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June 17, 2016

Ms. Mikki Rozdolski
Planning Manager
Department of Community Development
P.O. Box 398
Fort Myers, Florida 33902-0398

RECEIVED
JUN 21 2016
COMMUNITY DEVELOPMENT

Re: Lee County CPA2016-00002 / DEO 16-2ESR

Dear Ms. Rozdolski:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 16-2ESR) to the Lee County Comprehensive Plan. The review was performed according to the requirements of the Local Government Comprehensive Planning and Land Development Regulation Act.

The Council will review the proposed amendment and the staff recommendations at its July 14, 2016 meeting. Council staff is recommending that the request be found not regionally significant. Council staff is also recommending that the proposed changes are consistent with the SRPP and do not produce extra-jurisdictional impacts that are inconsistent with the Comprehensive Plans of other local governments.

A copy of the official staff report explaining the Council staff's recommendation is attached. If Council action differs from the staff recommendation, we will notify you.

Sincerely,
Southwest Florida Regional Planning Council

Margaret Wuerstle, AICP
Executive Director

MW/DEC
Attachment

Cc: Mr. Eubanks, Administrator, Plan Review and Processing, Department of Economic Development



**LOCAL GOVERNMENT COMPREHENSIVE PLAN AMENDMENTS
LEE COUNTY**

The Council staff has reviewed the proposed evaluation and appraisal based amendments to the Lee County Comprehensive Plan (DEO 16-2ESR). These amendments were developed under the Local Government Comprehensive Planning and Land Development Regulation Act. A synopsis of the requirements of the Act and Council responsibilities is provided as Attachment I. Comments are provided in Attachment II. Site location maps can be reviewed in Attachment III.

Staff review of the proposed amendments was based on whether they were likely to be of regional concern. This was determined through assessment of the following factors:

1. Location--in or near a regional resource or regional activity center, such that it impacts the regional resource or facility; on or within one mile of a county boundary; generally applied to sites of five acres or more; size alone is not necessarily a determinant of regional significance;
2. Magnitude--equal to or greater than the threshold for a Development of Regional Impact of the same type (a DRI-related amendment is considered regionally significant); and
3. Character--of a unique type or use, a use of regional significance, or a change in the local comprehensive plan that could be applied throughout the local jurisdiction; updates, editorial revisions, etc. are not regionally significant.

A summary of the results of the review follows:

<u>Proposed Amendment</u>	<u>Factors of Regional Significance</u>			<u>Consistent</u>
	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	
DEO 16-2ESR	No	No	No	(1) Not regionally significant (2) Consistent with SRPP

RECOMMENDED ACTION:

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County

COMMUNITY PLANNING ACT

Local Government Comprehensive Plans

The Act requires each municipal and county government to prepare a comprehensive plan that must include at least the following nine elements:

1. Future Land Use Element;
2. Traffic Circulation Element;
A local government with all or part of its jurisdiction within the urbanized area of a Metropolitan Planning Organization shall prepare and adopt a transportation element to replace the traffic circulation; mass transit; and ports, aviation, and related facilities elements. [9J-5.019(1), FAC]
3. General Sanitary Sewer, Solid Waste, Drainage, and Potable Water and Natural Groundwater Aquifer Recharge Element;
4. Conservation Element;
5. Recreation and Open Space Element;
6. Housing Element;
7. Coastal Management Element for coastal jurisdictions;
8. Intergovernmental Coordination Element; and
9. Capital Improvements Element.

The local government may add optional elements (e. g., community design, redevelopment, safety, historical and scenic preservation, and economic).

All local governments in Southwest Florida have adopted revised plans:

Charlotte County, Punta Gorda

Collier County, Everglades City, Marco Island, Naples

Glades County, Moore Haven

Hendry County, Clewiston, LaBelle

Lee County, Bonita Springs, Cape Coral, Fort Myers, Fort Myers Beach, Sanibel

Sarasota County, Longboat Key, North Port, Sarasota, Venice

COMPREHENSIVE PLAN AMENDMENTS

A local government may amend its plan at any time during the calendar year. Six copies of the amendment are sent to the Department of Economic Opportunity (DEO) for review. A copy is also sent to the Regional Planning Council, the Water Management District, the Florida Department of Transportation, and the Florida Department of Environmental Protection.

The proposed amendments will be reviewed by DEO in two situations. In the first, there must be a written request to DEO. The request for review must be received within forty-five days after transmittal of the proposed amendment. Reviews can be requested by one of the following:

- the local government that transmits the amendment,
- the regional planning council, or
- an affected person.

In the second situation, DEO can decide to review the proposed amendment without a request. In that case, DEO must give notice within thirty days of transmittal.

Within five working days after deciding to conduct a review, DEO may forward copies to various reviewing agencies, including the Regional Planning Council.

Regional Planning Council Review

The Regional Planning Council must submit its comments in writing within thirty days of receipt of the proposed amendment from DEO. It must specify any objections and may make recommendations for changes. The review of the proposed amendment by the Regional Planning Council must be limited to "effects on regional resources or facilities identified in the Strategic Regional Policy Plan and extra-jurisdictional impacts which would be inconsistent with the comprehensive plan of the affected local government".

After receipt of comments from the Regional Planning Council and other reviewing agencies, DEO has thirty days to conduct its own review and determine compliance with state law. Within that thirty-day period, DEO transmits its written comments to the local government.

NOTE: THE ABOVE IS A SIMPLIFIED VERSION OF THE LAW. REFER TO THE STATUTE (CH. 163, FS) FOR DETAILS.

LEE COUNTY COMPREHENSIVE PLAN AMENDMENT (DEO 16-2ESR)

RECEIVED: JUNE 15, 2016

Summary of Proposed Amendment

Lee County DEO 16-2ESR amends the Lee Plan to incorporate updates to four Lee Plan Maps. The maps proposed for amendments are 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. No new maps are proposed by this amendment. Only updates to existing maps that are already incorporated into the Lee Plan.

On Map 3E, there are two changes to facilities. 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 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.

The changes identified in Map 5 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.

The data for Map 10 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.

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.

Regional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant regional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Extra-Jurisdictional Impacts

Council staff has reviewed the requested changes and finds that the requested Comprehensive Plan amendments do not directly produce any significant extra-jurisdictional impacts that would be inconsistent with the Comprehensive Plan of any other local government within the region.

Conclusion

No adverse effects on regional resources or facilities and no extra-jurisdictional impacts have been identified. Staff finds that this project is not regionally significant.

Recommended Action

Approve staff comments. Authorize staff to forward comments to the Department of Economic Opportunity and Lee County.

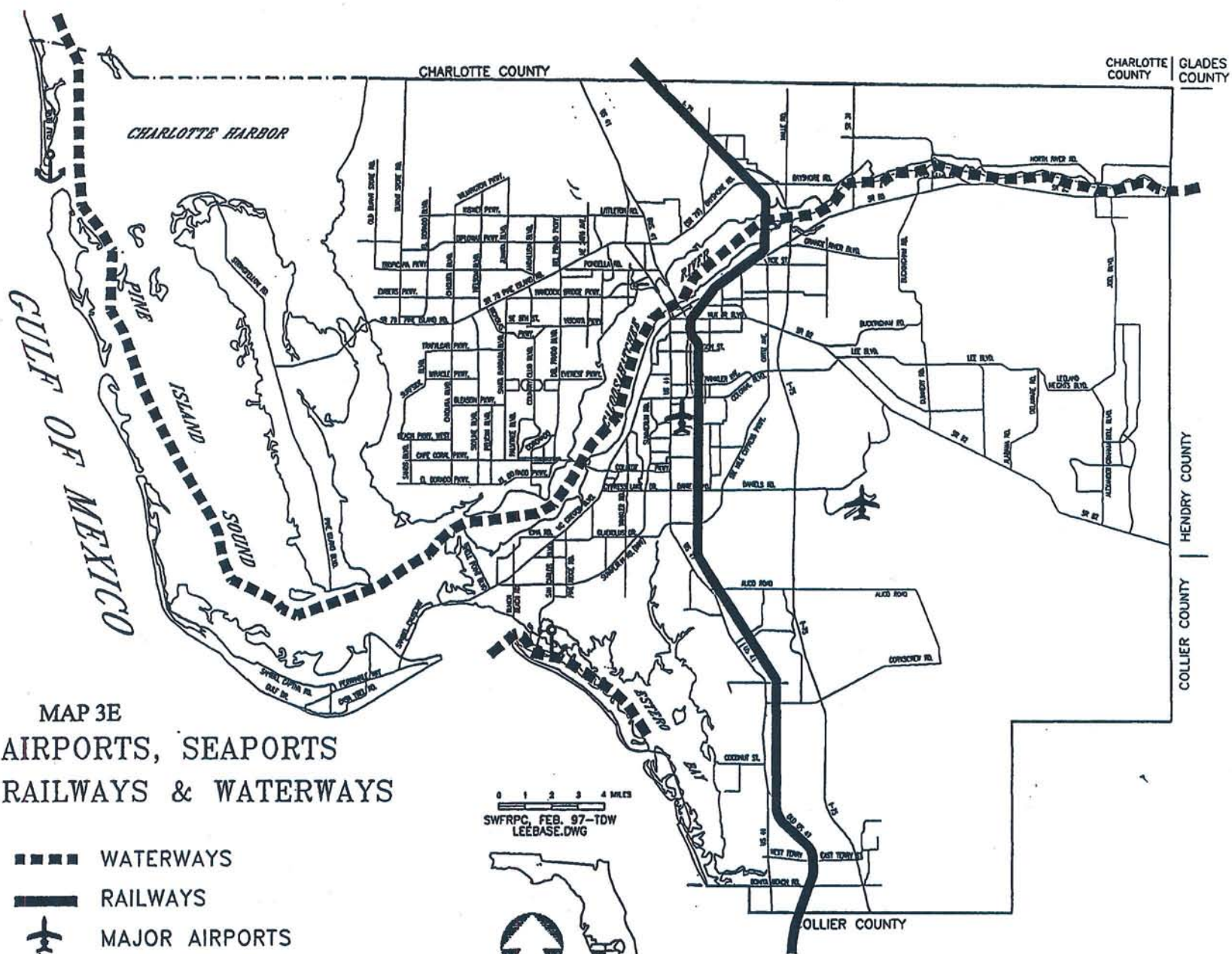
MAPS

Lee County

DEO 16-2ESR

Growth Management Plan

Comprehensive Plan Amendment



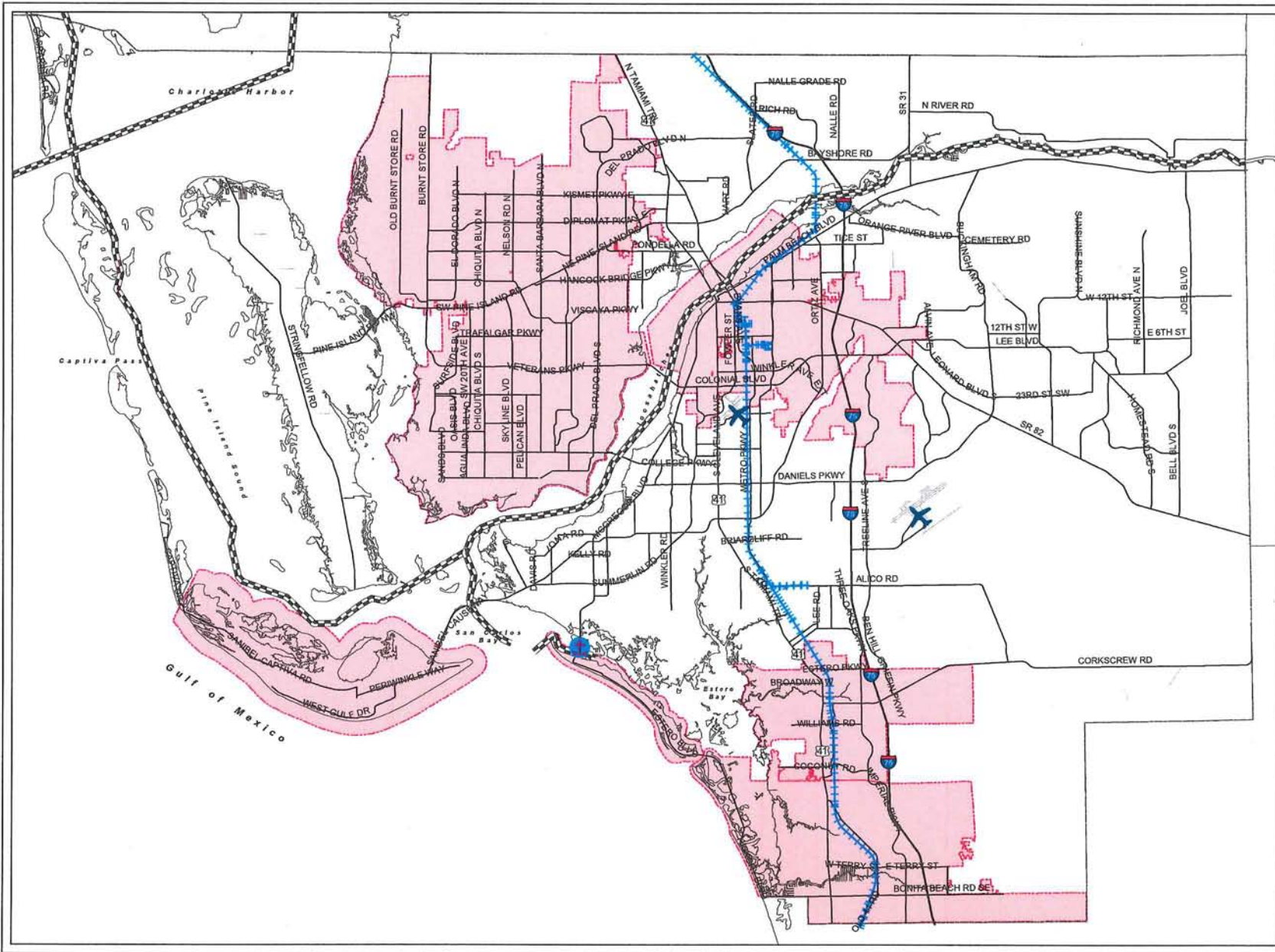
MAP 3E
 AIRPORTS, SEAPORTS
 RAILWAYS & WATERWAYS

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

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



EXISTING



AIRPORTS, SEAPORTS, RAILWAYS & WATERWAYS

LEGEND

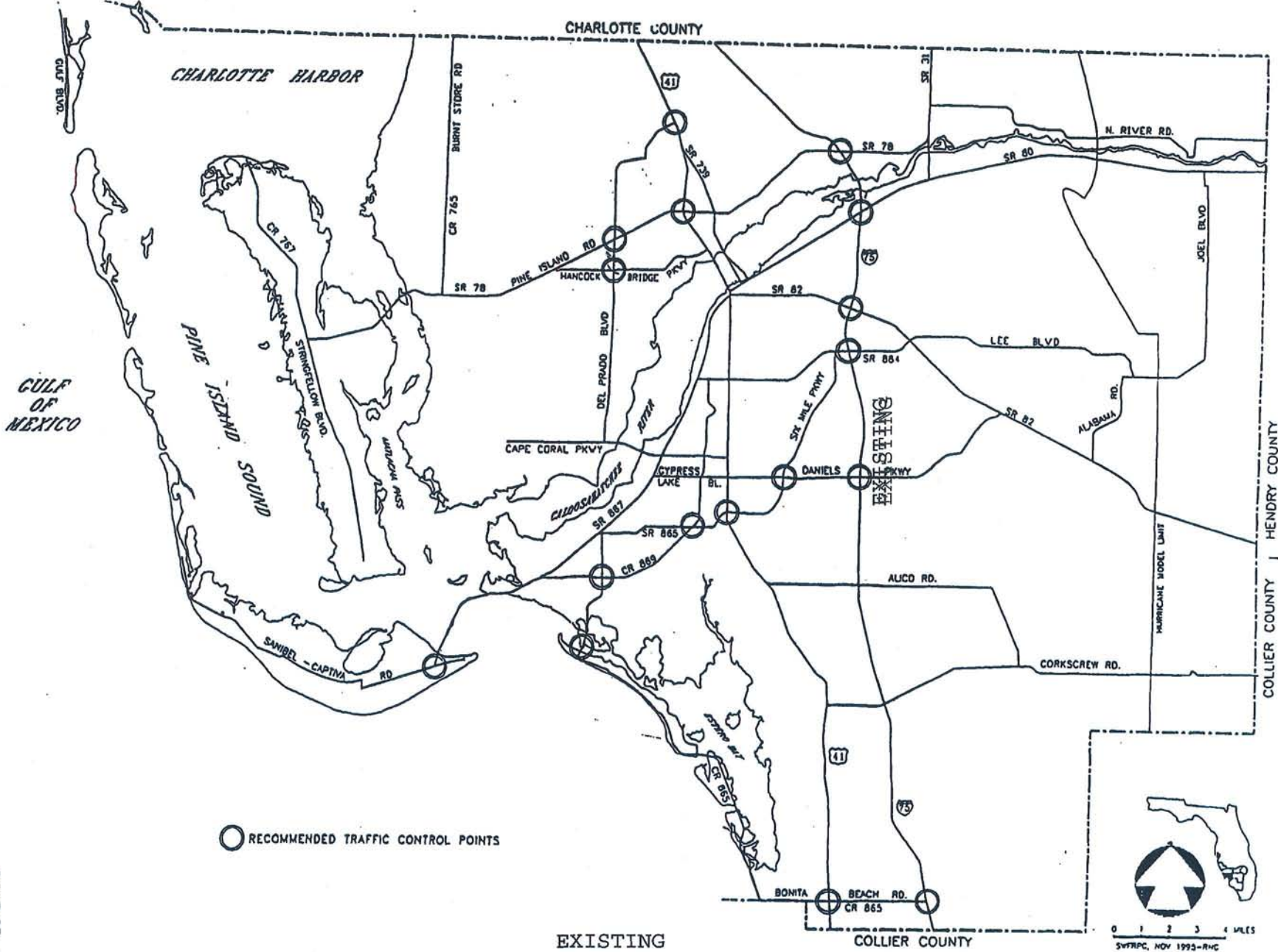
-  MAJOR AIRPORTS
-  MAJOR SEAPORTS
-  WATERWAYS
-  RAILWAYS
-  County Line
-  Major Roads
-  City Limits

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






○ RECOMMENDED TRAFFIC CONTROL POINTS

EXISTING

MAP 3J
EVACUATION ROUTES
LEE COUNTY

LEE COUNTY EVACUATION ROUTES

LEGEND

-  EVACUATION ROUTES
-  County Line
-  City Limits

PROPOSED

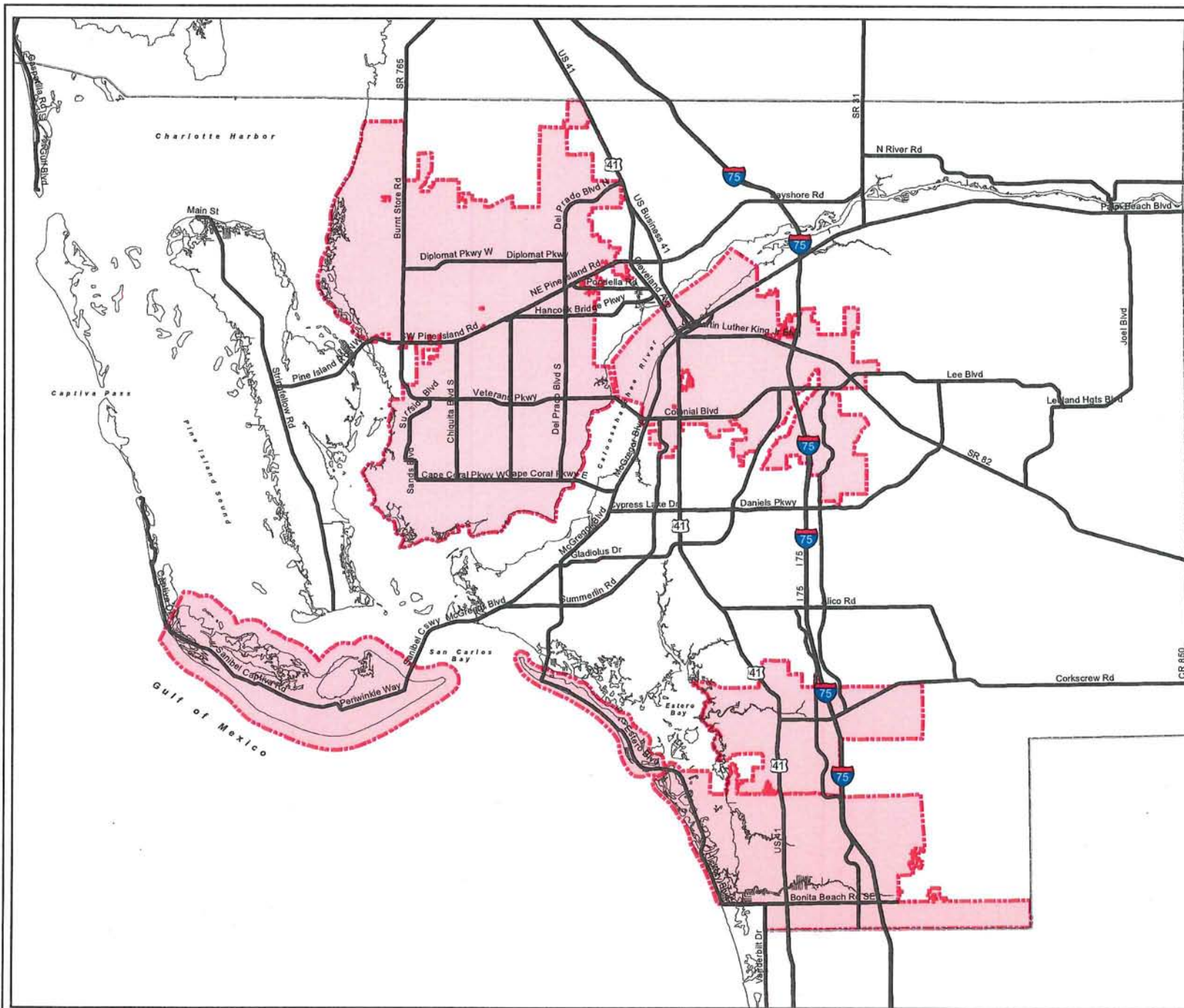


Source: Southwest Florida Regional Planning Council, CDM Smith, for Statewide Regional Evacuation Evacuation Study Program

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

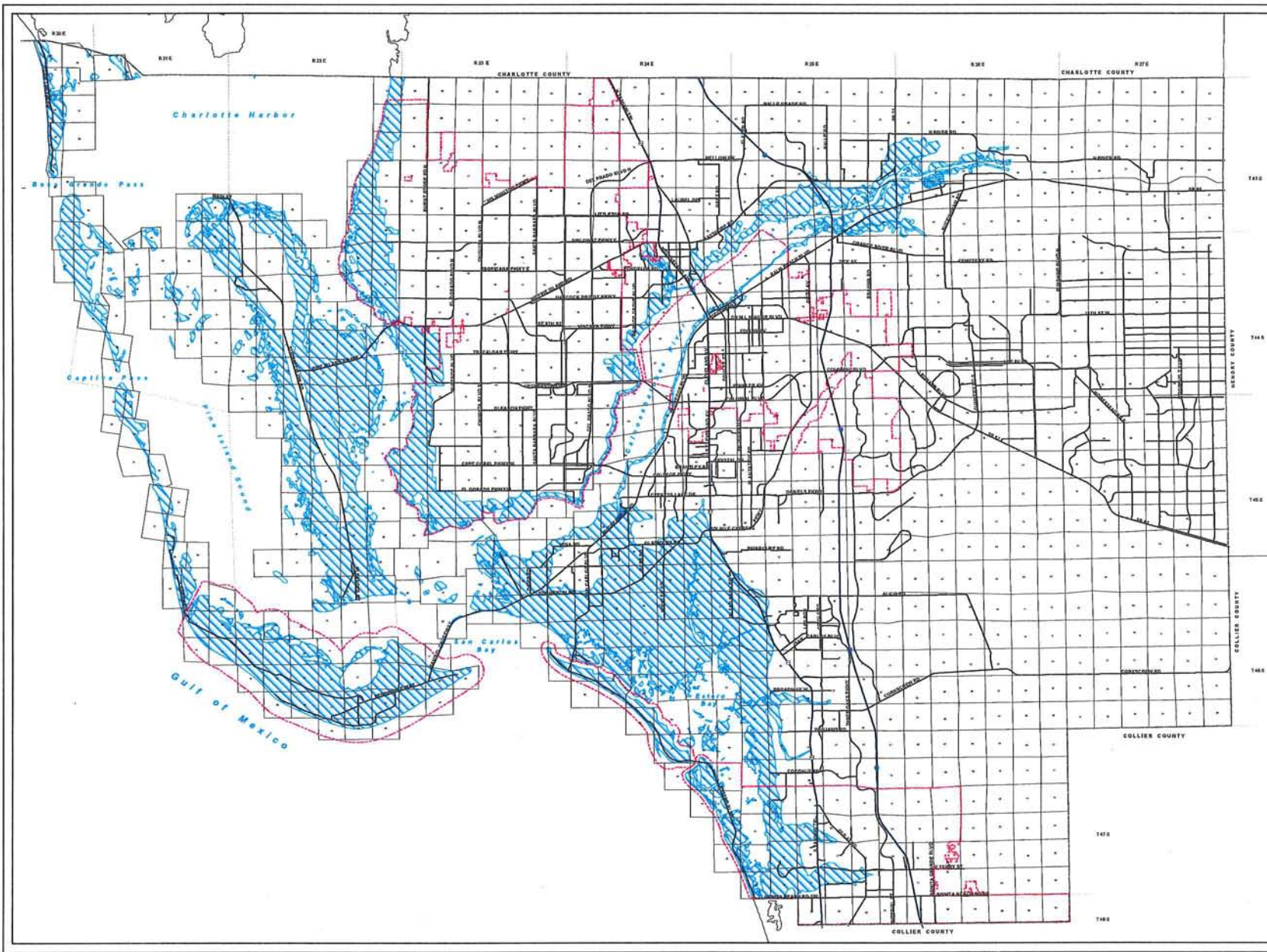


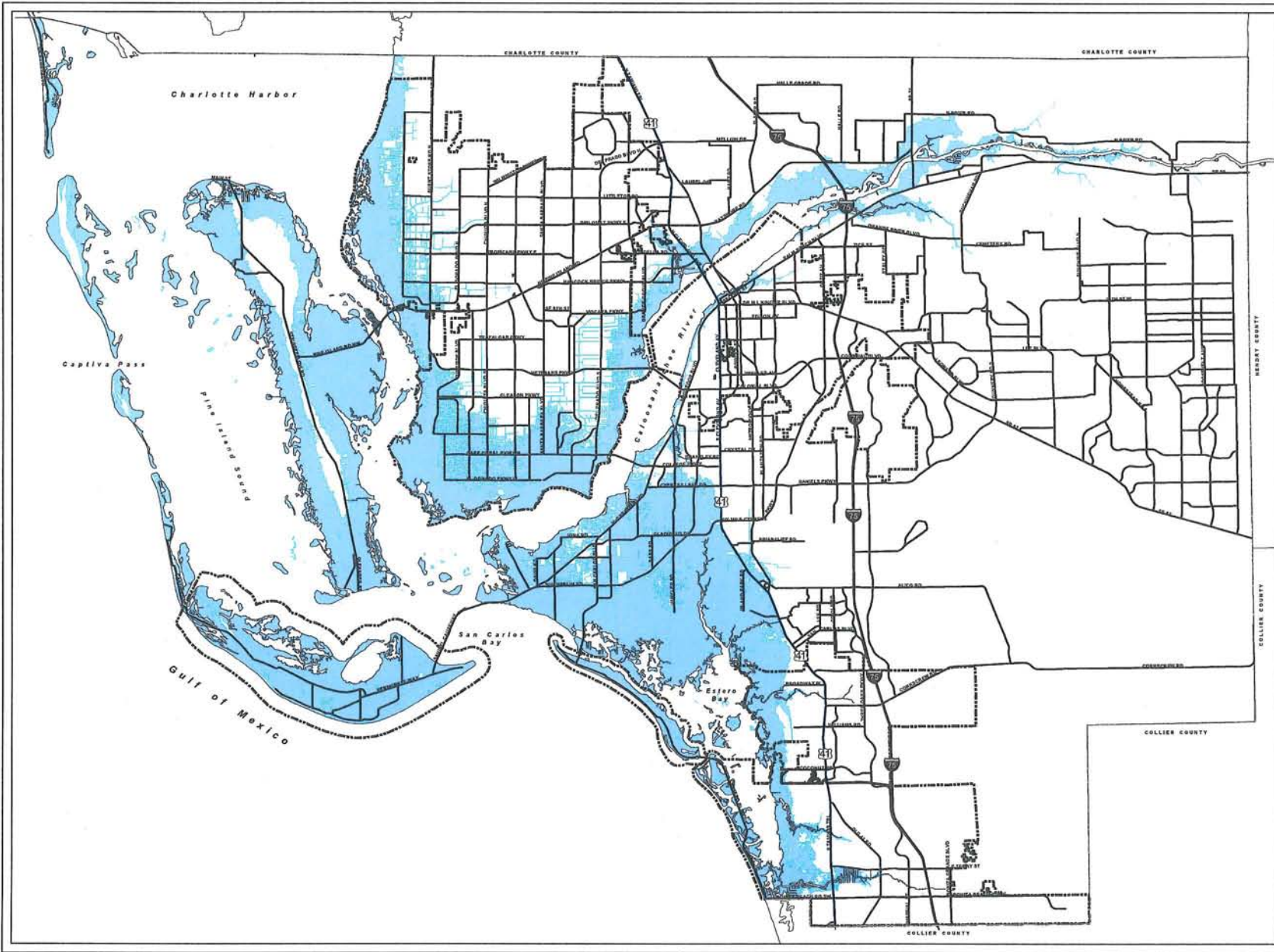
Source: SLOSH Model
(Sea, Lake, and Overland Surges from Hurricanes)
Run by Southwest Florida Regional Planning Council

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



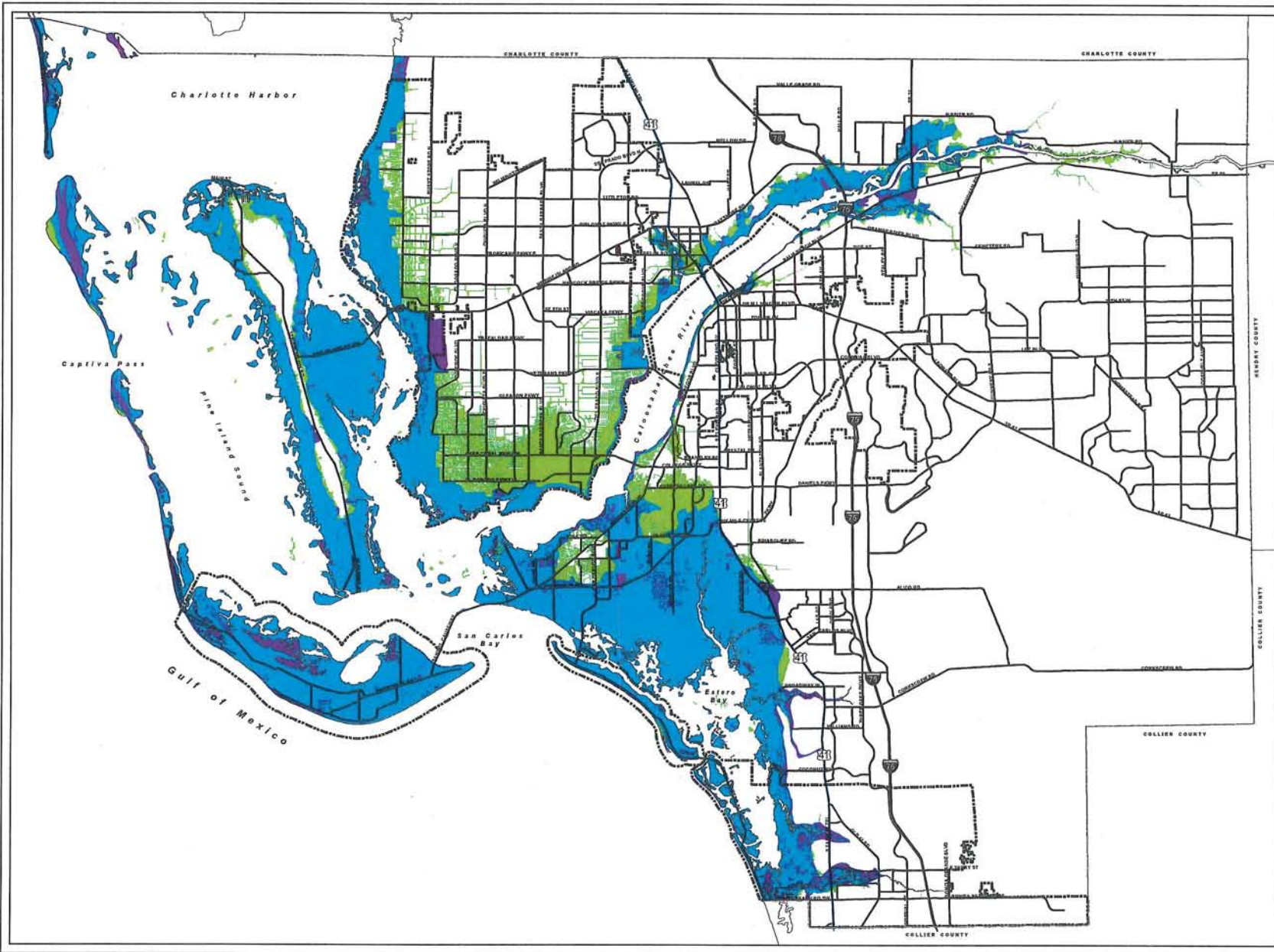
Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study
Storm Tide Atlas for Lee County

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

Amended By Ord. No. 09-17

Lee Plan Map 5

Prepared By: Lee County Department of Community Development/Planning



LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

LEGEND

- County Line
- Major Roads
- Minor Roads
- ⊞ City Limits
- CHHA Changes**
- Removed
- Added
- No Change

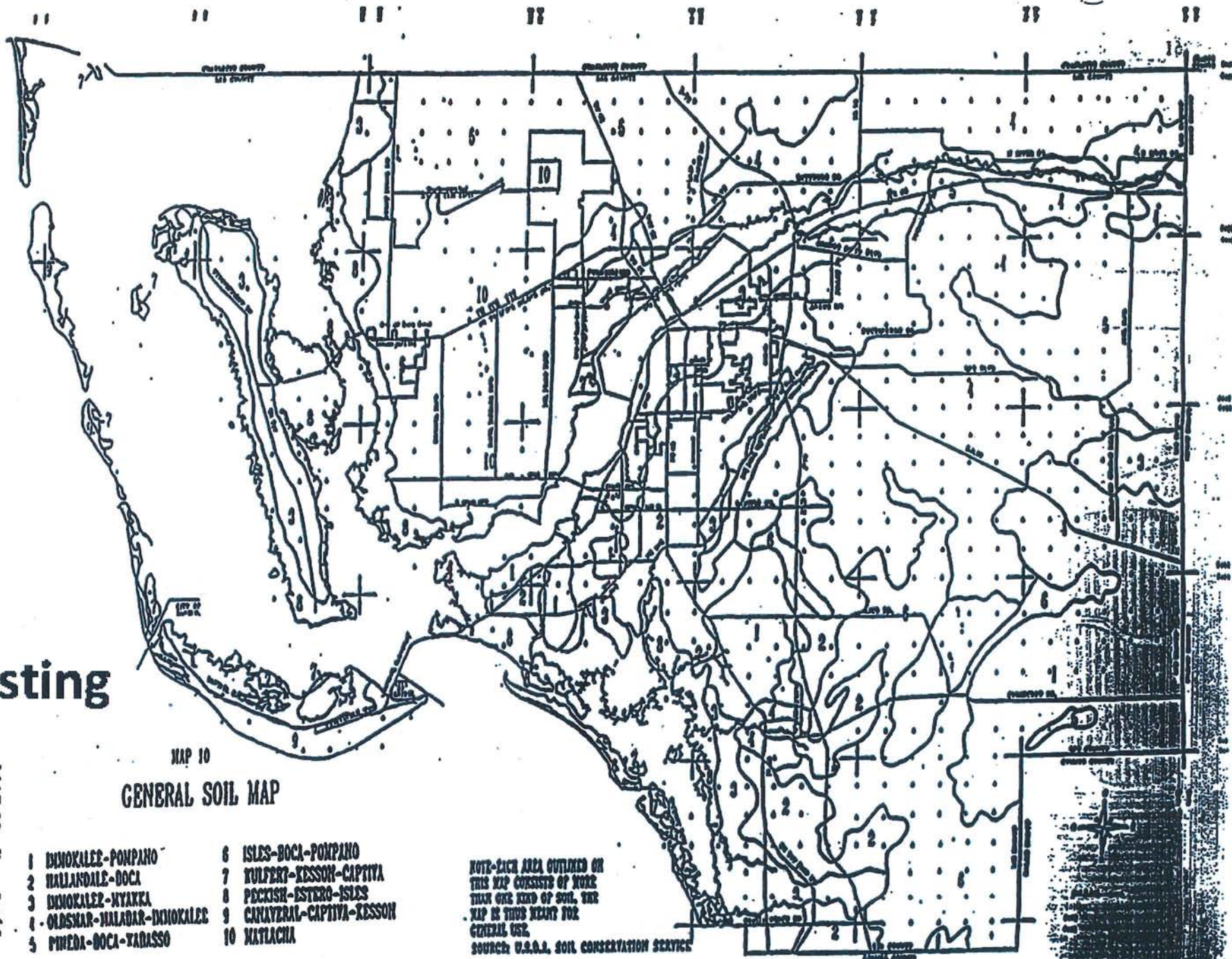
CHANGES
*For Informational
 Purposes Only
 Will not be included
 in Lee Plan*



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 - Page 1 of 1

MAP 10
GENERAL SOIL MAP

- | | |
|-----------------------------|---------------------------|
| 1 DIMOKALEE-POMPANO | 6 ISLES-DOCA-POMPANO |
| 2 HALLANDALE-DOCA | 7 KULPERT-KESSON-CAPTIVA |
| 3 DIMOKALEE-HYAKKA | 8 PECKISH-ESTERO-ISLES |
| 4 OLDSMAR-MALADAR-DIMOKALEE | 9 CANAYRAL-CAPTIVA-KESSON |
| 5 PINEDA-DOCA-VADASSO | 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.A., SOIL CONSERVATION SERVICE

AS AMENDED
JANUARY 24, 1960

GENERAL SOILS MAP
Lee Plan Map 10



Map Generated: November 2014
Adopted By Ord. No. ??????

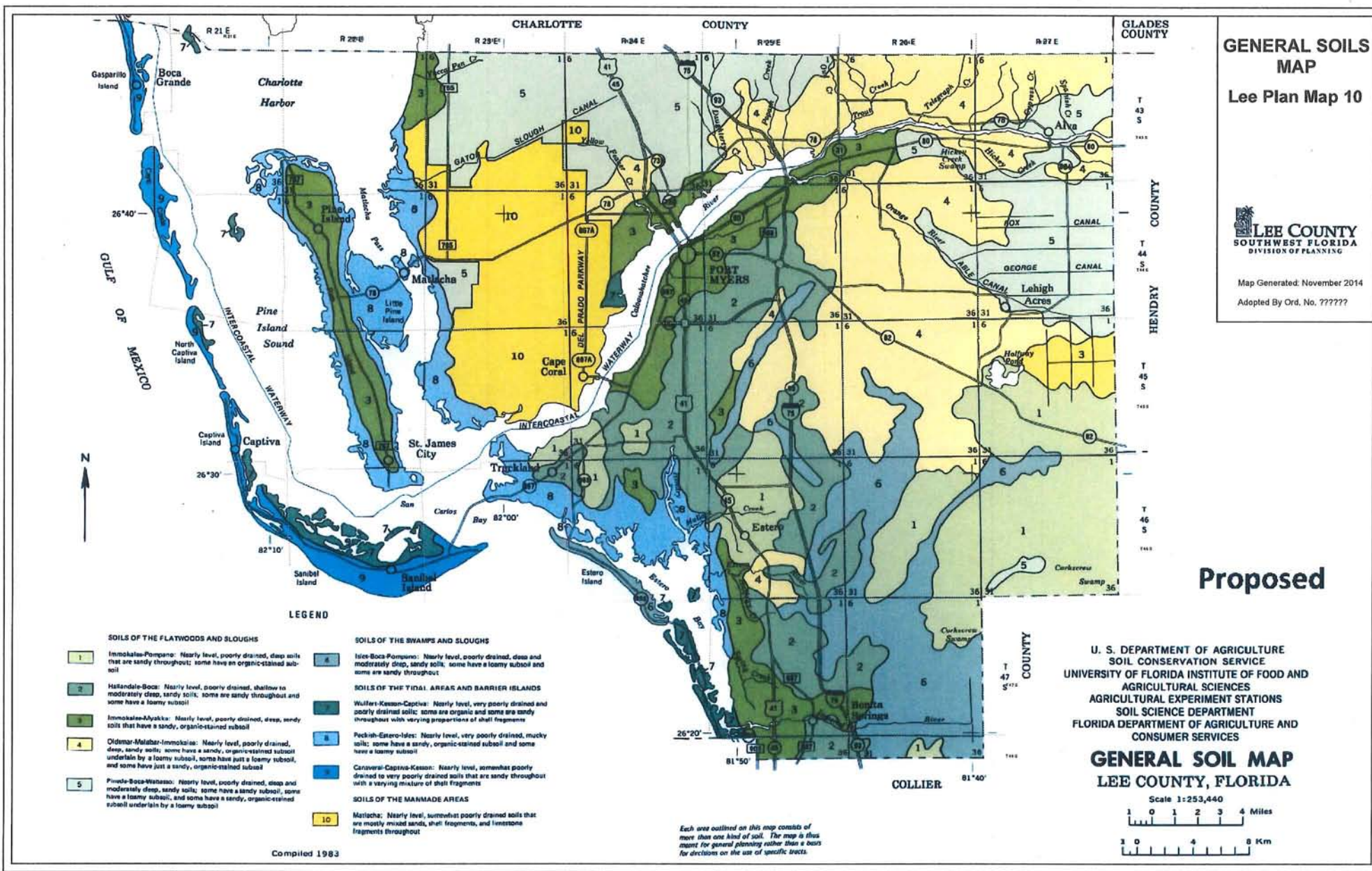
Proposed

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



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 Hatfield-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 Oldemar-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-Webbaco: 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 Iota-Boca-Pompano: Nearly level, poorly drained, deep and moderately deep, sandy soils; some have a loamy subsoil and some are sandy throughout
- 7 Wulfer-Keweenaw-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 Peckin-Estero-Isles: Nearly level, very poorly drained, mucky soils; some have a sandy, organic-stained subsoil and some have a loamy subsoil
- 9 Carvers-Captiva-Keweenaw: 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