



**LEE COUNTY ORDINANCE NO. 16-14**

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 October 5, 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 Manning made a motion to adopt the foregoing ordinance, seconded by Commissioner Hamman. The vote was as follows:

|                     |     |
|---------------------|-----|
| John E. Manning     | Aye |
| Cecil L Pendergrass | Aye |
| Larry Kiker         | Aye |
| Brian Hamman        | Aye |
| Frank Mann          | Aye |

DONE AND ADOPTED this 5<sup>th</sup> day of October, 2016.

ATTEST:  
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY: *Theresa Kij*  
Deputy Clerk

BY: *Franklin B. Mann*  
Franklin B. Mann, Chair

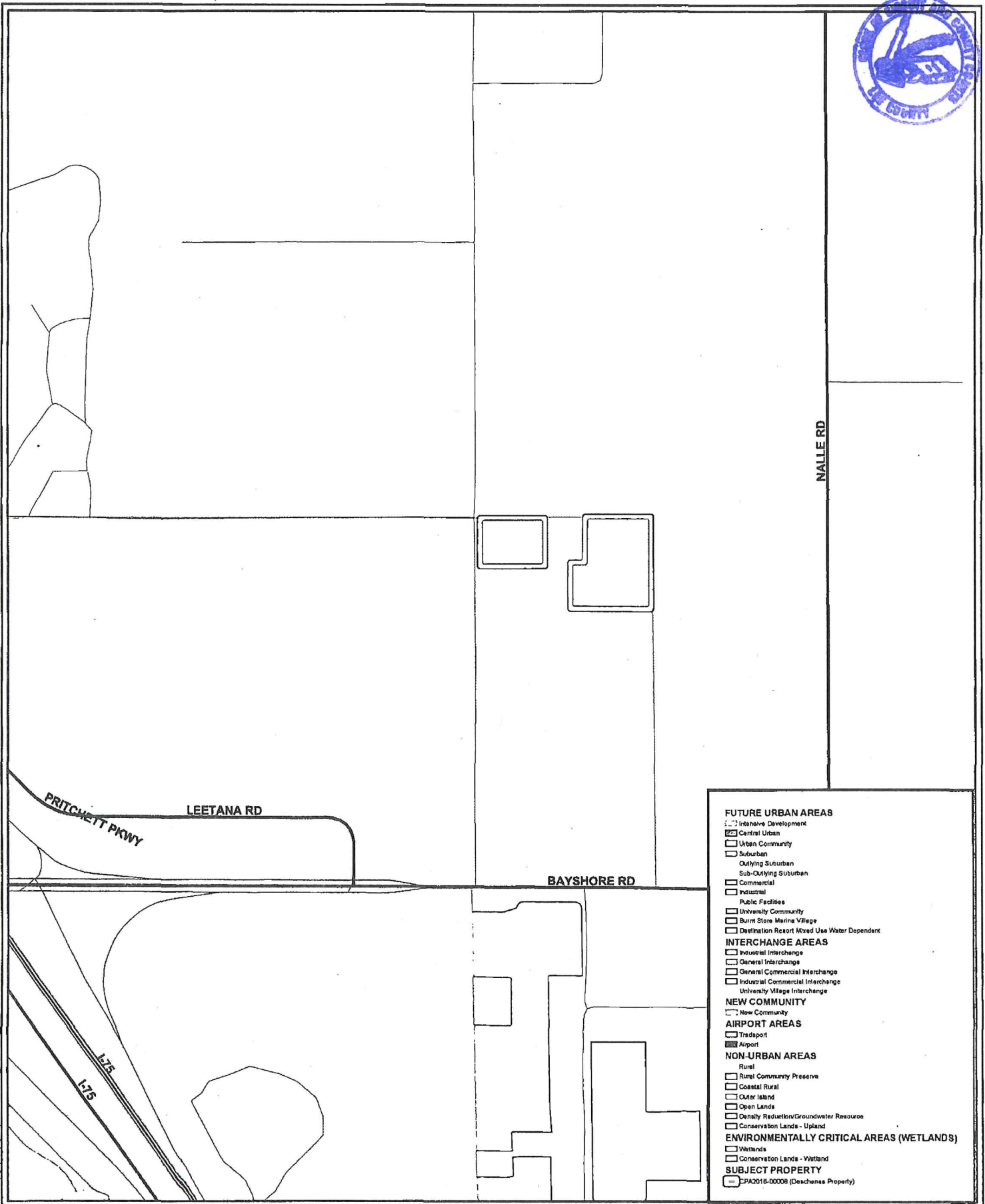


DATE: 10/5/2016

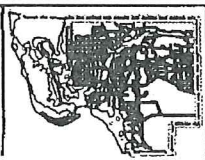
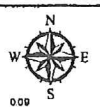
Approved as to Form for the  
Reliance of Lee County Only

*Michael D. Jacob*  
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 October 5, 2016)



- FUTURE URBAN AREAS**
- Industrial Development
  - Central Urban
  - Urban Community
  - Suburban
  - Outlying Suburban
  - Sub-Outlying Suburban
  - Commercial
  - Industrial
  - Public Facilities
    - University Community
    - Burrt Stone 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**
- Trapsport
  - 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)



**CPA2016-00008 - Deschenes Property**

EXHIBIT A

**EXISTING LEE PLAN  
FUTURE LAND USE MAP**

I CERTIFY THIS DOCUMENT TO BE A TRUE AND CORRECT COPY OF THE ORIGINAL ON FILE IN MY OFFICE

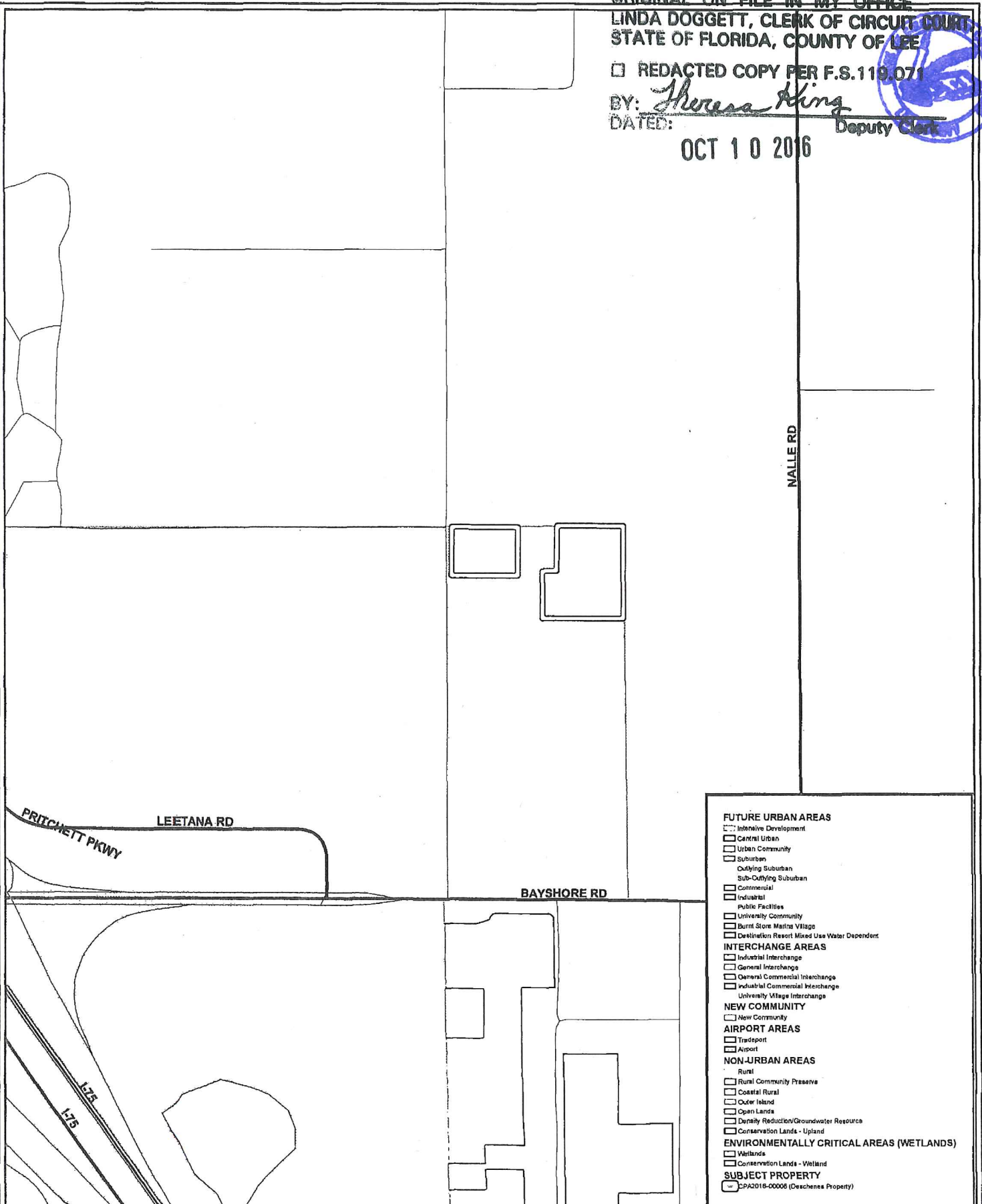
LINDA DOGGETT, CLERK OF CIRCUIT COURT, STATE OF FLORIDA, COUNTY OF LEE

REDACTED COPY PER F.S.119.071

BY: *Theresa King*

DATED: \_\_\_\_\_ Deputy Clerk

OCT 10 2016



**FUTURE URBAN AREAS**

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban

**COMMERCIAL**

- Commercial
- Industrial
- Public Facilities
- University Community
- Burnt Store Mining 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
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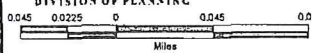
**ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)**

- Wetlands
- Conservation Lands - Wetland

**SUBJECT PROPERTY**

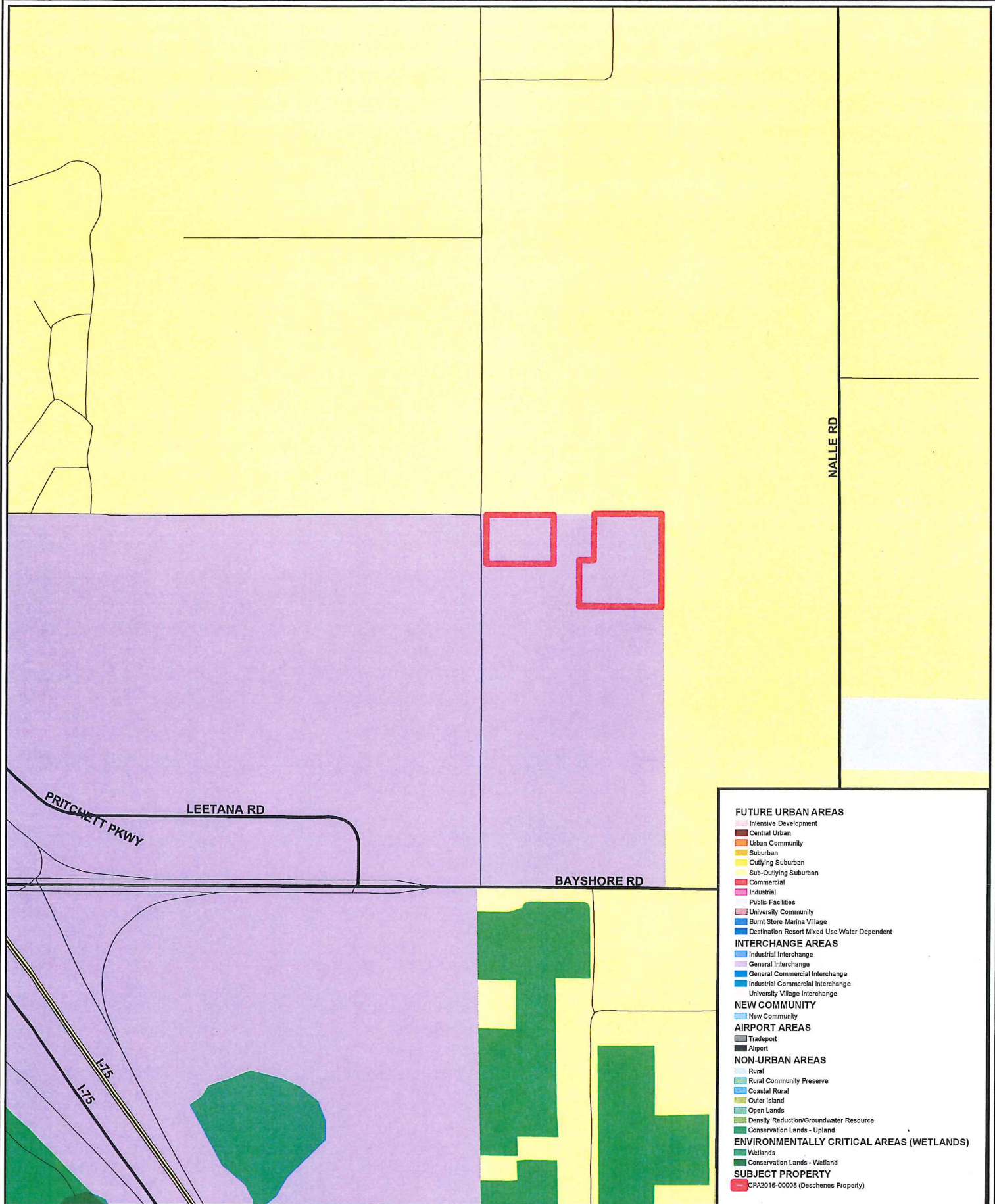
- CPA2016-00008 (Deschenes Property)

LEE COUNTY  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING



CPA2016-00008 - Deschenes Property

PROPOSED LEE PLAN  
FUTURE LAND USE MAP



**FUTURE URBAN AREAS**

- Intensive Development
- Central Urban
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- CPA2016-00008 (Deschenes Property)

LEE COUNTY  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING

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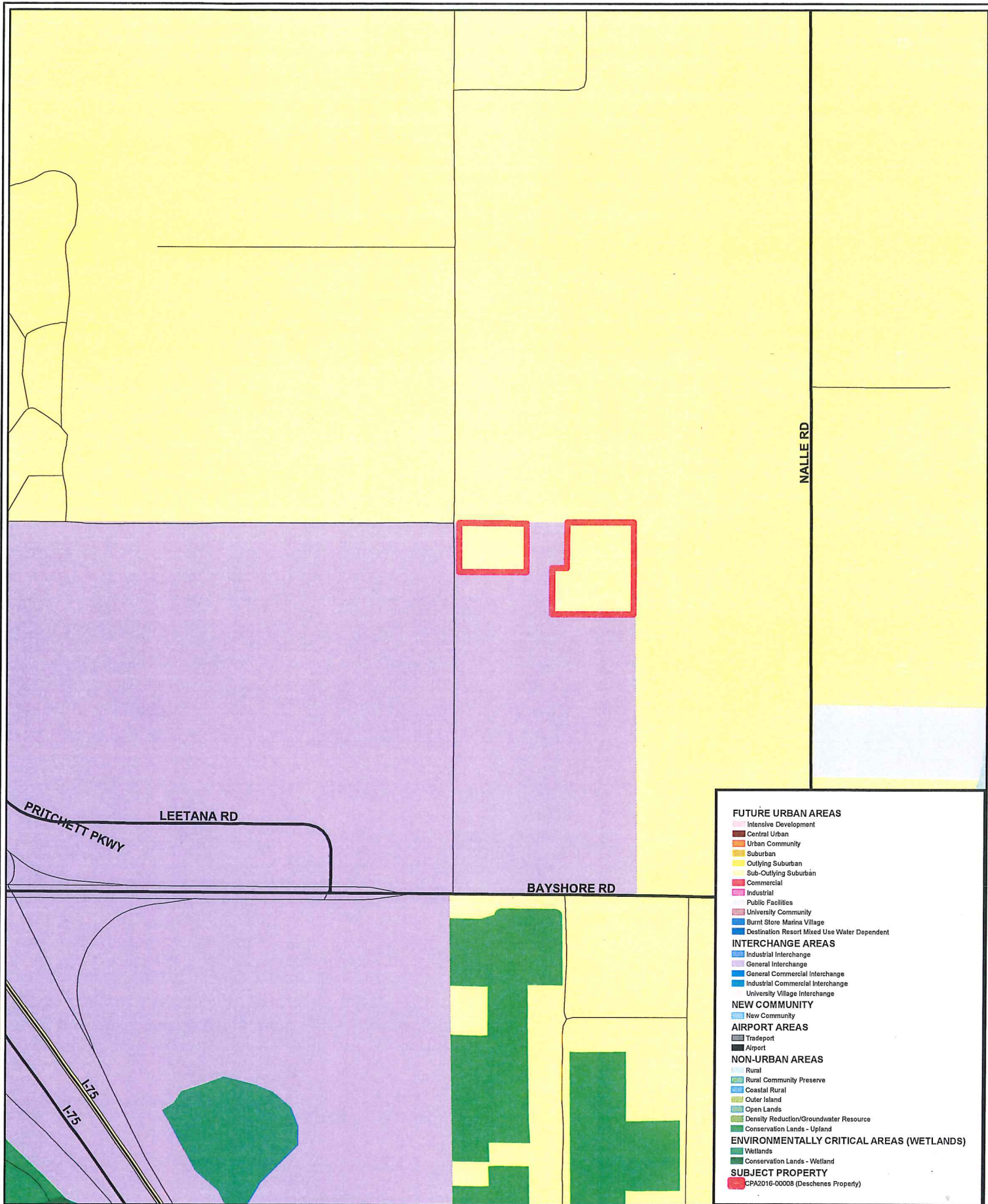
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**CPA2016-00008 - Deschenes Property**

**EXHIBIT A**

**EXISTING LEE PLAN  
FUTURE LAND USE MAP**



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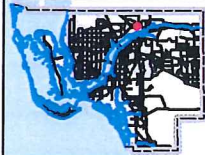
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LEE COUNTY  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING

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Map Generated August 2016



**CPA2016-00008 - Deschenes Property**

**PROPOSED LEE PLAN**

**FUTURE LAND USE MAP**





## FLORIDA DEPARTMENT *of* STATE

**RICK SCOTT**  
Governor

**KEN DETZNER**  
Secretary of State

October 10, 2016

Honorable Linda Doggett  
Clerk of the Circuit Courts  
Lee County  
Post Office Box 2469  
Fort Myers, Florida 33902-2469

Attention: Theresa King

Dear Ms. Doggett:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy for Lee County Ordinance No. 16-14, which was filed in this office on October 10, 2016.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb

**RECEIVED**

By mmmiller at 4:24 pm, Oct 10, 2016