



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

ZONING HEARING

And

LEE COUNTY COMPREHENSIVE PLAN
AGENDA

Wednesday, October 5, 2016

9:30AM

CPA2016-00008	DESCHENES CPA – ADOPTION (Continued from 9/21/2016 BoCC Hearing)
CPA2016-00001	AIRPORT DEV. SCHEDULES UPDATE – ADOPTION
CPA2016-00004	RSW NOISE ZONE UPDATE – ADOPTION
CPA2015-00003	DUSTY METRO – ADOPTION (Continued from 9/21/2016 BoCC Hearing)
DRI2015-00009 & DCI2015-00024 Z-16-008	THREE OAKS 106 RPD (Continued from 9/21/2016 BoCC Hearing)
DCI2016-00001 Z-16-017	RACETRAC AT SIX MILE CYPRESS
DCI2016-00002 Z-16-016	BROOKSHIRE CPD (Continued from 9/21/2016 BoCC Hearing)

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

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, October 5, 2016. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

CPA2016-00008 – Deschenes CPA: Amend the Lee Plan Future Land Use Map to redesignate the future land use category of approximately 3.09 acres located at 17470, 17446, and 17440 Wells Road from General Interchange to Sub-Outlying Suburban.

CPA2016-00001, Airport Development Schedules Update: Update Table 5(a), for Southwest Florida International Airport, to consolidate future development into a single phase; update Table 5(b), for Page Field Airport, to consolidate future development into a single phase, and add 25,000 square feet for a multi use hanger; and update Lee Plan Future Land Use and Transportation Elements to reflect these changes and make consistent throughout the Lee Plan.

CPA2016-00004, RSW Noise Zone Update: Update Lee Plan Map 1, Page 5 of 8 Titled “Special Treatment Areas” (Airport Noise Zone Map) and related Lee Plan Policy 1.7.1 to be consistent with the latest Southwest Florida International Airport Part 150 Noise Study.

CPA2015-00003 – Dusty Metro: Amend Lee Plan Future Land Use Map to redesignate 299.01 acres from the Industrial Development and Wetlands future land use categories to the Urban Community and Wetlands future land use categories. Amend Table 1(b), Year 2030 Allocations, to accommodate additional residential development for the Urban Community future land use category within the Gateway/Airport Planning Community. The property is located at the Northeast corner of Alico Road and Michael G. Rippe Parkway.

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.

NOTICE OF PUBLIC HEARING

The Lee County Board of County Commissioners will hold public hearings at 9:30 am, on Wednesday, October 5, 2016 in the Board Chambers at 2120 Main Street, Ft. Myers, FL, to review the written recommendation made by the Hearing Examiner and make a final decision on the zoning cases below.

DRI2015-00009 & DCI2015-00024 / THREE OAKS 106 RPD

A request for the Seventh Amendment to Lee County Development of Regional Impact Number DRI 4-8485-54 to eliminate 1,346,000 square feet of retail and office uses and to allow up to a maximum of 400 residential dwelling units (single-family and/or two-family attached).

Rezone 105.5± acres from Commercial Planned Development (CPD) to Residential Planned Development (RPD) to allow up to a maximum of 400 residential dwelling units (single-family and/or two-family attached) with a maximum building height of up to 35 feet. The project will connect to potable water and sanitary sewer service. No development blasting is being requested.

Located on the southwest corner of Alico Rd. and Three Oaks Pkwy., San Carlos Planning Community, Lee County, FL.

DCI2016-00001 / RACETRAC AT SIX MILE CYPRESS

Rezone 1.9± acres from General Commercial (CG) to Commercial Planned Development (CPD) to allow for a 5,500 square foot convenience food and beverage store with 18 fuel dispensing pumps and a maximum building height of 25 feet. The development will connect to public potable water and sanitary sewer. No development blasting is requested.

Located at 14501 Ben C Pratt Six Mile Cypress Pkwy., S. Ft. Myers Planning Community, Lee County, FL.

DCI2016-00002 / BROOKSHIRE CPD

Rezone 16.5± acres from Commercial Planned Development (CPD) and Planned Unit Development (PUD) to Commercial Planned Development (CPD) to permit development of a maximum of 140,000 square feet of commercial uses including commercial retail and restaurants. The maximum building height proposed is 40 feet. No development blasting is requested. The project will connect to public potable water and sanitary sewer service.

Located at 13451 Brookshire Lake Blvd., South Fort Myers Planning Community, Lee County, FL

Copies of the Hearing Examiner's recommendation may be obtained or the file reviewed at the Zoning Section, 1500 Monroe St., Ft. Myers, FL. Telephone 533-8585 for additional information.

If you did not appear before the Hearing Examiner or otherwise become a participant for that case in which you wish to testify, the law does not permit you to address the Board of County Commissioners.

Statements before the Board of County Commissioners regarding the zoning case will be strictly limited to testimony presented to the Hearing Examiner, testimony concerning the correctness of the findings of fact or conclusions of law contained in the record, or to allege the discovery of new, relevant information which was not available at the time of the hearing before the Hearing Examiner.

If a participant decides to appeal a decision made by the Board of County Commissioners with respect to any matter considered at this hearing, 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 hearing should contact Jamie Baker at 239-533-8585 or at jlbaker@leegov.com. To ensure availability of services, please request accommodation as soon as possible, but preferably five or more business days prior to event. Persons using a TDD may contact Jamie Baker through the Florida Relay Services, 711.

CPA2016-00008

DESCHENES CPA

Summary Sheet
Deschenes Property, CPA2016-08
Privately Sponsored Small-Scale Amendment

Request:

Amend Lee Plan Map 1, the Future Land Use Map, to redesignate the future land use category of approximately 3.09 acres from General Interchange to Sub-Outlying Suburban.

LPA Motion:

A motion was made that the LPA recommend the BOCC *adopt* the proposed amendment. The motion was called and passed 6-0.

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

Staff Recommendation:

Staff recommends that the proposed amendment be *adopted* by the BOCC.

Public Concerns:

One member of the public spoke in support of the amendment.

Back-up Materials:

Please note, back-up materials are available at the following link:

<http://www.leegov.com/dcd/planning/cpa/compplansearch?case=CPA2016-00008%20OR%20CPA2016-08>

LEE COUNTY ORDINANCE NO. ____
Deschenes Property
(CPA2016-00008)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2016-00008) PERTAINING TO DESCHENES PROPERTY; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1, THE FUTURE LAND USE MAP; LEGAL EFFECT OF THE “LEE PLAN”; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (“*Lee Plan*”) Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners (“*Board*”); and

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provide an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency (“*LPA*”) held a public hearing on the adoption of the proposed amendment on August 22, 2016. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on September 21, 2016. At that hearing, the Board approved a motion to adopt proposed amendment CPA2016-00008 pertaining to Deschenes Property, amending Map 1 of the Lee Plan, the Future Land Use Map. The subject parcel is located at the 17470, 17446, and 17440 Wells Road, North Fort Myers in the Bayshore Community.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "Deschenes Property (CPA2016-00008)".

SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1, the Future Land Use Map to redesignate the future land use category of approximately 3.09 acres from General Interchange to Sub-Outlying Suburban. The subject parcel is located at 17470, 17446, and 17440 Wells Road, North Fort Myers in the Bayshore Community. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as "support documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the

powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION AND SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be re-numbered or re-lettered and the word "ordinance" may be changed to "section," "article" or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent may be authorized by the County Manager, or his designee, without need of a public hearing, by filing a corrected or re-codified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Economic Opportunity or the Administrative Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner _____ made a motion to adopt the foregoing ordinance, seconded by Commissioner _____. The vote was as follows:

John E. Manning _____
Cecil L Pendergrass _____
Larry Kiker _____
Brian Hamman _____
Frank Mann _____

DONE AND ADOPTED this 21st of September, 2016.

ATTEST:
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: _____
Deputy Clerk

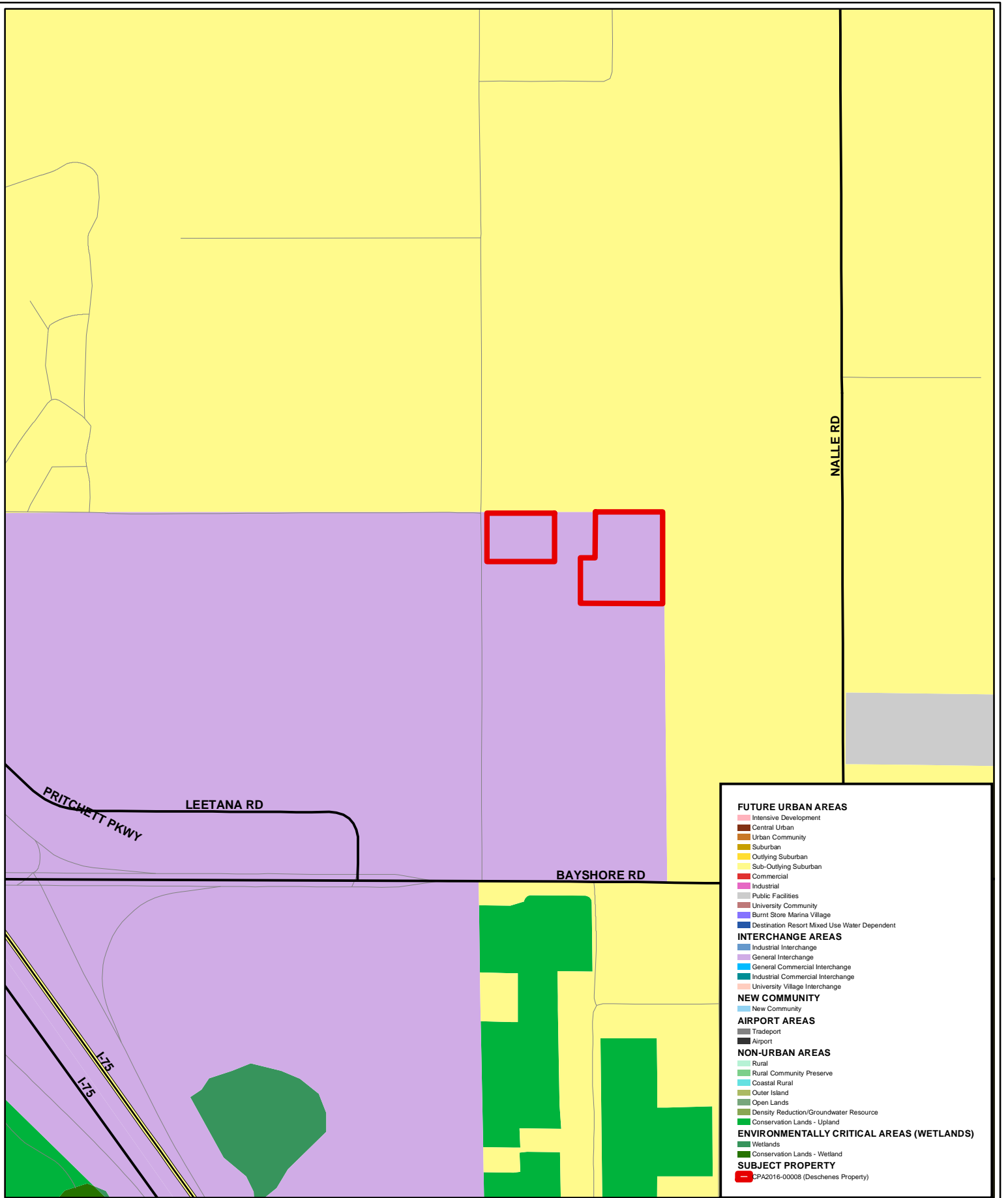
BY: _____
Franklin B. Mann, Chair

DATE: _____

Approved as to Form for the
Reliance of Lee County Only

Michael D. Jacob
Managing Assistant County Attorney
Lee County Attorney's Office

Exhibit A: Adopted revisions to Future Land Use Map, Map 1 (Adopted by BOCC September 21, 2016)



FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS

- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village Interchange

NEW COMMUNITY

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AIRPORT AREAS

- Tradeport
- Airport

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- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands - Wetland

SUBJECT PROPERTY

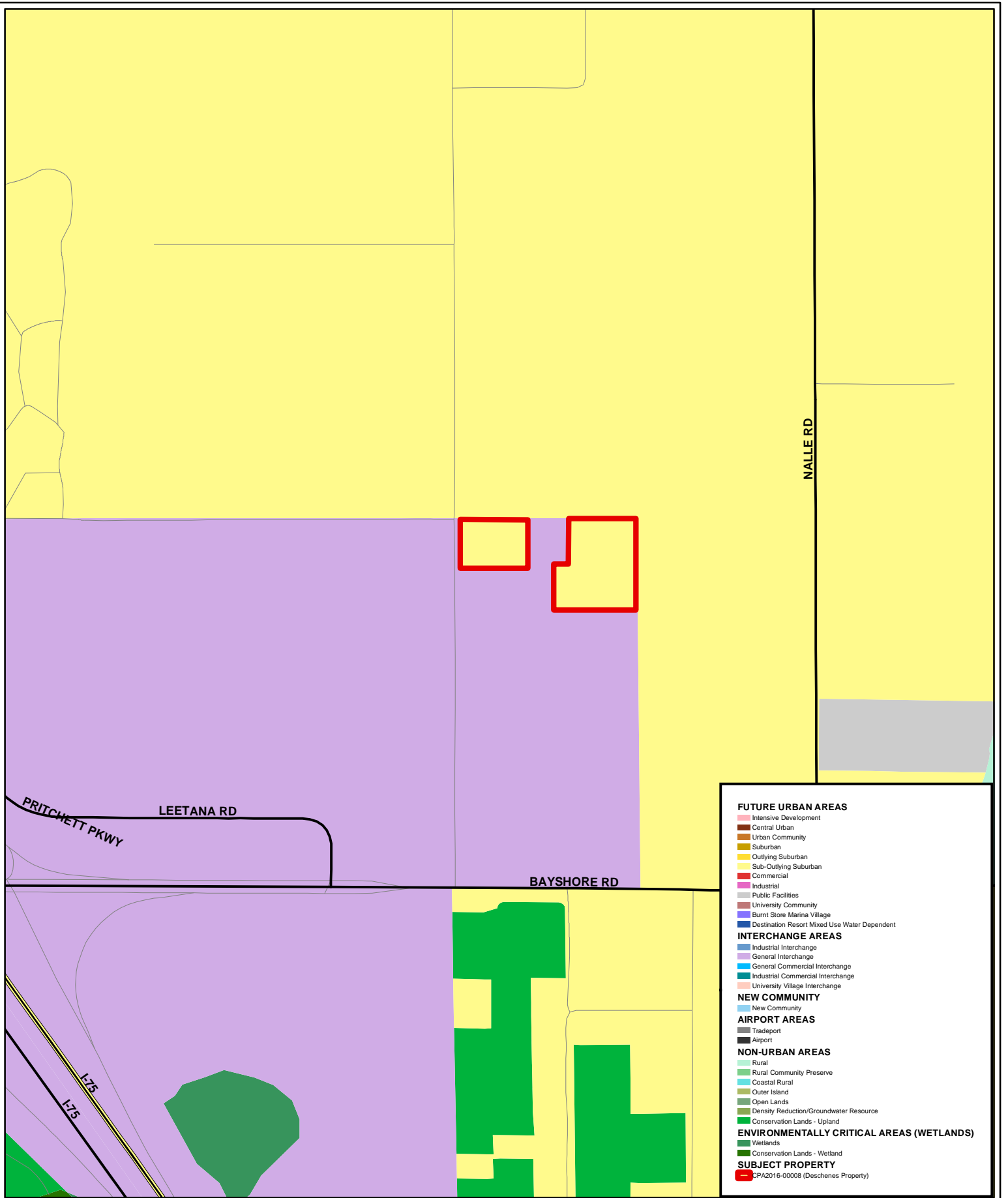
- CPA2016-00008 (Deschenes Property)

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Miles
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CPA2016-00008 - Deschenes Property
EXISTING LEE PLAN
FUTURE LAND USE MAP



LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Miles
0 0.045 0.09

Map Generated August 2016



CPA2016-00008 - Deschenes Property
PROPOSED LEE PLAN
FUTURE LAND USE MAP



**COMPREHENSIVE PLAN
AMENDMENT**

**CPA2016-08
DESCHENES PROPERTY**

Privately Sponsored Small-Scale Amendment

**Board of County Commissioners
Adoption Hearing Staff Report**

9/21/2016

**LEE COUNTY
DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING SECTION**

**STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2016-08**

Text Amendment

Map Amendment

	This Document Contains the Following Reviews
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PUBLICATION DATE: August 12, 2016

**PART I
APPLICATION SUMMARY**

A. Project Name:

Deschenes Property

B. Applicant/Representative:

The John E. Deschenes and Connie F. Deschenes Revocable Joint Trust
represented by Kathleen Berkey of Pavese Law Firm.

C. Amendment Request:

Amend Lee Plan Map 1, the Future Land Use Map, to redesignate the future land use category of approximately 3.09 acres from General Interchange to Sub-Outlying Suburban.

PART II RECOMMENDATION AND FINDINGS OF FACT

A. Recommendation:

Staff recommends that the Board of County Commissioners **adopt** the proposed amendment.

B. Basis and Recommended Findings of Fact:

- The applicant submitted an application to amend the Future Land Use Map on July 22, 2016.
- The subject property is +/-3.09 acres, which is considered a small-scale amendment by Florida Statutes.
- The Sub-Outlying Suburban future land use category is compatible with the surrounding land use pattern and is the designation of property adjacent to the subject properties.
- Density in the Sub-Outlying Suburban future land use category is limited to 2 dwelling units per acre, per Table 1(a) of the Lee Plan.
- The proposed amendment is specifically consistent with Lee Plan Goals 2, 5, and 20, Objectives 2.2 and 20.1, and Policies 2.2.2, 5.1.5, and 6.1.4.
- The subject property has access to Wells Road, a local road, and infrastructure programmed and appropriate for low-density residential development.

PART III PROJECT SUMMARY

Subject Property:

The subject property consists of three parcels located at 17470, 17446, and 17440 Wells Road, North Fort Myers in the Bayshore Community. The subject properties are +/-1.00, +/-0.94, and +/-1.15 acres, respectively, and are zoned Agricultural (AG-2). 17470 Wells Road has an existing single-family residence, while 17446 and 17440 Wells Road are currently vacant.

Surrounding Properties:

North of the subject properties is a Lee County water supply well and single-family residential uses. Adjacent to the south, east, and west of the properties are single-family residential uses.

Properties to the south, southwest, and west of the subject properties are within the General Interchange future land use category, while properties to the north, northwest, northeast, east, and southeast are within the Sub-Outlying Suburban future land use category.

CPA2016-08 Deschenes Property Subject Properties



CPA2016-08 Deschenes Property Surrounding Land Use



Current Future Land Use Category:

The subject properties are currently located in the General Interchange future land use category as depicted on Lee Plan Map 1, the Future Land Use Map. This category is limited to commercial uses that serve the traveling public and multi-family residential. The standard density range is a minimum of eight dwelling units per acre, with a maximum density of twenty-two dwelling units per acre. The General Interchange future land use category is defined by Lee Plan Policy 1.3.2 reproduced below:

POLICY 1.3.2: The General Interchange areas are intended primarily for land uses that serve the traveling public: service stations, hotel, motel, restaurants, and gift shops. But because of their location, market attractions, and desire for flexibility, these interchange uses permit a broad range of land uses that include tourist commercial, general commercial, light industrial/commercial, and multi-family dwelling units. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

Proposed Future Land Use Category:

The proposed amendment will designate the subject properties Sub-Outlying Suburban. Under Objective 1.1, the Sub-Outlying Suburban future land use category is described in Lee Plan Policy 1.1.11 as follows:

POLICY 1.1.11: The Sub-Outlying Suburban areas are residential areas that are predominantly low-density development. Generally the requisite infrastructure needed for higher density development is not planned or in place. It is intended that these areas will develop at lower residential densities than other Future Urban Areas and are placed within communities where higher densities are incompatible with the surrounding area and where there is a desire to retain a low-density community character. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

The Sub-Outlying Suburban future land use category is characterized as being predominately low density and is intended for communities where higher densities would be deemed incompatible with the surrounding area and community character. Higher densities and large commercial developments are not permitted.

PART IV STAFF ANALYSIS

The applicant is requesting the Sub-Outlying Suburban future land use category to accommodate one single-family residence on each of the subject properties. The General Interchange future land use category does not allow the owner to build a single-family residence on each lot, regardless of the surrounding low density residential development. Sub-Outlying Suburban is the most appropriate future land use category for the subject properties for the following reasons:

1. It is the future land use category designation on property adjacent to the subject properties.

2. Density is limited to 2 dwelling units per acre, which is consistent with the existing density and uses on the subject properties and surrounding properties.
3. It is consistent with the existing development pattern and infrastructure available to serve the subject properties.
4. It is in keeping with the Bayshore Vision and Lee Plan Goal 20 specific to the Bayshore Community.

Consistency with the Lee Plan:

Lee Plan Goal 2 addresses growth management with Objective 2.2 intending to direct growth to areas that already possess sufficient infrastructure to support additional development. Policy 2.2.2 states that the Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given property, however, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's planning horizon of 2030. The applicant has demonstrated that the General Interchange land use category is not appropriate at this time, due to the fact that the subject properties are surrounded by low density single family residential uses, agricultural, or vacant lands and is not served by a central sewer system. The applicant has provided letters of availability and an explanation of the public services available to support lowering the intensity of future development of the property. Lowering the minimum approved density to a maximum of 2 dwelling units per acre would be more appropriate for the area. By updating the future land use category of the subject properties, the proposed amendment is consistent with these goals, objectives, and policies, and would update the Future Land Use Map to reflect current conditions and community needs.

Policy 5.1.5 requires protection of current and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. As mentioned previously, the surrounding land uses include single-family residential and vacant lands. Amending the Future Land Use Map to designate the property Sub-Outlying Suburban will protect the existing large lot residential neighborhood from uses that could negatively impact the surrounding development.

Policy 6.1.4 requires that commercial development only be approved when compatible with adjacent existing land uses. Commercial uses would not be compatible with the immediate surrounding area; therefore, the proposed amendment is consistent with this policy by allowing the established development pattern to continue through the current Lee Plan horizon.

Lee Plan Planning Communities Map and Table 1(b):

The proposed amendment is consistent with the provisions of Lee Plan Table 1(b). The subject property is located within the "Bayshore" planning community. Table 1(b) allocates a total of 950 acres for residential use in the Sub-Outlying Suburban future

land use category portion of the Bayshore planning community. There are currently 373 acres available; therefore, the request is consistent with Table 1(b).

Bayshore Vision and Community Plan:

The Lee Plan provides a vision statement for the distinctive areas of Lee County. The Bayshore vision statement states:

Bayshore - The Bayshore Community, bounded by I-75, SR 31, the Caloosahatchee River and Charlotte County, is predominantly a rural residential area of single family homes on large acreages, small horse farms, citrus groves, and plant nurseries, interspersed by some larger cattle grazing operations. There are also scattered single-family subdivisions and mobile homes on smaller lots, which provide for a full range of housing prices. There is limited urban infrastructure and commercial uses. By and large, the residents of Bayshore want to see this land use pattern maintained. The vision of the future would include slow but steady growth with the building of larger single family homes on 2 ½ to 5 acre tracts, as well as some higher density development in the Outlying Suburban category (i.e. up to two units per acre with proper zoning), and continued support for the infrastructure necessary for the owners and breeders of horses. The protection of environmental resources and the maintenance of a wholesome family atmosphere is desired, as well as the protection of existing agricultural and equestrian activities. One community project that could serve these ends would be the development of an equestrian park in the community.

As was visioned, the area is predominately “a rural residential area of single-family homes” with “limited urban infrastructure and commercial uses.” The vision also includes the “maintenance of a wholesome family atmosphere” and the “protection of existing agricultural and equestrian activities.” The proposed amendment fits the community’s vision by maintaining the existing low density residential land use pattern, unlike the current future land use category.

Lee Plan Goal 20 addresses planning for the Bayshore Planning Community and exists to “protect the existing rural, residential, agricultural, and equestrian oriented character of the community.” Objective 20.1 aims to preserve the traditional character, scale, and tranquility of the community by allowing appropriate land use designations. The proposed amendment is consistent with this objective by updating the future land use category to a less intensive category that would allow the owners to develop the property consistent with the surrounding low density, single-family residential development pattern, instead of higher density, multi-family residential units or commercial uses encouraged in the General Interchange future land use category.

**PART V
INTERDEPARTMENTAL REVIEW**

Emergency Medical Services (EMS):

A letter dated July 20, 2016 states that the service availability for the proposed amendment of this property is adequate at this time by the Lee County EMS.

Environmental:

No environmental concerns have been identified by this request.

Fire:

Fire service will be provided by the Bayshore Fire Protection and Rescue Service District. A letter dated July 25, 2016 states that the District has no concerns with the proposed amendment and is capable of providing services.

Law Enforcement:

In a letter dated July 18, 2016, Sheriff's Office personnel stated that the proposed amendment does not affect the ability of the Office to provide core services at this time.

School District:

In a letter dated July 21, 2016, School District of Lee County staff states that the proposed amendment does not impact classroom needs.

Solid Waste:

In a letter dated July 22, 2016, Solid Waste staff states that the division is capable of providing service to the subject site. Solid waste generated at the site will be disposed of at the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Transit:

A letter dated July 25, 2016, stated that LeeTran does not have plans to service the subject properties. The proposed plan amendment does not affect transit services.

Transportation:

Due to the nature of the proposed amendment, Lee County staff did not require a Traffic Circulation Analysis.

Utilities:

In a letter dated July 21, 2016, Lee County Utilities staff stated that potable water lines are in operation adjacent to the subject properties, however developer funded system enhancements such as extensions may be required. There are no central sewer lines in the vicinity of the subject properties; services will be provided by onsite septic systems.

**PART VI
CONCLUSION**

Lee County staff has reviewed the proposed amendment and finds that it is consistent with the goals and objectives of the Lee Plan along with Table 1(b). The uses and intensities proposed are consistent with the surrounding land uses and there will be no level of service issues. Lowering the minimum density of the subject properties is appropriate for the existing residential neighborhood.

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

**PART VII
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: August 22, 2016

A. LOCAL PLANNING AGENCY REVIEW:

The applicant's representative gave a brief presentation regarding the proposed amendment's history and consistency with the Lee Plan. One member of the public spoke in support of the amendment.

LPA members did not have questions or discussion on the proposed amendment.

A motion was made to recommend that the Board of County Commissioners adopt the amendment. The motion was passed by a 6 to 0 vote.

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

1. RECOMMENDATION:

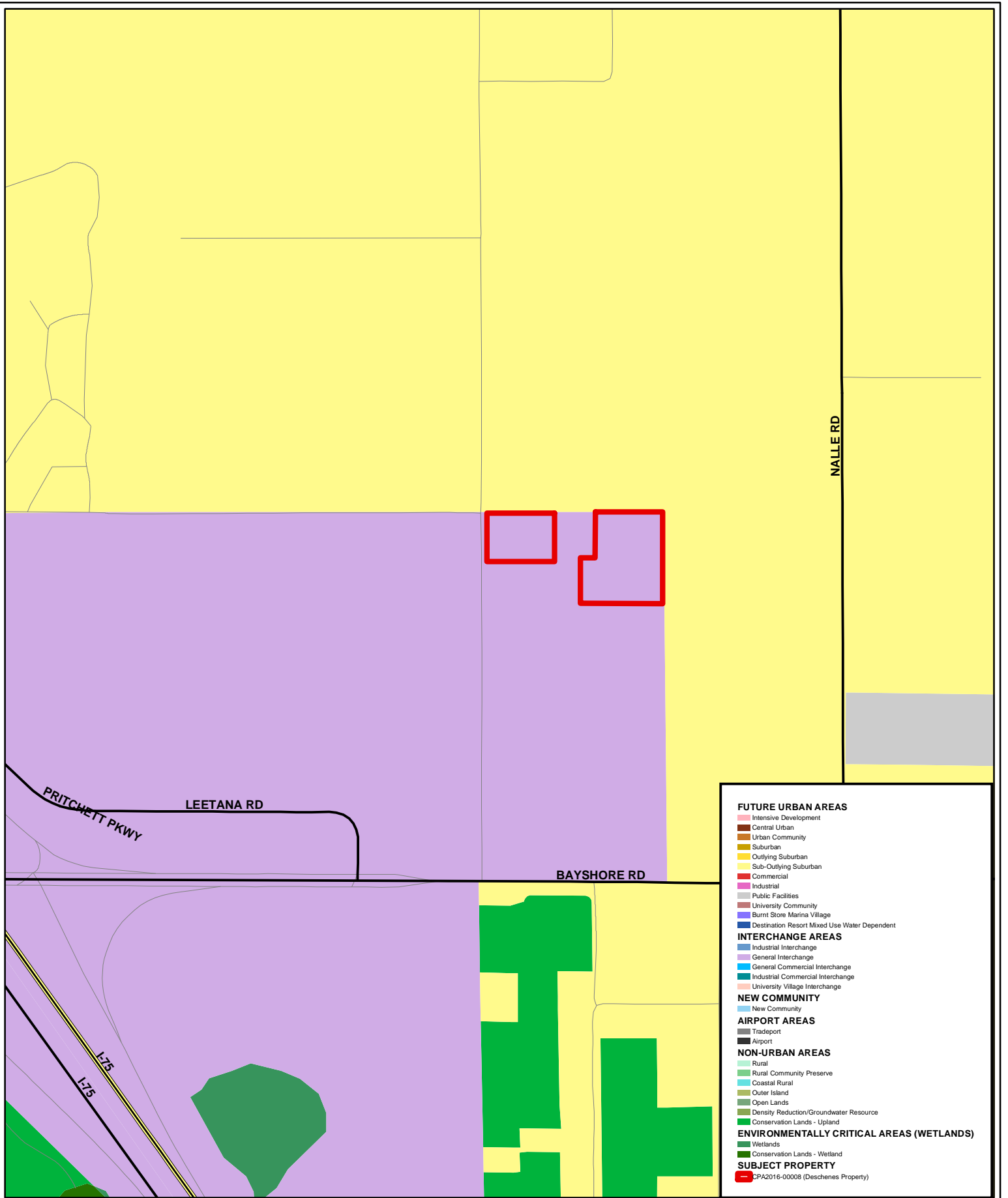
The LPA recommended that the Board of County Commissioners *adopt* the proposed amendment.

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>AYE</u>
STAN STOUDE	<u>AYE</u>
ROGER STRELOW	<u>AYE</u>
GARY TASMAN	<u>ABSENT</u>



FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS

- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village Interchange

NEW COMMUNITY

- New Community

AIRPORT AREAS

- Tradeport
- Airport

NON-URBAN AREAS

- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands - Wetland

SUBJECT PROPERTY

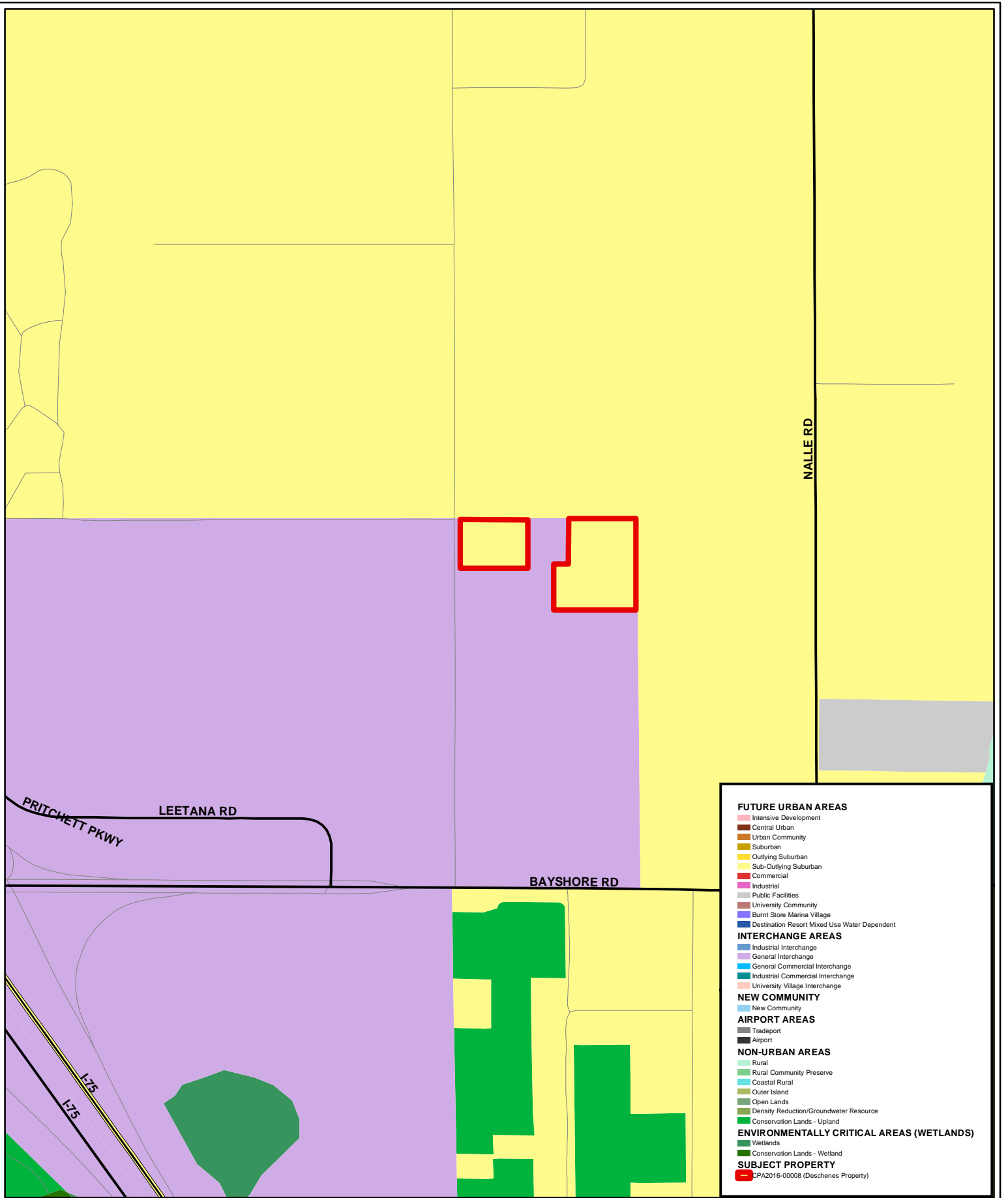
- CPA2016-00008 (Deschenes Property)

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

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Miles
Map Generated August 2016



CPA2016-00008 - Deschenes Property
EXISTING LEE PLAN
FUTURE LAND USE MAP



FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

INTERCHANGE AREAS

- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village Interchange

NEW COMMUNITY

- New Community

AIRPORT AREAS

- Tradeport
- Airport

NON-URBAN AREAS

- Rural
- Rural Community Preserve
- Coastal Rural
- Outer Island
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

- Wetlands
- Conservation Lands - Wetland

SUBJECT PROPERTY

- CPA2016-00008 (Deschenes Property)

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Miles
0 0.045 0.09

Map Generated August 2016



CPA2016-00008 - Deschenes Property
PROPOSED LEE PLAN
FUTURE LAND USE MAP