



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS
MONDAY, APRIL 25, 2016
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – March 28, 2016
4. Lee Plan Amendments
 - A. CPA2015-00003 – Dusty Metro (Continued from 3/28/16)
 - B. CPA2016-00002 – Lee Plan Map Amendments
 - MAP 3E: Airports, Seaports, Railways, and Waterways
 - Map 3J: Evacuation Routes
 - MAP 5: Coastal High Hazard Area
 - MAP 10: General Soils Map
5. Other Business
6. Adjournment – Next Meeting Date: May 23, 2016

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

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

The agenda can be accessed at the following link approximately 7 days prior to the meeting: <http://www.leegov.com/dcd/events>

Direct links to plan amendment documents: [CPA2015-00003](#)
[CPA2016-00002](#)

CPA2016-00002

**LEE PLAN MAP
AMENDMENTS**



**COMPREHENSIVE PLAN
AMENDMENT**

**CPA2016-02
LEE PLAN MAP UPDATE**

County-Initiated Amendment

**Local Planning Agency
Staff Report**

4/15/2016

**STAFF REPORT
COMPREHENSIVE PLAN AMENDMENT
CPA2016-02**

Text Amendment

Map Amendment

This Document Contains the Following Reviews	
<input checked="" type="checkbox"/>	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to Review Agencies' Comments
	Board of County Commissioners Hearing for Adoption

Staff Report Publication Date: April 15, 2016

**PART I
APPLICATION SUMMARY**

A. PROJECT NAME:

Lee Plan Map Update

B. APPLICANT:

Lee County Board of County Commissioners

C. REPRESENTATIVES:

Lee County Department of Community Development, Planning Section

D. PROPOSED LEE PLAN AMENDMENTS:

Amend the Lee Plan to incorporate updates to four Lee Plan Maps. The maps proposed for amendment include Map 3E: Airports, Seaports, Railways and Waterways; Map 3J: Evacuation Routes; Map 5: Coastal High Hazard Area; and Map 10 General Soils Map. The existing and proposed maps are attached to this report.

PART II
RECOMMENDATION AND FINDINGS OF FACT

A. RECOMMENDATION:

Staff recommends that the Board of County Commissioners *transmit* the proposed amendments.

B. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Board of County Commissioners initiated this amendment on February 16, 2016.
- No new maps, only revisions to existing maps, are proposed by this amendment.
- The maps included in the proposed amendment are required by Chapter 163 of the Florida Statutes, and the proposed amendment will ensure that the Lee Plan remains consistent with the Florida Statutes.
- The updated maps provide the most up-to-date data from the relevant agency for each map.

PART III
BACKGROUND and ANALYSIS

Florida State Statute 163.3177 requires that the Lee Plan include the subject maps. Several of the maps have been in the Lee Plan from its original adoption in 1984 and have not been updated in many years. In some cases, maps were intentionally left as black and white versions in order to facilitate ease of reproduction. Since that time, improved mapping software and techniques have made it possible to replace old, less useful maps with much more legible versions that are a great improvement on the originals. In other cases, the state or federal agency responsible for the information on the maps has provided more current or accurate data. Therefore, the four maps discussed below can now be replaced with more up-to-date versions.

MAP 3E: Airports, Seaports, Railways, and Waterways

Florida Statute 163.3177(6)(b)2.b states that Local governments within a metropolitan planning area must address aviation, rail, and seaport facilities. This map is consistent with this regulation by depicting the location of major transportation facilities for non-automobile travel modes. These facilities have been depicted in the Lee Plan since its adoption in 1984.

There are two changes to facilities on the proposed map. The first is the removal of the Port Boca Grande facility at the south end of Gasparilla Island. This property is no longer used as a major seaport and was recently changed from the Public Facilities to the Urban Community future land use category. It is currently in the process to be rezoned to a Residential Planned Development. The second change is based on the data provided by the Waterway Network. A waterway has been extended through San Carlos Bay to the

east of Sanibel Island. In addition, the map is being updated to include city limits as well as to improve legibility.

Map 3J: Evacuation Routes

Florida Statute 163.3177(6)(b)2.c requires that the Lee Plan address the capability to evacuate the coastal population before an impending natural disaster. Map 3J of the Lee Plan depicts the major evacuation routes from the coastal areas to inland highways, such as I-75 and US 41, as provided by the Southwest Florida Regional Planning Council. These routes were created to facilitate the evacuation of the coastal areas in the event of a predicted hurricane or tropical storm hazard. A version of this map has been in the Lee Plan since its original adoption in 1984.

Map 3J was last updated in the Lee Plan in 1995. The proposed map is based on the “Evacuation Transportation Analysis” performed by the Southwest Florida Regional Planning Council in 2015 as part of the Florida Statewide Regional Evacuation Study Program. Updates to Map 3J reflect new transportation facilities or facilities which now have greater capacity. In addition, due to changes in the data from the Southwest Florida Regional Planning Council, the proposed map no longer identifies “Recommended Traffic Control Points.” The map has also been updated to include city limits as well as to improve legibility.

MAP 5: Coastal High Hazard Area

Florida Statute 163.3177(6)(a)10.c(VI) requires that the Lee Plan include a map depicting coastal high-hazard areas (CHHA). The CHHA is defined in the Lee Plan as the area below the elevation of the category 1 storm surge line as established by a Sea, Lake, and Overland Surges from Hurricanes (SLOSH) computerized storm surge model. Lee Plan Map 5 depicts those areas within the Coastal High Hazard Area. The current CHHA map was amended in May 2009 as adopted by Lee County Ordinance 09-17. A new SLOSH model was published by the Southwest Florida Regional Planning Council in 2010.

The changes identified in the proposed map are largely due to improved modeling techniques and data collection such as the use of LIDAR. To better demonstrate the changes to the CHHA an additional map is attached that depicts the areas that have been added and the areas that will be removed from the CHHA. The additional map is for demonstrative purposes only and is not proposed to be adopted into the Lee Plan.

MAP 10: General Soils Map

Florida Statute 163.3177(6)(a)10.c(V) requires that the Lee Plan include a map depicting “minerals and soils.” Therefore, Map 10, depicting the general distribution of soil types within Lee County, is included in the Lee Plan. The data was primarily generated by the Natural Resource Conservation Service but several other federal and state agencies such as the Florida Department of Agriculture and The University of Florida were involved.

The data for this map was compiled in 1983 but is still accurate since it is a generalized map rather than a precise depiction of soil types. The proposed map is in color versus the current black and white map and therefore much more legible and a great improvement. No other changes are proposed to Map 10.

PART IV CONCLUSION

No new maps are proposed by this amendment. Only updates to existing maps that are already incorporated into the Lee Plan.

The proposed amendment will keep the Lee Plan up to date by incorporating the latest data and studies in the proposed maps and contribute towards maintaining as high a level of accuracy in the Lee Plan as possible. In addition, the proposed maps will be more legible and easier to use than the current versions.

Staff recommends that the Board of County Commissioners transmit the proposed amendment based on the findings of fact provided on Part II of this staff report.

**PART V - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: April 25, 2016

A. LOCAL PLANNING AGENCY REVIEW:

**B. SUMMARY OF LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS
OF FACT:**

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

NOEL ANDRESS

JOHN CASSANI

DENNIS CHURCH

JIM GREEN

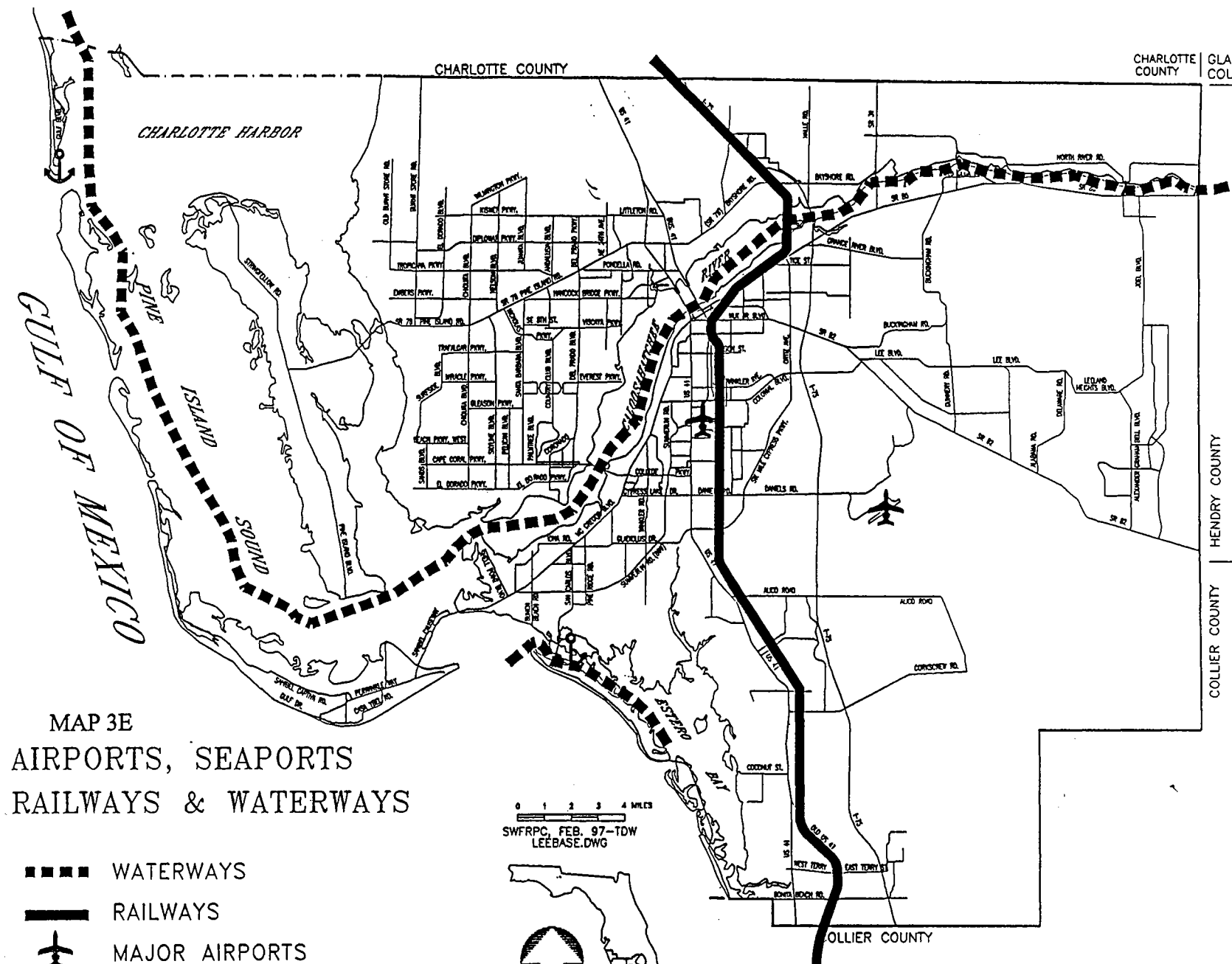
STAN STOUER

ROGER STRELOW

GARY TASMAN

CHARLOTTE COUNTY
GLADES COUNTY

HENDRY COUNTY
COLLIER COUNTY



MAP 3E
AIRPORTS, SEAPORTS
RAILWAYS & WATERWAYS

0 1 2 3 4 MILES
SWFRPC, FEB. 97-TDW
LEEbase.DWG

- WATERWAYS
- RAILWAYS
- ✈ MAJOR AIRPORTS
- ⚓ MAJOR SEAPORTS

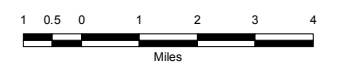
EXISTING

AIRPORTS, SEAPORTS, RAILWAYS & WATERWAYS

LEGEND

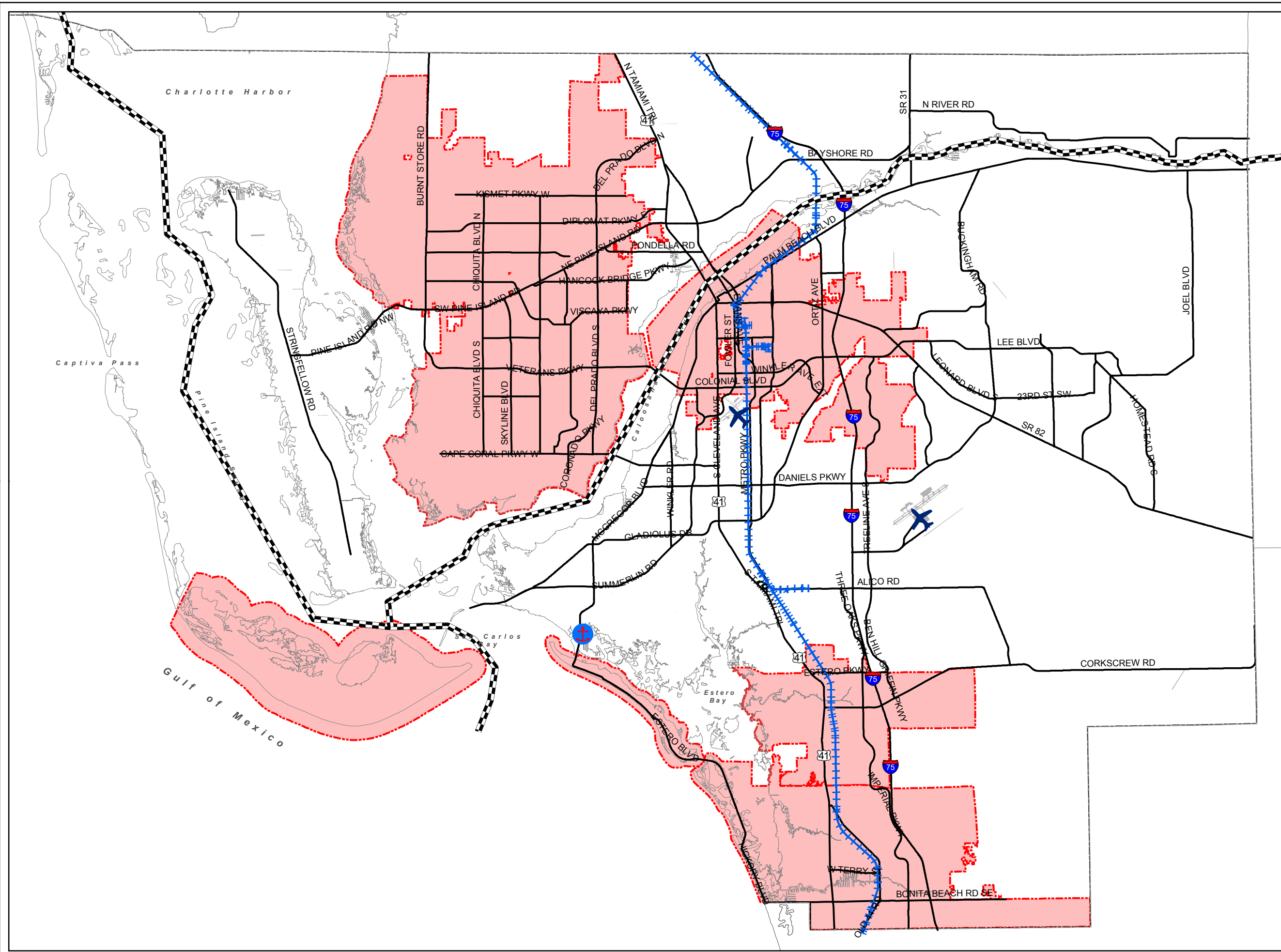
-  MAJOR AIRPORTS
-  MAJOR SEAPORTS
-  WATERWAYS
-  RAILWAYS
-  County Line
-  Major Roads
-  City Limits

PROPOSED






Waterway Source: The National Waterway Network
 Map Generated: April 2016
 City Limits current to date of map generation

Lee Plan Map 3E

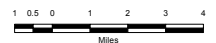


LEE COUNTY EVACUATION ROUTES

LEGEND

-  EVACUATION ROUTES
-  County Line
-  City Limits

PROPOSED

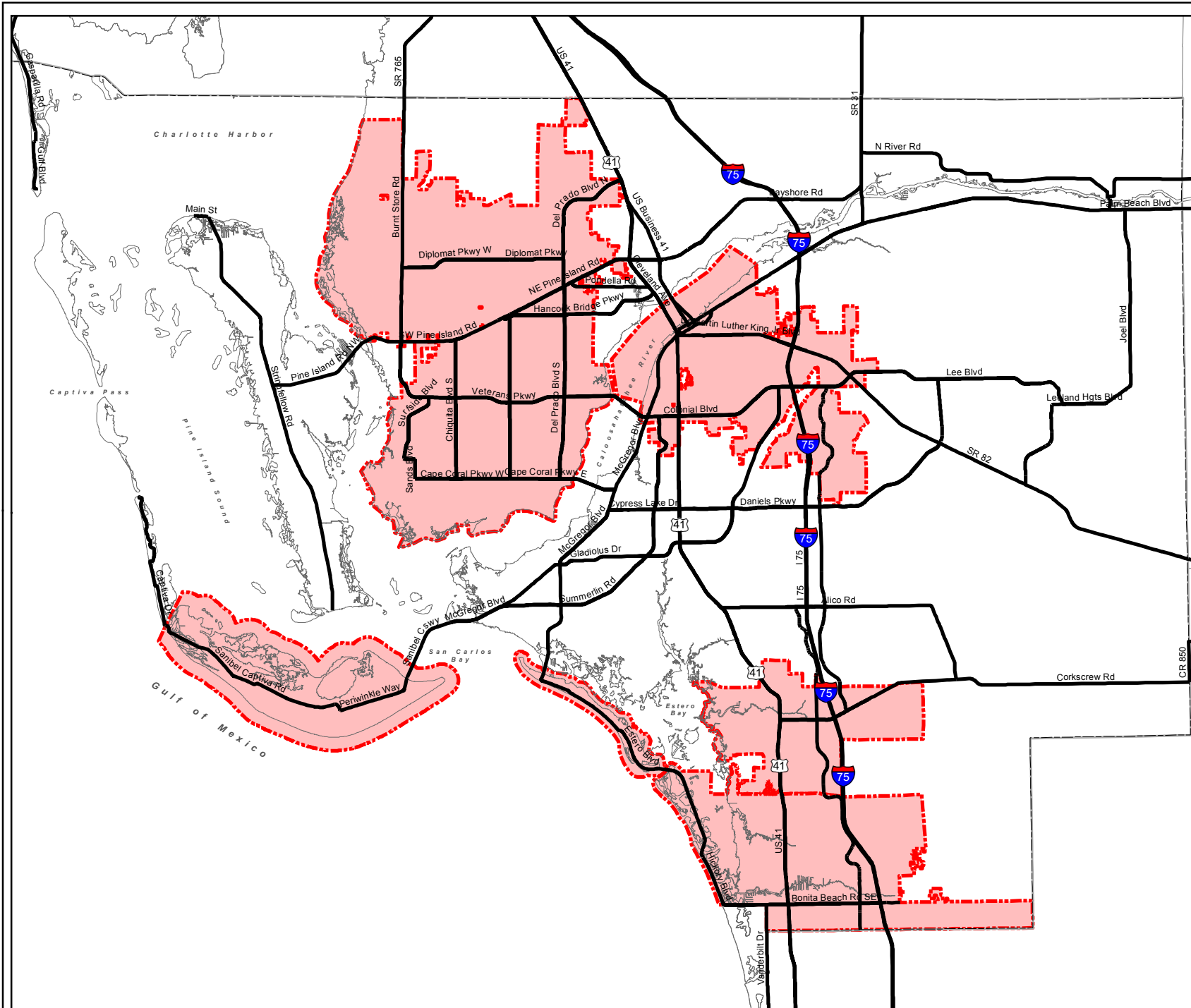


Source: Southwest Florida Regional Planning Council, CDM Smith, for Statewide Regional Evacuation Evacuation Study Program

Map Generated: April 2016
City Limits current to date of map generation



Prepared By: DCD/Planning

Lee Plan Map 3J

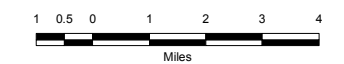


LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

Legend

-  City Limits
-  Coastal High Hazard Area

EXISTING

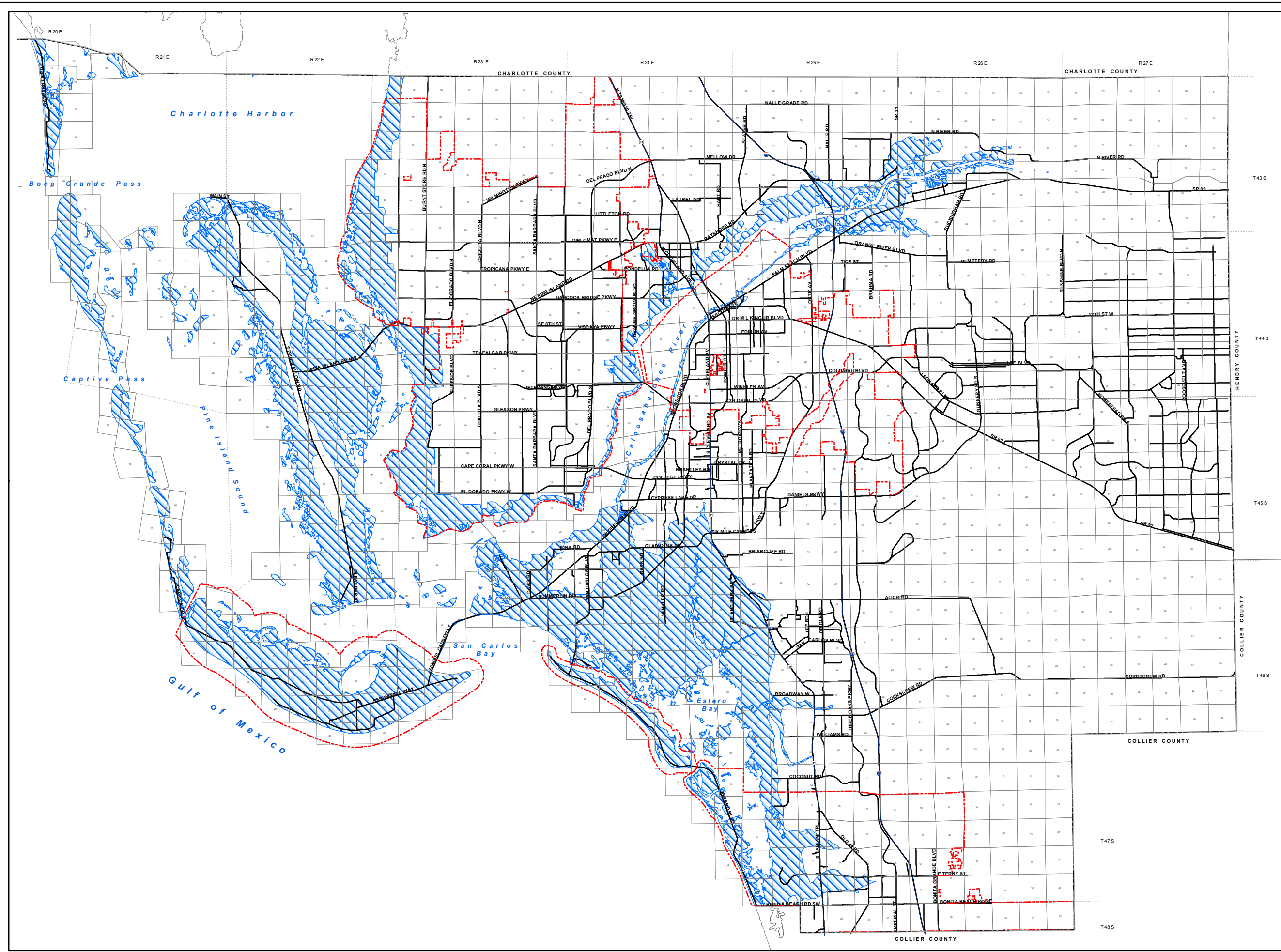


Source: SLOSH Model
(Sea, Lake, and Overland Surges from Hurricanes)
Run by Southwest Florida Regional Planning Council

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

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

Lee Plan Map 5

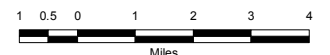


LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

LEGEND

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

PROPOSED

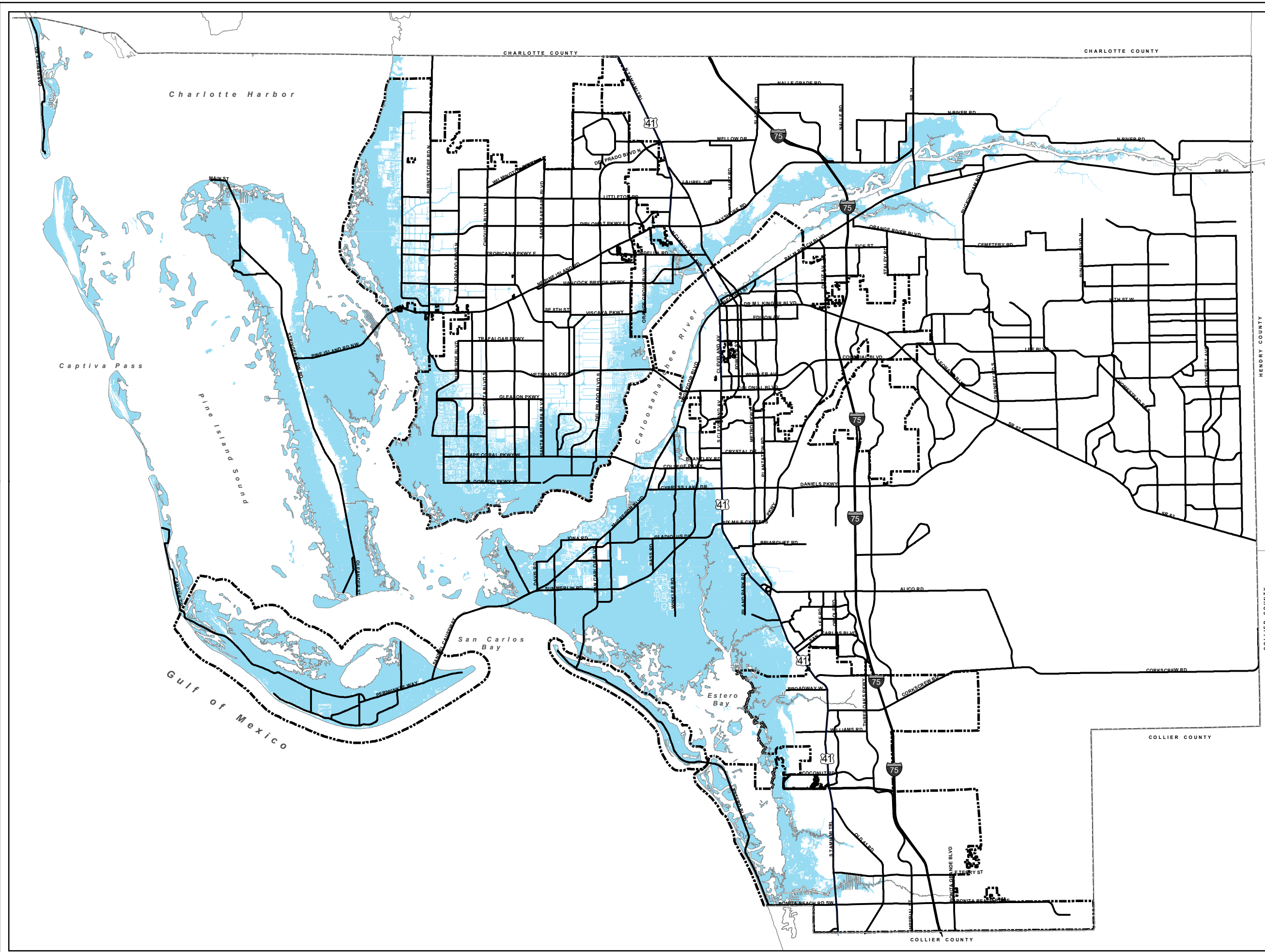


Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study
Storm Tide Atlas for Lee County

Map Generated: April 2016
City Limits current to date of map generation

Amended By Ord. No. 09-17

Lee Plan Map 5



LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

LEGEND

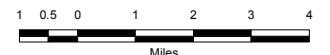
- County Line
- Major Roads
- Minor Roads
- ⊞ City Limits

CHHA Changes

- Removed
- Added
- No Change

CHANGES

*For Informational
Purposes Only
Will not be included
in Lee Plan*

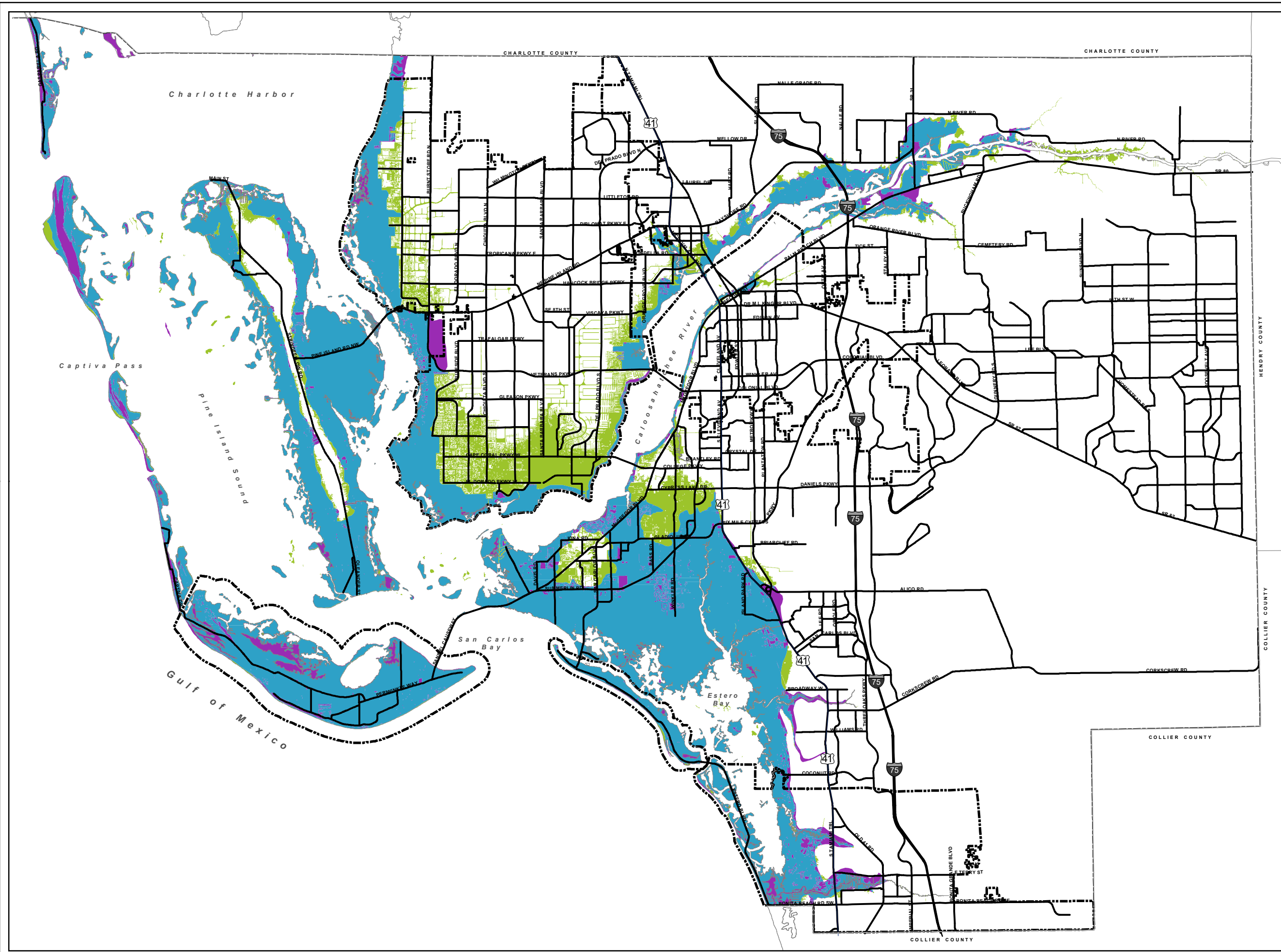


Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study

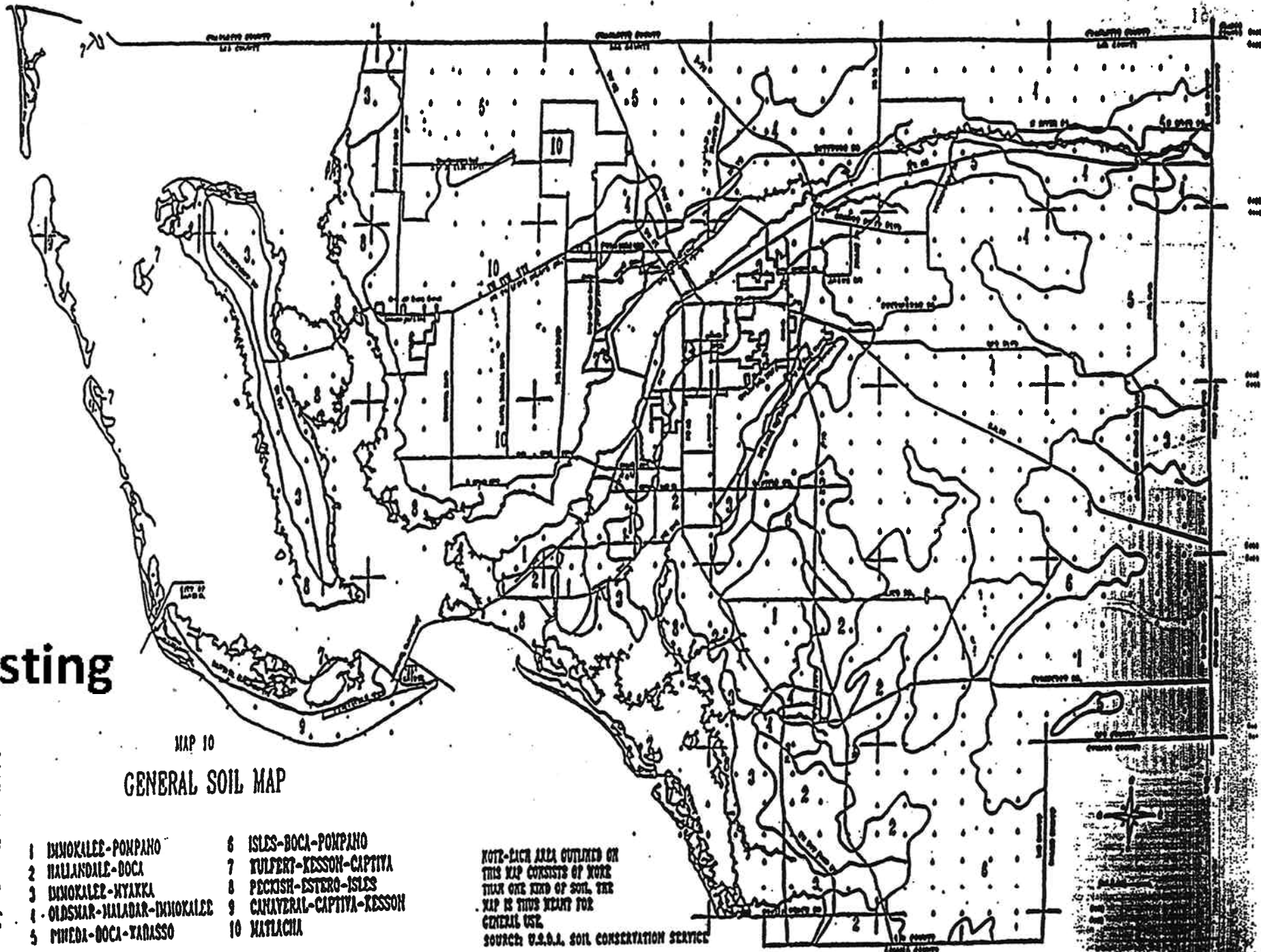
Map Generated: September 2014
City Limits current to date of map generation

Amended By Ord. No. 09-17

Lee Plan Map 5



Existing



MAP 10
GENERAL SOIL MAP

- | | |
|-----------------------------|----------------------------|
| 1 IMMOKALEE-POMPANO | 6 ISLES-BOCA-POMPANO |
| 2 HALLANDALE-BOCA | 7 TULFERT-KESSON-CAPTIVA |
| 3 IMMOKALEE-MYAKKA | 8 PECKISH-ESTERO-ISLES |
| 4 OLDSMAR-MALADAR-IMMOKALEE | 9 CANAVERAL-CAPTIVA-KESSON |
| 5 PINEDA-BOCA-YANASSO | 10 MATLACHA |

NOTE-EACH AREA OUTLINED ON THIS MAP CONSISTS OF MORE THAN ONE KIND OF SOIL. THE MAP IS THIS MEANT FOR GENERAL USE.
SOURCE: U.S.D.A. SOIL CONSERVATION SERVICE

AS ADOPTED
JANUARY 31, 1966

MAP 10 - Page 1 of 1

GENERAL SOILS MAP

Lee Plan Map 10



Map Generated: November 2014

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

Proposed

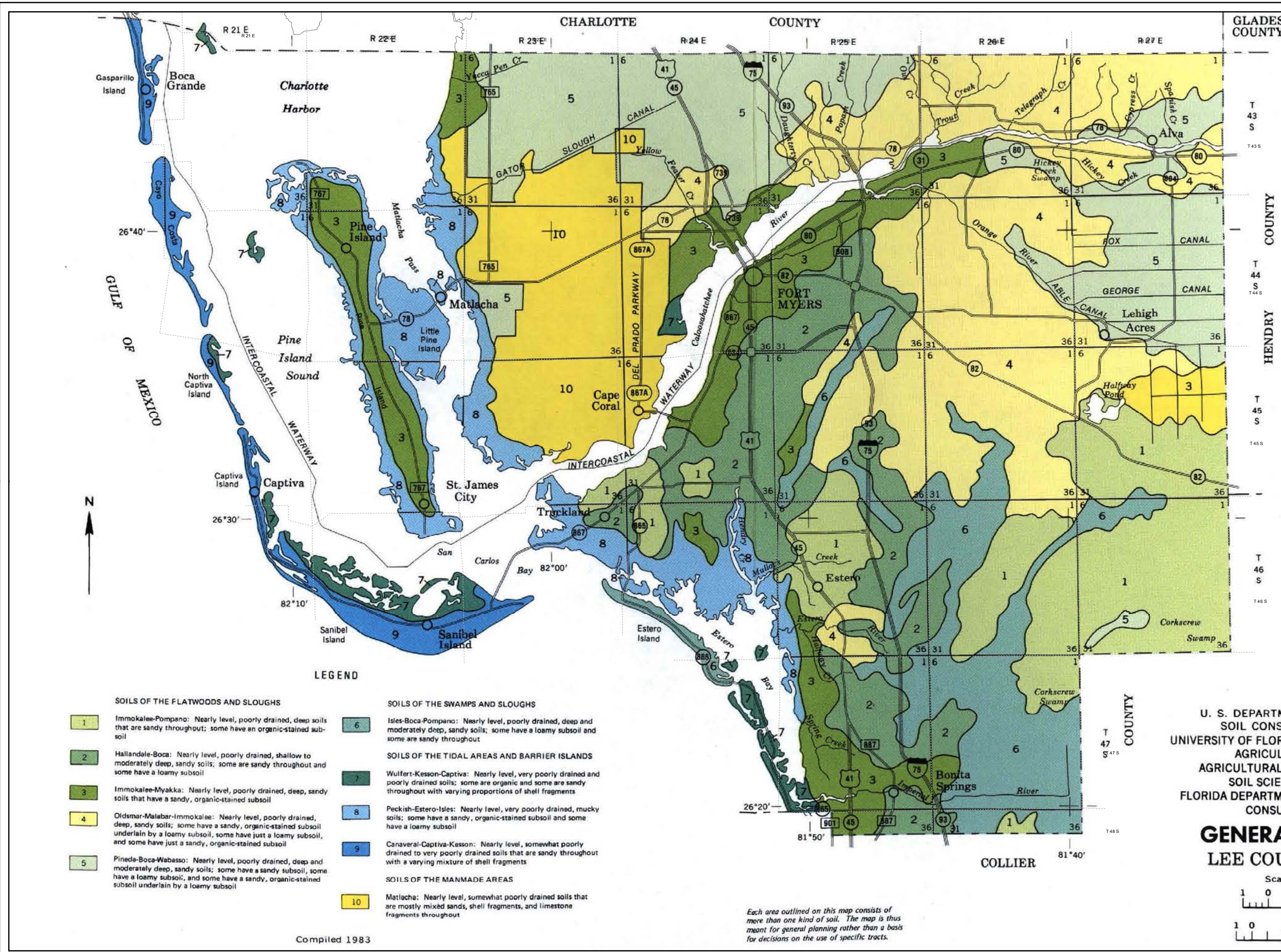
U. S. DEPARTMENT OF AGRICULTURE
SOIL CONSERVATION SERVICE
UNIVERSITY OF FLORIDA INSTITUTE OF FOOD AND
AGRICULTURAL SCIENCES
AGRICULTURAL EXPERIMENT STATIONS
SOIL SCIENCE DEPARTMENT
FLORIDA DEPARTMENT OF AGRICULTURE AND
CONSUMER SERVICES

GENERAL SOIL MAP LEE COUNTY, FLORIDA

Scale 1:253,440



Each area outlined on this map consists of more than one kind of soil. The map is thus meant for general planning rather than a basis for decisions on the use of specific tracts.



LEGEND

SOILS OF THE FLATWOODS AND SLOUGHS

- 1 Immokalee-Pompano: Nearly level, poorly drained, deep soils that are sandy throughout; some have an organic-stained subsoil
- 2 Hallandale-Boca: Nearly level, poorly drained, shallow to moderately deep, sandy soils; some are sandy throughout and some have a loamy subsoil
- 3 Immokalee-Myakka: Nearly level, poorly drained, deep, sandy soils that have a sandy, organic-stained subsoil
- 4 Oldsmar-Malabar-Immokalee: Nearly level, poorly drained, deep, sandy soils; some have a sandy, organic-stained subsoil underlain by a loamy subsoil, some have just a loamy subsoil, and some have just a sandy, organic-stained subsoil
- 5 Pineda-Boca-Wabasso: Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a sandy subsoil, some have a loamy subsoil, and some have a sandy, organic-stained subsoil underlain by a loamy subsoil

SOILS OF THE SWAMPS AND SLOUGHS

- 6 Isles-Boca-Pompano: Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a loamy subsoil and some are sandy throughout

SOILS OF THE TIDAL AREAS AND BARRIER ISLANDS

- 7 Wulfert-Kesson-Captiva: Nearly level, very poorly drained and poorly drained soils; some are organic and some are sandy throughout with varying proportions of shell fragments
- 8 Peckish-Estero-Isles: Nearly level, very poorly drained, mucky soils; some have a sandy, organic-stained subsoil and some have a loamy subsoil
- 9 Canaveral-Captiva-Kesson: Nearly level, somewhat poorly drained to very poorly drained soils that are sandy throughout with a varying mixture of shell fragments

SOILS OF THE MANMADE AREAS

- 10 Matlacha: Nearly level, somewhat poorly drained soils that are mostly mixed sands, shell fragments, and limestone fragments throughout

Compiled 1983