



June 10, 2016

John Manning
District One

Cecil L Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL. 32399-0800

Re: Amendment to the Lee Plan
Transmittal Submission Package
June 6, 2016 Transmittal Hearing

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2016-00002 (Lee Plan Map Amendments). The proposed amendment is being submitted through the expedited state review process as described in Chapter 163.3184. The amendment is as follows:

CPA2016-00002, Lee Plan Map 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.

The Local Planning Agency held a public hearing for this plan amendment on April 25, 2016. The Board of County Commissioners transmittal hearing was held on June 8, 2016. At the transmittal hearing, the Board of County Commissioners voted to transmit the attached Lee Plan amendment. The proposed amendment is not applicable to an area of critical state concern. The Board of County Commissioners has stated its intent to hold an adoption hearing following the receipt of the review agencies' comments.

The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendment is as follows:

Mr. Brandon Dunn, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8809
Fax (239) 485-8319
Email: bdunn@leegov.com

Included with this package are one paper copy and two CD ROM copies, in PDF format, of the proposed amendment and supporting data and analysis. By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,



Mikki Rozdolski, Planning Manager
Department of Community Development
Planning Section

All documents and reports attendant to this transmittal are also being sent, by copy of this cover in a CD ROM format, to:

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Tracy D. Suber
Department of Education

Plan Review
Department of Environmental Protection

Deena Woodward
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Sarah Catala
FDOT District One

Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, A.I.C.P., Senior Planner, Intergovernmental Coordination Section
South Florida Water Management District

THE NEWS-PRESS
Published every morning
Daily and Sunday
Fort Myers, Florida
Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared **Shari Terrell** who on oath says that he/she is the Legal Assistant of the News-Press, a daily newspaper, published at Fort Myers, in Lee County, Florida; that the attached copy of advertisement, being a

DISPLAY

In the matter of:

CPA2016-00002 PLAN MAP

In the court was published in said newspaper in the issues of

May 27, 2016

Affiant further says that the said News-Press is a paper of general circulation daily in Lee, Charlotte, Collier, Glades and Hendry Counties and published at Fort Myers, in said Lee County, Florida and that said newspaper has heretofore been continuously published in said Lee County; Florida, each day, and has been entered as a second class mail matter at the post office in Fort Myers in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of the advertisement; and affiant further says that he/she has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



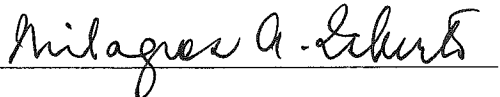
Sworn to and subscribed before me this 27th day of May, 2016.

by **Shari Terrell**

personally known to me or who has produced

as identification, and who did or did not take an oath.

Notary Public



Print Name: **Milagros A. Isberto**

My commission Expires: **July 11, 2016**

**NOTICE OF PROPOSED
AMENDMENT TO
THE LEE COUNTY
COMPREHENSIVE
LAND USE PLAN
(TRANSMITTAL HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, June 8, 2016. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers at 2120 Main Street in Downtown Fort Myers. At the hearing, the Board will consider the proposed amendments for transmittal to the Florida Department of Economic Opportunity:

CPA2016-00002, LEE PLAN MAP 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.

This transmittal hearing is the first step in a two step public hearing process to amend the Lee Plan. A second hearing will follow the Department of Economic Opportunity's review of the application.

This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. 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 public hearing should contact Janet Miller at 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.

CPA2016-00002

**LEE PLAN MAP
UPDATE**



**COMPREHENSIVE PLAN
AMENDMENT**

**CPA2016-02
LEE PLAN MAP UPDATE**

County-Initiated Amendment

DEO Transmittal Document

6/8/2016

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

Text Amendment

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 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:** Staff gave a brief presentation on the amendment. LPA members asked about the effect of changes in the Coastal High Hazard Area (CHHA) on flood insurance rates and construction regulations. Staff replied that flood insurance rates and construction regulations are controlled by FIRM maps and FEMA regulations rather than the CHHA. One member asked about the source of data for the waterways on Map 3E.

No members of the public spoke about the proposed amendment.

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

1. **RECOMMENDATION:** The LPA recommended that the Board of County Commissioners transmit the amendment to the Lee Plan as proposed by staff.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the basis and recommended findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u> AYE </u>
JOHN CASSANI	<u> AYE </u>
DENNIS CHURCH	<u> AYE </u>
JIM GREEN	<u> ABSENT </u>
STAN STOUDE	<u> AYE </u>
ROGER STRELOW	<u> AYE </u>
GARY TASMAN	<u> ABSENT </u>

**PART VI
BOARD OF COUNTY COMMISSIONERS
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

DATE OF TRANSMITTAL HEARING: June 8, 2016

A. BOARD REVIEW:

Staff gave a brief presentation and made a recommendation that the BOCC transmit the proposed amendment. One Board member asked for details about the proposed revision to Map 3E.

Two members of the public spoke regarding the revisions to Map 3E. Both members of the public were satisfied with the proposed map distributed at the meeting.

A motion was made that the BOCC transmit the proposed amendments as recommended by staff. The motion was called and passed 5-0

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

The Board of County Commissioners *transmitted* the proposed amendment as recommended by staff and the Local Planning Agency.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

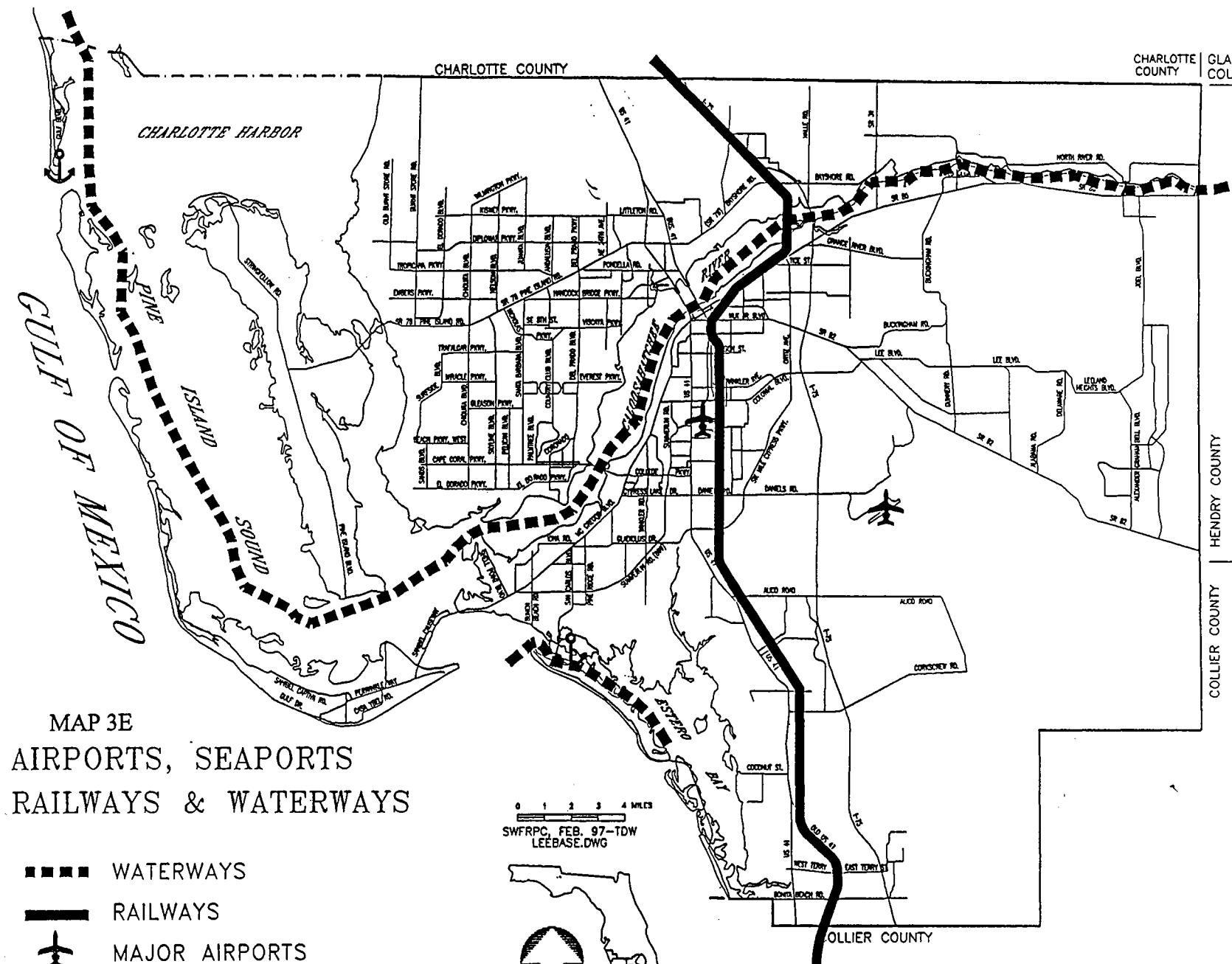
The Board of County Commissioners accepted the findings of fact as advanced by staff and the Local Planning Agency.

C. VOTE:

BRIAN HAMMAN	<u>AYE</u>
LARRY KIKER	<u>AYE</u>
FRANK MANN	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
CECIL L. PENDERGRASS	<u>AYE</u>

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

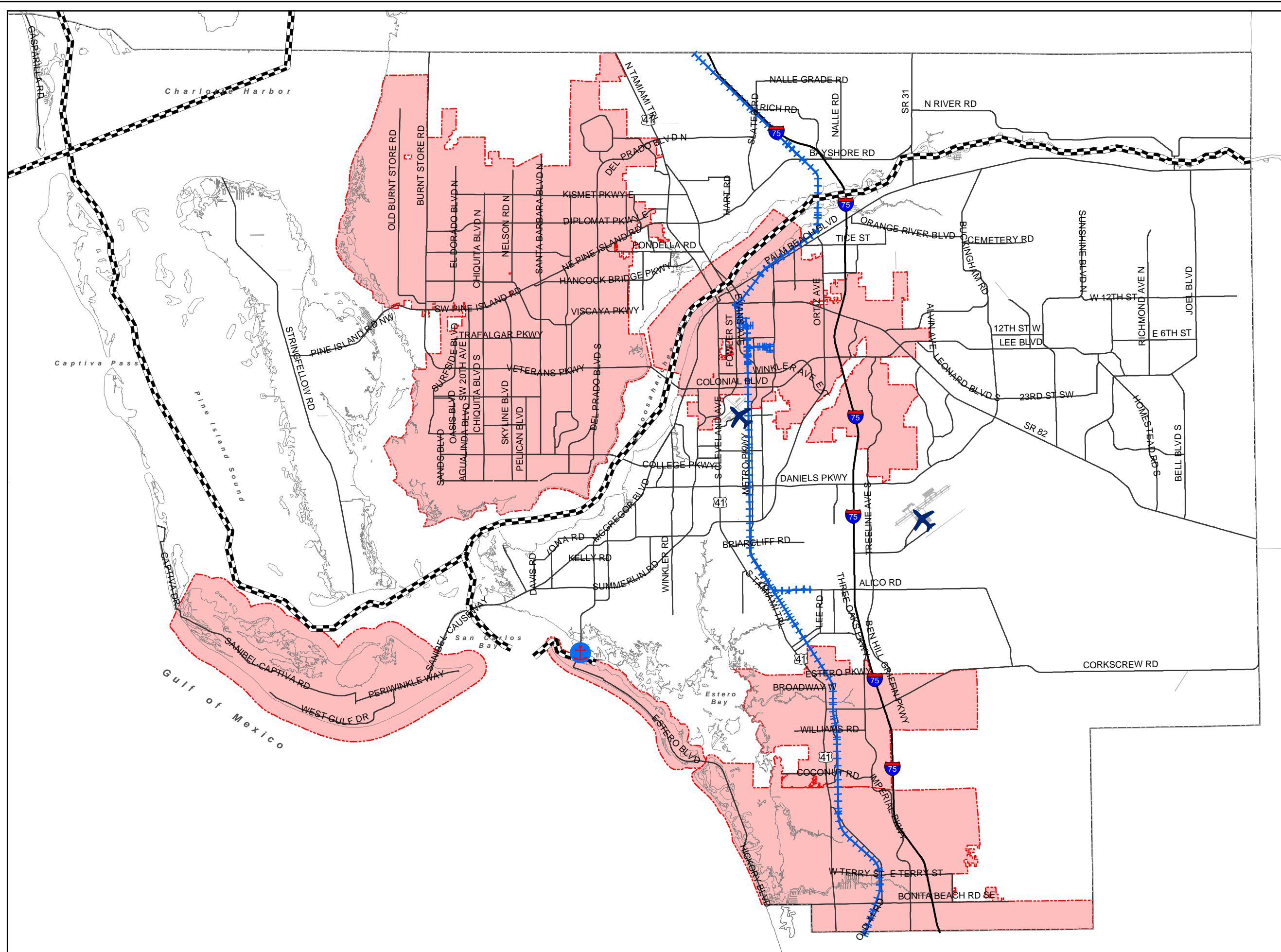
PROPOSED



Waterway Sources:
 The National Waterway Network and
 The National Oceanic and Atmospheric Administration
 (NOAA)
 Compiled by Lee County DCD/Planning

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

Lee Plan Map 3E



CHARLOTTE COUNTY

CHARLOTTE HARBOR

GULF OF MEXICO

PINE ISLAND SOUND

GULF BLVD

BURNT STORE RD
CR 765

41

SR 78

PINE ISLAND RD
HANCOCK BRIDGE PKWY

SR 235

SR 78

SR 60

N. RIVER RD.

JOEL BLVD

SR 82

75

LEE BLVD

SR 82
SIX MILE PKWY

SR 82

ALABAMA RD.

CAPE CORAL PKWY

CYPRESS LAKE BL.

DANIELS

DANIELS

EXISTING EXPIRE

SR 867

SR 865

CR 869

ALCO RD.

CORKSCREW RD.

HURRICANE MODEL LIMIT

COLLIER COUNTY | HENDRY COUNTY

○ RECOMMENDED TRAFFIC CONTROL POINTS

EXISTING

BONITA BEACH RD.
CR 865




COLLIER COUNTY



0 1 2 3 4 MILES
SWTRPC, NOV 1995-RHC

MAP 3J EVACUATION ROUTES LEE COUNTY

LEE COUNTY EVACUATION ROUTES

- LEGEND**
-  EVACUATION ROUTES
 -  County Line
 -  City Limits

PROPOSED

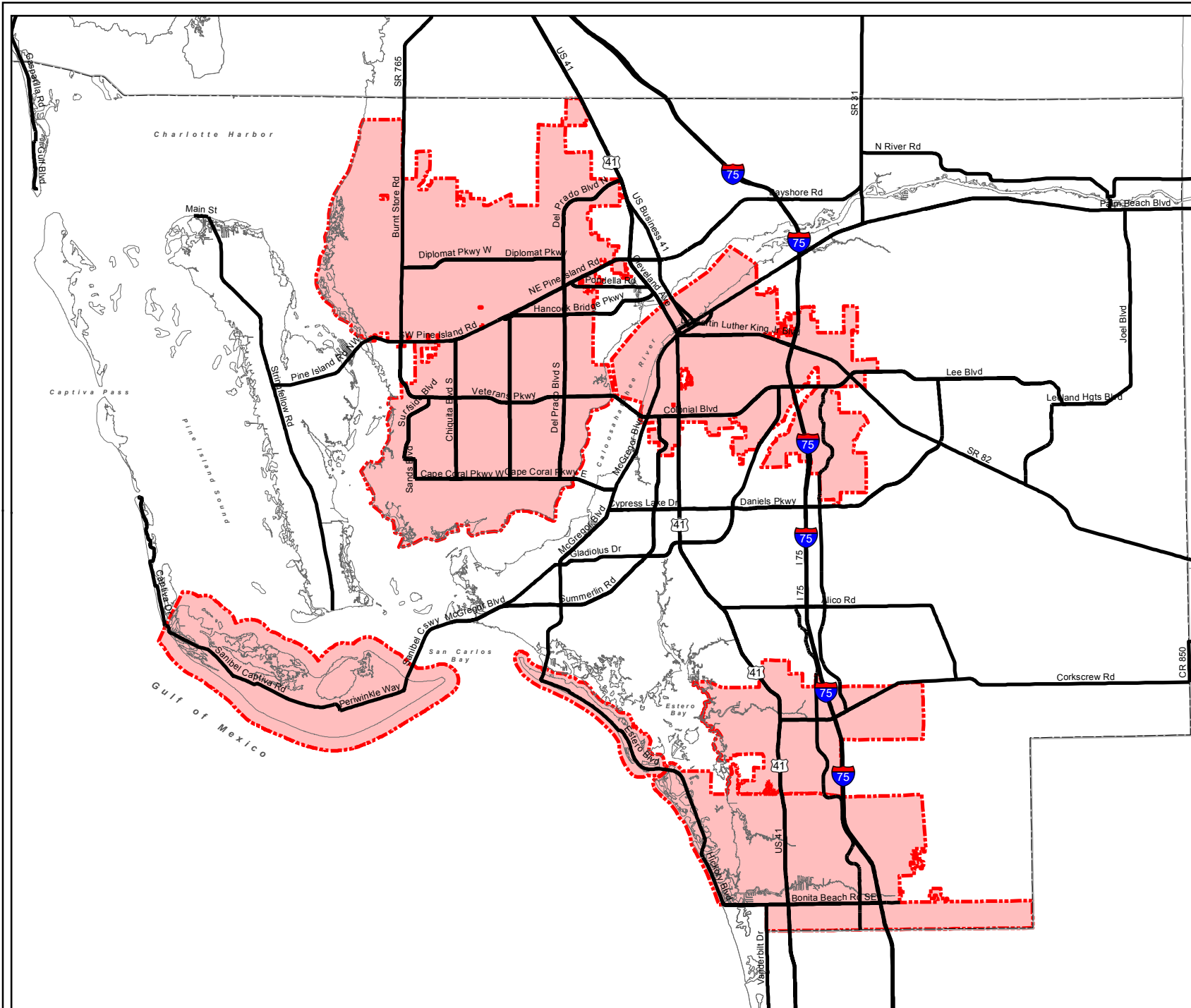


Source: Southwest Florida Regional Planning Council, CDM Smith, for Statewide Regional Evacuation Evacuation Study Program

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

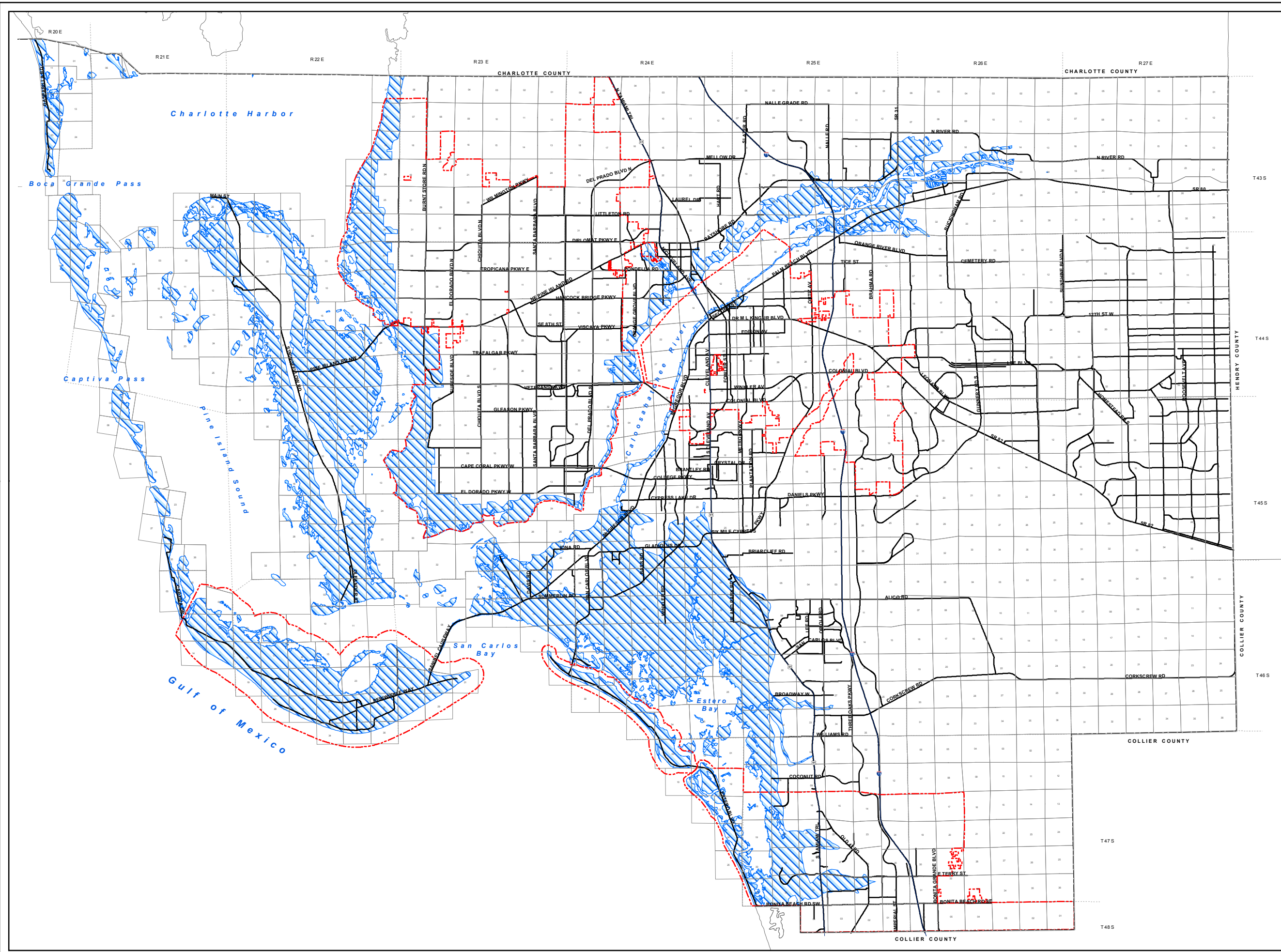


Source: SLOSH Model
(Sea, Lake, and Overland Surges from Hurricanes)
Run by Southwest Florida Regional Planning Council

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

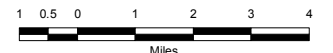


LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

LEGEND

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

PROPOSED

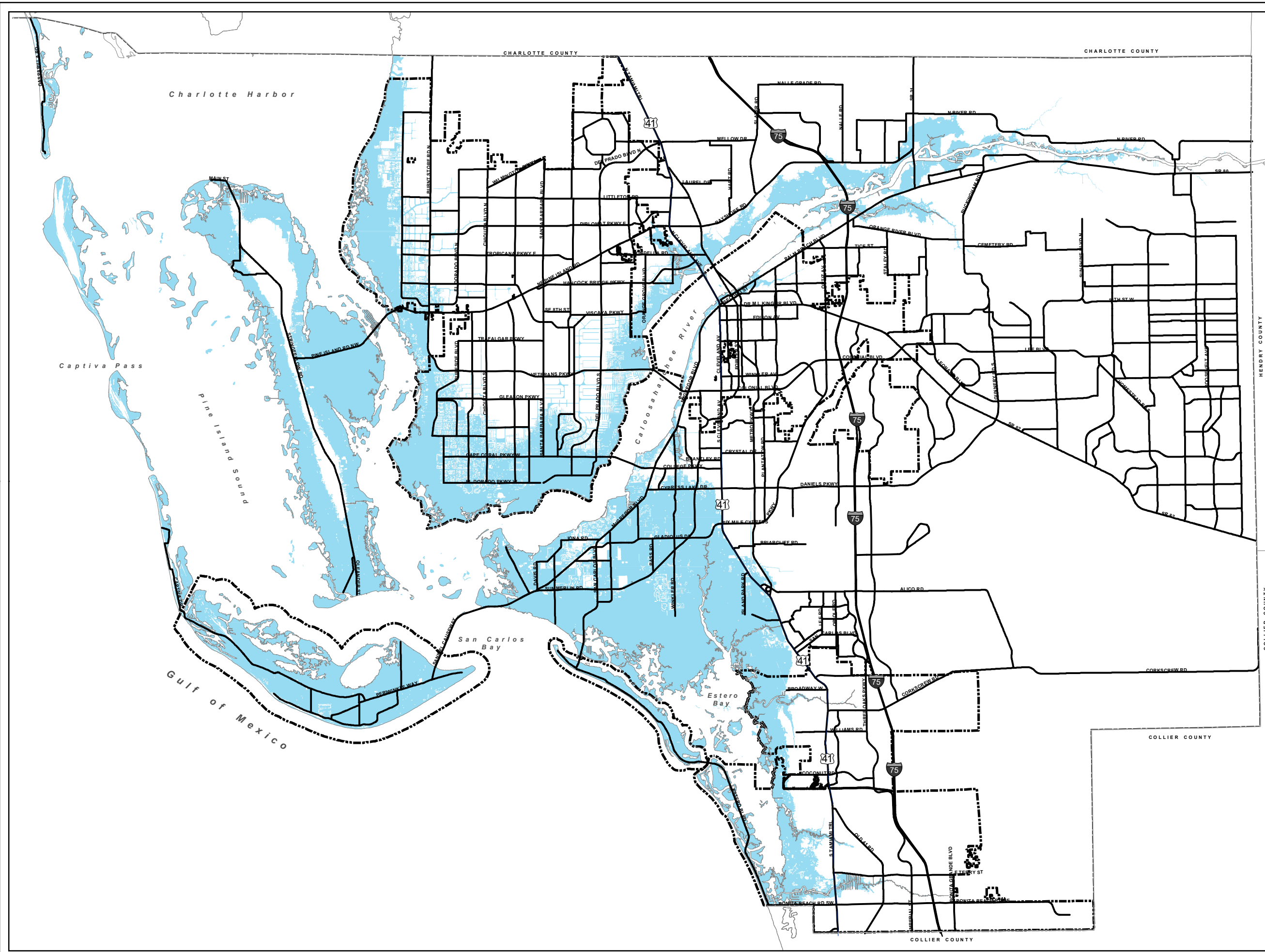


Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study
Storm Tide Atlas for Lee County

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

Amended By Ord. No. 09-17

Lee Plan Map 5



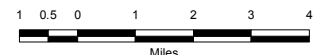
LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

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*

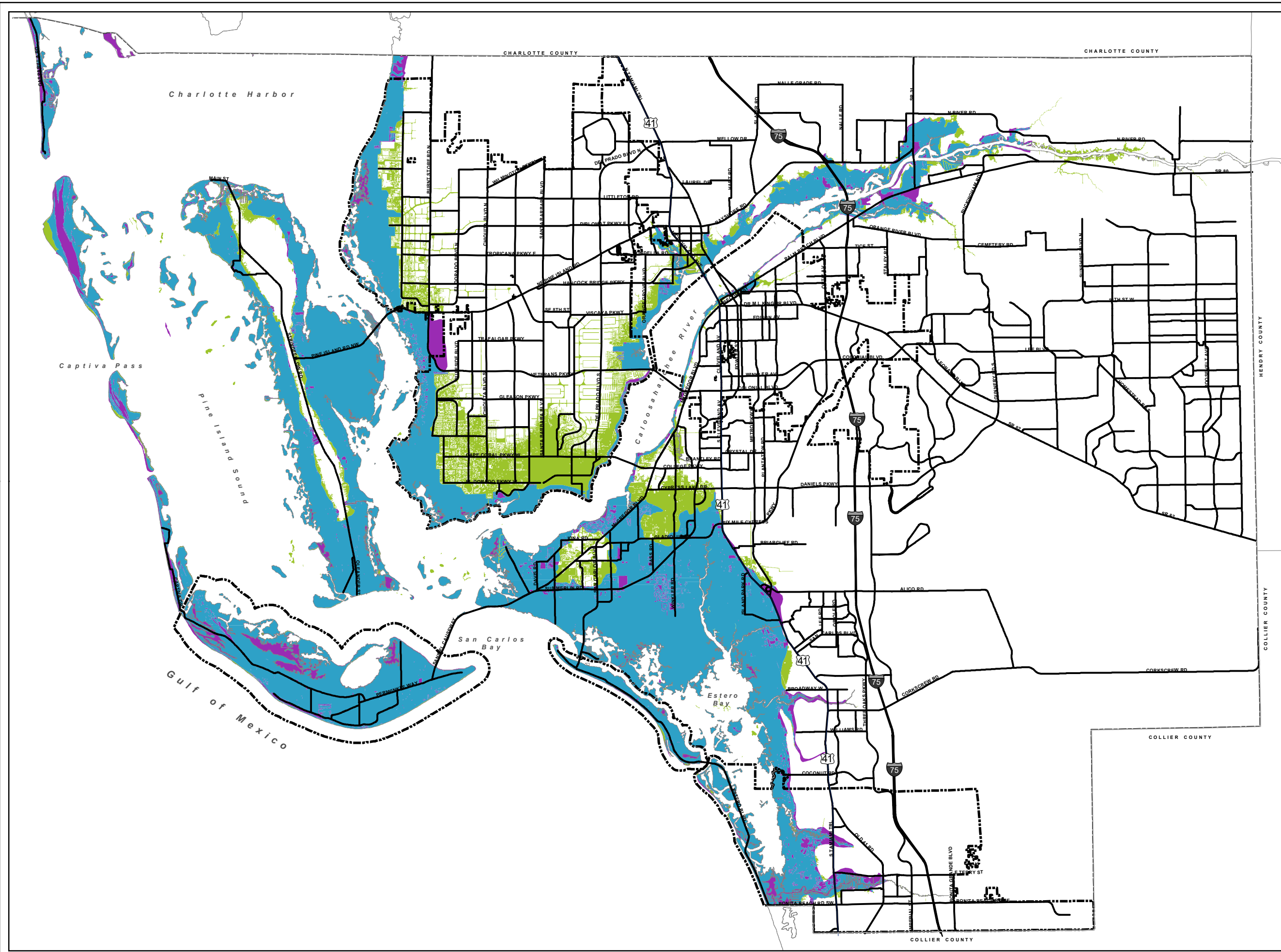


Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study

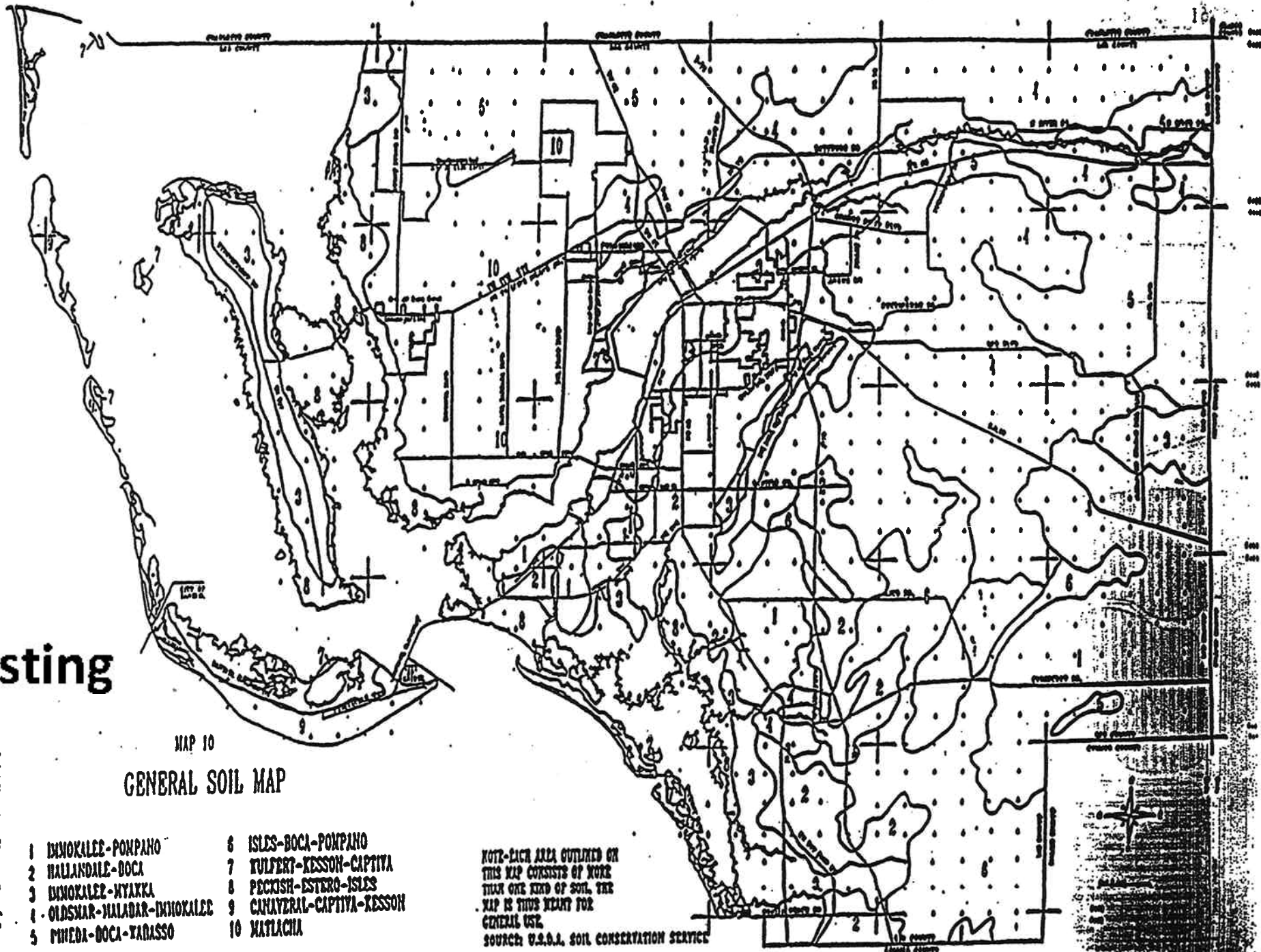
Map Generated: September 2014
City Limits current to date of map generation

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-YARASSO | 10 MATLACHIA |

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

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

AS ADOPTED
JANUARY 31, 1966

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

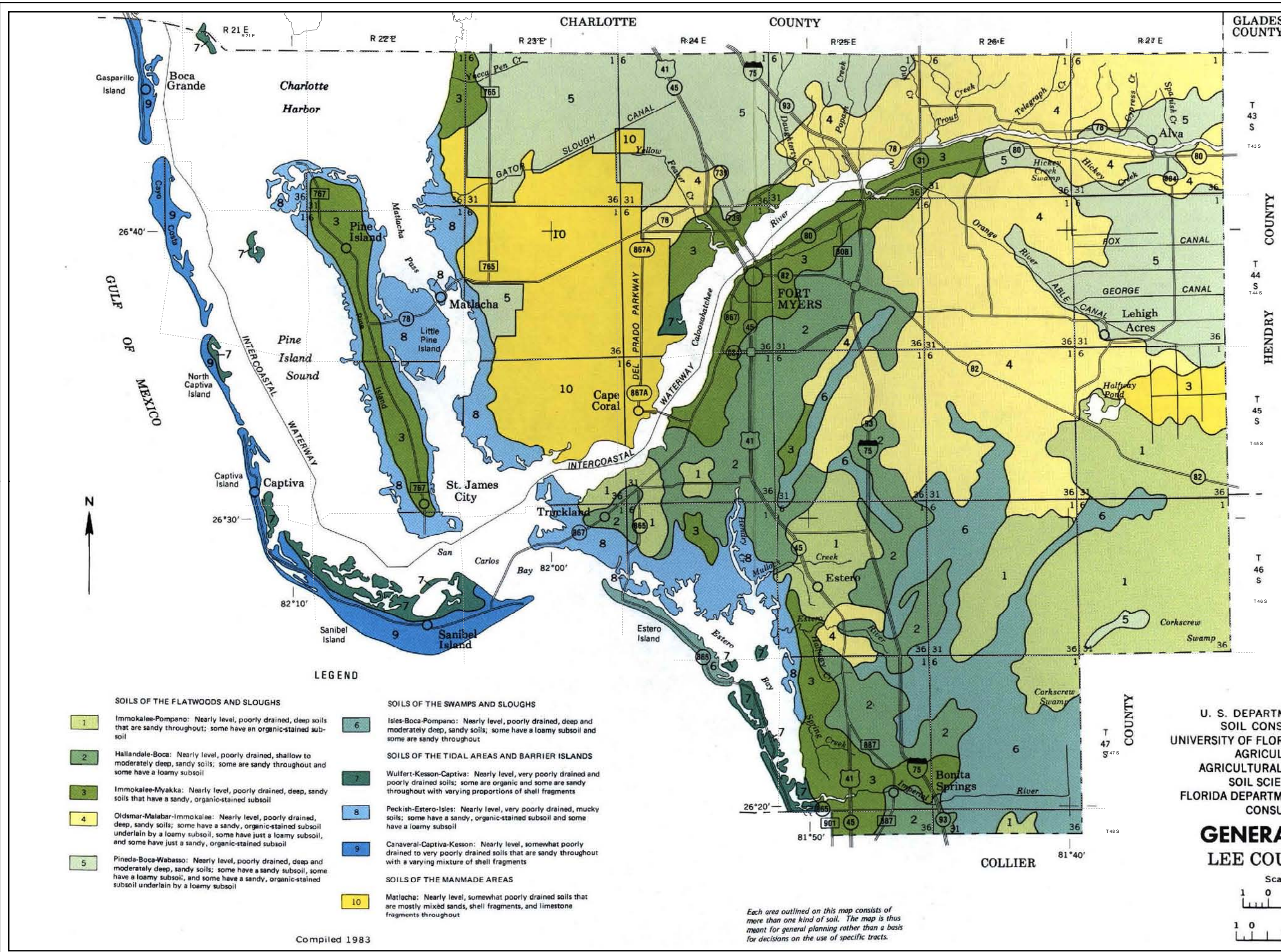
GENERAL SOIL MAP LEE COUNTY, FLORIDA

Scale 1:253,440

1 0 1 2 3 4 Miles

1 0 4 8 Km

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

- | | |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <p>SOILS OF THE FLATWOODS AND SLOUGHS</p> <ul style="list-style-type: none"> 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 | <p>SOILS OF THE SWAMPS AND SLOUGHS</p> <ul style="list-style-type: none"> 6 Isles-Boca-Pompano: Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a loamy subsoil and some are sandy throughout <p>SOILS OF THE TIDAL AREAS AND BARRIER ISLANDS</p> <ul style="list-style-type: none"> 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 <p>SOILS OF THE MANMADE AREAS</p> <ul style="list-style-type: none"> 10 Matlacha: Nearly level, somewhat poorly drained soils that are mostly mixed sands, shell fragments, and limestone fragments throughout |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|

Compiled 1983