

# COMMUNITY PLANS

## CPA2017-10

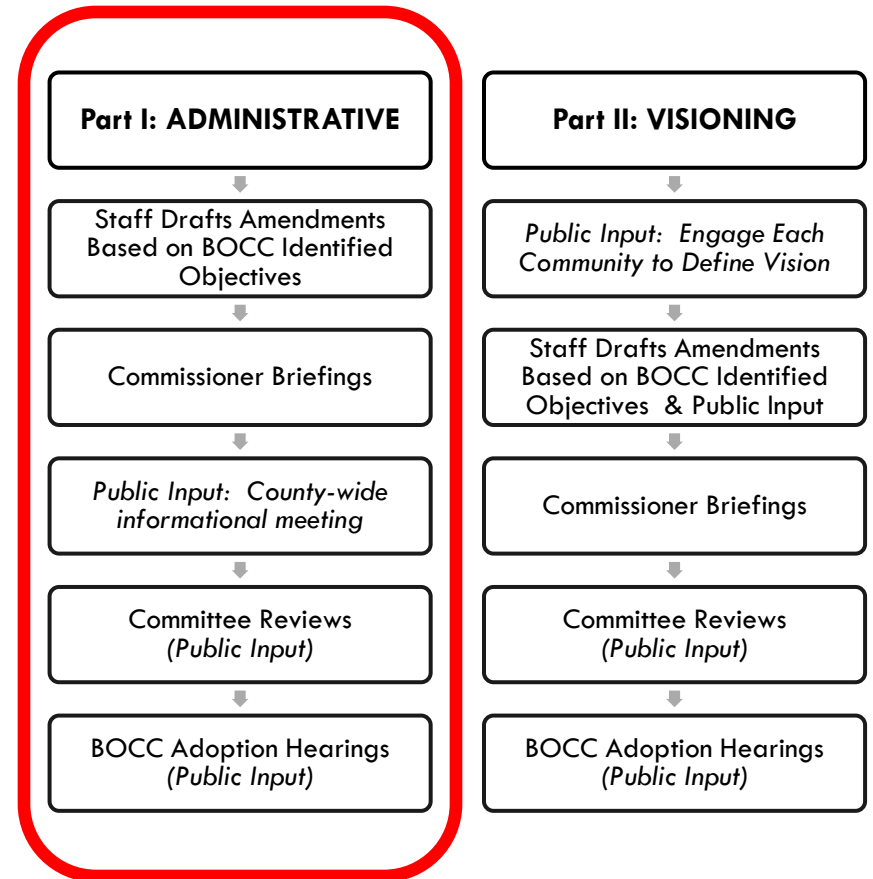
County Initiated Text and Map Amendments

LPA Hearing

February 26, 2018

# Board Direction

- November 2015.
- May 2016.
- At a March 21, 2017 BoCC Work Session staff presented a two part approach.



# Amendment Objectives:

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- Create consolidated community planning sub-element.
- Establish common procedures for information meetings.
- Eliminate redundancies and combine similar provisions.
- Identify and correct vague provisions.
- Relocate regulatory provisions to the Land Development Code (LDC).
- Remove provisions, references and maps for newly incorporated or annexed areas.

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- Renumber community goals and update any cross-references.

	Old Goal Number	New Goal Number
<b>Community Planning</b>	24	<b>17</b>
<b>Bayshore</b>	20	<b>18</b>
<b>Boca Grande</b>	22	<b>19</b>
<b>Buckingham</b>	17	<b>20</b>
<b>Caloosahatchee Shores</b>	21	<b>21</b>
<b>Olga</b>	29	<b>22</b>
<b>Captiva</b>	13	<b>23</b>
<b>Greater Pine Island</b>	14	<b>24</b>
<b>Lehigh Acres</b>	32	<b>25</b>
<b>North Captiva</b>	25	<b>26</b>
<b>NE Lee County</b>	34	<b>27</b>
<b>Alva</b>	26	<b>28</b>
<b>North Olga</b>	35	<b>29</b>
<b>North Fort Myers</b>	28	<b>30</b>
<b>Page Park</b>	27	<b>31</b>
<b>San Carlos Island</b>	12	<b>32</b>
<b>SE Lee County</b>	33	<b>33</b>
<b>Tice</b>	23	<b>34</b>
Reserved	--	<b>35</b>

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- Create Goal 17 with common procedures for public information meetings.
  - ▣ **Goal 17: COMMUNITY PLANNING.** Ensure a unified approach to community planning that complements and remains consistent with the county's overall goals, objectives, and policies.
  - ▣ **OBJECTIVE 17.3: PUBLIC INPUT.** To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.

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  - Remove provisions, references and maps for newly incorporated or annexed areas.
- Create Goal 17 with common definitions, boundary descriptions and procedures for public information meetings.
    - **OBJECTIVE 17.2: COMMUNITY PLAN AREAS.** To depict the boundaries of community plan areas on the Future Land Use Map (Map 1, Page 2).
    - **POLICY 17.3.3:** Public information meetings required pursuant to the provisions of this sub-element must be held within the established community plan area boundary that is affected by the amendment.

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- Remove provisions, references and maps for newly incorporated or annexed areas.
- Correct the vague provisions, such as undefined terms, measures, and concepts that are overly complicated or do not include sufficient details.
- Update or delete specific dates, where appropriate.
- Eliminate outdated goals, objectives, and policies altogether.
- Objective will continue to be evaluated through the community-specific visioning (Part II) amendments.

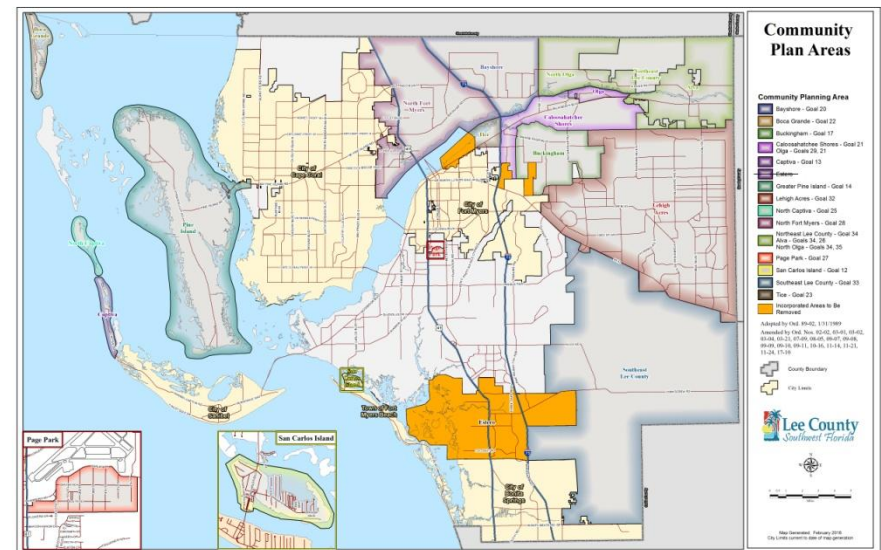
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- Relocate regulatory provisions to the Land Development Code (LDC).
- Remove provisions, references and maps for newly incorporated or annexed areas.
- Remove regulatory provisions from the Lee Plan, where appropriate, to eliminate redundancies.
- Example:  
~~POLICY 29.1.7: The minimum commercial building setbacks will be as follows:~~
  - ~~1. Street: 40 feet~~
  - ~~2. Side: 30 feet~~
  - ~~3. Rear: 50 feet~~~~(Ordinance No. 09-10)~~  
  
**Sec. 33-1513. - Development regulations.**
  - (a) *Setbacks.* The following setbacks are the minimum setbacks for all commercial structures:
    - (1) Street setback: 40 feet.
    - (2) Side yard setback: 30 feet.
    - (3) Rear yard setback: 50 feet.~~(Ord. No. [12-01](#), § 5, 1-10-12)~~



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- Relocate regulatory provisions to the Land Development Code (LDC).
- Remove provisions, references and maps for newly incorporated or annexed areas.
- Delete the Estero Community Plan Goal.
- Update Lee Plan Map 1, Pages 1, 2, 4, and 6.
- Delete Map 15.



# Conclusion and Recommendation:

- The amendments to the Lee Pan will help achieve the Board of County Commissioner's objectives.
  - ☑ Creating a consolidated community planning sub-element.
  - ☑ Establishing common procedures for information meetings.
  - ☑ Eliminating redundancies and combining similar provisions.
  - ☑ Identifying and correcting vague provisions.
  - ☑ Relocating regulatory provisions to the Land Development Code (LDC).
  - ☑ Removing provisions, references and maps for newly incorporated or annexed areas, including the Village of Estero.
- Staff recommends That the amendments should be **transmitted** for state review.