9:30 a.m.

MEMBERS OF THE BOARD:

Robert P. Janes, Chairman
Ray Judah
Brian Bigelow
Frank Mann
Tammy Hall

ALSO PRESENT:

Timothy Jones, Assistant County Attorney
Donna Marie Collins, Assistant County Attorney
Paul O'Connor, Planning Director
Matt Noble, Planning Department
Rick Burris, Planning Department
Jim Mudd, Planning Department

MARTINA REPORTING SERVICES
2069 First Street, Suite 201
Fort Myers, Florida, 33901
(239) 334-6545
FAX (239) 332-2913

P25
C7037.10
BOCC
12-13-06

ORIGINAL

Fax (239) 332-2913

MARTINA REPORTING SERVICES

2069 First Street
Fort Myers, Florida 33901

I N D E X

	<u>AGENDA ITEM</u>	<u>PAGE</u>
3	Consent Agenda:	
4	Revision of Item W	5
5	Items 2-B, 2-C, 2-G, 2-H, 2-J, 2-M,	
6	2-N, 2-P, 2-Q, 2-U, 2-V, 2-Y	13
7	No. 2-A CPA2005-08	14
8	No. 2-D CPA2005-13	16
9	No. 2-E CPA2005-16	18
10	No. 2-F CPA2005-17	21
11	No. 2-I CPA2005-20	24
12	No. 2-K CPA2005-22	26
13	No. 2-L CPA2005-23	31
14	No. 2-O CPA2005-28	32
15	No. 2-R CPA2005-35	35
16	No. 2-S CPA2005-39	39
17	No. 2-T CPA2005-40	41
18	No. 2-W CPA2005-43	42
19	No. 2-X CPA2005-45	49
20	Administrative Agenda:	
21	No. 3-A CPA2005-02	57
22	No. 3-B CPA2005-05	93
23	No. 3-C CPA2005-07	110
24	No. 3-G CPA2005-26	168
25	No. 3-D CPA2005-09	216
	No. 3-E CPA2005-11	219
	No. 3-F CPA2005-24	222
	No. 3-H CPA2005-37	225
	No. 3-I CPA2005-46	245
	No. 3-J CPA2005-49	263

1 THE CHAIRMAN: Okay. Two-0.

2 MR. JUDAH: Paul, on 2-0, this is an issue that --
3 it's the conservation lands update; and, you know, we
4 have only 6,000 acres of land that were acquired for
5 mitigation of the expansion of the international
6 airport, but it's never been put on our comprehensive
7 land use plan as conservation lands. And I understand
8 the airport has some trepidation because they feel
9 these lands may still be or could be used for
10 mitigation in the future; but I don't see how even to
11 be used for mitigation in the future is going to
12 undermine if we went ahead and designated these lands
13 as conservation lands on our land use plan map. It's
14 like a big hole in the doughnut right now.

15 MR. O'CONNOR: I'll let Matt address that.

16 MR. NOBLE: Matt Noble, Division of Planning.

17 This has been an ongoing conversation with the
18 Port Authority staff, oh, probably three, four years.
19 I believe it is our intent that the next time that you
20 see this update to conservation lands, which will be
21 next year, that those lands will be dealt with in that
22 amendment.

23 There were some issues with some of the mitigation
24 activities that we needed to settle in our own mind as
25 to the requirements of the conservation lands category

1 versus those activities. I think we'll be there this
2 next year and you will see the airport mitigation land.

3 MR. JUDAH: Matt -- and you all have pointed out
4 in this document that it benefits the community
5 because, one, it provides an added level of protection;
6 and, two, it adds to the inventory for grant funds for
7 the Florida community trust, so it really behooves us
8 to incorporate these lands into the conservation lands
9 category. If you're saying that we'll see that in
10 another year --

11 MR. NOBLE: I believe so. We are working towards
12 that.

13 MR. JUDAH: All right. Move to transmit.

14 THE CHAIRMAN: Move to transmit Item O on the
15 agenda. Is there a second?

16 MR. MANN: Sure.

17 MR. JUDAH: By the way, I apologize. I'm sorry,
18 I'm sorry. Matt, Paul, are we including the lands that
19 were acquired from Babcock on this round of amendments?

20 MR. O'CONNOR: No, I don't believe we are. At the
21 time that the LPA reviewed this, there were some issues
22 I believe from the County Attorney's Office where they
23 didn't want to quite move forward with that yet; but
24 we'll probably see that next year also.

25 MR. JUDAH: Sorry.

1 THE CHAIRMAN: okay. All those in favor signify
2 by saying aye.

3 BOARD MEMBERS: Aye.

4 THE CHAIRMAN: opposed?

5 So moved.
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25

THIS INSTRUMENT PREPARED BY
AND SHOULD BE RETURNED TO:

4338981

R. Duke Woodson, Esq.
FOLEY & LARDNER
111 North Orange Avenue, Suite 1800
Post Office Box 2193
Orlando, FL 32802-2193
(407) 423-7656

Parcel Identification (Folio) Number(s):
05-46-27-00-00001.0000
06-46-27-00-00001.0000
07-46-27-00-00001.0000
08-46-27-00-00001.0000
17-46-27-00-00001.0000
18-46-27-00-00001.0000

City of Fort Myers Parcel

Documentary Tax Pd. \$ 70
Intangible Tax Pd. \$ 0.00
By J. Green CLERK, LEE COUNTY
Deputy Clerk

For Recording Purposes Only

OR2928 P61792

DEED OF CONSERVATION EASEMENT

THIS DEED OF CONSERVATION EASEMENT is made this 1st day
of November, 1996, by LEE COUNTY, a political subdivision
of the State of Florida, having an address at 16000 Chamberlin
Parkway, Suite 8671, Fort Myers, Florida 33913-8899 ("Grantor"), in
favor of the SOUTH FLORIDA WATER MANAGEMENT DISTRICT, a public body
existing under Chapter 373, Florida Statutes, having a mailing
address at P. O. Box 24680, West Palm Beach, Florida 33416
("Grantee").

W I T N E S S E T H:

WHEREAS, Grantor solely owns in fee simple certain real
property in Lee County, Florida, more particularly described in

RECORDED BY
TRUDY SHERWOOD, D.C.

noted 1996 11/16

Exhibit "A" attached hereto and incorporated by this reference (the "Property"); and

WHEREAS, the Property possesses environmental value of great importance to the Grantor, the people of the State of Florida, and to the people of Lee County, Florida; and

WHEREAS, Grantor intends as the Property owner, to convey to Grantee the right to preserve and protect the environmental value of the Property in perpetuity;

NOW THEREFORE, in consideration of the above and the mutual covenants, terms, conditions and restrictions contained herein, and pursuant to the provisions of 704.06, Florida Statutes, Grantor hereby voluntarily grants and conveys to Grantee a conservation easement in perpetuity over the Property of the nature and character and to the extent hereinafter set forth (the "Easement"). Grantor fully warrants the title to said Property and will warrant and defend the same against the lawful claims of all persons whomsoever.

1. Purpose. This Easement's purpose is to assure that the Property will be retained forever, except as herein provided, in its existing natural condition and to prevent any use of the Property that will impair or interfere with the environmental value of the Property.

2. Rights of Grantee. To accomplish the purposes stated above, the following rights are conveyed to Grantee by this Easement:

(a) To preserve and protect the environmental value of the Property;

(b) To prevent any activity on or use of the Property that is inconsistent with the purpose of this Easement, and to require the restoration of areas or features of the Property that may be damaged by any inconsistent activity or use.

(c) To enter upon and inspect the Property in a reasonable manner and at reasonable times to determine if the Grantor or its successors and assigns are complying with the covenants and prohibitions contained in this Conservation Easement; and

(d) To proceed at law or in equity to enforce the provisions of this Conservation Easement and the covenants set forth herein, and to prevent the occurrence of any of the prohibited activities hereinafter set forth. Any costs incurred by Grantee in enforcing, judicially or otherwise, the terms and restrictions of this Conservation Easement against Grantor, its heirs, successors or assigns, shall be borne by and recoverable against Grantor, its heirs, successors or assigns, as long as Grantee is the prevailing party in such proceedings.

3. Prohibited Uses. Any activity on or use of the Property inconsistent with the purpose of this Easement is prohibited. Without limiting the generality of the foregoing, the following activities and uses are expressly prohibited:

- (a) Construction or placing of buildings, roads, signs, billboards or other advertising, utilities or other structures on or above the ground;
- (b) Dumping or placing of soil or other substance or material as landfill or dumping or placing of trash, waste or unsightly or offensive materials;
- (c) Removal or destruction of trees, shrubs, or other vegetation;
- (d) Excavation, dredging or removal of loam, peat, gravel, soil, rock or other material substances in such a manner as to affect the surface;
- (e) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition;
- (f) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conversation, or fish and wildlife habitat preservation; and
- (g) Acts or uses detrimental to such retention of land or water areas.

4. Grantee's Discretion. Grantee may enforce the terms of this Easement at its discretion, but if Grantor breaches any term of this Easement and Grantee does not exercise its rights under this Easement, Grantee's forbearance shall not be construed to be a waiver by Grantee of such term, or of any subsequent breach of the same, or any other term of this Easement, or of any of the Grantee's rights under this Easement. No delay or omission by Grantee in the exercise of any right or remedy upon any breach by Grantor shall impair such right or remedy or be construed as a waiver. Grantee shall not be obligated to Grantor, or to any other person or entity, to enforce the provisions of this Easement. No person or entity shall have the right to require Grantee to enforce the provisions of this Easement.

5. Grantee's Liability. Neither Grantor, nor any person or entity claiming by or through Grantor, shall hold Grantee liable for any damage or injury to person or personal property which may occur on the property to the Property.

6. Acts Beyond Grantor's Control. Nothing contained in this Easement shall be construed to entitle Grantee to bring any action against Grantor for any injury to or change in the Property resulting from natural causes beyond Grantor's control, including, without limitation, fire, flood, storm and earth movement, or from any action taken by Grantor under emergency conditions to prevent,

abate or mitigate significant injury to the Property resulting from such causes.

7. Assignment. This Easement is transferable, but Grantee may assign its rights and obligations under this Easement only to an organization that is authorized to acquire and hold environmental easements under the statutes of the State of Florida (or any successor provision then applicable).

8. Recordation. Grantor shall record this instrument in timely fashion in the Official Records of Lee County, Florida, and shall rerecord it at any time as Grantee may require to preserve its rights in this Easement. Grantor shall pay all recording costs and taxes necessary to record this Easement in the public records. Grantor will hold Grantee harmless from any recording costs or taxes necessary to record this Easement in the public records.

9. Successors. The covenants, terms, conditions and restrictions of this Easement shall be binding upon, and inure to the benefit of the parties hereto and their respective personal representatives, heirs, successors and assigns and shall continue as a servitude running in perpetuity with the Property. The terms, conditions, restrictions and purposes of this Conservation Easement shall be inserted by Grantor in any subsequent deed or other legal instrument by which Grantor divests itself of any interest in the

Property. Any future purchaser of the Grantor's interest in the Property shall be notified in writing by Grantor of this Conservation Easement.

10. Severability. If any provision of this Conservation Easement is found to be invalid, the remaining provisions and application of such provisions shall not be affected, unless specifically also found invalid.

11. Notice. All notices, consents, approvals or other communications hereunder shall be in writing and shall be deemed property if sent by United States certified mail, return receipt requested, addressed to the appropriate party or successor-in-interest.

082928 PM 11 99

IN WITNESS WHEREOF, Grantor has set its hand on the day
and year first above written.

WITNESSES:

Mary L. Armentrout
Name: Mary L. Armentrout
Dinah L. Johnson
Name: DINAH L. JOHNSON

GRANTOR:
LEE COUNTY, FLORIDA, BY ITS
BOARD OF CITY COMMISSIONERS
By: [Signature]
CHAIRMAN OR VICE CHAIRMAN

ATTEST: [Signature]
Clerk

APPROVED AS TO LEGAL FORM
AND SUFFICIENCY

[Signature]
Lee County Attorney's Office

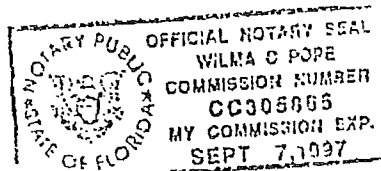
STATE OF FLORIDA
COUNTY OF LEE

I HEREBY CERTIFY that on this day, before me, an officer
duly authorized in the State aforesaid and in the County aforesaid
to take acknowledgements, personally appeared
Douglas B. St. Cerny to me known to be
the individual described in and who executed the foregoing
instrument and, if Grantor of the foregoing instrument is a
corporation, that the seal affixed thereto is the corporate seal of
said corporation and that it was affixed to said instrument by due
and regular corporate authority, and that said instrument is the
free act and deed of said corporation.

WITNESS my hand and official seal in the County and State
last aforesaid on this 1st day of November, 1996.

(NOTARIAL SEAL)

Wilma C. Pope
Notary Public, State of Florida,
at large.
My Commission Expires: _____



98 MAR -5 AM 10:19

EXHIBIT "A"

All of Sections 5, 6, 7, 8, 17, and 18, of Township 46 South, Range 27 East, Lee County, Florida, TOGETHER WITH a nonexclusive easement for ingress and egress over, across, and under the following described real property:

- 1) The East 30 feet of Section 14, Township 45 South, Range 26 East, South of State Road 82.
- 2) The West 30 feet of Section 13, Township 45 South, Range 26 East, South of State Road 82.
- 3) The East 30 feet of Section 23, Township 45 South, Range 26 East.
- 4) The West 30 feet of Section 24, Township 45 South, Range 26 East.
- 5) The East 30 feet of Section 26, Township 45 South, Range 26 East.
- 6) The West 30 feet of Section 25, Township 45 South, Range 26 East.
- 7) The East 30 feet of Section 35, Township 45 South, Range 26 East.
- 8) The West 30 feet of Section 36, Township 45 South, Range 26 East.
- 9) The East 30 feet of Section 2, Township 46 South, Range 26 East.
- 10) The West 30 feet of Section 1, Township 46 South, Range 26 East.
- 11) The South 30 feet of Section 2, Township 46 South, Range 26 East.
- 12) The North 30 feet of Section 11, Township 46 South, Range 26 East.
- 13) The North 60 feet of Section 11, Township 46 South, Range 26 East, subject to existing easements to Florida Cities Water Company.

0R2928 [REDACTED] 800

BABCOCK RANCH

EXHIBIT G

Irving, Robert B.

From: Jones, Timothy J.
Sent: Tuesday, September 18, 2007 4:35 PM
To: Irving, Robert B.
Cc: Noble, Matthew A.; Owen, David M.; Fraser, Andrea R.
Subject: FLUM change for County Babcock Lands

Rob,

David asked me to respond to your inquiry.

If the proposed change is made, it will likely conflict with the Management Agreement. I do not think the FLUM designation of the Babcock lands should be changed, or any other similar action taken with regard to this property, until we have consulted with the Kitson representatives and applicable state agencies. Otherwise, significant conflicts can occur.

Timothy Jones
Chief Assistant County Attorney
Lee County Attorney's Office
Phone: 239-533-2236
Fax: 239-485-2106
jonest@leegov.com

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and Officials regarding County business are public records available to the public and media upon request. Your e-mail communication may be subject to public disclosure.

9/20/2007

CALUSA LAND TRUST LANDS

EXHIBIT H

Irving

RECEIVED
OCT 19 2007

LETTER OF AUTHORIZATION

COMMUNITY DEVELOPMENT

The undersigned swears and affirms under oath to be the owner, or the authorized representative of the owner, of the property(s) and that:

1. I authorize the Director of Lee County Division of Planning to amend the comprehensive plan Future Land Use Map for the subject parcel(s) included in the attached exhibit (Exhibit A) to Conservation Lands Uplands and/or Conservation Lands Wetlands as in Lee County Comprehensive Plan Policy 1.4.6 which states:

The Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the FLUM. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields. 2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances.

2. I have full authority to secure the approval(s) requested in accordance with this letter.

William M. Spikowski
Signature

WILLIAM M. SPIKOWSKI, TREASURER
Type or printed name

CALUSA LAND TRUST & NATURE PRESERVE
Name of Entity/Corporation OF PINE BLANCH, FL.

(Please notarize all signatures)

State of FLORIDA
County of LEE

The foregoing instrument was sworn to (or affirmed) and subscribed before me this 17th
(date) by October (name of person providing oath or affirmation), who is personally
known to me or has produced F.L. Dr. License (type of identification) as identification.

Talisha Faber
Signature of person taking oath or affirmation

Notary
Title or rank



Serial number, if any

EXHIBIT A

Authorized Additions to the Conservation Lands Land Use Categories by FLUM Amendment CPA2006-26 CALUSA LAND TRUST + NATURE PRESERVE ON PINE ISLAND, INC

Preserve/Location	STRAP	Acres	Zoning	Current "future land use map"	CHANGE TO: Future FLUM
North Captiva	324421010000A0060	0.12	RS-1	Outer Islands	Conservation Lands Uplands
	324421010000A0070	0.12	RS-1	Outer Islands	Conservation Lands Uplands
	324421010000B0010	0.27	TFC-2	Outer Islands	Conservation Lands Uplands
Pine Island Sound Buffer	2044220000009001A	7.44	AG-2	Wetlands & Coastal Rural	Conservation Lands Wetlands/Uplands
Pine Island Flatwoods	15452200000010000	10.00	AG-2	Wetlands	Conservation Lands Wetlands
St. James Creek Preserve Additions	35452217000060010	0.11	RS-1	Wetlands	Conservation Lands Wetlands
	35452217000060430	1.38	RS-1	Wetlands	Conservation Lands Wetlands
	35452217000060640	1.46	RS-1	Wetlands	Conservation Lands Wetlands
	35452217000060830	1.14	C-1	Wetlands & Outlying Suburban	Conservation Lands Wetlands/Uplands
	35452217000240010	0.37	C-1	Outlying Suburban	Conservation Lands Uplands
	3545222100000A000	3.98	C-1 & RS-1	Wetlands & Outlying Suburban	Conservation Lands Wetlands/Uplands
	35452221000060010	1.15	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000060120	2.66	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000060390	0.62	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060430	0.51	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060460	0.48	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060490	0.39	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060520	0.49	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000060550	0.45	RS-1	Wetlands	Conservation Lands Wetlands
	35452221000160440	0.34	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160480	0.17	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160500	0.17	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160520	0.16	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160540	0.15	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
	35452221000160560	0.15	RS-1	Outlying Suburban & Wetlands	Conservation Lands Uplands/Wetlands
					Conservation Lands Wetlands
Back Bay Preserve	01462200000010000	185.73	AG-2	Wetlands	Conservation Lands Wetlands
St. James Cove RPD	02462200000012000	7.00	RPD	Wetlands	Conservation Lands Wetlands
Picnie Island	06462300000030000	7.50	AG-2	Outer Islands & Wetlands	Conservation Lands Uplands/Wetlands
TOTAL ACREAGE		234.50			

Highlighted parcel was included in table for FLUM Amendment CPA2001-00015 but not mapped
RPD Portion of parcel donated to Calusa Land Trust in 2005

**CITY OF FORT MYERS
CONSERVATION LANDS DISTRICT**

EXHIBIT I

ORDINANCE NO. 3222

AN ORDINANCE
To Be Entitled:

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, AMENDING THE CITY CODE, SUB-PART B, GROWTH MANAGEMENT CODE; CHAPTER 25, LAND USE REGULATIONS; ARTICLE II, DISTRICTS, BY CREATING DIVISION 16. CONSERVATION LANDS DISTRICT; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF FORT MYERS, FLORIDA, that:

SECTION 1. The City Code of the City of Fort Myers, Florida, Sub-Part B, Growth Management Code; Chapter 25, Land Use Regulations; Article II, Districts, is hereby amended by creating Division 16 Conservation lands district to read as follows:

DIVISION 16. CONSERVATION LANDS DISTRICT

SECTION 25-270.111. Purpose and intent.

(a) The conservation lands district (CON) is intended to designate, conserve, and protect from incompatible uses, the regionally significant wetlands and/or uplands within the city that are, or will be, owned and used for long-term conservation purposes. It is intended that areas in the CON be utilized as water management areas, lakes, open space, and passive recreation areas and/or nature parks with limited recreational use.

Section 25-270.112. Interpretation.

(a) The provisions herein apply to the development of land designated CON on the Future Land Use Map. The requirements of the Growth Management Code (GMC) shall apply if this division does not otherwise address the area of regulation, as it may be amended. In the event of conflict

ORDINANCE NO. 3222

between the provisions of this division and the requirements of the GMC, the provisions of this division shall govern.

(b) The interpretation and application of the CON district will be reasonably and uniformly applied to all property within the city that is designated CON.

Section 25-270.113. Permitted Uses.

(a) Permitted principal uses and structures in conservation land district lands are limited to:

- (1) Conservation management activities
- (2) Conservation and preserves
- (3) Wildlife preserves
- (4) Wetland and upland mitigation areas and banks
- (5) Mitigation maintenance activities
- (6) Passive recreation, recreational shelters, gazebos, nature observation platforms, wood planed trails, and other similar uses
- (7) Hiking trails, pedestrian/golf cart boardwalks and bridges, nature trails (elevated and at grade) and interpretative signage, biking and riding trails, and other such facilities constructed for the purpose of passage through or enjoyment of the site's natural attributes, subject to approval by permitting agencies.
- (8) Water conservation lands such as aquifer recharge areas, flowways, flood

ORDINANCE NO. 3222

prone areas, well fields, and water management facilities

- (9) Single-family dwellings. The maximum density for single family uses is one (1) dwelling unit (du) per twenty (20) acres (1 du/20 acres).
- (10) Utilities
- (11) Temporary construction access road
- (12) Any other conservation and related open space activity or use which is comparable in nature with the foregoing uses, subject to administrative approval by the development services manager with the consent of the community development director, public works director, and engineering division designee.

Section 25-270.114. Density transfer.

(a) If there are adjacent upland areas that are under common ownership within the areas designated conservation land district (CON), the density of the CON lands shall be the same as the adjacent upland area, but the units must be developed on the adjacent upland areas.

(b) For areas located east of Interstate 75, residential density transfer from CON lands to adjacent upland areas will not exceed 1.33 times the maximum allowable gross density of the adjacent uplands (non-CON), i.e., the net upland density may not exceed 1.33 times the maximum allowable gross density for the property. (For example, for MDP-3.0 land, the maximum allowable density

ORDINANCE NO. 3222

on adjacent uplands will be $3.0 \times 1.33 = 3.99$ units per acre, for A-2 land the allowable density will be $12.0 \times 1.33 = 15.95$ units per acre.).

Section 25-270.115. Establishment of the boundaries.

(a) The conservation lands district (CON) boundaries on the future land use map are based on the best available information at the time the future land use map is adopted.

(b) The exact location of CON boundaries will be based on the boundaries approved in the regulating agency's permit and will be adjusted to conform to the final issued permits.

Sections 25-270.116 - 25-2170.120. Reserved.

SECTION 2. Severability.


If for any reason, any section, subsection, paragraph, sentence, clause, or phrase of this ordinance shall be declared unconstitutional by the valid judgment or decree of any court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs, or sections of this ordinance.

SECTION 3. This ordinance shall become effective immediately upon adoption.

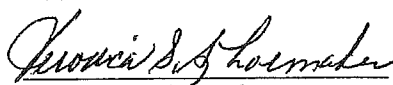
ORDINANCE NO. 3222

PASSED IN PUBLIC SESSION of the City Council of the City of Fort
Myers, Florida, this 4th day of October, A.D., 2004.

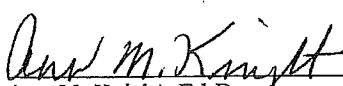
Aye


Tammara Hall

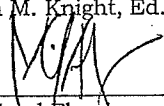
Aye


Veronica S. Shoemaker

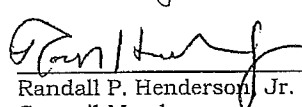
Aye


Ann M. Knight, Ed.D.

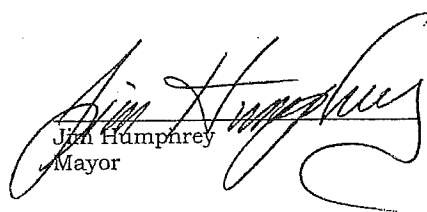
Aye


Michael Flanders

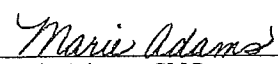
Aye


Randall P. Henderson, Jr.
Council Members

APPROVED this 4th day of October, A.D., 2004, at
5:38 o'clock p.m.




Jim Humphrey
Mayor

FILED in the Office of the City Clerk this 4th day of October,
A.D., 2004.


Marie Adams, CMC
City Clerk






CPA2006-26 Proposed Conservation Lands Amendment

MAP #1A: Existing Future Land Use Map

-  Calusa Land Trust
-  Lee County Conservation 2020


Future Land Use

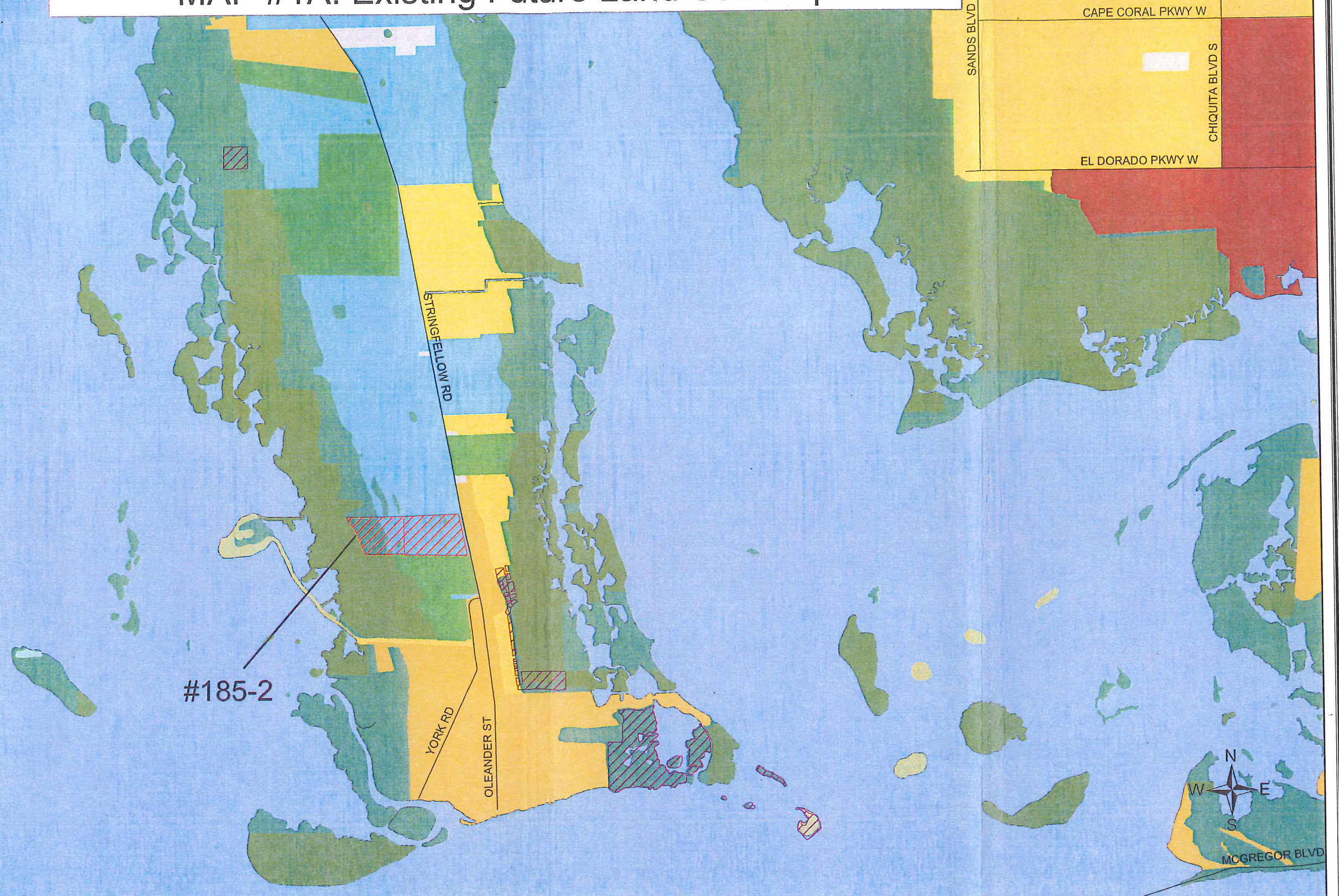
FUTURE URBAN AREAS

-  Central Urban
-  Urban Community
-  Suburban
-  Outlying Suburban
-  Public Facilities

NON-URBAN AREAS

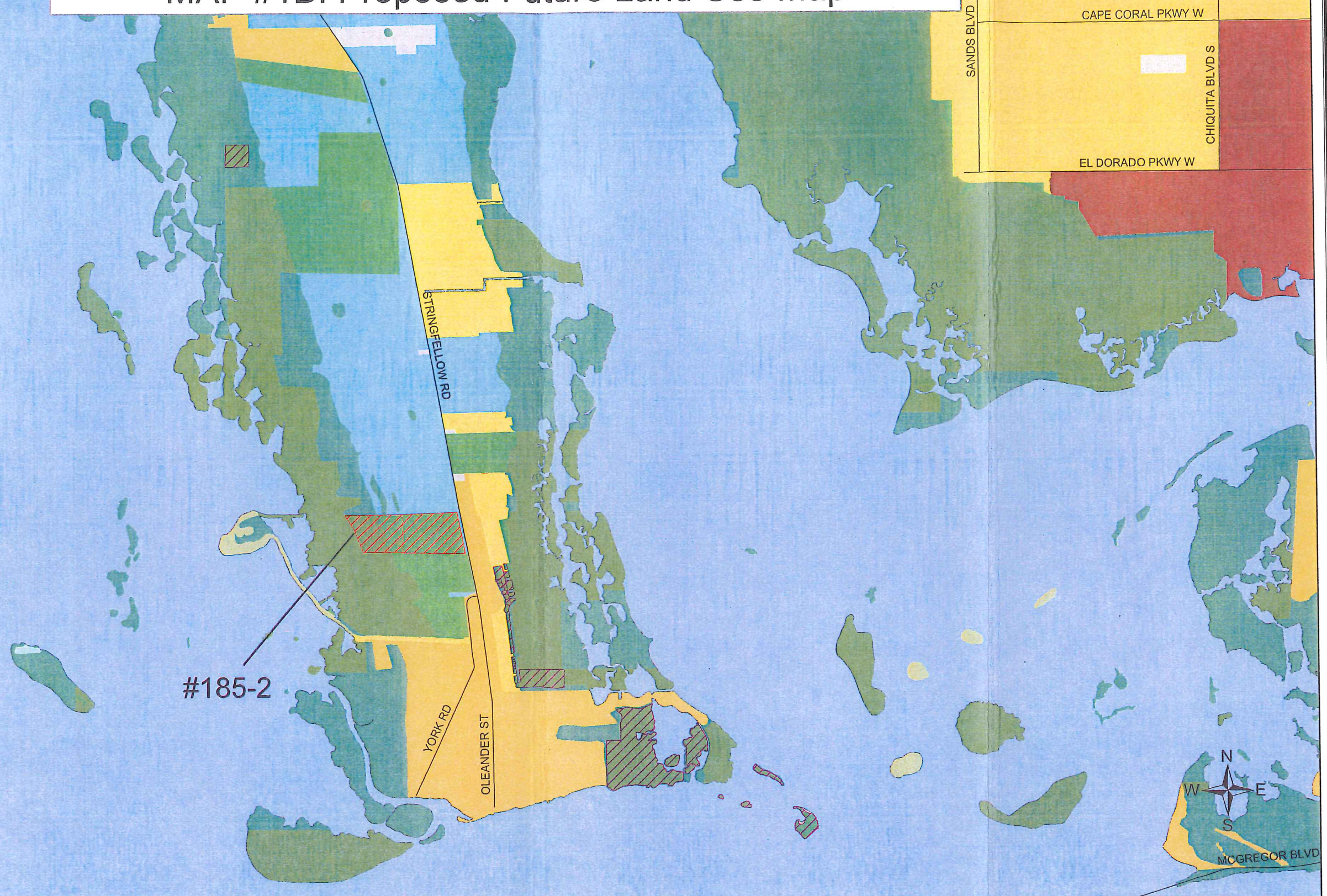
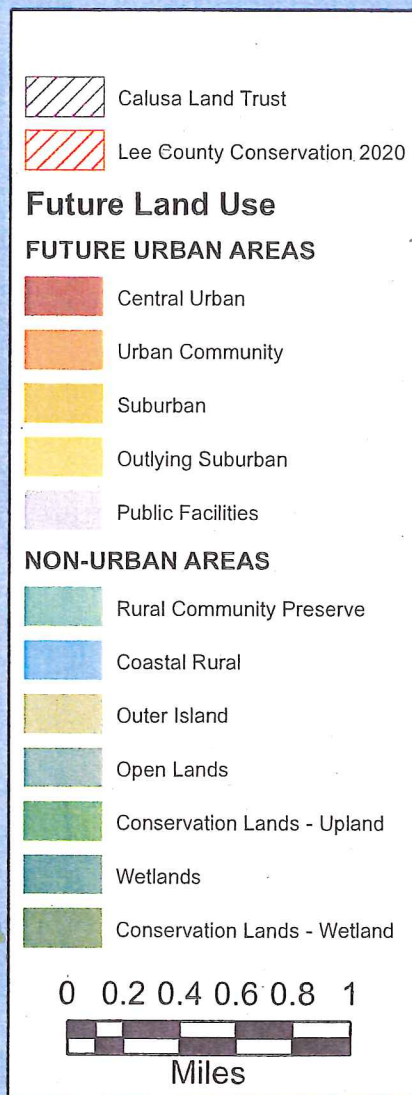
-  Rural Community Preserve
-  Coastal Rural
-  Outer Island
-  Open Lands
-  Conservation Lands - Upland
-  Wetlands
-  Conservation Lands - Wetland

0 0.2 0.4 0.6 0.8 1

Miles




CPA2006-26 Proposed Conservation Lands Amendment


MAP #1B: Proposed Future Land Use Map



CPA2006-26 Proposed Conservation Lands Amendment








MAP #2A: Existing Future Land Use Map

 City of Fort Myers Conservation District


 Lee County Conservation 2020

Future Land Use







FUTURE URBAN AREAS

-  Intensive Development
-  Central Urban
-  Urban Community
-  Suburban
-  Industrial
-  Public Facilities
-  University Community


INTERCHANGE AREAS

-  Industrial Interchange

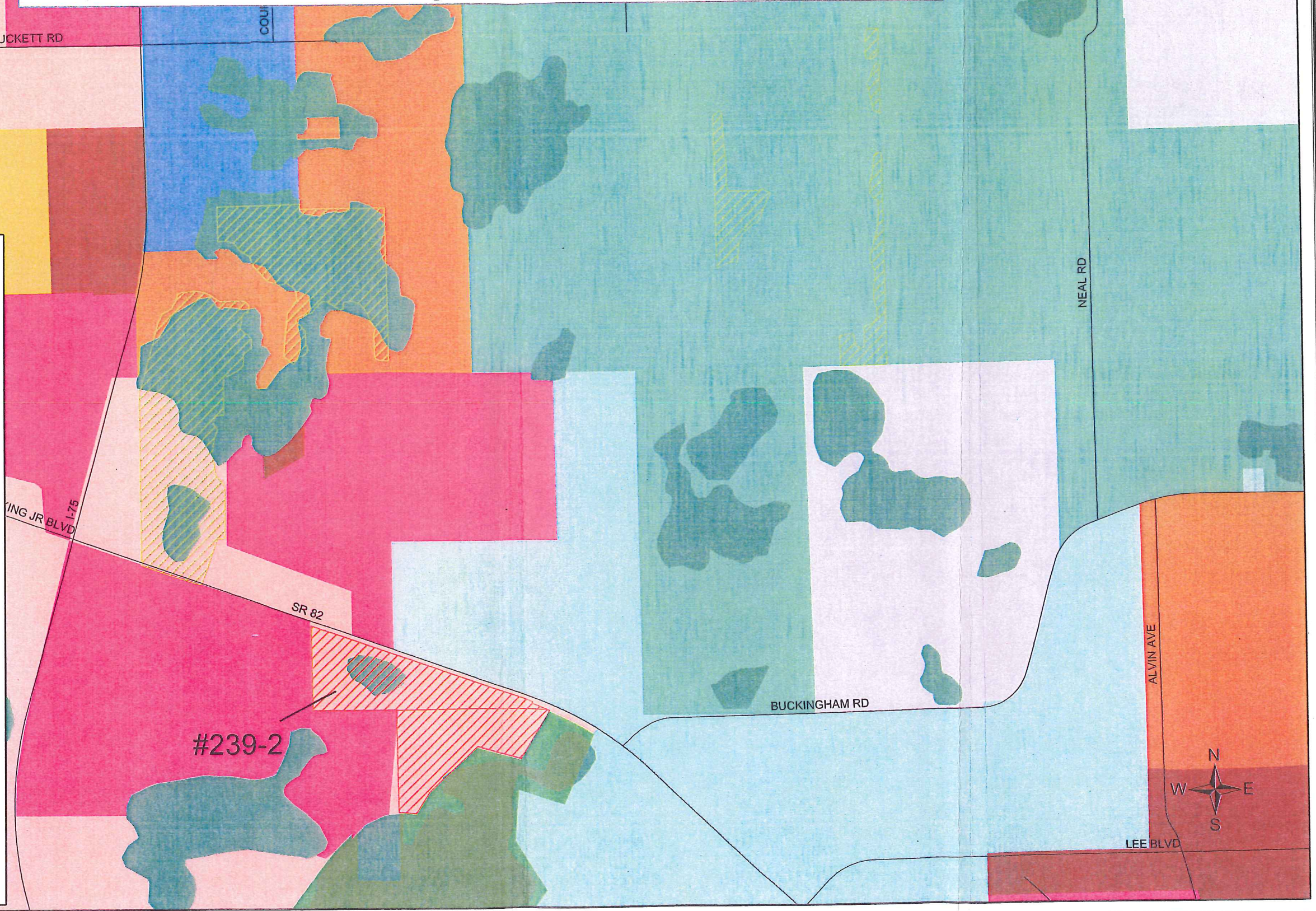
NON-URBAN AREAS

-  Rural
-  Rural Community Preserve
-  Open Lands
-  Conservation Lands - Upland
-  Wetlands
-  Conservation Lands - Wetland



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Miles










CPA2006-26 Proposed Conservation Lands Amendment MAP #2B: Proposed Future Land Use Map

-  City of Fort Myers Conservation District
-  Lee County Conservation 2020

Future Land Use

FUTURE URBAN AREAS

-  Intensive Development
-  Central Urban
-  Urban Community
-  Suburban
-  Industrial
-  Public Facilities
-  University Community

INTERCHANGE AREAS

-  Industrial Interchange

NON-URBAN AREAS

-  Rural
-  Rural Community Preserve
-  Open Lands
-  Conservation Lands - Upland
-  Wetlands
-  Conservation Lands - Wetland

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Miles

LUCKETT RD

BALLARD RD

ING JR BLVD

SR 82

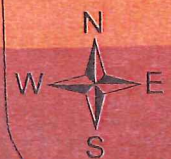
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BUCKINGHAM RD

NEAL RD


ALVIN AVE

LEE BLVD






CPA2006-26 Proposed Conservation Lands Amendment

MAP #3A: Existing Future Land Use Map







 Lee County Conservation 2020

Future Land Use


FUTURE URBAN AREAS

-  Urban Community
-  Outlying Suburban
-  Public Facilities

NON-URBAN AREAS

-  Rural
-  Rural Community Preserve
-  Open Lands
-  Conservation Lands - Upland
-  Wetlands
-  Conservation Lands - Wetland

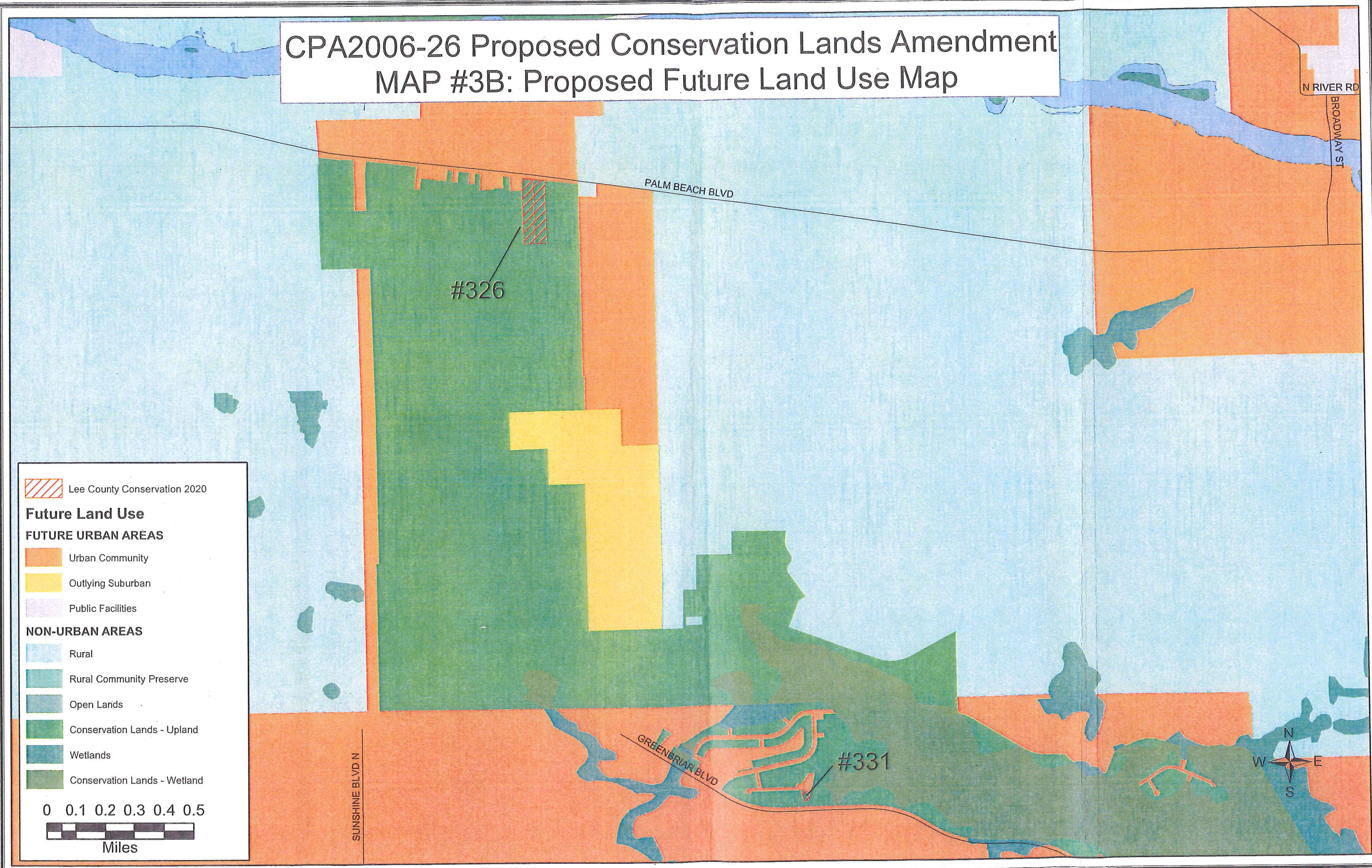
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Miles



CPA2006-26 Proposed Conservation Lands Amendment MAP #3B: Proposed Future Land Use Map



Lee County Conservation 2020

Future Land Use

FUTURE URBAN AREAS

- Urban Community
- Outlying Suburban
- Public Facilities

NON-URBAN AREAS

- Rural
- Rural Community Preserve
- Open Lands
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

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 Miles

CPA2006-26 Proposed Conservation Lands Amendment MAP #4A Existing Land Use Map

 City of Fort Myers Conservation District


 Lee County Conservation 2020

Future Land Use

FUTURE URBAN AREAS

 Intensive Development

 Central Urban

 Outlying Suburban

 Commercial

 Public Facilities

INTERCHANGE AREAS

 General Interchange

NEW COMMUNITY

 New Community

AIRPORT AREAS

 Tradeport

 Airport

NON-URBAN AREAS

 Rural

 Rural Community Preserve

 Open Lands

 Conservation Lands - Upland

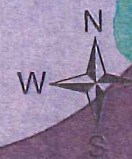
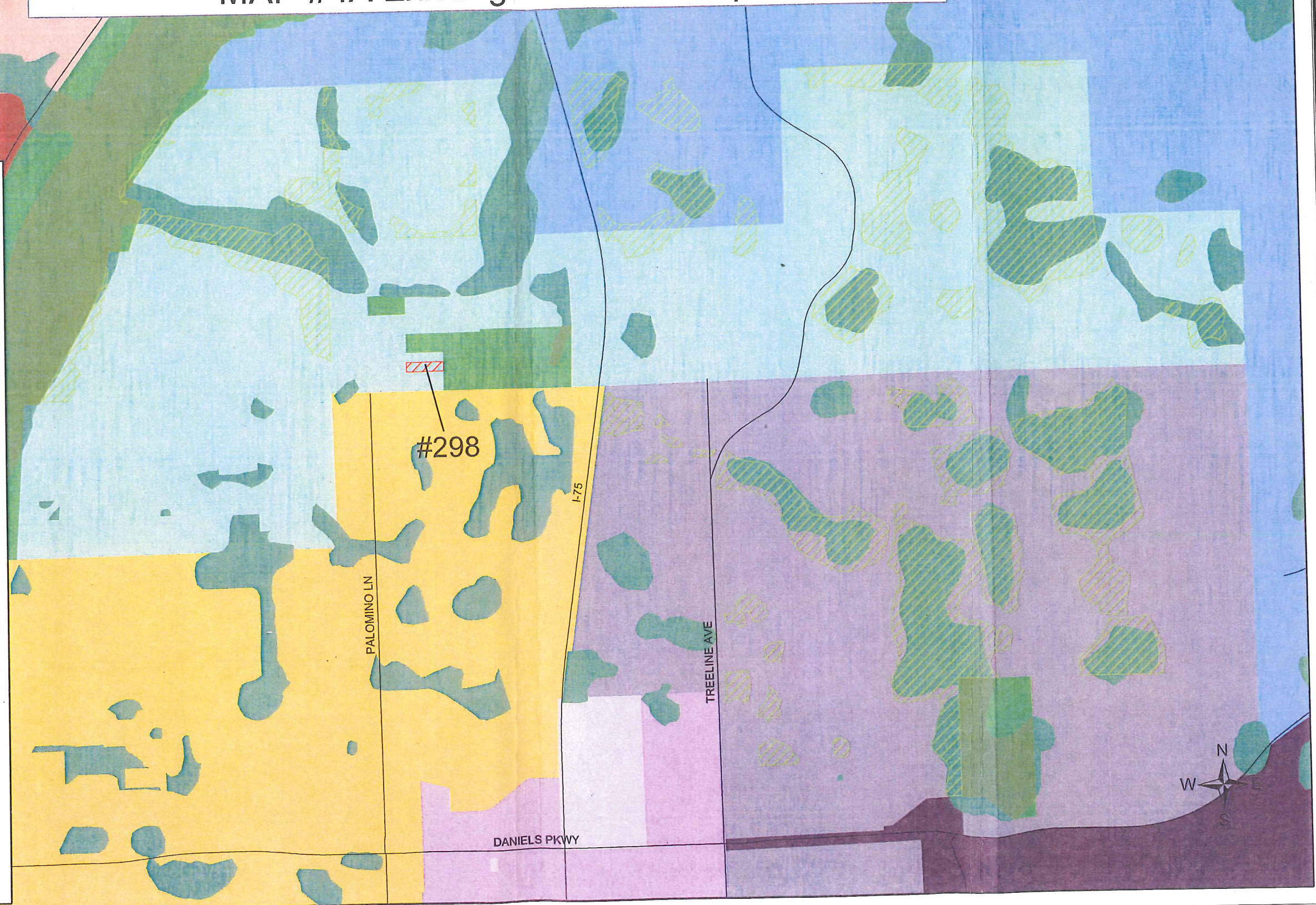
 Wetlands

 Conservation Lands - Wetland


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Miles



CPA2006-26 Proposed Conservation Lands Amendment MAP #4B Proposed Land Use Map

 City of Fort Myers Conservation District

 Lee County Conservation 2020

Future Land Use

FUTURE URBAN AREAS

 Intensive Development

 Central Urban

 Outlying Suburban

 Commercial

 Public Facilities

INTERCHANGE AREAS

 General Interchange

NEW COMMUNITY

 New Community

AIRPORT AREAS

 Tradeport

 Airport

NON-URBAN AREAS

 Rural

 Rural Community Preserve

 Open Lands

 Conservation Lands - Upland

 Wetlands

 Conservation Lands - Wetland

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Miles

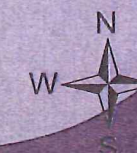
#298

PALOMINO LN


I-75

TREELINE AVE

DANIELS PKWY





CPA2006-26 Proposed Conservation Lands Amendment MAP #5A Existing Land Use Map

 Airport Mitigation Lands


Future Land Use


FUTURE URBAN AREAS


 Urban Community


 Public Facilities


NON-URBAN AREAS

 Open Lands


 Density Reduction/Groundwater Resource

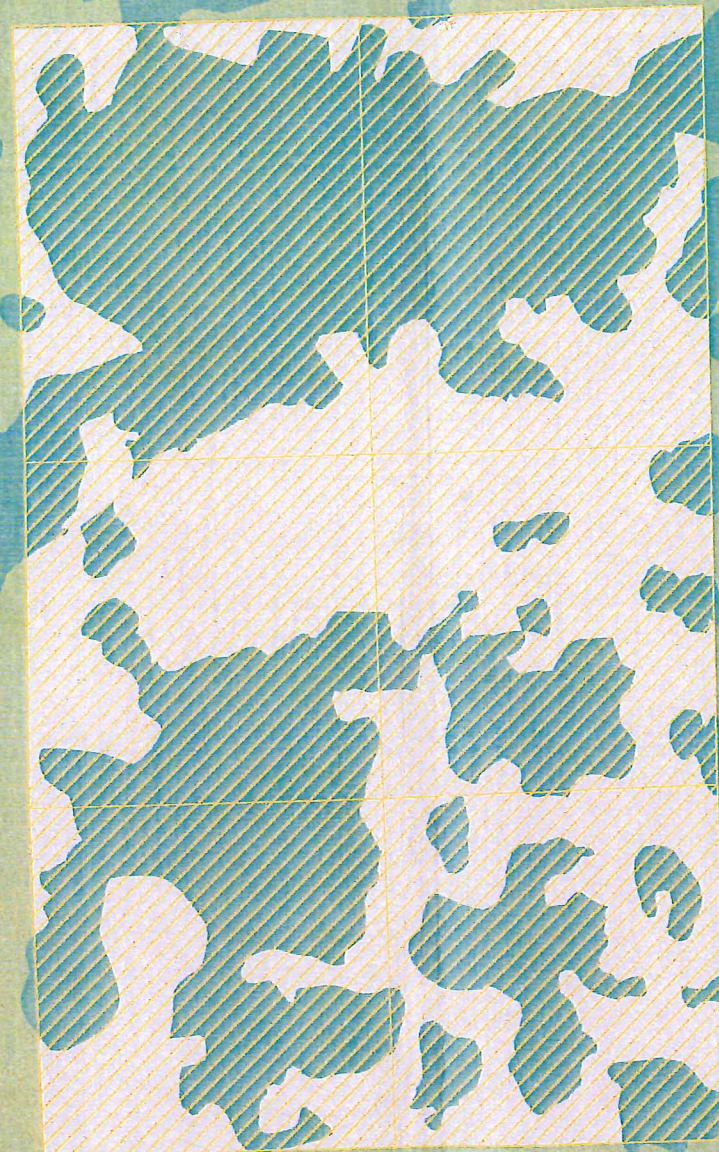
 Conservation Lands - Upland

 Wetlands

 Conservation Lands - Wetland

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 Miles




CORKSCREW RD




CPA2006-26 Proposed Conservation Lands Amendment MAP #5B Proposed Land Use Map


SR 82

 Airport Mitigation Lands


Future Land Use


FUTURE URBAN AREAS


 Urban Community


 Public Facilities


NON-URBAN AREAS

 Open Lands


 Density Reduction/Groundwater Resource

 Conservation Lands - Upland

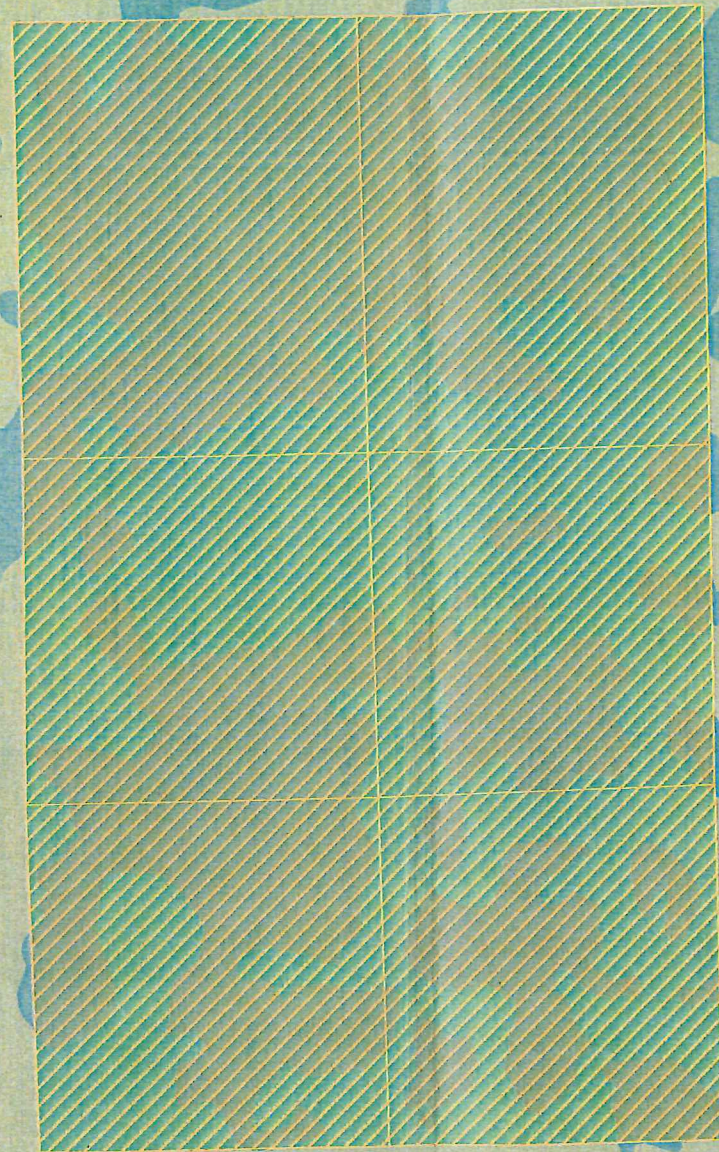
 Wetlands

 Conservation Lands - Wetland

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Miles



CORKSCREW RD









CPA2006-26 Proposed Conservation Lands Amendment
MAP #6A Existing Future Land Use Map


 Flint Pin Strand Lands

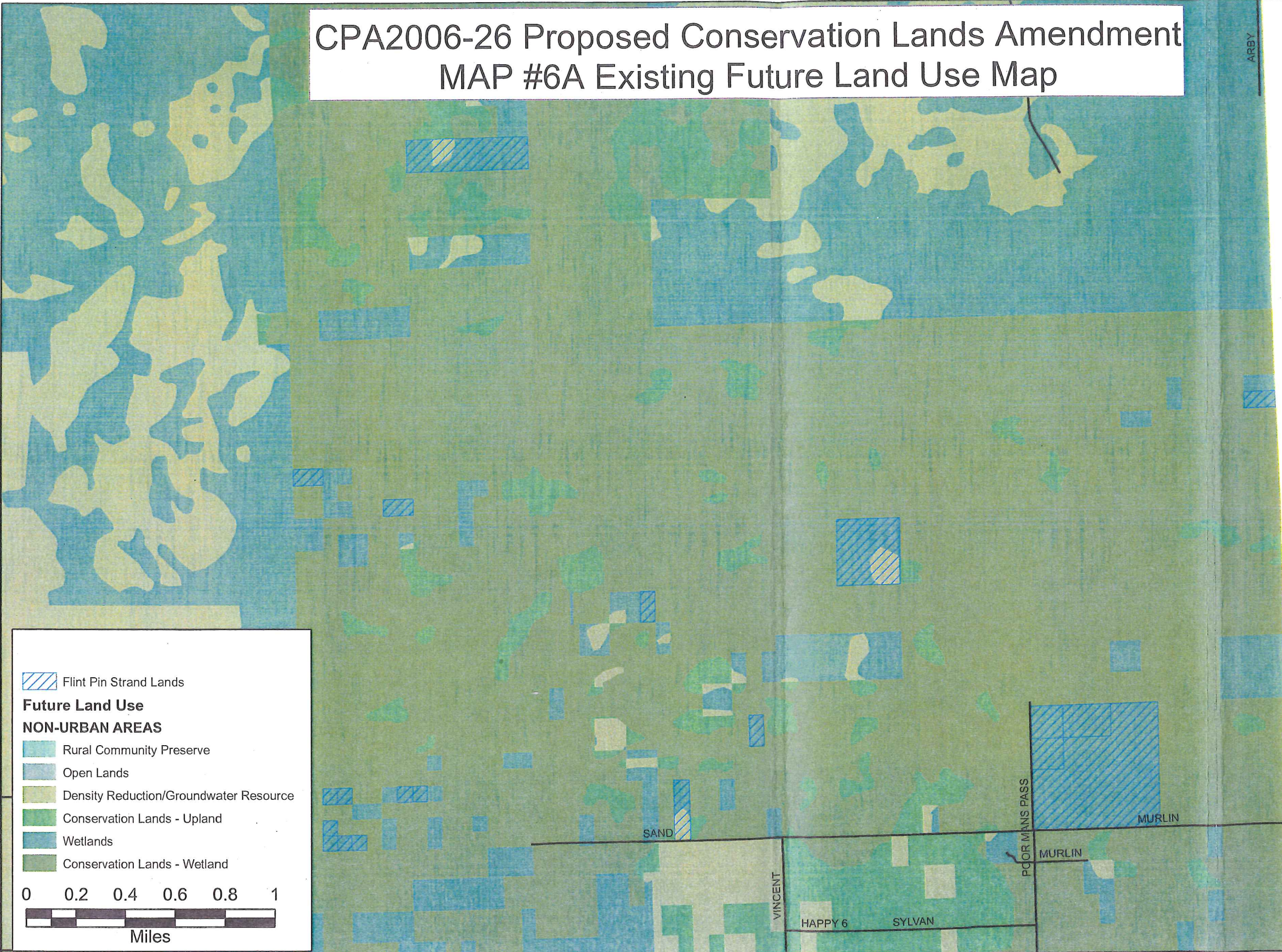
Future Land Use

NON-URBAN AREAS

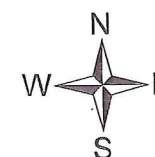
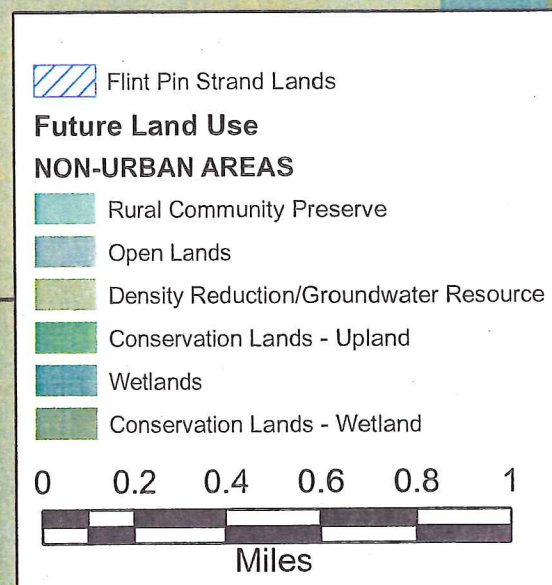
-  Rural Community Preserve
-  Open Lands
-  Density Reduction/Groundwater Resource
-  Conservation Lands - Upland
-  Wetlands
-  Conservation Lands - Wetland

0 0.2 0.4 0.6 0.8 1



Miles



CPA2006-26 Proposed Conservation Lands Amendment MAP #6B Proposed Future Land Use Map





CPA2006-26 Proposed Conservation Lands Amendment MAP #7A Existing Land Use Map


 Calusa Land Trust

Future Land Use


NON-URBAN AREAS

 Outer Island

 Conservation Lands - Upland

 Conservation Lands - Wetland


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Miles





CPA2006-26 Proposed Conservation Lands Amendment
MAP #7B Proposed Land Use Map


 Calusa Land Trust

Future Land Use


NON-URBAN AREAS

 Outer Island

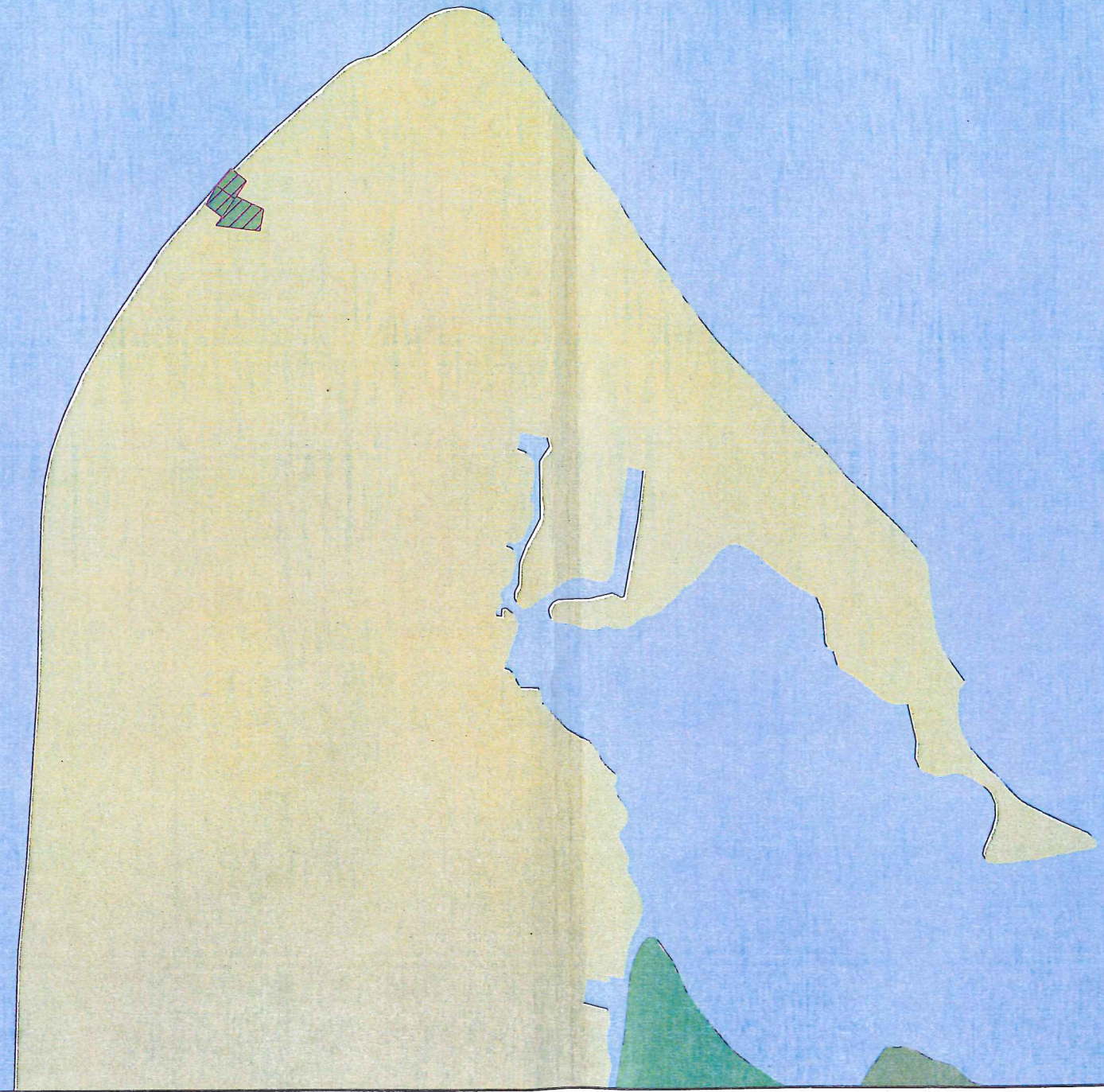
 Conservation Lands - Upland

 Conservation Lands - Wetland

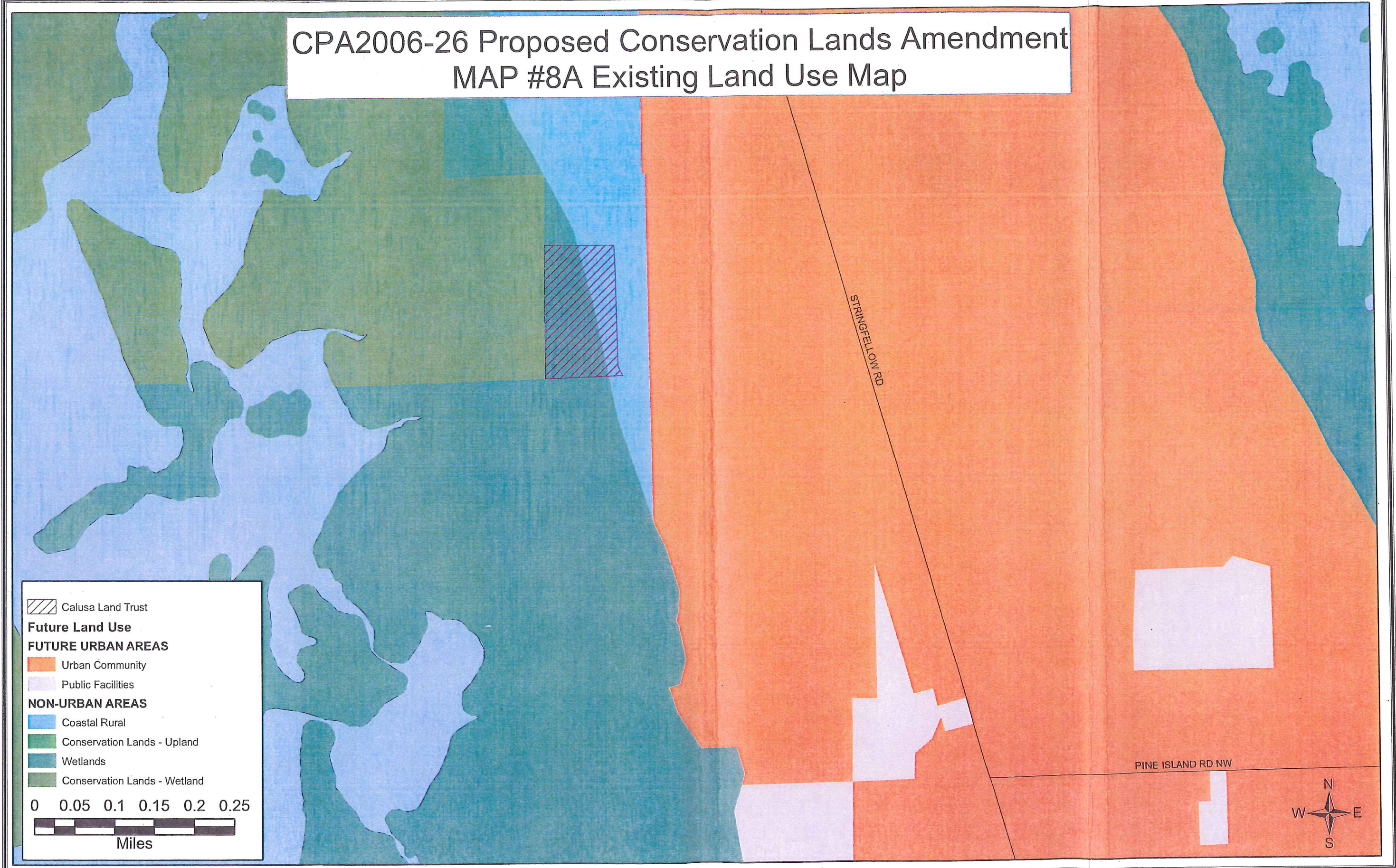
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







Miles

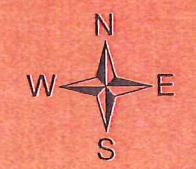


CPA2006-26 Proposed Conservation Lands Amendment MAP #8A Existing Land Use Map

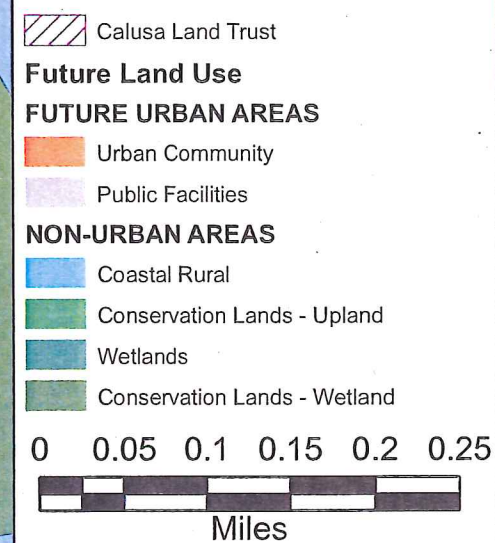


 Calusa Land Trust
Future Land Use
FUTURE URBAN AREAS
 Urban Community
 Public Facilities
NON-URBAN AREAS
 Coastal Rural
 Conservation Lands - Upland
 Wetlands
 Conservation Lands - Wetland

0 0.05 0.1 0.15 0.2 0.25

Miles



CPA2006-26 Proposed Conservation Lands Amendment MAP #8B Proposed Land Use Map



STRINGFELLOW RD

PINE ISLAND RD NW

