

1400 Colonial Blvd., Suite 1  
Fort Myers, FL 33907



P: 239.938.1813 | F: 239.938.1817  
www.swfipc.org

July 26, 2017

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

**Re: Lee County CPA2015-00010 & CPA2017-00001 / DEO 17-5ESR**

Dear Ms. Rozdolski:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 17-5ESR) 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 September 21, 2017 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**

A handwritten signature in cursive script that reads "Margaret Wuerstle".

Margaret Wuerstle, AICP  
Executive Director

MW/DEC  
Attachment

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

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July 26, 2017

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

**Re: Lee County CPA2015-00010 & CPA2017-00001 / DEO 17-5ESR**

Dear Mr. Eubanks:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 17-5ESR) 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 September 21, 2017 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.

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**Southwest Florida Regional Planning Council**

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Margaret Wuerstle, AICP  
Executive Director

MW/DEC  
Attachment

Cc: Ms. Rozdolski, Lee County



## 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 17-5ESR). 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>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 17-5ESR	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 17-5ESR)****RECEIVED: 6/28/17****Summary of Proposed Amendment**

Lee County DEO 17-5ESR consists of two amendments:

CPA2015-00010 (Apaloosa Lane): Request to designate the 59.72 +/- acre subject property from Outlying Suburban to General Interchange and a text amendment to Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the General Interchange future land use category within the Daniels Parkway Planning Community.

The subject property is located on the along north side of Daniels Parkway on both sides of Palomino Lane and extends to Apaloosa Lane. The property is west of the Danport Center commercial uses and the Renaissance Golf Course residential community. It is located in the Daniels Parkway Planning Community.

The subject property contains a mix of developed and undeveloped parcels. Commercial retail, and office uses are located closest to Daniels Parkway. Land uses within the subject property include 108,236 ± SF of commercial retail and offices uses, a 2,904 SF gas station/convenience store with 12 pumps, 106 room hotel, a single family residence and 26.48 acres of vacant land.

The surrounding properties are within the General Interchange, Outlying Suburban and Wetlands future land use categories and are zoned Residential Planned Development (RPD), Community Facilities Planned Development, Commercial Planned Development (CPD), General Commercial (CG), Commercial Neighborhood (CN-3), and Agricultural (AG-2).

The General Interchange future land use map category would increase the population accommodation from 94 units to 700 (rounded from 693) units. This is a total projected increase of 606 dwelling units. The Lee County BOCC voted for a text amendment to the proposal that would prohibit industrial uses in this location. The BOCC voted 4-0 to transmit this CPA2015-00010 with the referenced text amendment.

The property has access to water, sewer, solid waste, fire, EMS, schools and transit and there are adequate services available to serve the property. The area has pre-existing transportation infrastructure issues. Portions of Daniels Parkway will fail with or without the proposed increase. Daniels Parkway is a constrained arterial roadway with little connectivity west of I-75. The addition of the project trips to the network will not cause any roadway links to fall below the recommended minimum acceptable Level of Service threshold as recommended in Policy 37.1.1 in the Lee County Comprehensive Plan.

CPA2017-00001 (Growth Management): Amend the Lee Plan to align land use and transportation policies. The amendments that deal with land use will: clarify existing requirements; reorganize the goals, objectives, and policies to group topics such as development standards, growth management, and mixed use; and provide for alternative development regulations that allow for urban forms of development within the Mixed Use Overlay. The amendments that address transportation will: reduce redundancies, align with state statutes, recognize a multi-modal transportation network; and allow for different roadway cross sections based on location. The proposed amendments will not change allowable densities and intensities within Lee County.

The proposed amendments will allow for land development regulations that will create a more dense, intense and mixed-use form of development in Future Urban Areas and the Mixed Use Overlay by supporting development at maximum allowable densities, allowing density to be calculated using residential and non-residential areas of developments and utilizing conventional zoning districts. Subsequent amendments to the Land Development Code (LDC) will provide alternate development regulations within the Mixed Use Overlay for height, setbacks, landscape requirements, and parking requirements. The proposed amendments do not increase allowable densities or intensities within any future land use category, but will allow for redevelopment, infill, and continued growth of Lee County's Future Urban Areas.

The Lee Plan and LDC currently do not differentiate transportation infrastructure and facilities based on location within the County. Historically, there were also state transportation concurrency requirements and Lee County commercial site location standards that unintentionally encouraged a patchwork development pattern. As a result, development form is consistent throughout Lee County regardless of location or intended users. County Staff is recommending amendments to the Lee Plan that will recognize different infrastructure and facility needs in urban versus non-urban locations.

#### **Regional Impacts**

FDOT's comments on the proposed amendments are attached. FDOT notes that the impacts of CPA2015-00010 are considered insignificant. Technical assistance comments are provided for CPA2015-00010, including encouraging multimodal transport. FDOT provided no comments on CPA2017-00001.

DEO provided a technical assistance comment, noting that the proposed amendments delete the maximum intensity of use standard from the Commercial FLUC.

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.



## Florida Department of Transportation

RICK SCOTT  
GOVERNOR

10041 Daniels Parkway  
Fort Myers, FL 33913

MIKE DEW  
SECRETARY

July 21, 2017

Brandon Dunn  
Principal Planner  
Lee County Planning Section  
P.O. Box 398  
Fort Myers, Florida 33902-0398

### RE: Lee County 17-5ESR Proposed Comprehensive Plan Amendment (Expedited State Review Process) – FDOT Technical Assistance Comments

Dear Mr. Dunn:

The Florida Department of Transportation (FDOT), District One, has reviewed the Lee County 17-5ESR Proposed Comprehensive Plan Amendment (CPA). The CPA proposal package was transmitted under the Expedited State Review process by the Lee County Board of County Commissioners in accordance with the requirements of Florida Statutes Chapter 163. FDOT offers the following technical assistance comments.

The Lee County 17-5ESR Proposed CPA includes two independent CPAs locally known as CPA 2015-00010 (Apaloosa Lane) and CPA 2017-00001 (Growth Management). Following is a summary of both amendments.

#### **CPA 2015-00010 (APALOOSA LANE)**

CPA 2015-00010 is a County-Initiated Text and Map Amendment to the Lee Plan, including:

1. Amending the Lee Plan Future Land Use Map (FLUM) to designate 59.72+/- acres from the Outlying Suburban (OUT-SUB) FLUM category to the General Interchange (GEN-INT) FLUM category, on property generally located along the north side of Daniels Parkway on both sides of Palomino Lane, extending to Apaloosa Lane.
2. Amending Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the GEN-INT FLU category within the Daniels Parkway Planning Community.





The currently adopted OUT-SUB FLU designation allows up to three dwelling units (DUs) per acre, resulting in 179 single-family residential DUs. The 179 DUs generates approximately 1,794 daily trips or 177 p.m. peak hour trips. The proposed GEN-INT allows up to 22 DUs per acre, resulting in 1,313 multi-family residential DUs. The 1,313 DUs would generate approximately 8,080 daily trips or 740 p.m. peak hour trips; resulting in a net increase of 6,286 daily trips or 563 p.m. peak hour trips.

The following table summarizes the trip generation potential for the adopted and proposed land uses, as well as the change in trips as a result of the amendment.

### TRIP GENERATION COMPARISON

Scenario	Land Use Designation	Maximum Allowed Density / Intensity	Land Use Code	Size of Development		Daily Trips <sup>1</sup>	PM Peak Hour Trips <sup>1</sup>
				Acres	Allowed Development		
Adopted	RES-SF	3 DUs/Acre	210	59.72	179 DUs	1,794	177
Proposed	RES-MF	22 DUs/Acre	220	59.72	1,313 DUs	8,080	740
<b>Change in Trips</b>						<b>+6,286</b>	<b>+563</b>

1. Trip generation based on the rates and equations obtained in the ITE Trip Generation Manual (9th Edition)

As seen in the following tables, a planning level analysis was prepared to establish whether State roadways in the vicinity of the project will operate at their adopted level of service (LOS) standards during the existing (2016), short-term (2022), and long-term (2040) horizon year conditions.

### YEAR 2016 EXISTING ROADWAY CONDITIONS

Roadway	From	To	SIS/E-SIS?	LOS Std. <sup>1</sup>	2016 Daily Conditions				
					No. of Lanes	Service Volume	Volume <sup>2</sup>	LOS	Acceptable?
Daniels Pkwy/SR 876	W. of I-75	E. of Rest Area	No	D	6	62,895	53,000	C	Yes
I-75	Alico Rd	Terminal Access Rd	Yes	D	6	151,800 <sup>3</sup>	98,964	B	Yes
I-75	Terminal Access Rd	Daniels Pkwy	Yes	D	6	131,800 <sup>3</sup>	98,964	C	Yes
I-75	Daniels Pkwy	SR 884/CR 884/Colonial Blvd	Yes	D	6	111,800	90,000	C	Yes

1. Adopted LOS Standard obtained from Lee County.
2. 2016 Volumes obtained from 2016 FDOT District One LOS Spreadsheet.
3. Includes Auxiliary Lanes.

### YEAR 2022 SHORT-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2022 Daily Conditions (E+C)								
			No. of Lanes <sup>1</sup>	LOS Std. <sup>2</sup>	Service Volume	Back-ground Volume <sup>3</sup>	Project Distribution <sup>4</sup>	Project Trips	Total Volume	LOS	Acceptable?
Daniels Pkwy/SR 876	W. of I-75	E. of Rest Area	6	D	62,895	59,889	45.0%	2,829	62,718	D	Yes
I-75	Alico Rd	Terminal Access Rd	6	D	151,800 <sup>5</sup>	110,126	20.0%	1,257	111,383	C	Yes
I-75	Terminal Access Rd	Daniels Pkwy	6	D	131,800 <sup>5</sup>	110,126	20.0%	1,257	111,383	C	Yes
I-75	Daniels Pkwy	SR 884/CR 884/Colonial Blvd	6	D	111,800	96,471	20.0%	1,257	97,728	D	Yes

1. Number of Lanes (based on E+C Condition) obtained from 2016 FDOT District One LOS Spreadsheet.
2. Adopted LOS Standard obtained from Lee County.
3. The short-term planning horizon year 2022 background volume was obtained based on interpolation between 2016 and 2040 volumes.
4. Project Trip Distribution was obtained from the traffic study provided by the Applicant.
5. Includes Auxiliary Lanes.

### YEAR 2040 LONG-TERM HORIZON ROADWAY CONDITIONS

Roadway	From	To	2040 Daily Conditions								
			No. of Lanes <sup>1</sup>	LOS Std. <sup>2</sup>	Service Volume	Back-ground Volume <sup>3</sup>	Project Trip Distribution <sup>4</sup>	Project Trips	Total Volume	LOS	Acceptable?
Daniels Pkwy/SR 876	W. of I-75	E. of Rest Area	6	D	62,895	80,557	45.0%	2,829	83,386	F	No
I-75	Alico Rd	Terminal Access Rd	6	D	151,800 <sup>5</sup>	143,613	20.0%	1,257	144,870	D	Yes
I-75	Terminal Access Rd	Daniels Pkwy	6	D	131,800 <sup>5</sup>	143,613	20.0%	1,257	144,870	F	No
I-75	Daniels Pkwy	SR 884/CR 884/Colonial Blvd	6	D	111,800	115,884	20.0%	1,257	117,141	E	No

1. Number of Lanes from 2040 District One Regional Planning Cost Feasible Model.
2. Adopted LOS Standard obtained from Lee County.
3. The long-term planning horizon year 2040 background volume was obtained based on an average of 2040 model volumes and 2040 historical trend volumes.
4. Project Trip Distribution was obtained from the traffic study provided by the Applicant.
5. Includes Auxiliary Lanes.

Based on the planning level analysis, the segments of Daniels Parkway/SR 876 from West of I-75 to East of Rest Area, and I-75 from Terminal Access Road to SR 884/CR 884/Colonial Boulevard, are expected to operate below acceptable levels of service (LOS) during the long-term (2040), without the proposed CPA.

FDOT notes that Daniels Parkway from I-75 to Metro Parkway (which includes a portion of the State segment) is designated as a constrained roadway (Lee Plan Table 2(a)). Pursuant to Lee Plan Policy 95.1.3(7) and Policy 37.2.2, a maximum volume-to-capacity (v/c) ratio of 1.85 is established for the constrained roads identified in Table 2(a) that lie in the unincorporated area. Based on the planning level analysis, Daniels Parkway from west of I-75 to Fiddlesticks Boulevard/Palomino Lane is estimated to have a V/C of 1.28 without the proposed CPA, and a V/C of 1.33 with the proposed CPA. Moreover, the project trips along the above mentioned segment account for approximately 4.50% of the roadway capacity, and are considered insignificant.

FDOT also notes that the segment of I-75 from Collier County Line to Luckett Road has been identified as a needed widening project from six lanes to eight lanes in the Lee County MPO 2040 Long Range Transportation Plan (LRTP). In addition, the project trips along the I-75 segments from Terminal Access Road to SR 884/CR 884/Colonial Boulevard, range from 0.95% to 1.12% of the roadway capacity in year 2040, and are considered insignificant.

**FDOT Technical Assistance Comment #1:**

*As noted earlier, the approximately 1,257 daily trips being added to I-75 account for approximately 0.95% to 1.12% of the adopted LOS Standard service volume, which does not adversely impact I-75. Although the new trips do not create an adverse impact on I-75, the trips associated with CPA 2015-00010 (Apaloosa Lane) are considered to be local in nature. These local trips contribute to, and further exacerbate the long-term failure of I-75 by competing with long distance and regional trips. The Department encourages the development of a multimodal strategy which will facilitate alternative local transportation networks that connect residential and non-residential uses without affecting larger systems.*

**FDOT Technical Assistance Comment #2:**

*The new development associated with the CPA 2015-00010 (Apaloosa Lane) is expected to serve residential development. In an effort to reduce personal automobile trips on State and SIS transportation facilities, minimizing potential transportation impacts, State roadways are planned, designed and constructed in harmony with the surrounding land use characteristics. This context sensitive approach promotes healthy, safe, and economically viable communities that encourages quality of life, incorporating all modes of transportation. FDOT offers several initiatives to assist the County in creating quality developments while protecting future mobility on the regional roadway network. These include "Complete Streets"<sup>1</sup>, modern roundabouts<sup>2</sup>, and a commitment to bicycle and pedestrian safety<sup>3</sup>. FDOT welcomes the opportunity to partner with, and provide technical assistance to Lee County, to create multimodal transportation facilities to serve all users.*

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<sup>1</sup> <http://www.flcompletestreets.com/>

<sup>2</sup> <http://www.dot.state.fl.us/rddesign/Roundabouts/Default.shtm>

<sup>3</sup> <http://www.alerttodayflorida.com/>

**FDOT Technical Assistance Comment #3:**

*FDOT offers no comments on the Text Amendment associated with CPA 2015-00010 (Apalooosa and Palomino Lane), which amend Table 1(b), Year 2030 Allocations, to accommodate additional residential development in the General Interchange future land use category within the Daniels Parkway Planning Community.*

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**CPA 2017-00001 (GROWTH MANAGEMENT):**

CPA 2017-00001 (Growth Management) is a County-initiated Text Amendment that proposes to amend the Lee Plan to align land use and transportation policies. The amendments that deal with land use clarify existing requirements; reorganize the goals, objectives, and policies to group topics such as development standards, growth management, and mixed use; and provide for alternative development regulations that allow for urban forms of development within the Mixed-Use Overlay. The amendments that address transportation reduce redundancies, align with state statutes, recognize a multi-modal transportation network; and allow for different roadway cross sections based on location (requires amendment to Land Development Code).

*The proposed text amendments associated with CPA 2017-00001 (Growth Management) do not change allowable densities and intensities within the Lee Plan, and allows for the implementation of mixed-used, compact developments that follow context-sensitive design principles that encourage bicycle/pedestrian and transit use. As a result, FDOT offers no comments on CPA 2017-00001.*

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendments. If you have any questions or need to discuss these comments further, please contact me at (239) 225-1981 or [sarah.catala@dot.state.fl.us](mailto:sarah.catala@dot.state.fl.us).

Sincerely,



Sarah Catala  
SIS/Growth Management Coordinator  
FDOT District One

CC: Mr. Ray Eubanks, Florida Department of Economic Opportunity

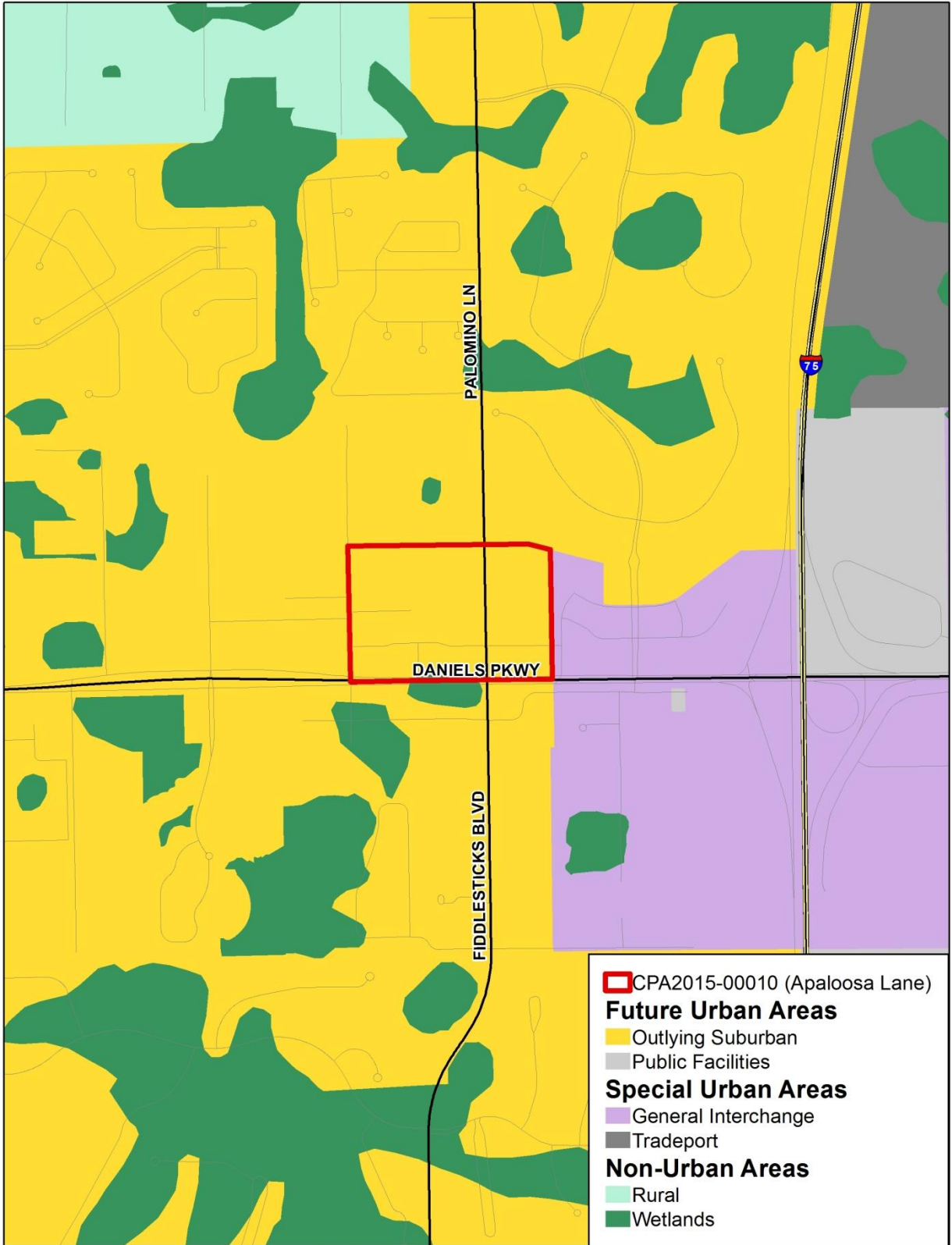
# MAPS

**Lee County**

**DEO 17-5ESR**

**Growth Management Plan**

**Comprehensive Plan Amendment**



 CPA2015-00010 (Apalooosa Lane)

**Future Urban Areas**

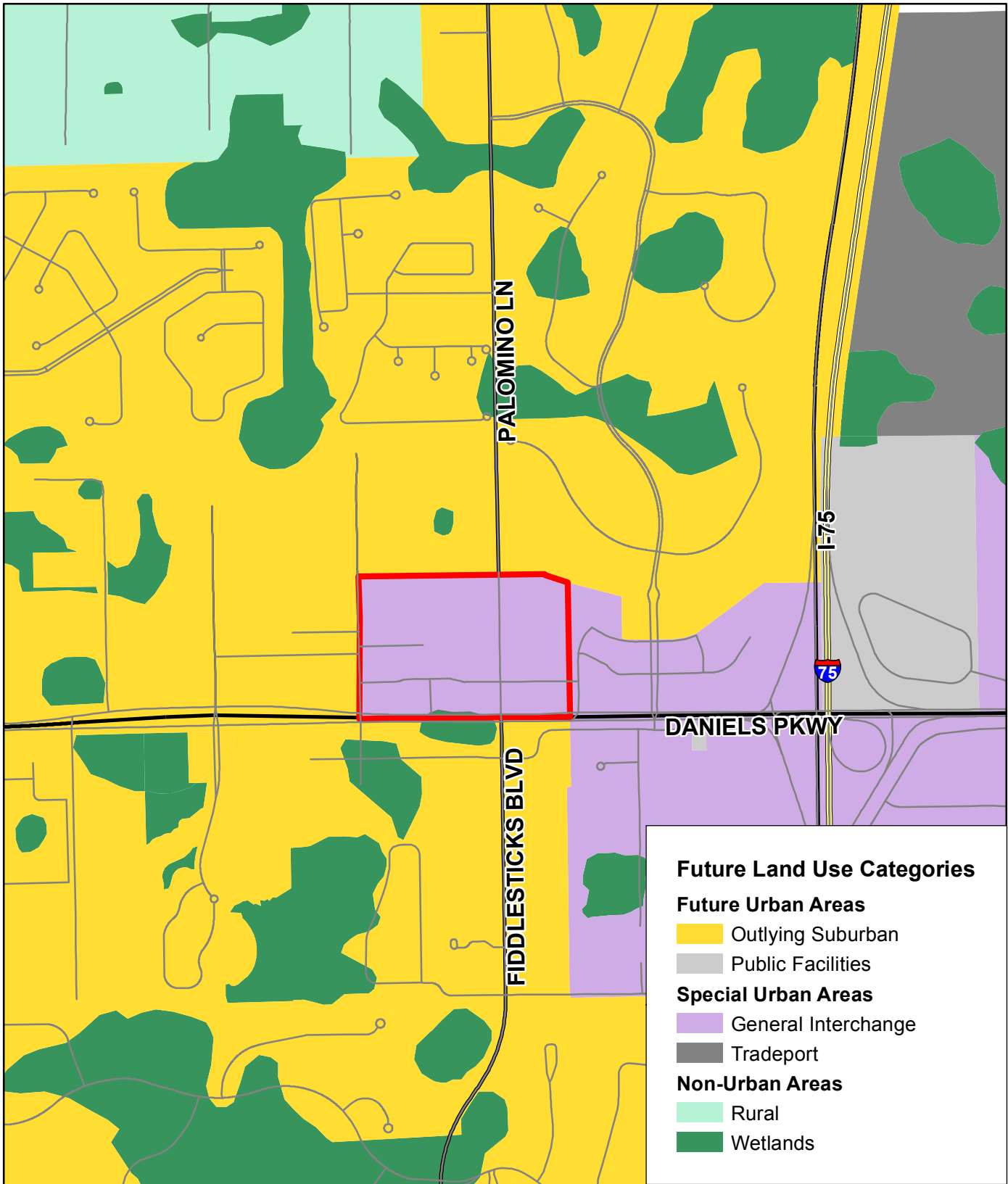
-  Outlying Suburban
-  Public Facilities

**Special Urban Areas**

-  General Interchange
-  Tradeport

**Non-Urban Areas**

-  Rural
-  Wetlands



**Future Land Use Categories**

**Future Urban Areas**

- Outlying Suburban
- Public Facilities

**Special Urban Areas**

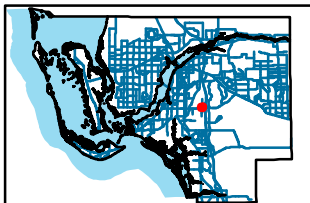
- General Interchange
- Tradeport

**Non-Urban Areas**

- Rural
- Wetlands

Lee County  
Southwest Florida

0 500 1,000 1,500 2,000  
Feet



CPA2015-00010 - Apaloosa Lane

**PROPOSED LEE PLAN  
FUTURE LAND USE MAP**

Existing

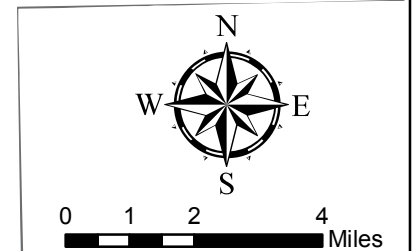
### Legend

### Sidewalk/Bike-Ped Facilities

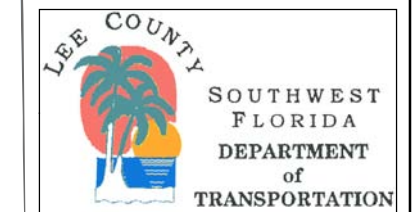
#### Planned Facility Type

-  Sidewalk
-  Shared Use
-  Bike Lane
-  Paved Shoulder
-  Wide Outside Lane
-  Undesignated Bike Lane

MAP 3D - 1  
 UNINCORPORATED LEE COUNTY  
 STATE/COUNTY MAINTAINED FACILITIES  
 BIKEWAYS/WALKWAYS FACILITY PLAN-  
 PLANNED FACILITIES



0 1 2 4 Miles





Existing

### Legend

### Sidewalk/Bike-Ped Facilities Existing Facility Type

- Sidewalk
- Shared Use
- Bike Lane
- Paved Shoulders
- Wide Outside Lane
- Undesignated Bike Lane

## MAP 3D - 2 UNINCORPORATED LEE COUNTY STATE/COUNTY MAINTAINED FACILITIES BIKEWAYS/WALKWAYS FACILITY PLAN- EXISTING FACILITIES

0 1 2 4 Miles

**LEE COUNTY**  
SOUTHWEST  
FLORIDA  
DEPARTMENT  
of  
TRANSPORTATION

# LEE COUNTY WALKWAYS & BIKEWAYS

- - - On-Road Bikeway
  - - - Shared Use Path
  - - - Sidewalk
  - City Limits
  - Future Urban/Suburban Areas
- Pedestrian facilities are planned on all streets in Future Urban/Suburban Areas.

This map depicts both existing and proposed walkways and bikeways maintained by Lee County and the Florida Department of Transportation.

## DRAFT

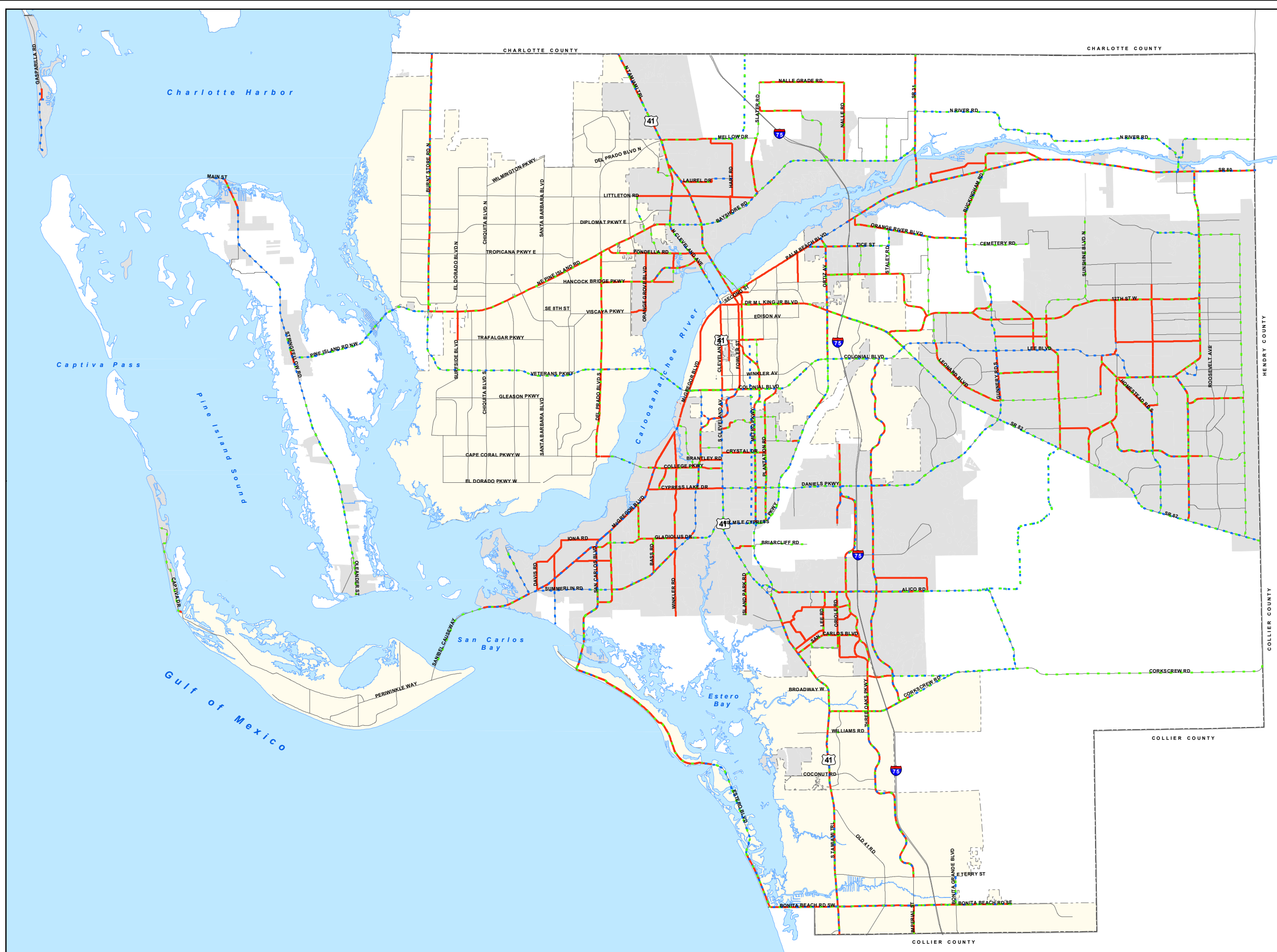


Map Generated: February 2017  
Prepared By: DCD/Planning

City Limits current to date of map generation




Last Amended: DATE  
Amended by Ordinance No. XX-XX

**Lee Plan Map 3D**



# COMMERCIAL SITE LOCATION STANDARDS

## LEGEND

-  Intersection meets Neighborhood Commercial Center Standards (Policy 6.1.2.2)
-  Intersection meets Neighborhood and Community Commercial Center Standards (Policy 6.1.2.2 and 6.1.2.3)
-  City Limits

Notes:

- 1) Circles designating intersections are not shown at any set scale.
- 2) This map implements policies 6.1.2.2 and 6.1.2.3. It is not an assurance that commercial zoning will be approved for any particular parcel within the designated intersections. Nor does it supersede the various exceptions to the standards within the plan.
- 3) All development within the designated intersections must be consistent with the Lee Plan, including the direct access requirements in policies 6.1.2.2 and 6.1.2.3.
- 4) Commercial development within interchange areas is regulated by policy 6.1.2.9.

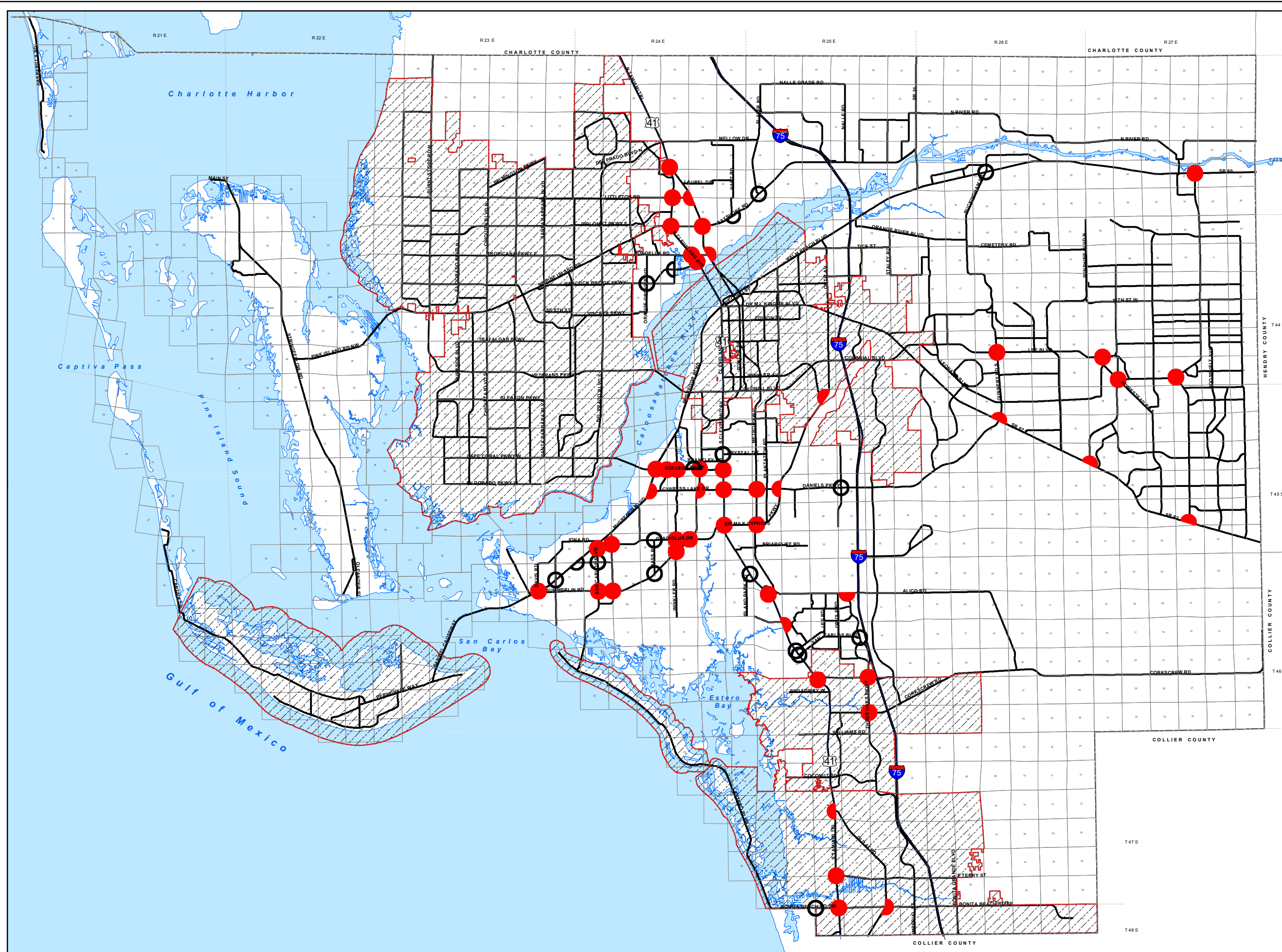
# DELETE



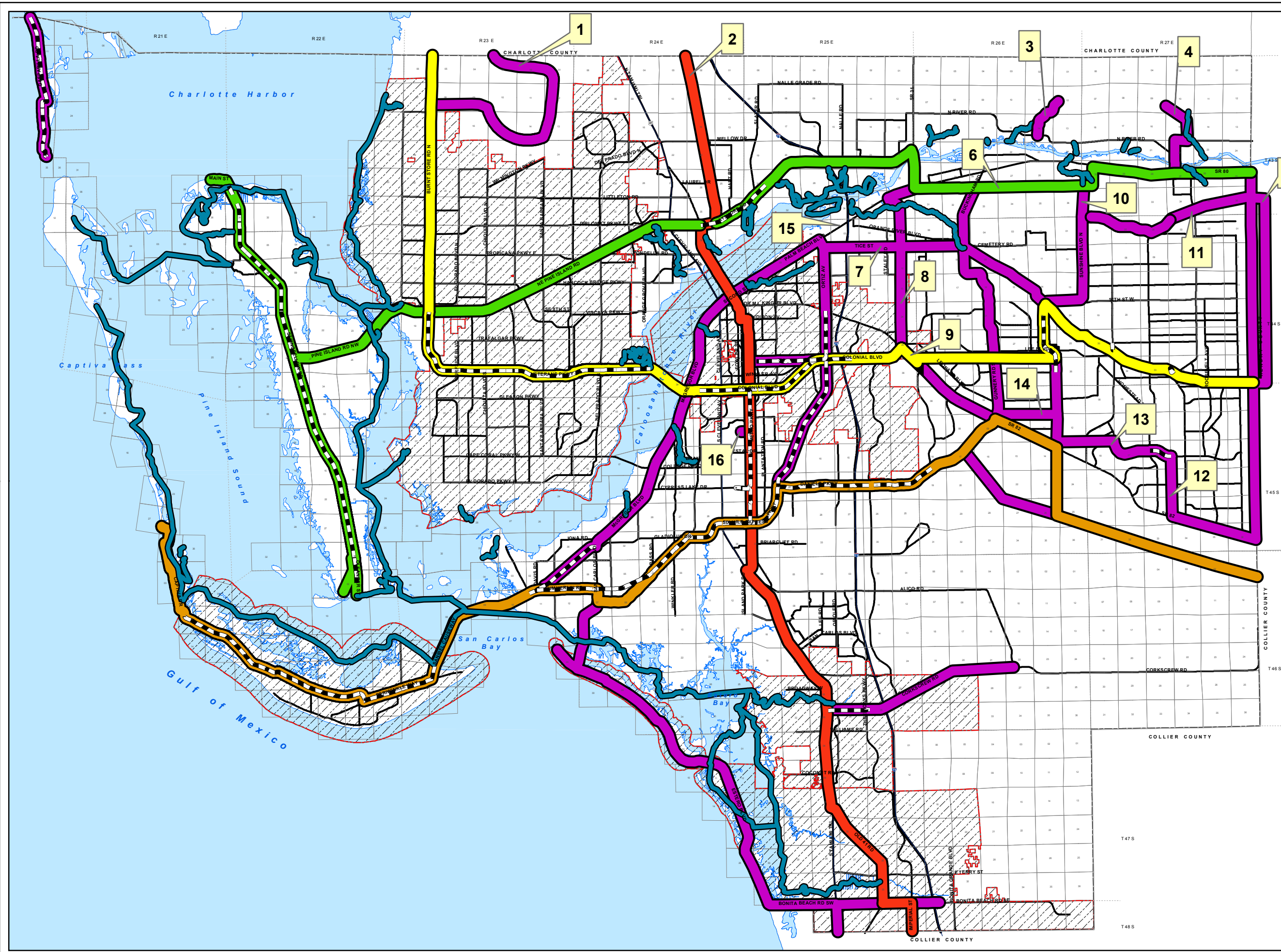
Map Generated: January 2008  
City Limits current to date of map generation

October 28, 1994

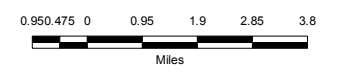
Lee Plan Map 19



# LEE COUNTY GREENWAYS MULTI-PURPOSE RECREATIONAL TRAILS MASTER PLAN



- 18 Completed Greenways
- Charlotte-Lee-Collier Trail
- Captiva-Hendry-Collier Trail
- Pine Island-Hendry Trail
- Charlotte-Lee-Hendry Trail
- Connector Trails
- Great Calusa Blueway
- Proposed Page Connector
- 19 City Limits



Map Generated: July 2010  
 City Limits current to date of map generation

Adopted May 16, 2007  
 Adopted by Ordinance No. 07-09

Amended by Ordinance No. 10-18  
 March 3, 2010  
 Effective June 2, 2010

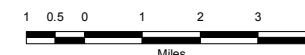
# LEE COUNTY GREENWAYS MASTER PLAN

-  Shared Use Path
-  Great Calusa Blueway
-  Boca Grande Trail
-  Charlotte-Lee-Collier Trail
-  Captiva-Hendry-Collier Trail
-  Charlotte-Lee-Hendry Trail
-  Pine Island-Hendry Trail
-  Connector Trails
-  City Limits

This map depicts both completed and proposed shared use paths maintained by Lee County and the Florida Department of Transportation.

**DRAFT**

**CPA2017-00001**



Map Prepared by: Lee County DCD/Planning  
 Map Generated: March 2017  
 City Limits current to date of map generation

Adopted May 16, 2007  
 Adopted by Ordinance No. 07-09

Amended by Ordinance No. 10-18  
 March 3, 2010  
 Effective June 2, 2010

**Lee Plan Map 22**

