



LEE COUNTY BOARD OF COUNTY COMMISSIONERS

LEE COUNTY ZONING
And
COMPREHENSIVE PLAN AMENDMENT HEARING
AGENDA

Wednesday, June 20, 2018
9:30AM

DRI2018-00004
Z-18-019

THE SUMMIT CHURCH

CPA2017-00010

COMM. PLANNING ADMIN. UPDATE - ADOPTION

CPA2018-00001

CONSERVATION LANDS UPDATE - ADOPTION

NOTICE OF PUBLIC HEARING

The Lee County Board of County Commissioners will hold a public hearing at 9:30 am on Wednesday, June 20, 2018 in the Board Chambers at 2120 Main St., Ft. Myers, FL, to review the written recommendations made by Lee County Zoning Staff and make a final decision on the case below.

DRI2018-00004 / THE SUMMIT CHURCH

Applicant, in compliance with Florida Statute §380.115(1)(b), seeks the rescission of Lee County Zoning Resolution No. Z-05-098 previously approving a 10-acre Development of Regional Impact (DRI) known as The Summit Church DRI (State DRI#07-0405-168). Located at 19601 Ben Hill Griffin Pkwy., San Carlos Planning Community, Lee County, FL.

Copies of the application and the staff report may be obtained or the file reviewed at the Zoning Section, 1500 Monroe St., Ft. Myers, FL. Telephone 239-533-8585 for additional information.

This meeting is open to participation by the public. 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.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, 239-533-2314, Florida Relay Service 711, or jlguardia@leegov.com, at least 5 business days in advance.

**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, June 20, 2018. 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:

CPA2017-00010 Community Planning Administrative Update – Amend the Lee Plan Future Land Use Element to: create two subelements titled Growth Management and Community Planning; locate the community plan goals to the Community Planning subelement; revise the community plan goals as necessary for consistency and clarity; provide a definition for Community Plan and a single policy for all community plan areas regarding public information meetings and community plan boundaries; and delete Goal 19 relating to Estero. Amend the following Lee Plan Future Land Use Maps to reflect municipal incorporations and annexations: Map 1 (Pages 1, 2, 4, and 6) and Map 15.

CPA2018-00001 Conservation Lands Update – Amend the Future Land Use Map series, Map 1, by adding County-owned property to the Conservation Lands (Uplands and Wetlands) land use category. The properties are located in the following Lee County Preserves: Alva Scrub Preserve, Buckingham Trails Preserve, Buttonwood Preserve, Caloosahatchee Creeks Preserve, Orange River Preserve, Pine Island Flatwoods Preserve, Telegraph Creek Preserve, and West Marsh Preserve.

Copies of this Notice and the proposed ordinance are available for inspection or copying during regular business hours at the Minutes Office of the Clerk of Courts of Lee County, located in the Courthouse Administration Building, 2115 Second Street, Fort Myers, Florida. 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.

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.

Lee County will not discriminate against individuals with disabilities. To request an accommodation, contact Joan LaGuardia, (239) 533-2314, Florida Relay Service 711, or jla Guardia@leegov.com, at least five business days in advance.

CPA2017-00010

Community Plans

Summary Sheet

Community Plans Update, CPA2017-10

Purpose:

Amend the Lee Plan Future Land Use Element to:

- Create two sub-elements titled Growth Management and Community Planning;
- Locate the community plan goals to the Community Planning sub-element;
- Revise the community plan goals as necessary for consistency and clarity;
- Provide a definition for Community Plan and a single policy for all community plan areas regarding public information meetings and community plan boundaries; and
- Delete Goal 19 relating to Estero.

Amend the following Lee Plan Future Land Use Maps to reflect municipal incorporations and annexations: Map 1 (Pages 1, 2, 4, and 6) and Map 15.

LPA Motion:

The LPA voted to recommend that the Board of County Commissioners transmit CPA2017-10 as recommended by staff. The motion was passed 7 to 0.

Transmittal Hearing:

A motion was made to transmit CPA2017-10 as recommended by staff and the LPA. The motion was passed 5 to 0.

BRIAN HAMMAN	<u>AYE</u>
LARRY KIKER	<u>AYE</u>
FRANK MANN	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
CECIL L. PENDERGRASS	<u>AYE</u>

Public Comments:

There have been no public comments.

State Reviewing Agency Objections, Recommendations, and Comments:

Lee County received responses from the following review agencies addressing the transmitted amendment:

- Florida Department of Economic Opportunity,
- Florida Department of Environmental Protection,
- Florida Department of Transportation,
- Florida Department of Agriculture and Consumer Services,
- Florida Fish and Wildlife Conservation Commission (FWC),
- South Florida Water Management District, and
- Southwest Florida Regional Planning Council.

There were no objections or comments concerning the proposed amendments.

Staff Recommendation:

Staff recommends that the Board of County Commissioners adopt the amendments to the Lee Plan as transmitted and as provided in Attachment 1.

LEE COUNTY ORDINANCE NO. 18-**
Community Planning Administrative Update
(CPA2017-00010)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE “LEE PLAN,” ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE COMMUNITY PLANNING ADMINISTRATIVE UPDATE (CPA2017-00010) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED MAP AND TEXT; LEGAL EFFECT OF “THE LEE PLAN”; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (“Lee Plan”) 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 the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency (“LPA”) held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on February 26, 2018; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on April 4, 2018. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Community Planning Administrative Update (CPA2017-00010) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the April 4, 2018 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies’ written comments; and,

WHEREAS, on June 20, 2018, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

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 public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt map and text amendments to the Lee Plan discussed at those meetings and 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 "Community Planning Administrative Update Ordinance (CPA2017-00010)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, which amends the Lee Plan Future Land Use Element to: create two subelements titled Growth Management and Community Planning; locate the community plan goals to the Community Planning subelement; revise the community plan goals as necessary for consistency and clarity; provide a definition for Community Plan and a single policy for all community plan areas regarding public information meetings and community plan boundaries; and delete Goal 19 relating to Estero. Amend the following Lee Plan Future Land Use maps to reflect municipal incorporations and annexations: Map 1 (Pages 1, 2, 4, and 6) and Map 15, known as Community Planning Administrative Update (CPA2017-00010).

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as "Support Documentation" for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A.

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 that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, 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 renumbered or relettered 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 public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____. The vote was as follows:

John Manning	_____
Cecil Pendergrass	_____
Larry Kiker	_____
Brian Hamman	_____
Frank Mann	_____

DONE AND ADOPTED this _____ day of _____ 20__.

ATTEST:
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: _____
Deputy Clerk

BY: _____
Cecil Pendergrass, Chair

DATE: _____

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

County Attorney's Office

Exhibit A: Adopted revisions to Text and Maps 1 and 15 (Adopted by BOCC June 20, 2018)
Map 1, Page 1: Future Land Use Map
Map 1, Page 2: Special Treatment Areas (Community Planning Areas)
Map 1, Page 4: Special Treatment Areas (Privately Funded Infrastructure and Urban Reserve)
Map 1, Page 6: Special Treatment Areas (Mixed Use Overlay)
Map 15: Urban Infill Boundary Map

EXHIBIT A

Note: Text depicted with underscore represents additions to the Lee Plan.
Strike-through text represents deletions from the Lee Plan.

Text Amendments:

~~**POLICY 1.7.9:** The Urban Infill and Redevelopment overlay (Map 15) designates areas that have been targeted for economic development, job creation, housing, transportation, crime prevention, neighborhood revitalization and preservation, and land use incentives to encourage urban infill and redevelopment within the urban core, in accordance with F.S. 163.2517. These areas have the opportunity to receive additional funding to implement the planning program through the Urban Infill and Redevelopment Assistance Grant Program through the Florida Department of Community Affairs. (Ordinance No. 02-02)~~

Policy 1.7.149: - Renumber

Goal 31 to Policy 31.10.1 will be renumbered to Goal 12 to Policy 12.10.1.

Goal 16 to Policy 16.8.12 will be renumbered to Goal 13 to Policy 13.8.12.

Goal 30 to Policy 30.1.5 will be renumbered to Goal 14 to Policy 14.1.5.

Goal 18 to Policy 18.2.3 will be renumbered to Goal 15 to Policy 15.1.5.

GOAL 16 [RESERVED]

GOAL 2417: COMMUNITY PLANNING. Ensure a unified approach to community planning that complements and remains consistent with the county's overall goals, objectives, and policies. To encourage and support both citizen and county initiated community planning efforts that address the unique community character of specific geographic areas in Lee County. (Ordinance No. 07-09)

<u>Goal Number</u>	<u>Community Name</u>
<u>18</u>	<u>Bayshore</u>
<u>19</u>	<u>Boca Grande</u>
<u>20</u>	<u>Buckingham</u>
<u>21</u>	<u>Caloosahatchee Shores</u>
<u>22</u>	<u>Olga</u>
<u>23</u>	<u>Captiva</u>
<u>24</u>	<u>Greater Pine Island</u>
<u>25</u>	<u>Lehigh Acres</u>
<u>26</u>	<u>North Captiva</u>
<u>27</u>	<u>Northeast Lee County</u>
<u>28</u>	<u>Alva</u>
<u>29</u>	<u>North Olga</u>
<u>30</u>	<u>North Fort Myers</u>
<u>31</u>	<u>Page Park</u>
<u>32</u>	<u>San Carlos Island</u>
<u>33</u>	<u>Southeast Lee County</u>
<u>34</u>	<u>Tice</u>

OBJECTIVE 1724.1: COMMUNITY PLANS. To create community plans that address specific conditions unique to a defined area of the county. A community plan is a Goal in the Lee Plan specific to a defined area of the county with long term community objectives and policies. ~~Lee County will encourage and support citizen initiated community planning efforts for geographically small areas. Lee County may initiate community planning efforts for geographic areas that do not have an organized citizen initiative when it is determined that critical circumstances exist that can best be addressed by developing community plans.~~(Ordinance No. 07-09)

POLICY 24.1.217.1.1: ~~Assure that existing/ongoing community plans will be are coordinated~~ Coordinate community plans with county-wide and regional plans with respect to addressing population accommodation, transportation, employment, economic development, and infrastructure needs in an effort to avoid inconsistencies. (Ordinance No. 07-09)

POLICY 17.1.2: Community plans must address specific conditions unique to a defined area of the county. Conditions may be physical, architectural, historical, environmental or economic in nature.

POLICY 17.1.3: Community plans should consist of long term objectives and policies that are not regulatory in nature. If needed, land development regulations may be adopted to implement the community plan.

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 17.2.1: Each community plan area boundary must be rationally related to the condition(s) identified in the individual community plans.

POLICY 17.2.2: Expansion of an existing community plan area boundary must be supported by data and analysis demonstrating all of the following:

- a specific condition addressed in the community plan also exists outside and immediately contiguous to the existing community plan area;
- expansion of the community plan area boundary would not be duplicative or contrary to the provisions of the Lee Plan;
- expansion of the community plan area boundary requires authorization by the property owner whose property will be added to the community plan area;
- expansion of the community plan area boundary will advance the objectives of the community plan; and
- expansion of the community plan area boundary must be contiguous to the existing community plan area and must not create an enclave.

OBJECTIVE 17.3: PUBLIC INPUT. To provide opportunities for public input as part of the comprehensive plan and land development code amendment process.

POLICY 24.1.117.3.1: ~~Within community planning program boundaries, ensure a continuing, and cooperative effort to educate and coordinate~~ Educate the public regarding community planning, comprehensive planning, and sound planning ~~smart growth~~ principles by requiring public information community meetings, ~~and better communication with community planning panels members and government media access.~~(Ordinance No. 07-09)

POLICY 17.3.2: One public information meeting is required for privately-initiated applications that propose a text change within a community plan or revises a map designation within a community plan area boundary. The meeting must be conducted before the application can be found complete.

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.¹

POLICY 17.3.4: For required public information meetings, the applicant must provide the following:

- Adequate meeting space to accommodate projected attendance and security measures (as needed).
- Advance notice of the meeting in a publication of local distribution provided at least ten (10) calendar days prior to the meeting, unless otherwise specified herein.²
- At the meeting, a general overview of the text or map amendment and effect thereof.
- After the meeting, a meeting summary document submitted to the county that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and the applicant's response to any issues that were raised.

POLICY 17.3.5: Additional public information meetings may be required as provided in the Land Development Code.

GOAL 1820: BAYSHORE COMMUNITY PLAN. ~~To protect~~ Protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, ~~while and exclude~~ excluding incompatible uses that are destructive to the character of this rural residential environment. ~~For the purposes of this goal and related objectives and policies, the boundaries of the Bayshore Community will be I-75 on the west, SR 31 on the east, the Caloosahatchee River on the south and the Charlotte County line on the north.~~ (Added by Ordinance No. 03-02).

OBJECTIVE 1820.1: LAND USE. - Renumber

POLICY 1820.1.1: Retail commercial ~~activity~~ uses will be limited to the Interstate Interchange designation at Bayshore and I-75, plus minor commercial uses at the intersections of Nalle Road and Bayshore, SR 31 and Bayshore, and SR 31 and Old Bayshore. Non-retail commercial uses are permitted elsewhere consistent with the Lee Plan and the Land Development Code. (Ordinance No. 03-02)

POLICY 1820.1.2: The following properties are deemed consistent with Policy 1820.1.1: the existing 7.1 acre +/- retail commercial center at 10440 Bayshore Road, the 0.66 acre +/- retail commercial property at 19451 SR 31, the 0.83 +/- acre retail commercial property at 17270 Durrance Road, and the 0.36 +/- acre retail commercial property described in resolution Z-72-93, which is part of the property at 6600 Nalle Grade Road. (Ordinance No. 03-02, 17-13)

POLICY 1820.1.3: No new industrial ~~activities~~ uses or industrial rezonings are permitted after February 3, 2003. (Ordinance No. 03-02)

¹ For applications within the Northeast Lee County community plan area boundary, a public information meeting must be held within both the Alva and North Olga community plan area boundaries.

² See Policy 23.4.1 for specific public information meeting requirements for applications within the Captiva community plan area boundary.

POLICY ~~1820.1.4~~: No new mining uses or commercial excavations are permitted after February 3, 2003. (Ordinance No. 03-02)

OBJECTIVE ~~1820.2~~: TRANSPORTATION. – Renumber

POLICY ~~1820.2.1~~: - Renumber

POLICY ~~1820.2.2~~: - Renumber

POLICY ~~1820.2.3~~: If a need to extend Del Prado Boulevard east of I-75 through the Bayshore Community Plan area is demonstrated, the corridor evaluation must include alternatives to using the existing Nalle Grade Road alignment. The evaluation will address (but not be limited to) access, safety and community character issues. Alternatives will be presented at an evening public information meeting in accordance with Policies 17.3.3 and 17.3.4, ~~workshops within the Bayshore community~~. (Ordinance No. 03-02)

OBJECTIVE ~~1820.3~~: SEWER AND WATER. – Renumber

~~POLICY 20.3.1:~~ ~~Central sewage service will be encouraged for existing and future high density and intensity developments south of Bayshore Road within the future urban land use categories and for new developments that are required to provide such service under the provisions of Standard 11.2 of the Lee Plan. (Ordinance No. 03-02)~~

POLICY ~~18.3.120.3.2~~: No landowner will be required to connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes an intensity that exceeds the thresholds in Standards ~~11.1 and 11.2~~ 4.1.1 and 4.1.2, ~~of the Lee Plan~~. (Ordinance No. 03-02)

OBJECTIVE ~~1820.4~~: PARKS AND RECREATION. – Renumber

POLICY ~~1820.4.1~~: - Renumber

~~GOAL 19: ESTERO.~~ (Existing Goal 19 and all subsequent Objectives and Policies will be deleted)

GOAL ~~2219~~: BOCA GRANDE COMMUNITY PLAN. ~~The Boca Grande Community Plan seeks to preserve~~ Preserve and conserve the ~~surrounding fragile~~ environment, recreation and open space areas, and historic resources within the Boca Grande Community Plan area boundary of the community plan area while implementing the Gasparilla Island Conservation District Act (GICDA) and upholding the Boca Grande Historic District³, ~~the Historic District, the quality of life and the continued enjoyment of its natural and cultural gifts. The plan seeks consistent enforcement of all current and future regulations with respect to zoning, traffic, parking, law enforcement, public utilities, the Gasparilla Island Conservation District Act and the Boca Grande Historic District.~~ (Ordinance No.05-19)

OBJECTIVE ~~2219.1~~: FUTURE LAND USE. To preserve the traditional character, and scale, ~~and tranquility of the historic District village~~ and residential areas of the Boca Grande Community Plan area ~~community~~ by continuing to limit the densities and intensities of use and development to sustainable levels that will not adversely impact the natural environment, overburden the existing infrastructure, or require additions to the present infrastructure.

³ The Boca Grande Historic District is that area described in Resolution Designating Historic Resource HD 90-05-01 District recorded in the Lee County Clerk of Courts Official Records Book 2164 Pages 1166 – 1203.

~~Lee County will continue to~~ To enforce the regulations found in the ~~Gasparilla Island Conservation District Act GICDA~~ and ~~will assist the residents of Boca Grande~~ to further develop growth management policies and regulations to limit densities and intensities of development in the Boca Grande Community Plan area, on Gasparilla Island, in order to maintain the historic scale and development patterns of the community. (Ordinance No. 05-19)

POLICY ~~22.1.1~~ 19.1.1: - Renumber

POLICY ~~22.1.2~~ 19.1.2: - Renumber

POLICY ~~22.1.3~~ 19.1.3: ~~The Boca Grande community will work to develop regulations within two years of the adoption of this Policy, to better manage rental and tour businesses which have an impact on the neighborhoods and environment of the community. These regulations will address issues such as the number and location of operators, safety, privacy, security, liability insurance, parking facilities, property maintenance, storm water management, and compatibility. (Ordinance No. 05-19)~~

POLICY ~~22.1.4~~ 19.1.4: ~~Lee County will work with the Boca Grande community to establish a Document Clearing House in Boca Grande, where copies of selected documents from permit applications, variance requests, staff reports, Hearing Examiner recommendations and resolutions, Historic District Special Certificates of Appropriateness, and Administrative Variances and for any development on Gasparilla Island will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Ordinance No. 05-19)~~

POLICY ~~22.1.5~~ 19.1.3: ~~The owner or agent for any rezoning, variance or special exception request must conduct one public informational meeting in accordance with Policies 17.3.3 and 17.3.4 prior to the application being found sufficient. in Boca Grande where the owner or agent will provide a general overview of the project for any interested citizens. The applicant is fully responsible for providing the meeting space and providing security measures as needed.~~

~~Lee County encourages zoning staff to participate in such public informational meetings. This meeting must be conducted before the application can be found sufficient. Subsequent to this meeting, the applicant must provide county staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. (Ordinance No. 05-19)~~

POLICY ~~22.1.6~~ 19.1.4: - Renumber

POLICY ~~22.1.7~~ 19.1.5: - Renumber

POLICY ~~22.1.8~~ 19.1.6: - Renumber

POLICY ~~22.1.9~~ 19.1.7: - Renumber

OBJECTIVE ~~22.2~~ 19.2: TRANSPORTATION, PARKING AND TRAFFIC CIRCULATION.
- Renumber

POLICY ~~2219.2.1~~: ~~Lee County will continue to e~~ Enforce the provisions of the ~~Gasparilla Island Conservation District Act~~ GICDA which limit growth, limit building height and restrict advertising throughout Boca Grande Community Plan area. (Ordinance No. 05-19)

POLICY ~~2219.2.2~~: - Renumber

POLICY ~~22.2.3~~: ~~Lee County will assist in efforts to create a Master Plan for improvements to the bike and golf cart path along Gulf Boulevard, south of the village. (Ordinance No. 05-19)~~

POLICY ~~22.2.4~~19.2.3: - Renumber

POLICY ~~22.2.5~~19.2.4: - Renumber

POLICY ~~22.2.6~~19.2.5: - Renumber

POLICY ~~22.2.7~~19.2.6: - Renumber

OBJECTIVE ~~1922.3~~ PARKING: ~~Lee County will consider a funding request for the Boca Grande Community Plan implementation that provides for a parking and traffic study to identify ways to To create safe and efficient parking for employees, patrons and visitors by implementing, and to determine the appropriate parking standards in the land development code which will address the capacity and design needs of the commercial businesses in the Boca Grande Community Plan area, the Boca Grande commercial district with a parking and traffic study. The parking and traffic study will address the following policies. (Ordinance No. 05-19)~~

POLICY ~~1922.3.1~~: - Renumber

POLICY ~~2219.3.2~~: - Renumber

POLICY ~~2219.3.3~~: - Renumber

POLICY ~~2219.3.4~~: - Renumber

POLICY ~~2219.3.5~~: - Renumber

POLICY ~~2219.3.6~~: - Renumber

OBJECTIVE ~~2219.4~~ CONSERVATION AND COASTAL MANAGEMENT: ~~Lee County willTo preserve, protect, and, where possible, enhance the physical integrity, village character, ecological values, and natural beauty of the Boca Grande Community Plan area, and Gasparilla Island, focusing upon the diverse and healthy native vegetation, the clear offshore waters, and the varied and abundant native marine and wildlife resources in a manner compatible with the GICDA Gasparilla Island Conservation District Act, the promotion and preservation of the historie Boca Grande Historic District village as a thriving community, and preservation of the Boca Grande Community Plan area's Gasparilla Island's historic heritage.~~

~~Lee County will support the efforts of the Federal and State authorities, and the Boca Grande community to preserve, protect, and enhance the positive environmental qualities of Gasparilla Island. Lee County will involve local community organizations in the planning process and will enforce these community plan policies through implementation in the land development regulations. (Ordinance No. 05-19)~~

POLICY ~~2219.4.1~~: - Renumber

POLICY ~~2219.4.2~~: ~~Lee County will support~~ Support the State's efforts to protect and preserve mangroves both on private properties as well as within public lands and easements. ~~Not later than December 31, 2005, Lee County will review the State regulations regarding mangrove trimming and removal and determine whether additional protections need to be enacted on Gasparilla Island to protect its fragile environment.~~ (Ordinance No. 05-19)

POLICY ~~2219.4.3~~: ~~Lee County will strictly enforce its own policies related to the preservation of~~ Preserve the beach dune system, beach dune vegetation, and beach dune wildlife, by discouraging any construction seaward of the 1978⁹ Coastal Construction Control Line. This policy will not apply to the placement of raised walkways intended to cross over the dune system from adjoining properties, nor will it apply to bona fide beach renourishment and shoreline protection efforts. Lee County will support the State's efforts to protect the beach dune system, beach dune vegetation, and beach dune wildlife communities on Gasparilla Island. (Ordinance No. 05-19)

POLICY ~~2219.4.4~~: ~~The Beach renourishment efforts of Lee County~~ will include the re-establishment of a beach dune system, beach dune vegetation, and beach dune wildlife communities, including nesting birds and turtles, to the greatest extent practicable. ~~Lee County will monitor and enforce its policies and regulations protecting dunes, dune vegetation, and dune wildlife communities on Gasparilla Island.~~ Any rock or hard revetment will be covered with sand and planted with salt resistant native plants. (Ordinance No. 05-19)

POLICY ~~2219.4.5~~: Except for emergency events and public purposes, ~~Lee County will ban vehicular traffic is banned from all beaches in the Boca Grande Community Plan area. on Gasparilla Island and will provide enforcement of the ban.~~ (Ordinance No. 05-19)

POLICY ~~2219.4.6~~: - Renumber

POLICY ~~2219.4.7~~: ~~Lee County will review and enforce all permits~~ Permits for new dock construction will be reviewed to assure the protection of sea grass beds, manatee habitat, tarpon fishing grounds, and other environmental values intrinsic to Charlotte Harbor. ~~Copies of dock and shoreline permits will be sent to the Document Clearing House as established pursuant to Policy 22.1.4.~~ Nothing in this policy requires Lee County to support unreasonable policies of any other regulatory agency. (Ordinance No. 05-19)

POLICY ~~2219.4.8~~: ~~Lee County will assist~~ Assist in the enforcement of best management practices for anchorages of Gasparilla Island. ~~The Regional Planning Council and its advisory committees will be the source of such information.~~ (Ordinance No. 05-19)

POLICY ~~2219.4.9~~: ~~Within two years of the adoption of this Policy, Lee County will establish~~ Maintain policies and guidelines for beach clean-up during red tide and similar extraordinary tidal events. (Ordinance No. 05-19)

POLICY ~~2219.4.10~~: ~~Within two years of the adoption of this Policy, Lee County will establish~~ Maintain a program to restore the plant diversity on County owned lands within the Boca Grande Community Plan area on Gasparilla Island through the removal of exotic vegetation and its replacement with native species. ~~Such a program will be phased so that the general character of the community will be maintained during the maturation process. Exotic species which are killed~~

~~in place will be removed as appropriate so as not to create a negative impact or create a hazard to the community.~~ (Ordinance No. 05-19)

POLICY ~~2219~~.4.11: - Renumber

POLICY ~~2219~~.4.12: ~~Lee County will work~~ Work in conjunction with Charlotte County to implement a plan to stop the proliferation of iguanas and other exotic fauna within the Boca Grande Community Plan area. ~~on Gasparilla Island by January, 2006.~~ (Ordinance No. 05-19)

POLICY ~~2219~~.4.13: ~~Lee County will provide financial and political support for~~ Support research into the causes and control of red tide and other similar extraordinary tidal events. (Ordinance No. 05-19)

OBJECTIVE ~~2219~~.5: NATURAL RESOURCE PROTECTION. ~~Lee County will manage public resources and direct public efforts to~~ To preserve, protect, and enhance the natural environments within the Boca Grande Community Plan area ~~on Gasparilla Island through measures to~~ that control the risk of harm attributable to human impact. (Ordinance No. 05-19)

POLICY ~~2219~~.5.1: - Renumber

OBJECTIVE ~~2219~~.6: COMMUNITY FACILITIES AND SERVICES. ~~Lee County will seek to~~ To ensure the continued delivery of high quality, accessible community facilities and services that meet the educational, recreational, informational, and public safety, health and welfare needs of the residents, visitors and stakeholders of the Boca Grande Community Plan area.

Through the administration of county services, the Land Development and Administrative Codes, and the cooperative efforts of interagency and intergovernmental agreements, ~~Lee County will~~ continue to provide utilities and infrastructure; emergency, law enforcement and fire protection services; education, information resource and recreation services; and mosquito and animal control services, in a safe and efficient manner. (Ordinance No. 05-19)

POLICY ~~2219~~.6.1: - Renumber

POLICY ~~2219~~.6.2: - Renumber

POLICY ~~2219~~.6.3: - Renumber

POLICY ~~2219~~.6.4: - Renumber

POLICY ~~2219~~.6.5: - Renumber

POLICY ~~2219~~.6.6: - Renumber

POLICY ~~2219~~.6.7: - Renumber

POLICY ~~2219~~.6.8: - Renumber

POLICY ~~2219~~.6.9: - Renumber

POLICY ~~2219~~.6.10: - Renumber

POLICY ~~2219.6.11~~: - Renumber

POLICY ~~2219.6.12~~: Lee County Emergency Medical Services will provide land or air transportation to the most appropriate facility ~~based on the patients medical history~~ and will maintain a liaison with the Boca Grande Health Clinic to keep the clinic fully informed of all Emergency Medical protocols and procedures for operations and any changes that may be implemented whether temporary or permanent. The Boca Grande Health Clinic will be informed relating to any public health issues or public county health problems. (Ordinance No. 05-19)

POLICY ~~2219.6.13~~: - Renumber

POLICY ~~2219.6.14~~: ~~The Lee County Department of Transportation will continue to p~~ Provide the necessary maintenance and improvements on all public rights-of-way to ensure the continued safety and efficiency of roadways, paths, and surface water management systems. (Ordinance No. 05-19)

OBJECTIVE ~~2219.7~~: OPEN SPACE, RECREATION AND BEAUTIFICATION. ~~Lee County will seek to~~ To promote, protect and enhance existing and potential open space, recreational facilities, and the quality of life for the residents and stakeholders of the Boca Grande Community Plan area. These efforts will enhance the aesthetic qualities of the Boca Grande Community Plan area and benefit its residents while preserving the characteristics of its fragile barrier island system.

~~Lee County recognizes that~~ Boca Grande Community Plan area represents a unique cross-jurisdictional, barrier island community with distinct physical attributes that govern the preservation of open space and recreational opportunities. ~~Lee County will seek Opportunities~~ to enhance and protect the quality of life for residents, visitors and stakeholders through the preservation of functional open space and recreational ~~areas opportunities~~ while seeking to limit demands upon a restricted infrastructure and enhance the aesthetic qualities of the Boca Grande Community Plan area ~~will be sought Gasparilla Island~~. (Ordinance No. 05-19)

POLICY ~~2219.7.1~~: ~~Lee County will support~~ Support efforts to protect and enhance the functionality of the eight-mile long pedestrian/bike/electric golf cart path in the Boca Grande Community Plan area. ~~on Gasparilla Island. Lee County recognizes that this eight mile long linear park and path serves a recreational purpose, a transportation purpose, and an aesthetic purpose for the residents, visitors and stakeholders of the Island. Not later than December 31, 2005, Lee County will undertake efforts to improve the pedestrian/bike/electric golf cart path along the southerly end of the path similar to those improvements located in the northerly, GICIA owned portion of the path.~~ (Ordinance No. 05-19)

POLICY ~~2219.7.2~~: ~~Lee County will e~~ Coordinate public works projects, such as street resurfacing, repairs, maintenance, drainage swales and other surface water management systems, ~~with the Boca Grande community~~ so that they include landscaping and aesthetic options that are in keeping with the concept of promoting, preserving and enhancing the ecological and aesthetic values qualities of ~~Gasparilla Island~~ the Boca Grande Community Plan area. (Ordinance No. 05-19)

POLICY ~~2219.7.3~~: ~~Not later than December 31, 2005, Lee County will investigate~~ Investigate the feasibility of converting Banyan Street to a one-way facility and reducing the pavement width in order to better preserve and protect the banyan trees. ~~Lee County will assist in establishing an historic, scenic or similar type of designation, as recommended in the Banyan Tree Assessment Report, Banyan Street Boca Grande, Florida, prepared by the Lee County Division of~~

~~Environmental Sciences, to further provide for the protection and preservation of this unique street area. (Ordinance No. 05-19)~~

POLICY ~~22.19.7.4:~~ ~~Upon adoption of this Policy, Lee County will prohibit a~~Automobile parking on 5th Street from Park to Gilchrist, known as Mahogany and Veterans Park ~~is prohibited, in order to protect the unique aesthetic features of this roadway. (Ordinance No. 05-19)~~

POLICY ~~22.19.7.5:~~ - Renumber

POLICY ~~22.19.7.6:~~ ~~Lee County will support~~Support and promote the preservation of environmentally sensitive lands, and ~~will continue to support, promote and investigate additional preservation programs. funding sources for the Gasparilla Island Conservation and Improvement Association Land Conservancy Stewardship Program and other preservation programs. Element V of the Boca Grande Community Plan includes the inventory of existing community open space and sensitive lands. (Ordinance No. 05-19)~~

OBJECTIVE ~~22.8:~~ ~~Lee County will preserve and maintain the functionality of the existing recreational facilities currently available on the Island. (Ordinance No. 05-19)~~

POLICY ~~22.8.1~~19.7.7: - Renumber

POLICY ~~22.8.2:~~ ~~Lee County will assist private and public efforts to acquire the approximately 9.19 acre F. P. & L./Belcher Oil owned property located at the south end of Gasparilla Island. If the Florida Power & Light property on Gasparilla Island is acquired in whole or in part with public funds, Lee County will support a community planning workshop before recommending appropriate uses for that property. (Added by Ordinance No. 05-19)~~

POLICY ~~22.8.3~~19.7.8: - Renumber

OBJECTIVE ~~22.9~~19.8: **HISTORIC PRESERVATION.** To protect, preserve, and enhance the historic resources and heritage of the Boca Grande ~~community~~ Community Plan area.

~~Lee County will seek to preserve the historic resources of Boca Grande through the adoption of policies and regulations that recognize the unique community characteristics, a tranquil residential community, with an historic village center, and abundant open space and preservation areas, and that also recognize the local sensitivity of the community's architecture, history and legacy as an old railroad town. (Ordinance No. 05-19)~~

POLICY ~~22.9~~19.8.1: ~~Lee County will establish~~ Maintain a Boca Grande Historic Preservation Board, with the powers and duties found in Lee County Land Development Code Chapter 22, Section 22-74, which includes the ability to designate historic resources and to approve or deny applications for Special Certificates of Appropriateness. The Boca Grande Historic Preservation Board will be comprised of seven members from the categories found in the Lee County Land Development Code, Section 22-72, except that whenever possible the members will be residents of the Lee County portion of the Boca Grande community. Members will serve as described in Section 22-72 and will be appointed by the Lee County Board of County Commissioners. (Ordinance No. 05-19)

POLICY ~~22.9.2:~~ ~~Lee County will provide copies of applications for historic designations and of all Special Certificates of Appropriateness, as well as administrative variances, to the Document~~

~~Clearing House as established pursuant to Policy 22.1.4, and will send notices to all surrounding property owners, in order that the community may be better informed and have the opportunity to participate in the process to preserve its historic resources. (Ordinance No. 05-19)~~

POLICY ~~22.9.3~~19.8.2: - Renumber

POLICY ~~22.9.4~~19.8.3: - Renumber

~~**POLICY 22.9.5:** Lee County will investigate the designation of Banyan Street as an historic resource and assist with the implementation of additional recommendations found in the Banyan Tree Assessment Report, Banyan Street Boca Grande, Florida, completed by the Lee County Division of Environmental Sciences, as recommended by the Boca Grande Historic Preservation Board. (Ordinance No. 05-19)~~

POLICY ~~22.9.6~~19.8.4: - Renumber

POLICY ~~22.9.7~~19.8.5: - Renumber

POLICY ~~22.9.8~~19.8.6: - Renumber

OBJECTIVE ~~22.10~~19.9: ECONOMICS. ~~Lee County will work with all of the interests that make up the economy of Boca Grande to~~ To preserve and promote the economic health of the Boca Grande ~~community~~ Community Plan area while not expanding the amount of commercial property on the Island in accordance with the ~~Gasparilla Island Conservation District Act (GICDA).~~ (Ordinance No. 05-19)

POLICY ~~22.10~~19.9.1: - Renumber

POLICY ~~22.10~~19.9.2: - Renumber

~~**POLICY 22.10.3:** Lee County will work with the Boca Grande community to review and ensure adopted levels of service for the provision of water, sewer, roadway capacity, and parks and recreation are consistent with the Goals, Objectives and Policies adopted in the Comprehensive Plan. (Ordinance No. 05-19)~~

~~**POLICY 22.10.4:** To ensure the continued economic health of Boca Grande, Lee County will seek to maximize the efficiency and the functionality of existing parking facilities and review existing parking standards for their consistency with the historic and environmental constraints found in the community. (Ordinance No. 05-19)~~

~~**POLICY 22.10.5:** Lee County will coordinate with the Lee County School District to ensure adequate educational opportunities are available to the residents and stakeholders of Boca Grande. (Ordinance No. 05-19)~~

POLICY ~~22.10.6~~19.9.3: - Renumber

GOAL ~~1720~~: **BUCKINGHAM COMMUNITY PLAN.** ~~To manage~~ Manage the future growth in the Buckingham Community Plan area; to preserve the existing rural and agricultural land use pattern; to diversify the choice of housing for Lee County by maintaining and enhancing the historic and rural character; and to protect the unique historical and environmental resources in the Buckingham Community Plan area. ~~values of the Buckingham Community.~~ ~~For the purposes of this plan, the precise~~

~~boundaries of the Buckingham Community are indicated on the Future Land Use Map Series, Map 1, Page 2 of 8, Special Treatment Areas. To help maintain the rural and historic character, and create a visually attractive community, the Buckingham Community will draft and submit amendments to the Lee County Land Development Code to implement the intent of the Buckingham Community objectives and policies for Lee County to review and consider for adoption. (Ordinance No. 91-19, 93-25, 94-30, 10-15)~~

OBJECTIVE ~~1720.1~~: LAND USE. - Renumber

POLICY ~~1720.1.1~~: - Renumber

POLICY ~~1720.1.2~~: - Renumber

POLICY ~~1720.1.3~~: Except for those clustered areas approved in accordance with Policy ~~1720.1.5~~, all lots created in the Rural Community Preserve future land use category must have a minimum area of 43,560 square feet, unless a Minimum Use Determination has been issued. Calculation of lot size must exclude any road right-of-way or easement areas, water management areas, and natural water bodies. (Ordinance No. 00-22, 10-15)

POLICY ~~1720.1.4~~: - Renumber

POLICY ~~1720.1.5~~: - Renumber

POLICY ~~1720.1.6~~: When possible, residential development adjacent to the Rural Community Preserve future land use category boundary should make appropriate transitions to the eCommunity Plan area with a graduated increase in density as development moves away from the Rural Community Preserve ~~boundaries~~ future land use category boundary. Appropriate buffers will be established for projects adjacent to the Rural Community Preserve future land use category boundary during the rezoning process. (Ordinance No. 10-15)

POLICY ~~1720.1.7~~: - Renumber

POLICY 20.1.8: The owner or agent of a any rezoning or special exception request on property within the Community Plan area boundary or on property with existing or proposed direct access to Buckingham Road, must hold one public information meeting in accordance with Policies 17.3.3 and 17.3.4 prior to the application being found sufficient.

OBJECTIVE ~~1720.2~~: TRANSPORTATION. To use context sensitive design, appropriate to Future Non-Urban Areas, for roadway improvements. Lee County supports the community desire to protect the rural character of the Buckingham Community by keeping the majority of the roadways within the community to two lanes. For purposes of this objective, improvements related to bicycle, pedestrian and equestrian facilities or safety improvements, including but not limited to intersection and turn lane additions or improvements, will not be deemed an expansion of the roadway. (Ordinance No. 94-30, 99-15, 00-22, 10-15)

POLICY ~~1720.2.1~~: Future multi-lane expansions within the Buckingham Community Plan area will be limited to the four-laning of Buckingham Road (except for the portion of Buckingham Road that is encompassed by the Luckett Road Extension). All other existing roadways within the boundaries of the Buckingham Community Plan area will remain in their two-lane configuration. This policy does not include bicycle, pedestrian and equestrian facilities or safety improvements ~~on roadways within the boundaries of the Buckingham Community that may be deemed necessary by the Lee County Department of Transportation. As part of any future~~ Prior to adding

~~any multi-lane expansions of Buckingham Road to the schedule of capital improvements, or segments of Buckingham Road within the boundaries of the Buckingham Community, the Lee County Department of Transportation must have at least one public meeting within the community, and the Lee County Board of County Commissioners must have at least one public meeting after 5:00 p.m. regarding the proposed road expansion must be held in accordance with Policies 17.3.3 and 17.3.4. (Ordinance No. 10-15)~~

POLICY 1720.2.2: Future extensions of roadways into or through the Community Plan area ~~boundaries of the Buckingham Community~~ will be limited to the Luckett Road Extension on the alignment and in the configuration as adopted by the Board of County Commissioners on June 3, 2008. ~~During the June 3rd meeting the Board recognized the potential to avoid bisecting the Heritage Lakes parcel by shifting the alignment to the east, and that this could be accomplished if the Heritage Lakes parcel is ultimately acquired through the Conservation 20/20 program. If the Heritage Lakes parcel is acquired, a revision in the alignment will be coordinated with CLASAC.~~ Any proposal to further change the adopted alignment of the Luckett Road Extension ~~within the Buckingham Community (beyond the one discussed above)~~ will require analysis and public input. ~~The Lee County Department of Transportation must have with~~ at least one public meeting in accordance with Policies 17.3.3 and 17.3.4. ~~within the community, and the Lee County Board of County Commissioners must have at least on public meeting after 5:00 p.m. regarding the proposed road changes.~~ The analysis must consider the feasibility of locating the community's desire to have this alignment as far south as possible, starting east of Pangola, in order to skirt the Buckingham Community Plan area. ~~Buckingham Community.~~ In addition, specific roadway extensions are prohibited as follows:

1. The extension of State Road 31 south of the Orange River is prohibited.
2. The extension of Ellis Road is prohibited.
3. The extension of Staley Road to State Road 82 is prohibited.
4. The extension and connection of Long Road to Ellis Road is prohibited.
5. No new east/west collector roadways will be planned or built within the Rural Community Preserve.

(Ordinance No. 10-15)

POLICY 1720.2.3: ~~The Lee County Department of Transportation will work with the Buckingham Community to identify issues, propose options, and develop a plan directed at improving safety on roads, limiting the negative effects of traffic, and improving the overall functionality of roads within the Buckingham Community Plan area to the extent practicable and consistent with the balance of applicable policies. (Ordinance No. 10-15)~~

OBJECTIVE 1720.3: PUBLIC FACILITIES AND UTILITIES. ~~To protect the rural character of the Buckingham Community, To maintain the rural character of the Buckingham Community Plan area with the provision of public facilities and utilities appropriate for Future Non-Urban Areas, will be designed to maintain or enhance the overall rural character of the community. (Ordinance No. 00-22, 03-19, 10-15)~~

POLICY 1720.3.1: In order to discourage unwanted urban development, central sewer lines will not be extended into the Buckingham Community Plan area, Rural Community Preserve, except to the areas identified by Lee Plan Map 7 as Future Sanitary Sewer Service Areas, the existing Resource Recovery Facility, the adjacent Lee County Parks and Recreation Facility, and any future public facility. ~~Sewer lines may be extended to future public facilities after one or more public meetings are held in the community and a public hearing is held before the Board of County Commissioners. The County may also extend transmission/force mains through the Rural~~

~~Community Preserve, if necessary. Under no circumstances will the availability of central sewer lines be accepted as justification for a density or intensity increase, or reduction of lot size requirements (except as provided in Policy 17.1.520.1.5), within the Rural Community Preserve. The County will consider waivers to Lee County Utility's central sewer mandatory connection requirement in the Buckingham Community. A waiver may not be granted unless the landowner has the approval of the Health Department, and the request is in accordance with section 381.00655(2)(b), F.S. (Ordinance No. 10-15)~~

POLICY 1720.3.2: Central water lines may be extended along roads of the Buckingham Community Plan area ~~Rural Community Preserve~~ upon request of property owners, with extension and connection fees paid by the person(s) receiving the water service. The County may also extend central water lines through the Buckingham Community Plan area, ~~Rural Community Preserve~~, if necessary. ~~Extension of public central water lines will require the Lee County Board of County Commissioners to hold at least one public meeting after 5:00 p.m.~~ Connection to this expanded water service network will be on a voluntary basis. Under no circumstances will the availability of central water be accepted as justification for a density or intensity increase, or reduction of lot size requirements (except as provided in Policy 1720.1.5), within the Buckingham Community Plan area ~~Rural Community Preserve~~. (Ordinance No. 10-15)

POLICY 1720.3.3: - Renumber

POLICY 1720.3.4: ~~East County Water Control District~~ Lehigh Acres Municipal Services Improvement District (LAMSID) is encouraged to continue to develop and maintain its infrastructure to minimize flooding, manage flows down the Orange River, and improve water quality. In addition, ~~ECWCD~~ LAMSID is encouraged to work with the Lee County Emergency Operations Center to develop a system to warn residents in advance of large releases of water. (Ordinance No. 10-15)

POLICY 1720.3.5: Any development or redevelopment of ~~the~~ property must be done ~~developed~~ in a manner that does not adversely impact the rural community. Any use must provide appropriate separation, buffering, traffic mitigation and control, and environmental protection. (Ordinance No. 10-15)

POLICY 1720.3.6: Detention and correctional facilities are prohibited within the Buckingham Community Plan area, ~~boundaries~~. (Ordinance No. 10-15)

POLICY 20.3.7: No new landfills or resource recovery facilities are permitted in the Buckingham Community Plan area. Expansion of the Resource Recovery facilities located on the County property is permitted, including the introduction of new operations and facilities to address solid waste needs. (Ordinance No. 10-15)

POLICY 17.3.8: ~~Lee County Staff will continue to participate in the selection of proper locations and routes for electrical and natural gas transmission lines, and utilities facilities, such as electrical substations and power plants, by facilitating public input from the affected communities. However, the final determination of location and transmission line routes is determined by the State of Florida. (Ordinance No. 10-15)~~

OBJECTIVE 1720.4: LANDSCAPING, BUFFERING, COMMUNITY AESTHETICS, AND QUALITY OF LIFE. To provide a Adequate and appropriate landscaping, open space, and buffering ~~must be provided~~ as a means of protecting and enhancing the Buckingham Community's historic rural character and natural environmental values of the Buckingham Community Plan area from

potential negative impacts of developments, utilities, public services, roads, and land use changes or other improvements. (Added by Ordinance No. 10-15)

POLICY ~~1720.4.1~~ 1720.4.1: Essential ~~S~~service and ~~C~~community ~~F~~facilities must provide an appropriate native vegetative buffer to address compatibility issues ~~and to enhance the Buckingham Community's rural and low density residential character. Buffering materials must be designed to enhance and protect the aesthetic values inherent to the Buckingham Community.~~ (Ordinance No. 10-15)

POLICY ~~1720.4.2~~ 1720.4.2: - Renumber

POLICY ~~1720.4.3~~ 1720.4.3: ~~Within the Buckingham Community, r~~Residential project walls are prohibited, ~~as boundaries for housing subdivisions or large residential developments.~~ Berms are allowed in accordance with the Lee County Land Development Code, but must be designed to be undulating. (Ordinance No. 10-15)

POLICY ~~1720.4.4~~ 1720.4.4: Residential and commercial Outdoor lighting must be designed to reduce light pollution and light trespass ~~in the Buckingham Community.~~ (Ordinance No. 10-15)

POLICY ~~1720.4.5~~ 1720.4.5: ~~Lee County is discouraged from approving any~~ Any deviation that would result in a reduction of from landscaping, buffering, or signage requirements may not be granted, unless the request meets the approval criteria for variances set forth in Chapter 34 of the Land Development Code. guidelines. (Ordinance No. 10-15)

OBJECTIVE ~~1720.5~~ 1720.5: ENVIRONMENT, OPEN SPACE AND PARKS. ~~The Buckingham Community values its rural environment and has a goal of protecting~~ To protect the environment, open space and parks within the Buckingham Community Plan area, for the present and future generations. (Ordinance No. 10-15)

POLICY ~~1720.5.1~~ 1720.5.1: - Renumber

POLICY ~~1720.5.2~~ 1720.5.2: ~~The Orange River has areas where it is narrow, with fluctuating levels of water flow and surrounding low density residential uses.~~ Any access to the Orange River, except for single family docks, will be reviewed through the Planned Development zoning process to insure consistency with surrounding areas. Docks, except for single family docks, approved prior to March 3, 2010 may remain but may not be expanded unless the expansion complies with this policy. (Ordinance No. 10-15)

POLICY ~~1720.5.3~~ 1720.5.3: - Renumber

OBJECTIVE ~~1720.6~~ 1720.6: ~~It is the policy of Lee County to protect the historical~~ To protect and support agricultural uses within the Buckingham Community. These uses include a variety of agricultural applications such as tree farms, citrus farms, stables, cattle, cows, goats, and other livestock and crops of varying sizes. ~~Lee County will accommodate existing agriculture uses into the future.~~ (Ordinance No. 10-15)

POLICY ~~17.6.1~~ 17.6.1: ~~Lee County will, when asked by the Property Appraiser, advise the Property Appraiser that it is the intent of the Lee Plan to protect and maintain agriculture in the Buckingham Community.~~ (Ordinance No. 10-15)

POLICY ~~17.6.220.6.1~~ 17.6.220.6.1: - Renumber

OBJECTIVE 17.7: PUBLIC PARTICIPATION. ~~Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals that affect the Buckingham Community. (Ordinance No. 10-15)~~

POLICY 17.7.1: ~~As a courtesy, Lee County will register citizen groups and civic organizations within the Buckingham Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments through mail, email, or other electronic means. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail/email or to timely provide the notice, or failure of a group to receive notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Ordinance No. 10-15)~~

POLICY 17.7.2: ~~The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) within or adjacent to the Buckingham Planning Community, or with access to Buckingham Road must conduct one public informational session within the Buckingham Community where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. (Ordinance No. 10-15)~~

GOAL 21: CALOOSAHATCHEE SHORES COMMUNITY PLAN: ~~To protect~~ Protect the existing character, natural resources and quality of life in Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. ~~This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 8 in the Appendix. (Ordinance No. 03-21)~~

OBJECTIVE 21.1: COMMUNITY CHARACTER. ~~The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement~~ To help create a visually attractive community. (Ordinance No. 03-21)

POLICY 21.1.1: ~~By the end of 2007, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as~~ Maintain Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the goal of maintaining an old Florida rural identity. The preferred architectural style for all buildings in commercial developments is Florida vernacular. Community Vision. (Ordinance No. 03-21, 07-12)

POLICY 21.1.2: ~~In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida~~

~~architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged. (Ordinance No. 03-21)~~

~~**POLICY 21.1.3:** Lee County is discouraged from approving any deviation that would result in a reduction of Any deviation from landscaping, buffering, signage guidelines or compliance with architectural standards requirements may not be granted, unless the request meets the approval criteria for variances set forth in Chapter 34 of the Land Development Code. (Ordinance No. 03-21)~~

~~**POLICY 21.1.4:** By the end of 2007, the Caloosahatchee Shores community will draft enhanced code enforcement standards to be considered by staff for possible inclusion in Chapter 33 of the LDC. (Ordinance No. 07-09)~~

POLICY 21.1.5: - Renumber

OBJECTIVE 21.2: COMMERCIAL LAND USES. New commercial uses will be limited to properties already zoned for commercial uses as well as properties located at the intersection of I-75 and S.R. 80, the intersection of S.R. 31 and S.R. 80, ~~and in the State Route 80 Corridor Overlay District,~~ the Verandah Boulevard commercial node, and the Commercial, Central Urban and Suburban Future Land Use categories adjacent to S.R. 80. New commercial zoning must be approved through the Planned Development rezoning process. ~~Future county development regulations, land use policies, zoning approvals, and administrative actions should promote the goal of eCommercial redevelopment along SR 80 and increased commercial opportunities on properties adjacent to SR 80 to service the needs of the Caloosahatchee Shores Community Plan area community and surrounding areas is encouraged.~~ (Ordinance No. 03-21, 11-24, 17-13)

POLICY 21.2.1: - Renumber

POLICY 21.2.2: - Renumber

POLICY 21.2.3: - Renumber

~~**POLICY 21.2.4:** Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails. (Ordinance No. 03-21)~~

~~**POLICY 21.2.5:** To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Exhibit 1 as a conceptual redevelopment plan for this corridor. (Ordinance No. 03-21)~~

OBJECTIVE 21.3: RESIDENTIAL USES: ~~Lee County will~~ To protect and enhance the existing residential neighborhoods in character of the Caloosahatchee Shores Community Plan area by providing appropriate buffers between residential and non-residential uses. strictly evaluating adjacent uses, natural resources, access and recreational or open space. (Added by Ordinance No. 03-21)

POLICY 21.3.1: ~~By the end of 2007, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption. Maintain as regulations in the Land Development Code regulations that to provide for greater buffering between distinctly different adjacent commercial and residential uses except for in mixed use developments. properties, modified however when a project is of mixed use nature.~~ (Ordinance No. 03-21, 07-12)

OBJECTIVE 21.4: MIXED USE DEVELOPMENT. ~~Lee County will~~To encourage mixed use developments in specific areas of the Caloosahatchee Shores Community Plan ~~planning~~-area through a variety of incentives. (Ordinance No. 03-21)

POLICY 21.4.1: - Renumber

POLICY 21.4.2: Mixed use developments, and mixed use buildings, as defined in the Glossary, are the preferred development and building type for properties within the Mixed Use Overlay (Map 1, Page 6). ~~Lee Plan, and mixed use developments containing both commercial and residential uses within the same structure and that provide for an integration of commercial with residential uses with pedestrian linkages are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores.~~ With the exception of development at the intersection of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments in the Mixed Use Overlay will be limited to six dwelling units per acre, ~~at those locations.~~

- ~~Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.~~
- ~~Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.~~

(Ordinance No. 03-21)

POLICY 21.4.3: ~~Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2007, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as~~ Maintain Land Development Code regulations that encourage mixed use developments. (Ordinance No. 03-21, 07-12)

OBJECTIVE 21.5: COMMUNITY FACILITIES/PARKS. ~~Lee County will work with the Caloosahatchee Shores Community~~ To provide and facilitate the provision of a broad mix of Community Facilities. (Ordinance No. 03-21)

POLICY 21.5.1: ~~The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide~~ Seek appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, ~~potentially enhanced by~~ through public/private partnerships. ~~This may include easy access, parking, trails, and other non-intrusive uses.~~ (Ordinance No. 03-21)

POLICY 21.5.2: ~~Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new commercial development of commercial, industrial or public facility on properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront. (Ordinance No. 03-21)~~

POLICY 21.5.3: ~~Lee County will work with the community to e~~Ensure that the development of new parks or enhancement of existing parks ~~meets~~ address the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian, bicycle or equestrian linkages, either along public rights of way or through adjacent developments. (Ordinance No. 03-21)

POLICY 21.5.4: ~~Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities. (Ordinance No. 03-21)~~

OBJECTIVE 21.6: PUBLIC PARTICIPATION. ~~Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals. (Ordinance No. 03-21)~~

POLICY 21.6.1: ~~As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Ordinance No. 03-21)~~

POLICY 21.6.2: ~~The Caloosahatchee Shores Community will establish a "document clearing house," where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Ordinance No. 03-21)~~

POLICY 21.6.3: ~~The owner or agent of a requested Lee Plan amendment or zoning action (planned development, conventional rezoning, special exception, or variance requests) within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in the public information session. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the public information session; and a proposal for how the applicant will respond to any issues that were raised. (Ordinance No. 03-21, 11-24)~~

GOAL ~~2922~~: OLGA COMMUNITY PLAN. ~~To capture and maintain~~ Maintain Olga's heritage and rural character, while allowing new development to "fit in" the following objectives and policies will be implemented to direct the new density and intensities for the Olga Community. For the purpose of this Goal, the Olga Community boundaries are generally defined by Caloosahatchee River on the north, Old Olga Road as it intersects SR 80 at its most eastern point on the east, SR 80 (aka Palm Beach Boulevard) on the south and Old Olga Road at the intersection of Buckingham Road/SR 80/Old Olga Road intersection to the west along with an imaginary line north to the Caloosahatchee River. (Ordinance No. 09-10)

OBJECTIVE ~~2922.1~~: ~~Olga's Future Land Use Map~~ To maintain the Future Land Use Map in a manner that reflects the Olga Community Plan. ~~vision and desires of the Olga Community. Any land use regulations, comprehensive plan changes, County regulated amendments or project developments imposed by Lee County will consider the Olga's Land Use Map prior to making any decisions.~~ (Ordinance No. 09-10)

POLICY ~~2922.1.1~~: - Renumber

POLICY ~~29.1.2~~: ~~Any new commercial projects must be a Commercial Planned Development and may not have a residential component unless it matches the abutting residential density.~~ (Ordinance No. 09-10)

POLICY ~~29.1.3~~22.1.2: - Renumber

POLICY ~~29.1.4~~: ~~Parking lots will be internal to the building site with buildings lining or shielding the parking lot from the street and neighborhood.~~ (Ordinance No. 09-10)

POLICY ~~29.1.5~~: ~~If deemed appropriate by the Director of Zoning, parking space requirements may be reduced by up to one half in order to provide more open space and less impervious surfaces on the site.~~ (Ordinance No. 09-10)

POLICY ~~29.1.6~~: ~~Canopy trees must be planted in all parking areas in order to provide shade.~~ (Ordinance No. 09-10)

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)

POLICY ~~29.1.8~~22.1.3: - Renumber

POLICY ~~29.1.9~~: ~~Open Space Requirements:~~

- ~~1. Projects less than five acres (Small Projects) will provide 30% open space.~~
 - ~~2. Projects between five and ten acres will provide 40% open space.~~
 - ~~3. Projects more than ten acres will provide 50% open space.~~
- (Ordinance No. 09-10)

POLICY ~~29.1.10~~22.1.4: - Renumber

POLICY ~~29.1.11~~22.1.5: - Renumber

POLICY ~~29.1.1222.1.6:~~ ~~The community will support a~~ A collector road connection from South Olga Drive west to the intersection of Old Olga Road and Caribbean Drive is supported. If constructed the roadway connection will be at the developer's expense as properties along the proposed roadway are built. (Ordinance No. 09-10)

POLICY ~~29.1.1322.1.7:~~ Maintain Land Development Code regulations that require natural habitats, such as tree canopies, be incorporated into project site designs. ~~Projects must be designed to maintain the integrity of the natural environment when developing property, especially when significant tree canopies or natural habitats exist on the parcel. These natural features must be integrated into the site design.~~ (Ordinance No. 09-10)

POLICY ~~29.1.1422.1.8:~~ When undertaking streetscape improvements, new private construction and building rehabilitation, ~~place~~ utility lines must be placed underground where it is economically feasible and where practical to improve visual qualities. (Ordinance No. 09-10)

~~POLICY 29.1.15:~~ ~~The FDOT outfall ditch easement and drainage ditch located on the R&D Cattle site is described in Lee County Deed Book 175, Page 445 may be relocated within the Commercial Future Land Use area immediately north of River Hall if it is demonstrated that the new ditch alignment will maintain the hydrological connection and capacity existing at its present location. The appropriateness of the ditch realignment must be demonstrated based upon sound engineering principals prior to rezoning or development approval, whichever occurs first. The easement establishing the new alignment must be reviewed and approved by Lee County and all other applicable regulatory agencies prior to recording.~~ (Ordinance No. 09-10)

GOAL 1424: GREATER PINE ISLAND COMMUNITY PLAN. ~~To manage~~ Manage future growth on and around Greater Pine Island so as to: maintain the island's unique natural resources, rural character, and coastal environment; support the viable and productive agricultural community and other local businesses; and to protect the public health, safety and welfare of island residents and visitors when a hurricane strike is imminent. ~~For the purposes of this plan, the boundaries of Greater Pine Island are indicated on Lee Plan Map 1, Page 2.~~ (Ordinance No. 94-30, 05-21, 16-07)

OBJECTIVE 1424.1: NATURAL RESOURCES. - Renumber

POLICY 1424.1.1: - Renumber

POLICY 1424.1.2: Lee County will maintain a map of the seagrass beds around Greater Pine Island, and will regulate boating activities around Greater Pine Island and marina siting on Greater Pine Island in such a way as to prevent the net loss of seagrasses due to "prop dredging." (Ordinance No. 94-30, 00-22)

POLICY 1424.1.3: - Renumber

POLICY 1424.1.4: - Renumber

POLICY 1424.1.5: - Renumber

POLICY 1424.1.6: The county will continue to ~~purchase~~ encourage the preservation of environmentally sensitive areas, rare and unique uplands, eagle nesting areas, and archaeological

and historic sites on Greater Pine Island in accordance with the priorities set out in this plan. (Ordinance No. 94-30, 00-22)

POLICY ~~1424.1.7~~: Lee County will ~~design a program within one year to~~ assess the condition of septic tank drainfields along saltwater canals in St. James City, Bokeelia, and Flamingo Bay if grant funding can be obtained and if property owners are willing to cooperate with the study. This program would analyze whether current soil conditions or the density, age, or condition of drainfields are likely to be degrading tidal water in the canals. If serious degradation is taking place, Lee County will assess the feasibility of various corrective measures. (Ordinance No. 94-30, 00-22, 03-03)

POLICY ~~1424.1.8~~: - Renumber

POLICY ~~1424.1.9~~: - Renumber

OBJECTIVE ~~1424.2~~: ROAD IMPROVEMENTS. The county will continually monitor traffic levels within Greater Pine Island to maintain hurricane evacuation clearance times in accordance with Objective ~~2414.8~~. (Ordinance No. 00-22, 16-07)

POLICY ~~1424.2.1~~: - Renumber

POLICY ~~1424.2.2~~: ~~By 2030~~ Lee County will continue to work toward attaining a level of service for out of county hurricane evacuation in a Category 5 storm event that does not exceed 18 hours. (Ordinance No. 16-07)

POLICY ~~1424.2.3~~: - Renumber

POLICY ~~1424.2.4~~: - Renumber

POLICY ~~1424.2.5~~: - Renumber

POLICY ~~1424.2.6~~: - Renumber

OBJECTIVE ~~1424.3~~: RESIDENTIAL LAND USES. – Renumber

POLICY ~~1424.3.1~~: - Renumber

POLICY ~~1424.3.2~~: - Renumber

POLICY ~~1424.3.3~~: - Renumber

POLICY ~~1424.3.4~~: - Renumber

OBJECTIVE ~~1424.4~~: COMMERCIAL LAND USES. – Renumber

POLICY ~~1424.4.1~~: - Renumber

POLICY ~~1424.4.2~~: - Renumber

POLICY ~~1424.4.3~~: - Renumber

POLICY 1424.4.4: - Renumber

OBJECTIVE 1424.5: HISTORIC RESOURCES. – Renumber

POLICY 1424.5.2: - Renumber

POLICY 1424.5.3: - Renumber

POLICY 1424.5.4: - Renumber

OBJECTIVE 1424.6: - Renumber

POLICY 1424.6.1: - Renumber

POLICY 1424.6.2: The Greater Pine Island TDR program will have the following characteristics:

- a. Creation of Transferable Development Units (TDUs).
 1. Up to one (1) TDU may be created per five (5) acres of wetlands.
 2. Up to one (1) TDU may be created per one (1) acre of uplands located in non-urban future land use categories.
 3. Up to three (3) TDUs may be created per one (1) acre of uplands located in the Outlying Suburban future land use categories.
 4. Up to two (2) TDUs may be created in a single-family lot or parcel designated as wetlands that holds an affirmative determination of the single-family residence provision pursuant to Chapter XIII of the Lee Plan.
- b. Receiving area density and intensity equivalents of Greater Pine Island TDUs.
 1. One (1) Greater Pine Island TDU will be equal up to two (2) dwelling units when transferred to eligible receiving lands outside of the Greater Pine Island Community Plan area. ~~Planning Community~~.
 2. One (1) Greater Pine Island TDU will be equal up to one (1) dwelling unit when transferred to receiving lands in Pine Island Center.
 3. Lee County may establish non-residential incentives for the use of Greater Pine Island TDUs within Future Urban Areas of the unincorporated Lee County.
- c. The Land Development Code may include regulations that permit the County to evaluate the effectiveness of the Greater Pine Island TDR program and make changes that may further condition or restrict the use of Greater Pine Island TDUs.
(Ordinance No. 16-07)

POLICY 1424.6.3: - Renumber

~~OBJECTIVE 14.7: PUBLIC PARTICIPATION.~~ ~~Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals. (Ordinance No. 10-17)~~

~~POLICY 14.7.1:~~ ~~The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) within the Greater Pine Island community must conduct one public informational meeting within the community where the agent will provide a general overview of the project for any interested citizens. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for advertising, providing the meeting space, and security measures as needed. Subsequent to this meeting, the applicant must provide staff with a summary that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues. (Ordinance No. 10-17)~~

OBJECTIVE ~~14.8~~24.7: HURRICANE PREPAREDNESS, EVACUATION AND MITIGATION. - Renumber

POLICY ~~14.8.1~~24.7.1: - Renumber

POLICY ~~14.8.2~~24.7.2: - Renumber

POLICY ~~14.8.3~~24.7.3: - Renumber

POLICY ~~14.8.4~~24.7.4: - Renumber

POLICY ~~14.8.5~~24.7.5: - Renumber

POLICY ~~14.8.6~~24.7.6: - Renumber

POLICY ~~14.8.7~~24.7.7: - Renumber

POLICY ~~14.8.8~~24.7.8: - Renumber

POLICY ~~14.8.9~~24.7.9: - Renumber

GOAL ~~25~~32: LEHIGH ACRES COMMUNITY PLAN. ~~To ensure~~ Ensure that continued development and redevelopment ~~within the Lehigh Acres Planning Community~~ converts this largely single use, antiquated pre-platted area into a vibrant residential and commercial community consisting of: safe and secure single family and multi-family neighborhoods; vibrant commercial and employment centers; pedestrian friendly mixed-use activity centers and neighborhood nodes; ~~with and~~ and adequate green space and recreational opportunities. ~~This Goal and subsequent Objectives and Policies apply to The Lehigh Acres Planning Community, as depicted on Map 1-. (Ordinance No. 10-16)~~

~~OBJECTIVE 32.1: ESTABLISH A SUSTAINABLE COMMUNITY OF CHOICE.~~ ~~To ensure that development and redevelopment within the Lehigh Acres Planning Community evolves into a sustainable community containing a broad mix of residential types and non-residential uses served by efficient infrastructure. (Ordinance No. 10-16)~~

~~POLICY 32.1.1:~~ ~~The County will incentivize the development of specialized mixed use nodes within the Lehigh Acres Planning Community in a sustainable pattern that will provide~~

~~opportunities for employment, housing, recreation, goods, and services. Incentives may include, but not be limited to, transfer of development rights, expedited reviews, special land development regulations within the Lehigh Acres Planning Community, and public private partnerships to utilize alternative funding methods including Municipal Service Taxing Units (MSTU) and Municipal Service Benefit Units (MSBU). (Ordinance No. 10-16)~~

~~**POLICY 32.1.2:** Establish a series of specialized mixed use nodes throughout the Lehigh Acres Community to provide opportunities to diversify employment, vary housing types, reduce the need for future roadway expansions, and reduce the need for commuting. (Ordinance No. 10-16)~~

~~**POLICY 32.1.3:** The Lee County Board of Commissioners acknowledges that there is an over abundance of single family homesites available to construct detached single family homes. (Ordinance No. 10-16)~~

~~**POLICY 32.1.4:** Encourage a wide range of housing options within the Lehigh Acres Planning Community by supporting the development of a variety of housing types. (Ordinance No. 10-16)~~

~~**POLICY 32.1.5:** Identify, preserve, protect, and, where possible, restore the remaining natural resources of the community. (Ordinance No. 10-16)~~

~~**POLICY 32.1.6:** Encourage pedestrian friendly development with an emphasis on human scale design. (Ordinance No. 10-16)~~

~~**POLICY 32.1.7:** Encourage connectivity between all land uses through an efficient multi-modal transportation network. (Ordinance No. 10-16)~~

~~**POLICY 32.1.8:** Lee County will work with Lee Tran to improve the mass transit system within the Lehigh Acres Planning Community. (Ordinance No. 10-16)~~

~~**POLICY 32.1.9:** Developers are encouraged to utilize Sustainable Development Design, as outlined in Goal 4. (Ordinance No. 10-16)~~

~~**POLICY 32.1.10:** The Lehigh Acres Community Plan Overlays Map, Future Land Use Map 1, Page 8 of 8, subdivides the Lehigh Acres Community into 3 Tiers:~~

- ~~a. Tier 1 consists of the older urbanized core of Lehigh Acres that is largely served by an existing array of public services and facilities, including a well-developed road network, water and sewer facilities, schools, and the bulk of Lehigh Acres' commercial development.~~
- ~~b. Tier 2 consists of those areas immediately adjacent to Tier 1 where public facilities such as water and sewer are not fully available today, but where the provision of these public facilities should be prioritized in the second decade of the planning horizon, 10 to 20 years from adoption of the plan.~~
- ~~c. Tier 3 consists of the extreme northern and eastern fringe of Lehigh Acres. This area is the least developed and is the lowest in zoned density due to the preponderance of one acre and half-acre lots. This area has virtually no public services and facilities, little commercial uses and many roads that are in poor or very poor condition.~~

~~For the purpose of Capital Improvement Programming Tier 1 and 2 are the priority areas to receive capital improvements. (Ordinance No. 10-16)~~

~~**POLICY 32.1.11:** By the end of 2011, Lee County will amend the Land Development Code to incorporate:~~

- ~~a. Land development and urban design standards for each of the specialized mixed use node sub-categories.~~
- ~~b. Land development and urban design standards for Lee Boulevard and SR 82.~~
- ~~c. Design and development standards for duplex and two family attached structures within Lee County. (Ordinance No. 10-16)~~

OBJECTIVE ~~32.2.25.1~~: SPECIALIZED MIXED USE NODES. ~~Are areas that will help to To create mixed use nodes that~~ contribute the uses needed to support the Lehigh Acres Community Plan area Planning Community in an integrated and sustainable approach shown on Map 1, Page 8. (Ordinance No. 10-16)

POLICY ~~32.2.125.1.1~~: Specialized mixed use nodes ~~will be~~ are classified in three sub-categories; ~~These sub-categories are identified on Map 1, Page 8 of 8 of the Lee Plan as Downtown Lehigh Acres; Community Mixed-Use Activity Centers; and Neighborhood Mixed-Use Activity Centers.~~ (Ordinance No. 10-16)

POLICY ~~32.2.225.1.2~~: All rezoning in these areas must be reviewed as a Planned Development, except for the DR/GR Mixed Use Community node shown on Map 17 south of SR 82 at Daniels Parkway. ~~The proposed development must include a design that~~ New development and redevelopment are encouraged to integrates a mixture of at least two or more varied uses, such as retail, office, residential, or public, ~~as well as integrating the surrounding neighborhoods. Stand-alone residential planned developments are prohibited. Residential uses may only be permitted in conjunction with a mixed use planned development.~~ All developments within the Specialized Mixed Use Nodes must be consistent with Table 1(c) ~~of the Lee Plan. The Community Mixed-Use Activity Center located south of SR 82 at Daniels Parkway is also designated as a DR/GR Mixed-Use Community on Map 17 of the Lee Plan, and development approvals may follow any of the procedures established for DR/GR Mixed-Use Communities instead of being reviewed as a Planned Development.~~ (Ordinance No. 10-16)

POLICY ~~32.2.325.1.3~~: - Renumber

POLICY ~~32.2.4~~: The site location standards described in Policy 6.1.2 do not apply within areas designated as specialized mixed use nodes. (Ordinance No. 10-16)

POLICY ~~32.2.5~~: Within the boundaries of the Specialized Mixed Use Nodes on street parking, as provided for in Section 4 of Lee County Ordinance No. 91-29 and meeting the dimensional requirements of Section 34-2016(1) of the Land Development Code, may be provided as a one-to-one substitute for required on-site parking. (Ordinance No. 10-16)

POLICY ~~32.2.625.1.4~~: - Renumber

POLICY ~~32.2.725.1.5~~: Within these nodes, promote ~~the establishment of~~ pedestrian friendly mixed use development:

- a. Buffer walls between commercial and residential uses are not required.
- b. Bicycle and pedestrian facilities will be provided throughout these developments.
- c. Connections between all uses are required to facilitate alternative modes of transportation.
- d. Connections to adjacent developments will be provided.
- e. Vehicular connections between different uses will be provided to facilitate the internal capture of trips.

(Ordinance No. 10-16)

~~**POLICY 32.2.8:** Existing or future regulations that inhibit the development of these mixed-use projects will be given strong consideration for deviations.~~

~~**POLICY 32.2.925.1.6:**~~ - Renumber

~~**POLICY 32.2.925.1.7:**~~ - Renumber

POLICY 25.1.8: Establish comprehensive stormwater management areas within the Specialized Mixed Use Nodes to achieve an efficient use of property. (Ordinance No. 10-16)

OBJECTIVE 32.225.2: DOWNTOWN LEHIGH ACRES. ~~Is an area expected to~~ To redevelop as a vibrant, intensely developed mixed-use gathering place to serve area residents. ~~It~~ Downtown Lehigh Acres will provide opportunities for multi-family residential, public and private education, live-work, retail, office, medical, entertainment, arts, commercial/public parking, parks, other civic uses, and public amenities. The potential mixture of jobs, living, cultural and recreation opportunities allows the greatest efficiency in the use of infrastructure and other public expenditures of any development style envisioned by this Plan. Downtown Lehigh Acres is an appropriate receiving area for transferred development rights. (Ordinance No. 10-16)

~~**POLICY 32.3.125.2.1:**~~ The Downtown Lehigh Acres area offers a mix of opportunities to live and work in a vibrant, well designed urban environment. Land use is focused on providing residential or office uses on upper floors, with retail uses at the street level to energize the urban experience. Parking should be in structures, not in surface lots. Street trees, well designed public gathering areas, and lighting should be employed to create a safe, inviting experience at the street level both day and night. (Ordinance No. 10-16)

~~**POLICY 32.3.225.2.2:**~~ ~~The downtown provides a living environment to a growing segment of society that no longer desires the suburban lifestyle. It p~~Provides housing for a wide variety of income levels, in an environment that allows less reliance on the automobile. (Ordinance No. 10-16)

~~**POLICY 32.3.325.2.3:**~~ - Renumber

~~**POLICY 32.3.425.2.4:**~~ - Renumber

~~**POLICY 32.3.525.2.5:**~~ - Renumber

OBJECTIVE 32.425.3: COMMUNITY MIXED-USE ACTIVITY CENTERS. ~~Are areas of sufficient size and location that will help to contribute~~ To provide the uses needed to support all of the Lehigh Acres Community Plan area ~~Planning Community~~ including: residential; public and private education; live-work; retail; office; medical; entertainment; light industrial; commercial/public parking; parks; and, other civic uses. ~~These locations are identified on Map 1.~~ (Ordinance No. 10-16)

~~**POLICY 32.4.125.3.1:**~~ - Renumber

~~**POLICY 32.4.2:**~~ These areas provide the best opportunity for resolving many of the problems inherent in a single-use platted community that lacks a diversity of uses. (Ordinance No. 10-16)

~~**POLICY 32.4.325.3.2:**~~ The emphasis of the future development of these areas is to Future developments that provide employment opportunities mixed with facilities offering goods and services that support the wider community are encouraged. (Ordinance No. 10-16)

OBJECTIVE ~~32.5~~32.5.4: NEIGHBORHOOD MIXED-USE ACTIVITY CENTER. ~~Are areas of sufficient size and location that will help to contribute~~ To provide the uses needed to support large portions of the Lehigh Acres Planning Community Plan area including: residential; public and private education; live-work; retail; office; medical; entertainment; light industrial; commercial/public parking; parks; and, other civic uses. ~~These locations are identified on Map 1.~~ (Ordinance No. 10-16)

POLICY ~~32.5.1~~32.5.4.1: ~~The emphasis of the~~ Future developments of these areas is to that provide mixed use facilities offering goods and services that support the surrounding neighborhoods as well as local employment opportunities and alternate housing types are encouraged. (Ordinance No. 10-16)

POLICY ~~32.5.2~~32.5.4.2: - Renumber

POLICY ~~32.5.3~~32.5.4.3: - Renumber

OBJECTIVE ~~32.6~~32.5.5: LOCAL MIXED-USE ACTIVITY CENTERS. ~~Are areas located within existing and emerging residential neighborhoods that are intended to~~ To support the local daily commercial needs of the neighborhood. ~~Local Activity Centers are envisioned as floating designations that may be applied for as part of a rezoning.~~ (Ordinance No. 10-16)

POLICY ~~32.6.1~~32.5.5.1: - Renumber

POLICY ~~32.6.2~~32.5.5.2: - Renumber

POLICY ~~32.6.3~~32.5.5.3: - Renumber

POLICY ~~32.6.4:~~ ~~Local Mixed Use Activity Centers may be located on property as small as one lot, but are limited to a maximum of one platted block. (Ordinance No. 10-16)~~

POLICY ~~32.6.5~~32.5.5.4: - Renumber.

POLICY ~~32.6.6:~~ ~~Within the boundaries of Local Mixed Use Activity Centers on street parking, as provided for in Section 24 of the Lee County Code of Laws and Ordinances, may be provided as a one to one substitute for required on-site parking. (Ordinance No. 10-16)~~

POLICY ~~32.6.7~~32.5.5.5: - Renumber

OBJECTIVE ~~32.7~~32.5.6: COMMERCIAL OVERLAY ZONES. ~~To designate on the Future Land Use Map a Commercial Overlay for properties in the Lehigh Acres Community Plan area. Designate additional overlay zones on the Future Land Use Map to establish potential commercial land uses in Lehigh Acres. The Commercial Overlay Zones are identified on Map 1, page 8 of 8 of the Lee Plan. The distinction in Policy 6.1.2(7) between the two major types of commercial uses does not apply in Lehigh Acres.~~ (Ordinance No. 98-09, 10-16)

POLICY ~~32.7.1~~32.5.6.1: Commercial uses are permitted on lands in the Lehigh Commercial overlay once commercial zoning has been approved ~~in accordance with this plan.~~ Land in the Lehigh Commercial overlay may also be used for schools, parks, and other public facilities; churches and synagogues; and residential uses that provide housing alternatives to the typical 1/4 to 1/2 acre subdivision lots. Creation of new single-family lots smaller than one acre is not permitted due to the oversupply of standard subdivision lots. If cumulative new residential

development takes place on more than 1% of this land per year, Lee County will take steps to provide additional commercial land in Lehigh Acres to offset the loss. Lee County will take steps to reduce any emerging surplus of commercial land in Lehigh Acres if cumulative new commercial development exceeds an average floor-area ratio of 1.0 (the ratio of interior floor space to total lot area). (Ordinance No. 98-09, 00-22, 10-16)

POLICY ~~32.7.225.6.2~~: Because of the shortage of suitable undivided tracts ~~in the Lehigh Acres Planning Community~~, commercial uses may also be appropriate on certain other lands that might otherwise be used for residential lots.

1. Many such lands are designated as part of the Lot Assembly overlay. These lands are platted for single-family lots and are under multiple ownerships. Commercial uses on individual lots or small assemblies of lots would generally be intrusive to existing or emerging neighborhoods. However, the assembly of entire blocks would provide suitable commercial parcels. Major lot assemblies could qualify for commercial zoning whether assembled by government action, private sector purchases, cooperative arrangements between individual lot-owners, or similar arrangements.
2. Other tracts or combinations of platted lots in Lehigh Acres may also be considered for commercial rezoning (even if they are outside any of the three overlays) through the planned development zoning processes or by requesting the CN-3 conventional commercial zoning district that was created to address Lehigh Acres conditions. Lands suitable for such rezoning would include:
 - a. Tracts that are assembled from vacant lots at the intersection of future collector or arterial roads in sparsely developed areas where there are very limited or no suitable commercial locations in any of the commercial overlays; or
 - b. Tracts that separate existing commercial and residential land uses where some commercial uses may be appropriate if they provide a substantial buffer and reasonably protect the privacy of existing dwellings. Land-owners seeking commercial zoning under this subsection should expect a minimal level of commercial uses and/or to provide extra levels of buffering.

(Ordinance No. 98-09, 00-22, 10-16)

OBJECTIVE ~~32.8.25.7~~: PARKS, RECREATION, OPEN SPACE AND PUBLIC FACILITIES. ~~Lee County will explore opportunities to~~ To create a coherent network of parks, greenways, water amenities, open space, and other public facilities. (Ordinance No. 10-16)

POLICY ~~32.8.125.7.1~~: Lee County Parks and Recreation will work with the ~~East County Water Control District~~ Lehigh Acres Municipal Service Improvement District (LAMSID) to identify rights-of-way or easements that can be incorporated into the County's greenway plan. (Ordinance No. 10-16)

POLICY ~~32.8.225.7.2~~: Lee County, ~~the East Lee County Water Control District~~ LAMSID, the Lee County School District, and other agencies will work together to identify areas that can be acquired for possible co-location of parks, water retention and other water amenities, school sites, and other public facilities. (Ordinance No. 10-16)

POLICY ~~32.8.3~~: ~~New development and redevelopment in areas containing a component of the greenways trail system, as identified by the Greenways Master Trail Plan, must incorporate the~~

~~greenway trail into their development design, as required by Policy 77.3.7 of the Lee Plan. (Ordinance No. 10-16)~~

POLICY 32.8.425.7.3: Lee County will work with the Lee County School District and other agencies that operate within the ~~Lehigh Acres Community Planning area Community~~ to identify adequate land to develop additional public facilities needed to accommodate the expected growth of Lehigh Acres. (Ordinance No. 10-16)

POLICY 25.7.4: Lee County will explore cost-effective land acquisition opportunities that may present themselves through the escheatment process. Where these opportunities exist and can be capitalized on, plan for the aggregation of land for needed community facilities or to incentivize private development of commercial or employment uses. (Ordinance No. 10-16)

OBJECTIVE 32.9.25.8: TRANSPORTATION, PARKING, AND TRAFFIC CIRCULATION. ~~Lee County will work to~~ To improve transportation, parking, and circulation within the Lehigh Acres Community Planning area. Lehigh Acres Planning Community. (Ordinance No. 10-16)

POLICY 32.9.125.8.1: - Renumber

POLICY 32.9.225.8.2: - Renumber

POLICY 32.9.325.8.3: - Renumber

POLICY 32.9.425.8.4: - Renumber

POLICY 32.9.525.8.5: - Renumber

POLICY 32.9.625.8.6: Lee Tran will continue to identify opportunities to improve service, frequency, routes, and bus stop amenities in the Lehigh Acres Community Plan area. (Ordinance No. 10-16)

POLICY 32.9.725.8.7: New ~~s~~Single-f~~f~~Family ~~m~~Model ~~h~~Homes are prohibited within 300 feet of ~~A~~arterial and ~~C~~ollector ~~R~~oads. (Ordinance No. 10-16)

POLICY 25.8.8: Lee County will not permit mine truck traffic from mines established in Hendry County to utilize Lee County maintained roads within the Lehigh Acres Community Plan area as a primary access. Mines within Hendry County may establish secondary access points to Lee County maintained roads for emergency access purposes only. (Ordinance No. 10-16)

OBJECTIVE 32.10.25.9: SEWER AND WATER. - Renumber

POLICY 32.10.125.9.1: The availability of sewer and water to serve uses within the Specialized Mixed-Use Nodes and the Commercial Overlay Zones is not a requirement for zoning approval. However, sewer and water must be available to the property in accordance with Standards ~~44.14.1.1 and 44.24.1.2 of this Plan~~ before a development order will be issued. (Ordinance No. 10-16)

POLICY 32.10.225.9.2: Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive urban services and infrastructure during the planning horizon ~~of the Lee Plan~~. (Ordinance No. 10-16)

POLICY ~~32.10.325.9.3~~: - Renumber

OBJECTIVE ~~32.11.25.10~~: NATURAL RESOURCES. ~~Lee County will To~~ preserve, protect, and, where possible, enhance the physical integrity, ecological values, and natural beauty of Lehigh Acres Community Plan area, by maintaining the diverse and healthy native vegetation, and wildlife resources. (Ordinance No. 10-16)

POLICY ~~32.11.25.10.1~~: Lee County will encourage on-site preservation of indigenous plant communities and listed species habitat. Any required mitigation will be of similar habitat, and provided, whenever possible, within the Lehigh Acres ~~Planning Community Plan area boundary~~. Development must also be consistent with Goal 77, and Objective 77.3 of this Plan. (Ordinance No. 10-16)

POLICY ~~32.11.25.10.2~~: Lee County will work with various agencies to identify existing wetlands that are worth saving or restoring within the Lehigh Acres ~~Planning Community Plan area~~. (Ordinance No. 10-16)

POLICY ~~32.11.325.10.3~~: Lee County will provide incentives (for example increased density, Transfer of Development Rights, etc.) for the protection of wetlands, historic flow ways, native habitat or other significant natural resources ~~within the Lehigh Acres Planning Community~~. (Ordinance No. 10-16)

POLICY ~~32.11.425.10.4~~: - Renumber

OBJECTIVE ~~32.12~~: PUBLIC PARTICIPATION. ~~Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.~~ (Ordinance No. 10-16)

POLICY ~~32.12.1~~: ~~As a courtesy, Lee County will register citizen groups and civic organizations within the Lehigh Acres Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments through mail, email or other electronic means. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail, email or to timely provide the notice, or failure of a group to receive notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.~~ (Ordinance No. 10-16)

POLICY ~~32.12.2~~: ~~The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) within the Lehigh Acres Planning Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing notice of the meeting, and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.~~ (Ordinance No. 10-16)

OBJECTIVE ~~32.13~~: INTERGOVERNMENTAL COORDINATION. ~~The Lehigh Acres Planning Community depends on agencies that are external to Lee County for certain services, such~~

as the East County Water Control District, Lee County Health Department, Florida Governmental Utilities Authority, and Hendry County. Lee County will work with these organizations on matters under their jurisdiction. (Ordinance No. 10-16)

~~**POLICY 32.13.1:** Explore cost effective land acquisition opportunities that may present themselves through the escheatment process. Where these opportunities exist and can be capitalized on, plan for the aggregation of land for needed community facilities or to incentivize private development of commercial or employment uses. Coordinate “tax forgiveness” efforts with the School Board, Fire District, Southwest Florida Water Management District and East County Water Control District. (Ordinance No. 10-16)~~

~~**POLICY 32.13.2:** Lee County will work with Hendry County to coordinate trail connections at the counties’ boundaries in order to promote a regional trail system. (Ordinance No. 10-16)~~

~~**POLICY 32.13.3:** Lee County will work with the Lehigh Acres Fire District to identify locations for new facilities that will assure adequate and uniform fire protection throughout the Lehigh Acres Planning Community. (Ordinance No. 10-16)~~

~~**POLICY 32.13.4:** Lee County will work with the East County Water Control District to identify existing wetlands and opportunities for stormwater detention areas. (Ordinance No. 10-16)~~

~~**POLICY 32.13.5:** Lee County will work with Florida Governmental Utilities Authority to prioritize areas for the expansion of utilities. (Ordinance No. 10-16)~~

~~**POLICY 32.13.6:** Lee County will work with the Lee County Health Department to discourage the approval of septic tank variances and to address regulations that allow two septic systems on one small lot. (Ordinance No. 10-16)~~

~~**OBJECTIVE 32.14: OVERSIGHT AND COORDINATION BY LEE COUNTY.** The Lehigh Acres Planning Community is entirely within unincorporated Lee County, as such Lee County can perform activities that will help guide and accommodate attractive development; plan for and construct capital improvements; and establish policies to concentrate development within appropriate areas and provide protection of natural features. These activities will help to assure that the Lehigh Acres Planning Community develops in a way that is consistent with its vision. (Ordinance No. 10-16)~~

~~**POLICY 32.14.1:** Lee County will assist in establishing comprehensive stormwater management areas within the Specialized Mixed Use Nodes to achieve an efficient use of property for stormwater management purposes. (Ordinance No. 10-16)~~

~~**POLICY 32.14.2:** Lee County will explore cost effective land acquisition opportunities that may present themselves through the escheatment process. Where these opportunities exist and can be capitalized on, plan for the aggregation of land for needed community facilities or to incentivize private development of commercial or employment uses. (Ordinance No. 10-16)~~

~~**POLICY 32.14.3:** Lee County will use Tier 1 and Tier 2 as capital improvement priority areas for public facilities and services that are under the control of Lee County, and will work with Florida Governmental Utilities Authority to prioritize areas for the expansion of utilities. (Ordinance No. 10-16)~~

~~**POLICY 32.14.4:** Lee County will not permit mine truck traffic from mines established in Hendry County to utilize Lee County maintained roads within the Lehigh Acres Planning Community as a primary access. Mines within Hendry County may establish secondary access points to Lee County maintained roads for emergency access purposes only. (Ordinance No. 10-16)~~

~~**POLICY 32.14.5:** By the end of 2011, Lee County will complete the following activities:~~

- ~~a. Amend the Land Development Code to incorporate land development and urban design standards for each of the specialized mixed use node sub-categories.~~
- ~~b. Amend the Land Development Code to incorporate land development and urban design standards for Lee Boulevard and SR 82.~~
- ~~c. Amend the Land Development Code to incorporate design and development standards for duplex and two family attached structures within Lee County.~~
- ~~d. Explore the establishment of a Land Swap Program, where parcels gained through the escheatment process in Tier 1 or Tier 2 could be swapped for undeveloped parcels in Tier 3.~~
- ~~e. Define appropriate sending and receiving areas for a Transfer of Development Rights program.~~

~~(Ordinance No. 10-16)~~

GOAL 2526: NORTH CAPTIVA COMMUNITY PLAN(Upper Captiva). The North Captiva Community seeks to preserve its Preserve the character, scale, fragile environment, and way of life in the North Captive Community Plan area by guiding future land use; transportation and roads; conservation and coastal management; Safety Harbor; shore and water quality, water and waste management; open space, recreation, and quality of life; and citizen participation and community education. (Ordinance No. 09-09)

OBJECTIVE 2526.1: FUTURE LAND USE: - Renumber

~~**POLICY 25.1.1:** The owner or agent for any rezoning, variance or special exception request within the North Captiva community must conduct at least one duly noticed public informational meeting on North Captiva where the owner or agent will provide a general overview of the project and answer questions from interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. A minimum of ten days written notice of the public meeting must be given. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. (Ordinance No. 09-09)~~

~~**POLICY 25.1.226.1.1:** - Renumber~~

~~**POLICY 25.1.3:** By the end of 2013, the North Captiva community will draft and submit Land Development Code regulations applicable to North Captiva for Lee County to review and consider, based upon the unique nature of the community, its status as a bridgeless barrier island, the limitations on supporting infrastructure, and the seasonal nature of the demand upon public facilities. (Ordinance No. 09-09)~~

~~**POLICY 25.1.4:** The location of North Captiva provides a view of the night sky that is virtually unparalleled in Lee County. By the end of 2013, the North Captiva community will develop land~~

~~development regulations for the County to review and consider that are applicable to exterior residential and commercial lighting as a means to limit light pollution, light trespass and its potential detrimental effects on wildlife to the greatest extent possible. (Added by Ordinance No. 09-09)~~

OBJECTIVE ~~25.26.2~~ TRANSPORTATION AND PATHWAYS. - Renumber

POLICY ~~25.26.2.1~~: - Renumber

POLICY ~~25.26.2.2~~: ~~The North Captiva community may collaborate with and~~ Seek technical advice from Lee County from time to time on procedures necessary to accomplish pathway maintenance and safety. (Ordinance No. 09-09)

POLICY ~~25.26.2.3~~: - Renumber

OBJECTIVE ~~25.26.3~~: CONSERVATION AND COASTAL MANAGEMENT. To pPreserve, protect and enhance the natural resources, wildlife habitat, and natural beauty of North Captiva, by maintaining diverse and healthy native vegetation, clear offshore waters, diverse and abundant native marine life, wildlife resources, and by minimizing harm resulting from human activity. (Ordinance No. 09-09)

POLICY ~~25.3.226.3.1~~: ~~The North Captiva community and Lee County will support the State of Florida and Lee County's efforts to~~ Protect and preserve the distinct environmental resources on North Captiva to the greatest extent possible, ~~while addressing the other defined needs and objectives of the community.~~ These resources include but are not limited to:

- mangroves
- the beach dune system, beach dune vegetation, and beach dune wildlife
- coastal dunes, beaches, and coastal scrub vegetation
- beach dune wildlife, including shorebird nesting habitat and sea turtle habitat
- the marine habitat, including sea grass beds and fisheries
- rare and unique upland habitats

(Ordinance No. 09-09)

POLICY ~~25.3.126.3.2~~: ~~The North Captiva community will work with Lee County to~~ Support the efforts of the Federal and, State and County authorities to preserve, protect, and enhance the distinctits positive environmental resources on North Captiva qualities. ~~Lee County will involve the North Captiva community organizations in the planning process.~~ (Ordinance No. 09-09)

POLICY ~~25.3.3~~: ~~It is the intent of the North Captiva community that, except for emergency events, public purposes, and human powered vehicles, vehicular traffic be banned from all beaches on North Captiva. (Ordinance No. 09-09)~~

POLICY ~~25.3.426.3.3~~: ~~The North Captiva community and Lee County will cooperate~~ Maintain Land Development Code regulations intended to stop the proliferation of invasive exotic vegetation and nuisance pests, ~~as identified by the Exotic Pest and Plant Council of Florida incentives, disincentives and regulations may be developed to accomplish this policy.~~ (Ordinance No. 09-09)

OBJECTIVE ~~25.26.4~~: WATER AND WASTE MANAGEMENT. - Renumber

POLICY ~~2526.4.1~~: - Renumber

POLICY ~~2526.4.2~~: - Renumber

~~POLICY 25.4.3:~~ Lee County Solid Waste Division will review, document, and compile a report on existing solid waste management practices and future options for the North Captiva community. This report will focus on residential, commercial, construction, horticulture, and special waste. Following this report, Lee County will present programmatic options that could be implemented to provide the North Captiva island community with a more comprehensive and uniform solid waste management system. (Ordinance No. 09-09)

OBJECTIVE ~~2526.5~~: OPEN SPACE, RECREATION, AND QUALITY OF LIFE. Lee County will seek ~~to~~ To promote, protect, and enhance existing and potential open space, ~~minimal~~ recreational facilities, including beach access, and the quality of life for residents and visitors to of North Captiva. The intent of these efforts is to enrich the island's aesthetic qualities while preserving its fragile barrier island character. At the same time, Lee County will consider the demands on the island's limited infrastructure. (Ordinance No. 09-09)

POLICY ~~2526.5.1~~: - Renumber

POLICY ~~2526.5.2~~: - Renumber

POLICY ~~2526.5.3~~: - Renumber

OBJECTIVE ~~2526.6~~: CITIZEN PARTICIPATION AND COMMUNITY EDUCATION. The North Captiva community will seek ~~to~~ To enhance the community character, sustain natural resources, and involve the public in decisions that affect them, by providing educational and participation opportunities. (Ordinance No. 09-09)

~~POLICY 25.6.1:~~ Lee County will work with the North Captiva community to establish an electronic Document Clearing House, where copies of selected documents will be available. These documents will include permit applications, variance requests, staff reports, Hearing Examiner recommendations and resolutions, administrative variances, and changes to the Lee Plan and Land Development Code for any development on North Captiva, barrier islands, and Pine Island Sound. The county's failure to provide or to provide in a timely manner a document to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Ordinance No. 09-09)

POLICY ~~25.6.2~~26.6.1: Lee County will involve residents from the North Captiva Community Plan area ~~community~~ in planning processes that relate specifically to North Captiva and generally to barrier islands, island ingress and egress, and other changes that may affect the island and its environment. (Ordinance No. 09-09)

~~POLICY 25.6.3:~~ Through the Document Clearinghouse Lee County will provide notice to the North Captiva island community of proposed actions (i.e. zoning, construction projects) to be considered or undertaken by Lee County that will impact the island. (Ordinance No. 09-09)

POLICY ~~25.6.4~~26.6.2: Upon request Lee County will ~~provide~~ collaborate with the North Captiva island community to develop an understanding of natural resources by providing educational programs ~~or materials~~ on energy conservation, solid waste management, hazardous

waste, surface water runoff, septic maintenance, water conservation, Florida Friendly Landscaping ~~xeriscaping~~, green building, harbor management, cultural resources, and history. The site for these programs will be located on North Captiva. (Ordinance No. 09-09)

OBJECTIVE ~~25.7.2~~26.6: PUBLIC SAFETY. - Renumber

POLICY ~~25.7.1~~26.6.1: - Renumber

POLICY ~~25.7.2~~26.6.2: - Renumber

GOAL ~~3427~~3427: NORTHEAST LEE COUNTY ~~PLANNING~~ COMMUNITY PLAN. Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands, ~~within the Planning Community. The boundaries for North Olga and Alva are delineated on Map 1, Page 2 of 8.~~ Alva and North Olga will work cooperatively toward this goal ~~for the entire Planning Community through the objectives and policies that follow, and through their individual~~ local planning efforts. community plans. (Ordinance No. 11-14)

OBJECTIVE ~~3427~~3427.1: AGRICULTURAL AND RURAL CHARACTER. – Renumber

POLICY ~~3427~~3427.1.1: – Renumber

POLICY ~~3427~~3427.1.2: – Renumber

POLICY ~~3427~~3427.1.3: – Renumber

POLICY ~~3427~~3427.1.4: – Renumber

POLICY ~~3427~~3427.1.5: – Renumber

POLICY 27.1.6: Coordinate planning activities in the Alva and North Olga Community Plan area boundaries to maintain and enhance the rural character, natural resources, agriculture, and connectivity of Northeast Lee County.

POLICY 27.1.7: Facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive recreational uses related to nature-based tourism. Recreational opportunities will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by the Conservation 20/20 Land Program.

POLICY 27.1.8: The owner or agent of a rezoning or special exception request within the Northeast Lee County Community Plan area must conduct two public information meetings, in accordance with Policies 17.3.3 and 17.3.4, prior to the application being found sufficient. One meeting must be held within the Alva Community Plan area boundary and the other in the North Olga Community Plan area boundary.

OBJECTIVE ~~3427~~3427.2: RURAL PLANNING TOOLBOX. – Renumber

POLICY ~~3427~~3427.2.1: – Renumber

POLICY ~~3427~~3427.2.2: – Renumber

OBJECTIVE ~~3427~~3427.3: NATURAL RESOURCES. – Renumber

POLICY ~~3427.3.1~~: – Renumber

POLICY ~~3427.3.2~~: – Renumber

POLICY ~~3427.3.3~~: – Renumber

OBJECTIVE ~~3427.4~~: CONNECTIVITY. – Renumber

POLICY ~~3427.4.1~~: – Renumber

POLICY ~~3427.4.2~~: – Renumber

POLICY ~~3427.4.3~~: – Renumber

POLICY ~~3427.4.4~~: ~~Work with Alva and North Olga to e~~Evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road ~~through the planning community~~. (Ordinance No. 11-14)

OBJECTIVE ~~34.5~~: PUBLIC PARTICIPATION. ~~To encourage and solicit public input and participation within Northeast Lee County on proposed amendments to county regulations, including the Land Development Code, Lee Plan, and zoning applications affecting the Northeast Planning Community. (Ordinance No. 11-14)~~

POLICY ~~34.5.1~~: ~~As a courtesy, register citizen groups, civic organizations, and interested individuals within Northeast Lee County who desire notification of pending amendments to the LDC, zoning actions, and Lee Plan amendments within Northeast Lee County. Upon registration, provide registrants with documentation regarding pending amendments. This notification is not jurisdictional. The county's failure to notify, or a registrant to receive notification, will not constitute a defect in the jurisdictional notice requirements or bar public hearings on an application. (Ordinance No. 11-14)~~

POLICY ~~34.5.2~~: ~~The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) or Lee Plan Amendment within the Northeast Lee County Planning Community must conduct public informational meetings with both the Alva and North Olga Communities where the agent will provide a general overview of the project for any interested citizens. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for advertising, providing the meeting space, and security measures as needed. Subsequent to this meeting, the applicant must provide staff with a summary that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues. (Ordinance No. 11-14)~~

POLICY ~~34.5.3~~: ~~The Alva and North Olga Communities will coordinate their planning activities to maintain and enhance the rural character, natural resources, agriculture, and connectivity of Northeast Lee County. (Ordinance No. 11-14)~~

GOAL ~~2628~~: ALVA COMMUNITY PLAN. ~~To support~~Support and enhance Alva's the unique rural, historic, agricultural character and natural environment and resources of the Alva Community Plan area, including the rural village and surrounding area, ~~the boundaries of which are depicted on Map 1, page 2 of 8.~~ (Ordinance No. 11-21)

OBJECTIVE ~~26~~28.1: RURAL CHARACTER. - Renumber

POLICY ~~26~~28.1.1: ~~By 2014, Alva will work with Lee County to evaluate~~ Evaluate and identify appropriate commercial areas with a focus on the rural village area ~~described under Goal 26 and as identified on Map 1, page 6 of 8.~~ (Ordinance No. 11-21)

POLICY ~~26~~28.1.2: - Renumber

POLICY ~~26~~28.1.3: - Renumber

POLICY ~~26~~28.1.4: - Renumber

POLICY ~~26~~28.1.5: - Renumber

POLICY ~~26~~28.1.6: - Renumber

POLICY ~~26.7.6~~28.1.7: ~~Alva will work in coordination and partnership with North Olga to implement~~ Coordinate the Alva and North Olga Community Plans to ~~and~~ achieve the Northeast Lee County eCommunity pPlan vision, goal, objectives, and policies. ~~As part of this effort, Alva will coordinate with North Olga on the review of development efforts that impact the Northeast Lee Planning Community.~~ (Ordinance No. 11-21)

POLICY ~~26.7.7~~28.1.8: - Renumber

POLICY ~~26.7.8~~28.1.9: - Renumber

OBJECTIVE ~~26~~28.2: RURAL LANDS FRAMEWORK. - Renumber

POLICY ~~26~~28.2.1: - Renumber

POLICY ~~26~~28.2.2: - Renumber

POLICY ~~26~~28.2.3: ~~By 2014, Alva will work with Lee County to promote~~ Promote sustainable residential development patterns and ~~promote~~ Alva's rural character by utilizing rural planning practices ~~such as: to establish land development code requirements that:~~

1. ~~Limit new residential~~ Cluster development ~~clustered~~ in compact, interconnected neighborhoods situated in appropriate locations.
 2. Designate appropriate allowed uses.
 3. Establish compatible parcel sizes, density, and intensity standards.
 4. Conserve natural resources.
 5. Provide standards for adequate open space.
 6. Maintain commercial agricultural uses.
 7. Incorporate green building standards.
 8. Identify locations suitable for public services.
- (Ordinance No. 11-21)

POLICY ~~26~~28.2.4: ~~By 2014, utilize the land development code to e~~ Establish architectural standards that support and enhance ~~the historic resources within the Alva Community Plan area: Alva's historic rural character and quality of life by:~~

1. Featuring architectural and design themes consistent with Alva's historic architectural styles.

2. Including street graphic standards that address size, location, style, and lighting.
(Ordinance No. 11-21)

POLICY ~~2628.2.5:~~ ~~By 2014, Alva will work with Lee County to establish standards in the land development code that promote~~ Promote economic opportunities, including ecotourism, commercial agriculture, and associated businesses that contribute to Alva's the rural character of the Alva Community Plan area. (Ordinance No. 11-21)

POLICY ~~2628.2.6:~~ ~~By 2014, Alva will work with Lee County to establish~~ Establish design standards in the land development code that:

1. Foster a unique landscape theme for the rights-of-way for North River Road and other county-maintained roads.
2. Address connectivity and separation among differing uses.
3. Preserve native plant communities, including subtropical and tropical hardwood hammock, scrub, and wetlands, to enhance the existing native vegetation and tree canopy.
4. Encourage the removal of exotic species.

(Ordinance No. 11-21)

POLICY ~~2628.2.7:~~ ~~By 2014, Alva will work with Lee County to establish planning policies and development in the land development code that promote Alva's~~ Promote commercial agriculture ~~by addressing: with planning practices including programs that address:~~

1. Farm to market demands on ~~the area's~~ roadway infrastructure.
2. Storage of commercial agricultural equipment at a private residence of an individual employed or engaged in an agricultural operation as a permitted use in residential zoning districts ~~in Alva.~~
3. ~~Maintaining land in commercial agriculture through programs such as farmland trusts and easements~~ Incentives for continued commercial agricultural use.
4. Location of associated packaging, processing, warehousing, and other value-added activities.

(Ordinance No. 11-21)

POLICY ~~2628.2.8:~~ ~~Promote Alva's the historic character of the Alva Community Plan area by utilizing the land development code to:~~

1. Consider formal local designation of additional historic buildings and districts.
2. Identify potential national or state registered history buildings and districts.
3. Evaluate the effects of county regulations on designated historic districts and modify as necessary.
4. ~~Modify regulations, as necessary, to protect both the interests of the historic structures owners and Alva.~~

(Ordinance No. 11-21)

POLICY ~~2628.2.9:~~ ~~By 2014, Alva will work with Lee County to develop~~ Develop and promote innovative rural planning tools, such as purchase and transfer of development rights, to:

1. Maintain commercial agriculture.
2. Conserve and restore agricultural lands, open lands, native vegetated uplands and wetlands.
3. Sustain the rural character of the Alva Community Plan area.

(Ordinance No. 11-21)

OBJECTIVE ~~2628.3:~~ RURAL VILLAGE FRAMEWORK. ~~Through cooperative efforts among Alva and Lee County, To~~ establish the appropriate regulatory and incentive framework to implement ~~Alva's vision for~~ a mixed-use rural village center in the area depicted on Map 1, page 6 ~~of 8.~~
(Ordinance No. 11-21)

POLICY 2628.3.1: ~~Alva will work with Lee County to evaluate and amend the Compact Communities Code, Land Development Code Chapter 32, to e~~Establish standards for a mixed-use rural village center that provides for walkable residential areas, appropriately located commercial and professional services, and public resources, ~~that meet the area's needs consistent with the Alva vision and guiding statements. Through this code, Alva will describe the form, function, street layout, streetscape, and public spaces of the historic core and sub areas 1 through 4 (including Charleston Park) of the rural village.~~ (Ordinance No. 11-21)

POLICY 2628.3.2: - Renumber

POLICY 2628.3.3: ~~By 2014, Alva will work with Lee County to establish a~~ Consider a maximum height standard in the land development code for the historic core, as depicted on Map 1, Page 6a of 8, that supports the Alva Methodist Church and the Alva School buildings position as dominant features and landmarks of the rural village. (Ordinance No. 11-21)

POLICY 2628.3.4: ~~By 2014, Alva will work with Lee County Parks and Recreation Department to explore~~ Explore the feasibility and potential funding for developing and implementing a site improvement plan for the existing boat launch area and facilities on Pearl Street and the Alva Heritage Park on Palm Beach Boulevard and the right-of-way for High Street. ~~(Added by Ordinance No. 11-21)~~

POLICY 2628.3.5: To prevent strip development along Palm Beach Boulevard, the majority of acreage available for commercial development will be located within the rural village, particularly the village center (sub areas 2 and 3). ~~By 2014, Alva will work with Lee County to amend the land development code to accomplish this policy.~~ (Ordinance No. 11-21)

POLICY 2628.3.6: - Renumber

OBJECTIVE 2628.4: CONNECTIVITY. ~~To p~~Provide appropriate and reasonable access and linkages throughout the Alva Community Plan area that support, ~~while supporting the area's rural character.~~ (Ordinance No. 11-21)

POLICY 2628.4.1: ~~Alva will work with Lee County to utilize the Compact Communities Code, Land Development Code Chapter 32, to e~~Establish a walkable mixed-use rural village center that provides for the needs of pedestrians, cyclists, equestrian riders, and drivers. ~~Through this code, Alva will describe the form, function, layout, streetscape, and public spaces of roadways and pathways within the historic core and sub areas 1 through 4 (including Charleston Park) of the rural village.~~ ~~(Added by Ordinance No. 11-21)~~

POLICY 2628.4.2: ~~By 2014, Alva will work with Lee County to provide~~ Provide for multiple connections to the existing transportation network by establishing land development practices and regulations through which new streets and roads—particularly those in residential areas or rural centers—will be required to interconnect with adjacent land uses. Additionally, the regulations will prohibit entry gates and perimeter walls around residential development. (Ordinance No. 11-21)

POLICY 2628.4.3: ~~During all phases of transportation planning and review, Alva will work with Lee County to a~~Address roadway transportation needs in a context sensitive manner reflective of Future Non-Urban Areas. ~~that ensures the rural character of the area including:~~

1. ~~Evaluating~~ Evaluate the capacity and level of service standards for rural roads.

2. ~~Monitoring~~ Monitor traffic levels in coordination with Hendry County.
3. ~~Designating~~ Evaluate the designation of North River Road and other qualifying roads as a constrained roadway for county-scenic purposes roads and obtaining Florida Scenic Highway designation from the State.
4. Maintain ~~F~~ Farm-to-market functions of rural roadways including North River Road and Palm Beach Boulevard.

(Ordinance No. 11-21)

POLICY 2628.4.4: ~~By 2014, Alva will work with Lee County to e~~Evaluate funding opportunities and feasibility of creating a multipurpose path to run the entire length of North River Road ~~through Alva.~~ (Ordinance No. 11-21)

OBJECTIVE 2628.5: NATURAL RESOURCES AND ENVIRONMENTAL SYSTEMS. To ~~E~~enhance, preserve, protect, and restore the physical integrity, ecological standards, and natural beauty of the Alva Community Plan area. (Ordinance No. 11-21)

POLICY 2628.5.1: ~~By 2014, Alva will work with Lee County to establish planning policies and~~ Consider development standards that:

1. ~~Promote developments that protect~~ Protect the integrity, stability, and beauty of the natural environment.
2. Maintain wildlife habitat and habitat travel corridors.
3. Require new development and redevelopment to be designed and operated to conserve critical habitats of protected, endangered, and threatened species, and species of special concern.
4. Increase development setbacks from natural areas and surface waters.
5. Establish requirements for natural buffers from parcel lines to development areas.
6. Prohibit developments that would harm protected, endangered, and threatened species, or species of special concern.
7. Enhance connectivity to maintain uninterrupted wildlife corridors among, between, and within parcels.
8. Develop surface water management system design standards that incorporate natural flowway corridors, cypress heads, natural lakes, and restore impacted natural surface waters.
9. Evaluate the feasibility and opportunities for an overall surface water management plan.

(Ordinance No. 11-21)

POLICY 2628.5.2: ~~Alva will work with Lee County to i~~Identify and evaluate land conservation funding opportunities and acquisition priorities to protect vital natural resources, ecosystems, and habitats from the impacts of clear cutting for residential or agricultural purposes. (Ordinance No. 11-21)

POLICY 2628.5.3: ~~As a minimum standard, Lee County will require a~~All new development and redevelopment must maintain compliance ~~to comply~~ with State of Florida mandated Total Maximum Daily Load (TMDL) requirement for designated water bodies. (Ordinance No. 11-21)

POLICY 2628.5.4: - Renumber

POLICY 26.7.528.5.5: ~~Alva will work with Lee County to improve its citizens' understanding of natural resources through~~ Provide educational programs or materials on energy conservation, energy efficiency, greenhouse gas emission reductions, solid waste management, hazardous waste, surface water runoff, septic maintenance, water conservation, Florida Friendly

Landscaping ~~xeriscaping~~, green building, cultural resources, history, etc. The site for these programs will be located in Alva. (Ordinance No. 11-21)

OBJECTIVE ~~26~~28.6: PUBLIC RESOURCE ACCESS. – Renumber

POLICY ~~26~~28.6.1: - Renumber

POLICY ~~26~~28.6.2: ~~By 2014, Alva will work with Lee County to identify~~ Identify potential public uses for significant historic structures and archaeological sites. (Ordinance No. 11-21)

POLICY ~~26~~28.6.3: - Renumber

POLICY ~~26~~28.6.4: - Renumber

OBJECTIVE ~~26~~28.7: PUBLIC PARTICIPATION. ~~Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, land development code provisions, Lee Plan provisions, and zoning approvals. (Ordinance No. 11-21)~~

POLICY ~~26~~28.7.1: ~~As a courtesy, Lee County will register individuals, citizen groups, and civic organizations within Alva who desire notification of pending review of land development code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail, email, or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Ordinance No. 11-21)~~

POLICY ~~26~~28.7.2: ~~As a courtesy, Lee County will notify Alva about public hearings, workshops, and hearings for land development decisions in Alva for the purpose of enabling Alva to participate in and pursue the applicability of the guiding statements for Alva's rural character. (Ordinance No. 11-21)~~

POLICY ~~26~~28.7.3: ~~Alva will work with Lee County to establish a document clearing house in Alva where copies of selected zoning submittal documents, staff reports, hearing examiner recommendations and resolutions will be provided for public inspection. The county's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Ordinance No. 11-21)~~

POLICY ~~26~~28.7.4: ~~The owner or agent for any Planned Development of a requested Lee Plan amendment or zoning action (planned development, conventional rezoning, special exception, or variance requests) within Alva must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such the public workshops information session. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space, providing notice of the meeting in Alva, and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the public information session; and a proposal for how the applicant will respond to any issues that were raised. (Ordinance No. 11-21)~~

GOAL 3529: NORTH OLGA COMMUNITY PLAN. ~~To promote~~Promote and support the North Olga's unique rural character, heritage, economy, quality of life, and natural resources in the North Olga Community Plan area. ~~For the purpose of this Goal, the North Olga Community boundaries are defined by Map 1, Page 2 of 8 of the Lee Plan.~~ (Ordinance No. 11-14)

OBJECTIVE 3529.1: COMMUNITY CHARACTER. ~~By 2014, the North Olga Community will work with Lee County~~To establish comprehensive plan policies, land development regulations, and other planning and development tools to manage future community development in a manner that protects and enhances ~~North Olga's~~ the rural character and aesthetic appearance of the North Olga Community Plan area, while supporting the continued viability of commercial agricultural businesses. (Ordinance No. 11-14)

POLICY 3529.1.1: - Renumber

~~**POLICY 35.1.2:** In partnership with Lee County, the North Olga Community will develop a rural planning toolbox to promote a compact development pattern within the community. Planning tools will include but are not limited to a Transfer of Development Rights (TDR) program, Purchase of Development Rights (PDR) program, conservation and agricultural easements, farm land trusts, and land development code regulations. The North Olga Community may be a sending area for county wide TDRs, but may only receive TDRs from within the Northeast Lee County Planning Community.~~ (Ordinance No. 11-14)

POLICY 3529.1.3: - Renumber

~~**POLICY 3529.1.4:** In partnership with Lee County, the North Olga Community will amend Chapter 33 of the LDC to establish Maintain enhanced design, landscaping, signage, and architectural standards to promote the community's rural character of the North Olga Community Plan area.~~ (Ordinance No. 11-14)

~~**POLICY 3529.1.5:** Following the adoption of North Olga Community LDC amendments, discourage the approval of dDeviations or variances from relating to standards that would result in a degradation of landscaping, signage guidelines, or compliance with applicable architectural standards within the North Olga Community Plan area may not be granted, unless the request meets the County approval criteria for variances set forth in Chapter 34 of the Land Development Code.~~ (Ordinance No. 11-14)

~~**POLICY 35.1.6:** Work with the North Olga Community to improve the safety and accessibility of roadways, trails, and pathways through the implementation of the rural complete streets program.~~ (Ordinance No. 11-14)

~~**POLICY 35.1.7:** Lee County will support the North Olga Community's rural character by ensuring that any proposed Future Land Use Map amendments within the community are determined to be consistent with the goals, objectives and policies of the Lee Plan by at least three members of the Board of County Commissioners in a decision that is entered in a public meeting after the opportunity for public input.~~ (Ordinance No. 11-14)

OBJECTIVE 3529.2: RESIDENTIAL LAND USES. - Renumber

POLICY 3529.2.1: - Renumber

POLICY 3529.2.2: - Renumber

POLICY ~~3529.2.3~~: - Renumber

OBJECTIVE ~~3529.3~~: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should promote the rural character of within the North Olga eCommunity Plan area boundaries and allow for non-residential land uses that serve and support the rural community, including uses permitted by Objective 35.11. ~~County r~~Regulations will support a unified and attractive rural-oriented design theme in terms of landscaping architecture, lighting and signage. (Ordinance No. 11-14)

POLICY ~~3529.3.1~~: - Renumber

POLICY ~~3529.3.2~~: - Renumber

POLICY ~~3529.3.3~~: In order to maintain the rural and aesthetic value of the North Olga Community Plan area ecommunity, proposed new commercial development will utilize a consistent landscaping and architectural style for all buildings within proposed commercial developments, ~~and will comply with the applicable design standards within LDC Chapter 33 as part of the development review process.~~ (Ordinance No. 11-14)

POLICY ~~3529.3.4~~: - Renumber

OBJECTIVE ~~35.4~~: ECONOMIC DEVELOPMENT. ~~Encourage future economic development opportunities in the North Olga Community that identify and promote the rural and agricultural based quality of life for the residents and surrounding communities, retain and expand eco-tourism, agri-tourism, and where projects demonstrate a clustered and well-planned development footprint, and protection of natural resources and the rural character of the surrounding community, retain and expand eco-tourism, agri-tourism, and where projects demonstrate a clustered and well-planned development footprint, and protection of natural resources and the rural character of the surrounding development.~~ (Ordinance No. 11-14)

~~POLICY 35.4.1:~~ ~~Continue to protect and support the long-term viability of commercial agricultural businesses within the community.~~ (Ordinance No. 11-14)

~~POLICY 35.4.2:~~ ~~Support the development of nature and agriculturally based tourism where appropriate throughout the community. Opportunities for nature and agriculturally based tourism include but are not limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.~~ (Ordinance No. 11-14)

~~POLICY 35.4.3:~~ ~~Facilitate appropriate access and use of Conservation 20/20 lands to support kayaking/canoeing, bird watching, hiking and other passive recreational uses related to nature-based tourism. Recreational opportunities will be balanced with the protection of natural resources and will comply with the Land Stewardship Plan prepared by the Conservation 20/20 Land Program.~~ (Ordinance No. 11-14)

OBJECTIVE ~~3529.5~~: TRANSPORTATION. - Renumber

POLICY ~~3529.5.1~~: - Renumber

POLICY ~~3529.5.2~~: - Renumber

POLICY ~~29~~35.5.3: - Renumber

OBJECTIVE ~~35~~29.6: AGRICULTURE. ~~The North Olga Community will s~~Support small and large-scale farming operations and alternative, agriculturally-based enterprises to sustain economically-viable commercial agriculture in order to foster a diverse local economy while maintaining the ~~community's~~ agricultural heritage of the North Olga Community Plan area. For the purposes of this objective, alternative, agriculturally-based enterprises including but are not limited to the production of biofuel crops, niche farming activities, agri-tourism, and carbon offset farming. (Ordinance No. 11-14)

POLICY ~~35~~29.6.1: - Renumber

POLICY ~~35~~29.6.2: - Renumber

OBJECTIVE ~~35~~29.7: OPEN SPACE, RECREATION AND COMMUNITY FACILITIES.
- Renumber

POLICY ~~35~~29.7.1: - Renumber

POLICY ~~35~~29.7.2: Work with ~~the North Olga community and~~ private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River. (Ordinance No. 11-14)

POLICY ~~35~~29.7.3: - Renumber

POLICY ~~35~~29.7.4: ~~Work in coordination with the North Olga community to i~~Identify and expand water-based recreation opportunities, ~~dependent/water related uses and activities,~~ including but not limited to canoe/kayak launch areas, boardwalks, fishing platforms and waterside parks. (Ordinance No. 11-14)

POLICY ~~35~~29.7.5: - Renumber

POLICY ~~29~~29.7.6: Support the development of nature and agriculturally-based tourism where appropriate throughout the community. Opportunities for nature and agriculturally-based tourism include but are not limited to bird watching, equestrian facilities, kayaking/canoeing, and bed and breakfast establishments.

OBJECTIVE ~~35~~29.8: CONSERVATION. – Renumber

POLICY ~~35~~29.8.1: - Renumber

POLICY ~~35~~29.8.2: - Renumber

POLICY ~~35~~29.8.3: - Renumber

OBJECTIVE ~~35~~29.9: WATER DEPENDENT OVERLAY. Protect marine-oriented land uses within the North Olga Community Plan area from incompatible or pre-emptive land uses. The water dependent overlay within the community applies to the Owl Creek Boat Works as described on Lee Plan Map 12, ~~Page 3 of 12.~~ (Ordinance No. 11-14)

POLICY ~~35~~29.9.1: - Renumber

OBJECTIVE 35.10: PUBLIC PARTICIPATION. ~~Encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals. (Ordinance No. 11-14)~~

~~**POLICY 35.10.1:** As a courtesy, register citizen groups and civic organizations within the community that desire notification of pending review of LDC amendments and Lee Plan amendments. Upon registration, Lee County will provide registrants with documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. The County's failure to mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled. (Ordinance No. 11-14)~~

~~**POLICY 35.10.2:** Work with the North Olga Community to establish a Document Clearing House, where copies of selected documents from permit applications, variance requests, staff reports and Lee Plan status updates made available to the public. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for development in the community will be kept for public inspection. The County's failure to provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in the jurisdictional notice requirements or bar a public hearing from occurring as scheduled. (Ordinance No. 11-14)~~

~~**POLICY 35.10.3:** The owner or agent of a requested zoning action (planned development, conventional rezoning, special exception, or variance requests) or Lee Plan Amendments within the North Olga Community, as identified on Map 1, page 2 of 8, must conduct one public informational meeting where the agent provides a general overview of the project for interested citizens. This meeting must be conducted before the application can be found sufficient by County Staff. The applicant is responsible for advertising, providing the meeting space, and security measures as needed. Subsequent to this meeting, the applicant must provide staff with a summary that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues raised at the meeting; and a proposal for how the applicant will respond to those issues. (Ordinance No. 11-14)~~

~~**POLICY 35.10.4:** The North Olga Community will work with the Alva Community to implement and achieve the Northeast Lee County vision, goal, objectives, and policies. (Ordinance No. 11-14)~~

~~**POLICY 35.10.5:** The North Olga Community is responsible for the ongoing, long term implementation of the community's adopted goal, objectives, and policies in coordination with the county. (Ordinance No. 11-14)~~

OBJECTIVE 35.1129.10: - Renumber

POLICY 35.1129.10.1: - Renumber

POLICY 35.1129.10.2: - Renumber

POLICY 35.1129.10.3: - Renumber

GOAL 2830: NORTH FORT MYERS COMMUNITY PLAN. ~~North Fort Myers seeks to improve the community's~~ Improve the livability and economic vitality in the North Fort Myers Community Plan area

by; and promoting compact, mixed use development in the form of new town and neighborhood centers; attracting appropriate investment to revitalize older neighborhoods and commercial corridors; stabilizing and enhancing, existing neighborhoods; and, preserving natural resources; and providing greater opportunities for public participation in the land development approval process. This Goal and subsequent Objectives and Policies apply to the North Fort Myers Planning Community. (Ordinance No. 09-11)

OBJECTIVE ~~2830.1:~~ LAND-USE: NEIGHBORHOODS AND HOUSING. To support the creation and preservation of affordable housing options in safe and attractive neighborhoods. By 2012 Land Use and Housing Review will be completed for each neighborhood and corridor by the North Fort Myers community. (Ordinance No. 09-11)

~~POLICY 28.1.1: Code Enforcement.~~ The North Fort Myers community supports the continuation of the initiatives of Lee County Code Enforcement and Department of Human Services targeting North Fort Myers neighborhoods with high incidences of code violations. The County will provide periodic reports of enforcement activities to the North Fort Myers community. (Ordinance No. 09-11)

~~POLICY 30.1.1: 28.1.2: Neighborhood District Planning.~~ The North Fort Myers community will continue working with the Department of Human Services to Continue to implement Neighborhood District Revitalization Plans utilizing Community Development Block Grant (CDBG) funds, as available. (Ordinance No. 09-11)

~~POLICY 30.1.2: 28.1.3: Housing Maintenance and Repair.~~ The North Fort Myers community will work with the County to explore Explore opportunities to expand Department of Human Service programs designed to help maintain, repair, and improve existing owner-occupied housing. (Ordinance No. 09-11)

~~POLICY 30.1.3: 28.1.4:~~ To support the diversity of housing types available, the North Fort Myers Community supports utilizing the Mixed Use Overlay to apply to small scale mixed Encourage a diversity of housing types in the North Fort Myers Community Plan area by supporting mixed-use projects, with residential above or adjacent to retail and service uses, within the Mixed Use Overlay. (Ordinance No. 09-11)

~~POLICY 28.1.5:~~ Consider revision to the Land Development Code to establish buffers between existing large lot residential subdivision and emerging adjacent higher density and intensity uses. (Ordinance No. 09-11)

~~POLICY 28.1.6: Collaboration.~~ Encourage the active participation of existing neighborhood associations, homeowners, landlords, and tenants in North Fort Myers community's programs and planning initiatives. (Ordinance No. 09-11)

~~POLICY 28.1.7: Fair Share Projections.~~ Using the current estimate of affordable housing construction need projected to 2030 as a starting point, the Department of Community Development will prepare an estimate of North Fort Myers' fair share of need by housing type for low income, workforce, and affordable housing and establish five year planning targets for the delivery of units. (Ordinance No. 09-11)

~~POLICY 28.1.830.1.4:~~ Encourage development of affordable housing options on property with the following characteristics: **Site Assessment and Pilot Projects.** Working with the Department of Community Development, Department of Human Services, Lee County Housing Development

~~Corp, Community Land Trust, non-profit housing providers, and representatives from nearby neighborhoods, the North Fort Myers community will prepare a study identifying potential sites for affordable housing and prepare preliminary studies for design and financial analyses for potential pilot or demonstration projects. The study will also identify neighborhoods where single family housing units can include remodeling to incorporate Mother In Law housing additions.~~

~~The evaluation should focus on sites with the following general characteristics:~~

- ~~• Located within the Intensive Development, Central Urban, and Urban Community on the Lee Plan's Future Land Use Map;~~
- ~~• located where central water/sewer service is available;~~
- ~~• located within comfortable walking distance of mass transit, commercial and personal services, and parks and recreation facilities; and~~
- ~~• located on land previously converted for urban purposes.~~

~~(Ordinance No. 09-11)~~

~~**POLICY 28.1.9: Technical Assistance and Public Education.** The North Fort Myers community will explore opportunities to expand the technical assistance and public education initiatives provided by the Departments of Community Development, Human Services, and Smart Growth Department for the North Fort Myers community. (Ordinance No. 09-11)~~

~~**POLICY 28.1.1030.1.5:**~~ - Renumber

~~**POLICY 28.1.1130.1.6:**~~ - Renumber

~~**OBJECTIVE 2830.2: LAND USE: CENTERS AND CORRIDORS.** Identify and pursue To encourage revitalization of designated Town Center overlay districts, road corridor overlay districts and redevelopment areas. (Ordinance No. 09-11)~~

~~**POLICY 28.2.1: Market Assessment and Planning Targets.** The North Fort Myers community will work with the Department of Community Development to complete an analysis of the market support for retail, office, hospitality, and moderate to high density residential uses in the North Fort Myers submarket. The Assessment will be designed to consider the following:~~

- ~~• recommendations from the recently completed Commercial/Industrial Land Use Analysis;~~
- ~~• existing and proposed competitive supply, including planned development in Cape Coral, the City of Fort Myers, and Babcock Ranch; and~~
- ~~• local and regional projections of population and employment growth.~~

~~Information from the assessment will be used to guide planning decisions for the Town Center sector plans and requests to increase the inventory of lands planned and zoned for commercial and moderate to high density residential use. (Added by Ordinance No. 09-11)~~

~~**POLICY 28.2.230.2.1: Preliminary Designation of Town Centers.** The North Fort Myers Community Plan designates the following areas as Town Centers, located at the intersections listed below, are appropriate for moderate to high intensity, pedestrian-oriented, mixed use development and redevelopment.~~

- ~~• North Cleveland Avenue and Hancock Bridge Parkway.~~
- ~~• North Tamiami Trail – Pondella Road to the Caloosahatchee River.~~
- ~~• Bayshore and I-75.~~

~~(Ordinance No. 09-11)~~

~~POLICY 28.2.330.2.2: Town Center Sector Planning and Overlay Districts.~~ For areas preliminarily identified as Town Centers, the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare sector plans, development regulations (zoning overlay districts and design standards), and implementation plans to ensure development is consistent with the community's vision. The sector plans, development regulations, and implementation plans overall Development of the Town Centers as a whole (not individual projects) are envisioned to encompass should be prepared consistent with the following general principles of smart growth and new urbanism:

- A mix of uses are encouraged to promote walking; allow for shared parking; support transit; and minimize disturbance of natural areas, wildlife corridors, and drainage ways;
- Buildings should be designed to frame the public realm, enliven streetscapes, and provide for the informal surveillance of public spaces, primary entries, windows, storefronts, porches, and stoops should open onto streets, sidewalks, and public spaces;
- Parks, squares, plazas, and promenades should be designed to promote community life and provide a variety of outdoor public space ~~for informal gatherings, public events, and community activities;~~
- To dispense traffic, promote walking, and provide convenient routes for vehicles and pedestrians, streets should be designed in interconnected networks with generous sidewalks, shade trees, well-marked crossings, and amenities ~~like pedestrian sealed lighting, benches, trash receptacles, bike racks, and transit shelters;~~ and
- Parking areas (except for on-street spaces), loading docks, and service entries should be screened from public view and accessed from alleys, service courts, and side streets.

Individual projects within the Town Centers should further these general principles.(Ordinance No. 09-11)

~~POLICY 28.2.430.2.3: Provision Allowing Increased Development Intensity in Town Centers.~~ To achieve the community's goals for Town Center Development, the County should ~~adopt~~ Maintain provisions allowing for greater minimum, maximum based, and maximum total densities and building heights in the Mixed Use Overlay ~~than are currently allowed under the Lee Plan. These provisions should only be applicable to projects in areas designated as Town Centers, addressed in an adopted sector plan, and regulated by the Town Center Overlay District.~~ (Ordinance No. 09-11)

~~POLICY 28.2.530.2.4: Designation of Neighborhood Centers.~~ The North Fort Myers Community Plan ~~designates the following areas~~ are designated as Neighborhood Centers appropriate for moderate intensity, pedestrian-oriented, mixed use development:

- Littleton and North Cleveland Avenue;
- North Tamiami Trail and Del Prado Boulevard;
- North Tamiami Trail and Nalle Grade Road;
- Hancock Bridge Parkway and Orange Grove Boulevard;
- North Tamiami Trail and Pine Island/Bayshore Roads;
- Bayshore Road and Slater Road; and
- Bayshore Road and Hart Road

For these areas, neighborhood-serving, mixed use development; pedestrian friendly street, site, and building designs; the incorporation of live/work, multi-family, and attached housing; and sidewalk and path connections to nearby neighborhoods, parks, and public uses are preferred. (Ordinance No. 09-11, 17-13)

~~POLICY 28.2.6: Neighborhood Center Overlay District.~~ Development regulations for areas identified as Neighborhood Centers will be incorporated into the Land Development Code. (Ordinance No. 09-11, 17-13)

~~POLICY 28.2.730.2.5: Corridor Overlay District.~~ For Certain areas along major road corridors outside designated Town Centers and Neighborhood Centers, ~~the North Fort Myers community, Department of Community Development, and Smart Growth Department will work together to prepare a~~ are located within a Corridor Overlay District with provisions in the as part of the Land Development Code requiring enhanced landscaping, greater buffering and shading of parking areas, improved commercial signage, enhanced standards to ensure architectural quality and compatibility, and incentives for quality development. Within the Corridor Overlay District, deviations from landscaping, buffering, signage or architectural requirements may not be granted, unless the request meets the approval criteria for variances set forth in Chapter 34 of the Land Development Code. At minimum, the Corridor Overlay District will provide the following:

- ~~• Permitted and prohibited uses;~~
- ~~• Standards for building, site, landscape, and sign design;~~
- ~~• Standards for pedestrian and bicycle facilities;~~
- ~~• Building setbacks and build-to-lines;~~
- ~~• Conservation of natural features and native vegetation;~~
- ~~• Buffers to adjacent residential neighborhoods;~~
- ~~• Requirements for shared access and side/rear yard parking;~~
- ~~• Incentives (e.g. regulatory relief, increased density, etc.) for the redevelopment of obsolete and poorly performing commercial centers;~~
- ~~• Incentives for projects incorporating mixed uses, public amenities, and affordable housing; and~~
- ~~• Shared parking.~~

~~Once adopted, deviations that would result in a reduction of landscaping, buffering, signage or deviation from design standards will not be supported.~~ (Ordinance No. 09-11)

POLICY 30.2.6: Development within the Town and Neighborhood Centers and the Corridor Overlay Districts may use the development standards allowed within the Mixed Use Overlay.

~~POLICY 28.2.830.2.7: Improving Older Commercial Properties.~~ The North Fort Myers community will work with the Department of Community Development, the North Fort Myers Chamber of Commerce, and private property owners to develop Maintain land development code incentives for bringing older development into compliance with current regulations ~~adopted as a result of the North Fort Myers Community Plan including but not limited to private-public partnerships.~~ (Ordinance No. 09-11)

~~POLICY 28.2.930.2.8:~~ - Renumber

~~POLICY 28.2.10:~~ The North Fort Myers Community supports a review of county codes that address the provision of interconnection between existing land uses to minimize access onto primary road corridors and to improve the safety for non-motor transportation. (Ordinance No. 09-11)

~~POLICY 28.2.1130.2.9:~~ Floor Area Ratio (FAR) maximums in the Commercial Future Land Use Category described in ~~Lee Plan~~-Policy 1.1.10, located south of Pine Island Road between Orchid Road and Barrett Road will be 0.26. (Ordinance No. 10-34)

OBJECTIVE ~~2830~~3: TRANSPORTATION. - Renumber

~~**POLICY 28.3.1: Transportation Corridors.** By 2009 the North Fort Myers community will review Metropolitan Planning Organization and Lee County Department of Transportation 2030 plan for recommendations and improvements applicable to the North Fort Myers Community planning area. (Ordinance No. 09-11)~~

~~**POLICY 28.3.230.3.1: Gateways, Streetscape, and Landscape Improvements.** The North Fort Myers community will work with the Lee County Roadway Landscape Advisory Committee to review plans for streetscape and landscape improvements in gateway locations and Encourage streetscape and landscape improvements along major roadways consistent with the general provisions of the LeeScape Master Plan, including Bayshore and Pine Island Roads, North Cleveland Avenue, North Tamiami Trail, Pondella Road, Hancock Bridge Parkway, and Del Prado Boulevard. Before finalization, plans should be presented for review to the North Fort Myers planning community. (Ordinance No. 09-11)~~

~~**POLICY 28.3.330.3.2: Planning and Design of Arterials and Collectors.** Decisions regarding Provide public input opportunities in the planning and design processes for future improvements or extension of Littleton Road, Hancock Bridge Parkway, Hart Road, Slater Road, and other roadways not currently shown on the Future Functional Classification Map (Map 3B). Road improvements or extensions should be based on a careful analysis of need, community and environmental impact, and the potential for incorporation of context-sensitive design treatments. Public participation in planning and design processes for these and other road improvements should provide opportunities for involvement of the North Fort Myers community and North Fort Myers stakeholders. (Ordinance No. 09-11)~~

~~**POLICY 28.3.4: Standards for Walkable Urban Thoroughfares.** The Department of Public Works is encouraged to develop alternative design standards for arterials and collectors serving areas designated in the North Fort Myers Community Plan as a Town Center or Neighborhood Center. (Added by Ordinance No. 09-11)~~

~~**POLICY 28.3.530.3.3: Bus Transit Enhancements.** The North Fort Myers community will work with Lee Tran to identify opportunities to improve transit service, frequency, routes, and stop amenities within the North Fort Myers Planning Community area. in the community. (Ordinance No. 09-11)~~

~~**POLICY 28.3.630.3.5: Improvements for Regional Benefit.** Road capacity improvements needed within the North Fort Myers Community Plan area to serve demand generated outside the Community Plan area community should be designed to minimize impacts, improve visual character, and improve local access and mobility. (Ordinance No. 09-11)~~

OBJECTIVE ~~2830~~4: COMMUNITY FACILITIES and SERVICES. Recommendations for the To provide community facilities and services needed to meet the needs of within the Town Centers, Neighborhood Centers and Corridor Overlay Districts. corridors will be identified and recommendations to address those needs will be considered in the capital improvement planning programs of operational departments. (Ordinance No. 09-11)

~~**POLICY 28.4.1: Effectiveness of Existing Plan Objectives and Policies.** County objectives and policies in Chapter IV of the Lee Plan regarding the provisions of community facilities and services, including those addressing adequate levels of service and extension of service, will be maintained and evaluated for effectiveness on an on-going basis. (Ordinance No. 09-11)~~

POLICY ~~28.4.230.4.1~~: ~~The North Fort Myers community supports~~ Support a collaborative effort (hospital board, private providers, public health and economic agencies) ~~to complete an analysis of the feasibility to provide supportive~~ for providing medical services and facilities within the North Fort Myers Community Plan area. ~~in one or more centers identified in the North Fort Myers vision.~~ (Ordinance No. 09-11)

POLICY ~~28.4.330.4.2~~: ~~**Septic Tanks and Waste Water Treatment.**~~ ~~The North Fort Myers community supports~~ Support the concept of a single source of sewage to service the North Fort Myers Community Plan area. ~~within the North Fort Myers community.~~ (Ordinance No. 09-11)

OBJECTIVE ~~2830.5~~: PARKS, RECREATION and CONSERVATION. - Renumber

POLICY ~~2830.5.1~~: ~~**Level of Services Standards for Community Parks.**~~ ~~To e~~Ensure parks and recreation facilities are reasonably accessible and adequate to meet the needs of residents, ~~the North Fort Myers community will work with the Department of Parks and Recreation to evaluate the Lee Plan non-regulatory, desired level of service standards for community parks and generalized service area boundaries.~~ (Added by Ordinance No. 09-11)

POLICY ~~2830.5.2~~: ~~**North Fort Myers Community Park.**~~ ~~The County will work with the community to ensure that the development of the~~ Integrate the North Fort Myers Community Park ~~is integrated~~ into the surrounding development and open space areas, including incorporation of the development of a community park facility. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments. (Ordinance No. 09-11)

POLICY ~~2830.5.3~~: ~~**Recreational Programming and Access.**~~ ~~Lee County will work with the North Fort Myers community and North Fort Myers Stakeholders to p~~Protect and to conserve natural resources, expand recreation opportunities and accessibility for the use of existing waterways, and provide a broad mix of parks, trails, and water recreation areas, to support the lifestyle preferences, livability, sustainability, recreational interest and economic vitality of the community. (Ordinance No. 09-11)

POLICY ~~2830.5.4~~: ~~**Stewardship and Management of Conservation 20/20 Lands.**~~ ~~The North Fort Myers community will work with the Department of Parks and Recreation to finalize and refine~~ Maintain stewardship and management plans for 20/20 Conservation Lands within North Fort Myers. (Ordinance No. 09-11)

POLICY ~~2830.5.5~~: ~~**Assessment of Lands for Acquisition.**~~ ~~The North Fort Myers community will work to identify sites and corridors for nomination submittal to the established Lee County Conservation 20/20 program. Sites~~ Support the nomination of properties along planned trails, wildlife corridors, greenways, and major creeks, and with access should be carefully considered, ~~as should those providing access to the Caloosahatchee River to the Conservation 20/20 program.~~ (Ordinance No. 09-11)

POLICY ~~2830.5.6~~: ~~**Greenway Plan Implementation.**~~ ~~The North Fort Myers community will work with the Department of Parks and Recreation to implement~~ Implement recommendations for the Greenways Master Plan. As a first priority, ~~the community supports~~ support development of the Tamiami Trail North segment of the Charlotte-Lee Collier Greenway and water access and signage improvements to access the Blueways designated along Yellow Fever Creek and along

the Caloosahatchee River at Caloosahatchee Creeks Preserve. ~~The North Fort Myers planning community will also assist in the identification of trails connecting neighborhoods, conservation areas, parks, recreation facilities and areas, and the water access points.~~ (Ordinance No. 09-11)

~~POLICY 28.5.7: Conservation Policy Refinements.~~ ~~The North Fort Myers community will work with the Department of Community Development and Public Works (Environmental Science and Natural Resource Divisions) to pursue the Lee Master Mitigation Plan and to explore the adoption of the following conservation policies:~~

- ~~• Development proposals adjacent to the Caloosahatchee River and its tributaries will include floodplain protection plans prior to zoning approval;~~
- ~~• The off-site mitigation of impacts to indigenous areas, wetlands, or wildlife habitat for~~
- ~~• Participate in the Lee County water quality programs that are being developed to address required Total Maximum Daily Loads.~~

~~(Added by Ordinance No. 09-11)~~

~~POLICY 3028.5.8: Wildlife Movement Corridors.~~ ~~For development within the Planning area the Department of Environmental Science will work with the North Fort Myers community to identify opportunities in new developments for the establishment and protection of wildlife movement corridors and interconnection of conservation easements to facilitate wildlife movement through the county.~~ (Ordinance No. 09-11)

~~OBJECTIVE 28.6: PUBLIC PARTICIPATION.~~ ~~Beginning in 2008 the North Fort Myers community will promote with Lee County enhanced community participation in the planning of capital improvements and decisions made in the North Fort Myers Community Planned area.~~ (Ordinance No. 09-11)

~~POLICY 28.6.1: Notice of Land Development Code and Lee Plan Amendments.~~ ~~As a courtesy, Lee County will register citizen groups and civic organizations that desire notification of pending review of Land Development Code or Lee Plan amendments. Upon registration, Lee County will provide registered groups with electronic documentation regarding pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to provide timely notice will not constitute a defect in notice or bar a public hearing from occurring as scheduled.~~ (Ordinance No. 09-11)

~~POLICY 28.6.2: Document Clearinghouse.~~ ~~Lee County will work with the North Fort Myers community to establish a Document Clearing House, where copies of selected documents from permit applications, variance requests, staff reports and Lee Plan status updates. Hearing Examiner recommendations, decisions, Administrative Variances and Board resolutions for any development in the community will be kept for public inspection. The County's failure to provide or to timely provide documents to the Document Clearing House, or failure of the Document Clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.~~ (Ordinance No. 09-11)

~~POLICY 28.6.3:~~ ~~The North Fort Myers community will conduct an annual "town hall meeting." The community will invite the participation of the North Fort Myers District Commissioner, and appropriate county staff who can provide an update on public works needs in North Fort Myers and progress in addressing those needs. This progress report is intended to include topics such as:~~

- ~~• Congestion or capacity problems on existing facilities;~~
- ~~• Changes in the scope or timing of planned improvements; and~~
- ~~• Successes and failures in meeting levels of service.~~

~~(Ordinance No. 09-11)~~

OBJECTIVE ~~28.730.6~~: - Renumber

POLICY ~~28.730.6.1~~: - Renumber

POLICY ~~28.730.6.2~~: - Renumber

POLICY ~~28.730.6.3~~: - Renumber

GOAL ~~3127~~: PAGE PARK COMMUNITY PLAN. ~~To revitalize~~ Revitalize the village-like residential neighborhood into a vibrant mixed-use community, that captures the ~~area's~~ heritage of the Page Park Community Plan area by providing infrastructure, pedestrian and bicycle connections, and business opportunities together with consistency in signage, landscaping, and enhanced development standards, thereby promoting a mix of commercial and residential uses that will provide services to the local community and the driving public. ~~For the purposes of this goal and related objectives and policies, Page Park is generally defined and bound by Page Field Airfield to the north, U.S. 41 (Cleveland Avenue) and Danley Road to the west, Iona Drainage District (IDD) Canal "L 7" to the south, and IDD Canal "L" to the east.~~ (Ordinance No. 09-08)

OBJECTIVE ~~2731.1~~: - Renumber

POLICY ~~27.1.1~~: ~~By the end of 2009, the Page Park Planning Panel will submit regulations for Lee County to consider as Land Development Code regulations that provide for enhanced landscaping along roadways, greater buffering between existing and proposed incompatible uses, enhanced property appearance standards, architectural standards, and signage, lighting, and uses consistent with the Page Park Community Vision Statement and all Land Use and Overlay designations. (Ordinance No. 09-08)~~

POLICY ~~27.1.2~~31.1.1: ~~Lee County is discouraged from approving deviations and variances that would result in a reduction of adopted landscaping, buffering, and signage guidelines, or compliance with the property appearance standards and architectural standards. Deviations from landscaping, buffering, signage or architectural requirements may not be granted, unless the request meets the County approval criteria for variances set forth in chapter 34 of the Land Development Code. (Ordinance No. 09-08)~~

POLICY ~~27.1.3~~: ~~By the end of 2009 Lee County will evaluate historic resources, if any, and draft a proposal for their designation under Chapter 22 of the Land Development Code. (Added by Ordinance No. 09-08)~~

OBJECTIVE ~~27.2: MIXED USE OVERLAY.~~ ~~Encourage mixed use developments throughout Page Park in a manner that is consistent with the Page Park Vision Statement, Goal 27, and Map 1, Page 7.~~

POLICY ~~27.2.1~~31.1.2: Encourage mixed use developments with mixed use buildings throughout the commercial/mixed use areas depicted on the Page Park Overlay ~~depicted on~~ (Map 1, Page 7). (Ordinance No. 09-08, 17-13)

OBJECTIVE ~~27.3: RESIDENTIAL USE.~~ ~~Lee County must protect and enhance the residential properties of the Page Park Community by strictly evaluating adjacent uses, and access. (Added by Ordinance No. 09-08)~~

POLICY ~~27.3.1~~31.1.3: - Renumber

OBJECTIVE ~~27.4~~31.2: COMMERCIAL USE. ~~Because of poorly planned and incompatible commercial developments of the past, existing and future County regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the preferences of the Page Park Community.~~ To ensure that commercial areas redevelopment incorporates required maintain a pleasing visual quality in landscaping, architecture, lighting and signage, and provides for employment opportunities, while discouraging uses that are not compatible with adjacent uses and have significant adverse impacts on the neighboring properties. (Ordinance No. 09-08)

POLICY ~~27.4.1~~31.2.1: New stand-alone commercial activity and uses will be limited to Danley Drive and within the Commercial/Mixed Use areas shown ~~in Red/Orange~~ on the Page Park Overlay (Map 1, Page 7). Commercial uses will be permitted elsewhere within the ~~Page Park~~ Community, but only as part of a mixed-use development, ~~either as defined in the Lee Plan, or as a mixed-use building.~~ development containing both commercial and residential uses within the same structure. This policy does not apply to existing commercial uses and property currently zoned for commercial uses. (Ordinance No. 09-08)

POLICY ~~27.4.2~~31.2.2: - Renumber

~~POLICY 27.4.3:~~ ~~By the end of 2009, Lee County will evaluate the Industrial Development Future Land Use designation to determine if an amendment to change the Industrial Development designation to the Central Urban Future Land Use designation should be considered to accommodate all existing industrial uses as well as the transition to mixed use development and redevelopment.~~ (Ordinance No. 09-08)

POLICY ~~27.4.4~~31.2.3: - Renumber

OBJECTIVE ~~27.5~~31.3: HOUSING. ~~The County will explore ways to assure decent, Explore opportunities to provide workforce housing to meet the needs of present and future residents of the Page Park Community.~~ (Ordinance No. 09-08)

POLICY ~~27.5.1~~31.3.1: Encourage live-work units within the commercial/mixed use areas overlay depicted on Map 1, Page 7 on the Page Park Overlay (Map 1, Page 7). (Ordinance No. 09-08, 17-13)

POLICY ~~27.5.2~~31.3.2: - Renumber

OBJECTIVE ~~27.6~~31.4: TRANSPORTATION. ~~All road improvements within the Page Park Community considered by the County will address the Community's goal to maintain its small town character and~~ To give preference to transportation alternatives that allow existing roads to function at their current capacity when considering necessary road improvements within the Page Park Community Plan area. (Added by Ordinance No. 09-08)

POLICY ~~27.6.1~~31.4.1: Implement traffic calming techniques ~~to~~ To mitigate or curtail cut-through and speeding traffic on local residential streets within the Page Park Community Plan area. ~~Page Park Community, the Page Park Planning Panel with assistance and guidance from the Lee County Department of Transportation, will prepare a traffic calming plan for local residential streets within the Page Park Community, consistent with Administrative Code AC 11-14, for residential streets that are determined by Lee County Department of Transportation to have discernable through traffic problems and/or experience 85th percentile speeds above the norm for~~

~~the character of the local residential streets. Upon approval and receipt of funding, appropriate traffic calming techniques will be employed as financially feasible, as the need or opportunity arises to repair, renovate, expand, or modify a section of street that utilizes these techniques within the plan. (Ordinance No. 09-08)~~

POLICY 27.6.231.4.2: ~~As part of development of the traffic calming plan, the~~ The County may review and evaluate traffic control devices in the Page Park Community Plan area ~~community~~, including one-way streets and stop controls, and remove or revise traffic control devices found to be obsolete for traffic routing. (Ordinance No. 09-08)

POLICY 27.6.331.4.3: - Renumber

POLICY 27.6.4: ~~Mixed use and commercial developments within the Page Park Community are required to provide interconnect opportunities with adjacent mixed use and commercial uses in order to minimize access points onto primary roads. Residential developments are also encouraged to provide interconnect opportunities with commercial and mixed use areas, including but not limited to bike paths and pedestrian paths. (Ordinance No. 09-08)~~

OBJECTIVE 27.731.5: SEWER AND WATER. ~~To recognize that central sewer service is essential and is strongly encouraged g~~Given the desire to provide a mix of uses and a mix of residential densities in the Page Park Community Plan area, ~~central sewage service is essential and is strongly encouraged for the Page Park Community within all land use categories. (Ordinance No. 09-08)~~

POLICY 27.7.431.5.1: Central sewer service is strongly recommended for future higher density and intensity developments proposed within the Page Park Community Plan area. Any new developments that meet the criteria outlined in Lee Plan Standard 44.2 4.1.2 are required to connect to a central sewer system. (Ordinance No. 09-08)

OBJECTIVE 27.8: PARKS AND RECREATION. ~~Lee County will work with the Page Park Community to ensure that recreation for the Page Park Community is provided. (Ordinance No. 09-08)~~

POLICY 27.8.1: ~~Lee County Department of Parks and Recreation will work with surrounding property owners to evaluate options for code compliant parking and increased pedestrian safety for the users of Jerry Brooks Park, including the potential future realignment of South Road in accordance with the Board and Federal Aviation Administration adopted Page Field Airport Master Plan. (Ordinance No. 09-08)~~

POLICY 27.8.2: ~~Lee County Department of Parks and Recreation will work with the Page Park Community to ensure that all enhancements of Jerry Brooks Park meet the recreational needs of the Page Park Community and are integrated into the existing park areas. (Ordinance No. 09-08)~~

OBJECTIVE 27.9: DESIGN GUIDELINES. ~~To enhance the visual appeal of new development, the Page Park Planning Panel will propose architectural guidelines that will address the character and aesthetic appearance of the Page Park Community. (Ordinance No. 09-08)~~

POLICY 27.9.1: ~~By the end of 2009 the Page Park Planning Panel will propose regulations for architectural design guidelines. (Ordinance No. 09-08)~~

~~**POLICY 27.9.2:** The architectural design guidelines will apply to all new development and to all redevelopment of, or additions or renovations to, an existing building, where the cumulative increase in total floor building area exceeds 50 percent of the square footage of the existing building being enlarged or renovated. (Ordinance No. 09-08)~~

~~**OBJECTIVE 27.10: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and adoption of County regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals. (Ordinance No. 09-08)~~

~~**POLICY 27.10.1:** As a courtesy, Lee County will register citizen groups and civic organizations within the Page Park Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. The County's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Ordinance No. 09-08)~~

~~**POLICY 27.10.2:** The applicant for any Planned Development or Lee Plan amendment request within the Page Park Planning Community must conduct one public informational session where the applicant will provide a general overview of the project for any interested citizen. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised. (Ordinance No. 09-08)~~

~~**GOAL 23: THE PALM BEACH BOULEVARD CORRIDOR.** To redevelop the Palm Beach Boulevard corridor into a vibrant commercial and residential neighborhood, with mixed use nodes, enhanced landscaping, pedestrian facilities, transit service, and recreational areas; and to recapture the historic identity of the area through signage and public facilities. This Goal and subsequent Objectives and Policies apply to The Palm Beach Boulevard boundaries as depicted on Map 1 (Page 2 of 8). (Ordinance No. 07-09)~~

~~**OBJECTIVE 23.1: COMMUNITY CHARACTER.** The Palm Beach Boulevard community will draft and submit regulations, policies, and discretionary actions affecting the character and aesthetic appearance of the corridor for Lee County to adopt and enforce to help create a visually attractive community. (Ordinance No. 07-09)~~

~~**POLICY 23.1.1:** By the end of 2007, The Palm Beach Boulevard community will draft and submit regulations, policies for Lee County to review, amend or establish as Land Development Code regulations that provide for enhanced landscaping along roadway corridors, greater buffering and shading of parking areas, signage and lighting consistent with the Community Vision, and architectural standards. (Ordinance No. 07-09)~~

~~**POLICY 23.1.2:** Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines, or compliance with architectural standards. (Ordinance No. 07-09)~~

POLICY 23.1.3: By the end of 2007, the Palm Beach Boulevard community will draft enhanced code enforcement standards to be considered by staff for possible inclusion in Chapter 33 of the LDC. (Ordinance No. 07-09)

OBJECTIVE 23.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the unique conditions and preferences of the Palm Beach Boulevard Community to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage and provide for employment opportunities. Uses that are not compatible with adjacent uses or those that have significant adverse impacts on natural resources will be discouraged. (Ordinance No. 07-09)

POLICY 23.2.1: Lee County encourages commercial developments within the Palm Beach Boulevard community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to reverse frontage roads, bike paths and pedestrian access ways. (Ordinance No. 07-09)

OBJECTIVE 23.3: RESIDENTIAL USES. Lee County must protect and enhance the residential character of the Palm Beach Boulevard Community by strictly evaluating adjacent uses, natural resources, access, and recreational or open space, and requiring compliance with enhanced buffering requirements. (Ordinance No. 07-09)

POLICY 23.3.1: By the end of 2007, The Palm Beach Boulevard community will draft and submit regulations and policies for Lee County to review, amend, or adopt as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature. (Ordinance No. 07-09)

POLICY 23.3.2: Mixed Use developments that provide for an integration of commercial and residential uses with pedestrian linkages are encouraged. (Ordinance No. 07-09)

OBJECTIVE 23.4: INTERLOCAL COOPERATION. Lee County will coordinate activities and work with the City of Fort Myers to create a cohesive program for redevelopment along the Palm Beach Boulevard corridor from Billy's Creek to I-75. (Ordinance No. 07-09)

POLICY 23.4.1: Lee County will work with the City of Fort Myers and the Florida Department of Transportation and enter into interlocal agreements where necessary to promote a unified redevelopment program for Palm Beach Boulevard. (Ordinance No. 07-09)

POLICY 23.4.2: Lee County will work with the City of Fort Myers and the Florida Department of Transportation to prepare a streetscape plan for Palm Beach Boulevard. (Ordinance No. 07-09)

OBJECTIVE 23.5: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals. (Ordinance No. 07-09)

POLICY 23.5.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Palm Beach Boulevard Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a

courtesy only and is not jurisdictional. Accordingly, the County's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled. (Ordinance No. 07-09)

~~**POLICY 23.5.2:** The owner or agent for any planned development request within the Palm Beach Boulevard community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed. (Ordinance No. 07-09)~~

~~**OBJECTIVE 23.6: COMMUNITY FACILITIES.** Lee County will work with the Palm Beach Boulevard community to provide or facilitate the provision of a broad mix of Community Facilities. (Ordinance No. 07-09)~~

~~**POLICY 23.6.1:** The Palm Beach Boulevard community will work with Lee County, the State of Florida and the Seminole Gulf Railroad to create a linear park along the railroad in order to enhance community recreational opportunities. (Ordinance No. 07-09)~~

~~**POLICY 23.6.2:** Lee County will work with the community to ensure that the development of parks and open spaces are integrated into the surrounding development and open space areas. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments. (Ordinance No. 07-09)~~

~~**POLICY 23.6.3:** Lee County will work with the residents of the Russell Park community to preserve the existing linear waterfront County park and to explore maintenance issues associated with the public boat ramp. (Ordinance No. 07-09)~~

GOAL 34: TICE HISTORIC COMMUNITY PLAN. Redevelop the Community Plan area into vibrant commercial and residential neighborhoods, with mixed-use centers, landscaping, safe pedestrian and bicycle facilities, improved transit service, and an array of public space and recreational areas while protecting the community's historic resources.

OBJECTIVE 34.1: REDEVELOPMENT. To promote redevelopment activities that:

- a. Enhance appearance, form, use, and interconnectivity of private and public buildings;
- b. Expand multimodal transportation facilities;
- c. Extend the community's road and street grid;
- d. Improve public facilities and infrastructure systems;
- e. Preserve historic resources; and
- f. Create mixed-use centers.

POLICY 34.1.2: In the Tice Gateway and Tice Historic Center utilize the Mixed Use Overlay to encourage mixed use developments consistent with Goal 11 that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments. Tice Gateway is defined as the properties with frontage on Palm Beach Boulevard. The Tice Historic Center is the area of the Community Plan area contiguous to the City of Fort Myers at the intersection of Tice Street and Palm Beach Boulevard.

POLICY 34.1.3: Support redevelopment by maintaining land development regulations that allow for urban forms of development and a variety of uses in the Mixed Use Overlay.

POLICY 34.1.4: Improve the overall connectivity, increase the functionality of the street grid, and expand the multimodal connectivity within the Community Plan area by improving the linkages between the community's neighborhoods (including: Morse Shores, Russell Park, South Tice, and Alabama Groves), commercial and economic areas, mixed use centers, parks, and schools through the incorporation of:

- a. Connector roads and neighborhood streets;
- b. Courtyards, public plazas and gathering places;
- c. Greenway trails and sidewalks;
- d. Parks and recreational facilities;
- e. Blueways; and
- f. Natural open spaces.

POLICY 34.1.5: Evaluate creating a historic district that identifies and protects the Community Plan area's historic resources through historic designations. The intent of the historic district designation is to preserve and highlight the historic resources and ensure that new development is compatible with the historic character of the area.

POLICY 34.1.6: Encourage the preservation of historic resources and support redevelopment efforts that integrate known historic resources into development plans.

POLICY 34.1.7: Explore funding sources and options for signage to identify key community entrances, neighborhoods, and historic structures.

POLICY 34.1.8: Explore local funding mechanisms to support redevelopment. These mechanisms may include establishment of a municipal service benefit/taxing unit.

OBJECTIVE 34.2: COMMERCIAL AND ECONOMIC LAND USES. To provide commercial, economic, and employment opportunities within the Community Plan area by establishing active economic corridors centered along Palm Beach Boulevard, Ortiz Avenue, and Tice Street that feature high quality, distinct, and visually appealing commercial developments.

POLICY 34.2.1: Maintain land development regulations that address the following:

- a. Underutilized buildings, shopping centers, and lots;
- b. Uses that provide socioeconomic opportunity;
- c. Lots that have irregular size, depth, building placement, and lack parking, landscaping, and infrastructure facilities;
- d. Vegetative and light features that help unify and add visual appeal to developments;
- e. Transportation resources that connect the Community Plan area to the surrounding neighborhoods and greater Lee County region and provide opportunities to walk, bike, ride transit, and drive within and through the Community Plan area; and
- f. Transit facilities that provide for the specific needs of the area's workforce and that link Palm Beach Boulevard, Tice Historic Center (intersection of Palm Beach Boulevard and Tice Street), and Billy's Creek Commerce Center.

POLICY 34.2.2: Maintain development standards for commercial developments to be designed as to support a walkable, multimodal community with transportation facilities that provide for the needs of pedestrians, cyclists, transit riders, and drivers by providing:

- a. Interconnection of adjacent commercial uses in order to minimize vehicular access points on primary road corridors;
- b. Locating parking to the rear of the developments;
- c. Pedestrian connections such as sidewalks, trails, crosswalks, walkways and entrances, signalized and or lighted crossings, shade, and other pedestrian elements;
- d. Bike facilities such as bike racks, bike lanes, and bike ways;
- e. Transit resources such as shelters, well serviced transit lines, and intermodal connection facilities;
- f. Improved network connections to Tice Street.
- g. Intersection improvements along Palm Beach Boulevard, Ortiz Avenue, and Tice Street.

OBJECTIVE 34.3: TRANSITIONAL USES. To establish transitional use areas between commercial corridors and single-family residential neighborhoods.

POLICY 34.3.1: Transitional uses include pedestrian oriented retail uses, commercial offices, day care centers, mid-rise multifamily buildings, live-work units, and accessory apartments.

POLICY 34.3.2: Consider development standards to allow the conversion of single-family uses abutting commercial uses that are located along commercial corridors into transitional uses.

POLICY 34.3.3: It is anticipated that transitional uses will coexist with existing single-family residences in the transitional use area.

OBJECTIVE 34.4: COMMUNITY FACILITIES. Coordinate the provision of a broad mix of community facilities including parks, utilities and infrastructure, and transportation.

POLICY 34.4.1: Community facilities will be located and designed to promote an economically vibrant, mixed-use, and interconnected multimodal urban community. Public facilities, such as stormwater, transportation facilities, public spaces, and other utilities in the community's mixed-use centers will be developed to meet the unique needs and demands of such areas.

POLICY 34.4.2: Integrate parks and open spaces into the surrounding neighborhoods. Locate parks to act as anchors for neighborhoods, and connect to other open space and recreational opportunities through pedestrian and bicycle linkages, either along public rights-of-way or through adjacent neighborhoods.

POLICY 34.4.3: Maintain the existing waterfront county parks and explore maintenance options for Russell Park.

OBJECTIVE 34.5: COORDINATION. To coordinate with the City of Fort Myers and the Florida Department of Transportation to enable and promote effective redevelopment activities within the Community Plan area.

POLICY 34.5.1: Promote the use of Palm Beach Boulevard as the "Gateway" to Fort Myers through a collaborative effort between Lee County, City of Fort Myers, and Florida Department of Transportation. Aesthetic and safety improvements may include:

- a. Road improvements

- b. Bicycle and pedestrian improvements that better link the corridor to the surrounding neighborhoods; and
- c. Landscaping, hardscaping, signage and other community character elements;
- d. Building placement, pedestrian entranceways, and other physical design features; and
- e. Access to commercial businesses and neighborhood streets through connectivity improvements.

GLOSSARY

Community Plan means a Goal in the Lee Plan specific to a defined area of the county with long term community objectives and policies that complement and remain consistent with the county's overall goals, objectives, and policies.

GICDA means the Gasparilla Island Conservation District Act

LAMSID means the Lehigh Acres Municipal Service Improvement District

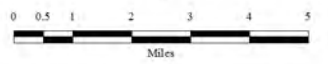
FUTURE LAND USE MAP

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Revised By:

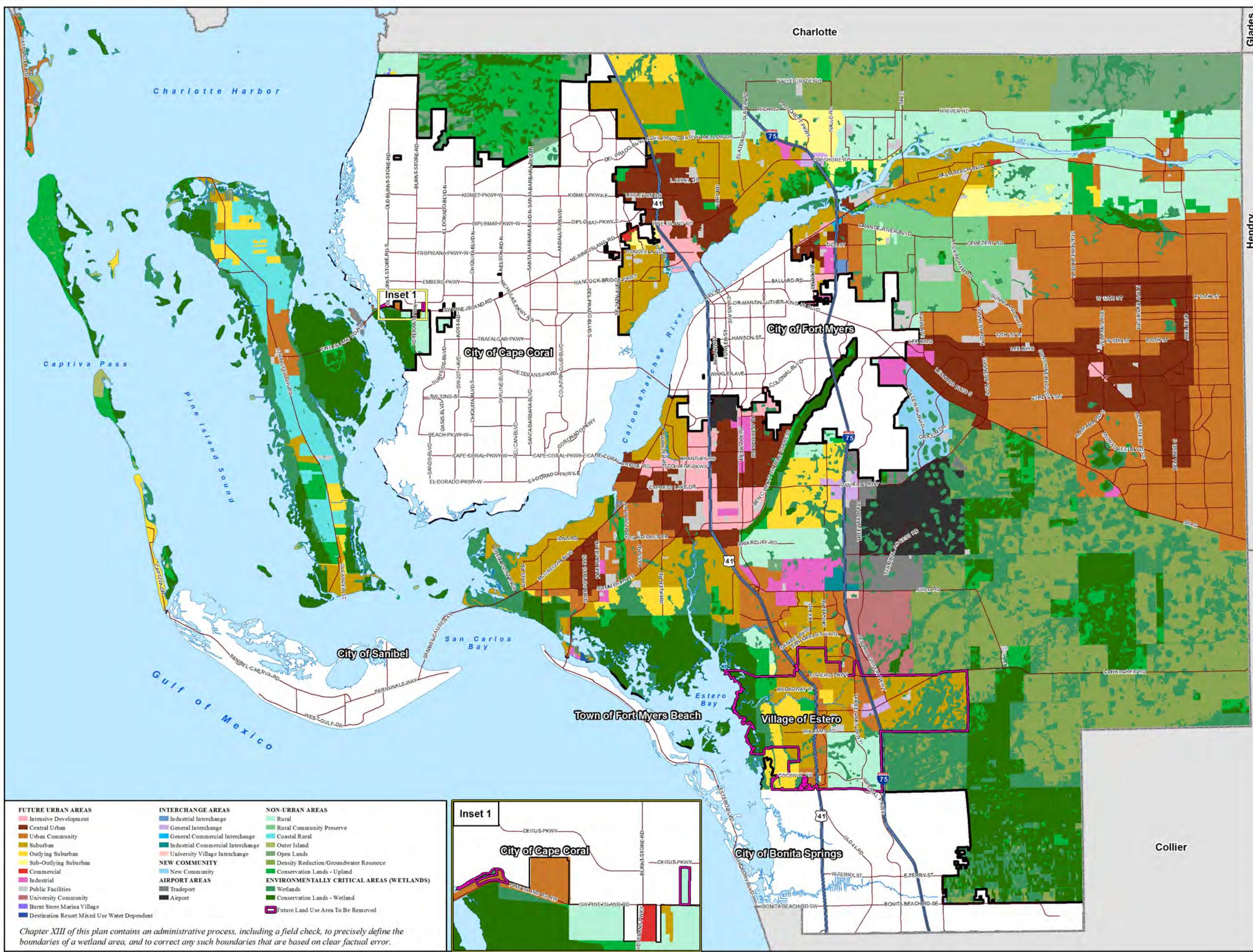
Ordinance Number	Date of Adoption	Effective Date
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90-09	3/7/1990	3/14/1990
90-43	9/6/1990	9/17/1990
91-10	4/3/1991	4/10/1991
91-19	7/9/1991	7/18/1991
92-35	8/7/1992	8/18/1992
92-41	9/15/1992	9/21/1992
92-47	10/27/1992	11/9/1992
92-48	10/27/1992	11/9/1992
92-51	12/9/1992	12/21/1992
93-05	2/22/1993	2/26/1993
93-25	9/20/1993	1/24/1994
94-23	8/29/1994	11/14/1994
94-29	10/26/1994	1/9/1995
94-30	11/1/1994	7/25/1996
95-27	12/20/1995	1/20/1996
96-19	10/2/1996	11/2/1996
97-05	3/5/1997	4/23/1997
97-17	8/26/1997	9/30/1997
97-13	6/24/1997	7/25/1997
97-22	11/25/1997	12/26/1997
98-02	1/13/1998	2/13/1998
98-09	6/3/1998	7/30/1998
99-02	4/13/1999	2/4/2000
98-26	11/24/1998	12/25/1998
99-15	11/22/1999	1/19/2000
99-16	11/22/1999	1/19/2000
99-17	11/22/1999	1/19/2000
99-18	11/22/1999	1/19/2000
99-19	11/22/1999	12/23/1999
00-08	5/4/2000	6/26/2000
00-16	8/8/2000	9/8/2000
00-22	11/1/2000	12/26/2000
01-24	12/13/2001	1/13/2002
02-02, 03, 04, 05, 06	1/10/2002	3/27/2002
02-29	10/21/2002	1/9/2003
03-01, 02, 03, 04, 05, 06, 07	1/9/2003	4/1/2003
03-12	5/6/2003	6/6/2003
03-19, 03, 20, 03-21	10/23/2003	1/12/2004
03-26	12/15/2003	3/6/2004
04-14	9/20/2004	12/7/2004
04-15	9/22/2004	10/23/2004
05-19, 05-21	10/12/2005	1/9/2006
05-20	10/12/2005	11/15/2006
07-07	4/24/2007	5/24/2007
07-06	4/24/2007	5/24/2007
07-09 thru 07-18	5/16/2007	8/13/2007
08-04	3/11/2008	4/11/2008
08-05	3/11/2008	4/11/2008
09-06 thru 09-17	2/25/2009	5/15/2009
10-10, 11, 12, 16	3/3/2010	6/2/2010
10-19	3/3/2010	10/19/2011 partial
10-27	6/16/2010	7/19/2010
10-34 thru 10-39	10/20/2010	1/5/2011
10-33	10/18/2010	1/11/2011
10-40	10/20/2010	3/14/2011
11-15, 11-17	9/28/2011	11/11/2011
14-14	6/18/2014	7/19/2014
15-10	6/3/2015	11/17/2017
16-08	3/16/2016	4/16/2016
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2. Please see the Lee Plan for additional information regarding special restrictions, overlays, or allowances in addition to the requirements of the land use categories.

3. The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County.



Map Generated: February 2018
City Limits current to date of map generation



- 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

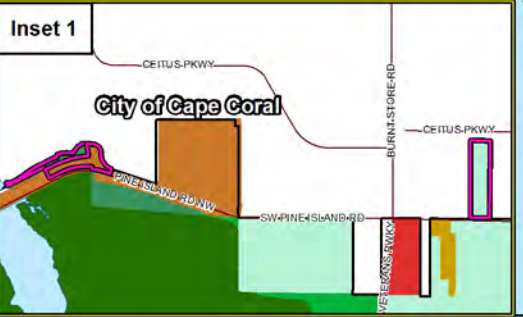
 - Tradeport
 - Airport
- NON-URBAN AREAS**

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

ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)

 - Future Land Use Area To Be Removed

Chapter XIII of this plan contains an administrative process, including a field check, to precisely define the boundaries of a wetland area, and to correct any such boundaries that are based on clear factual error.



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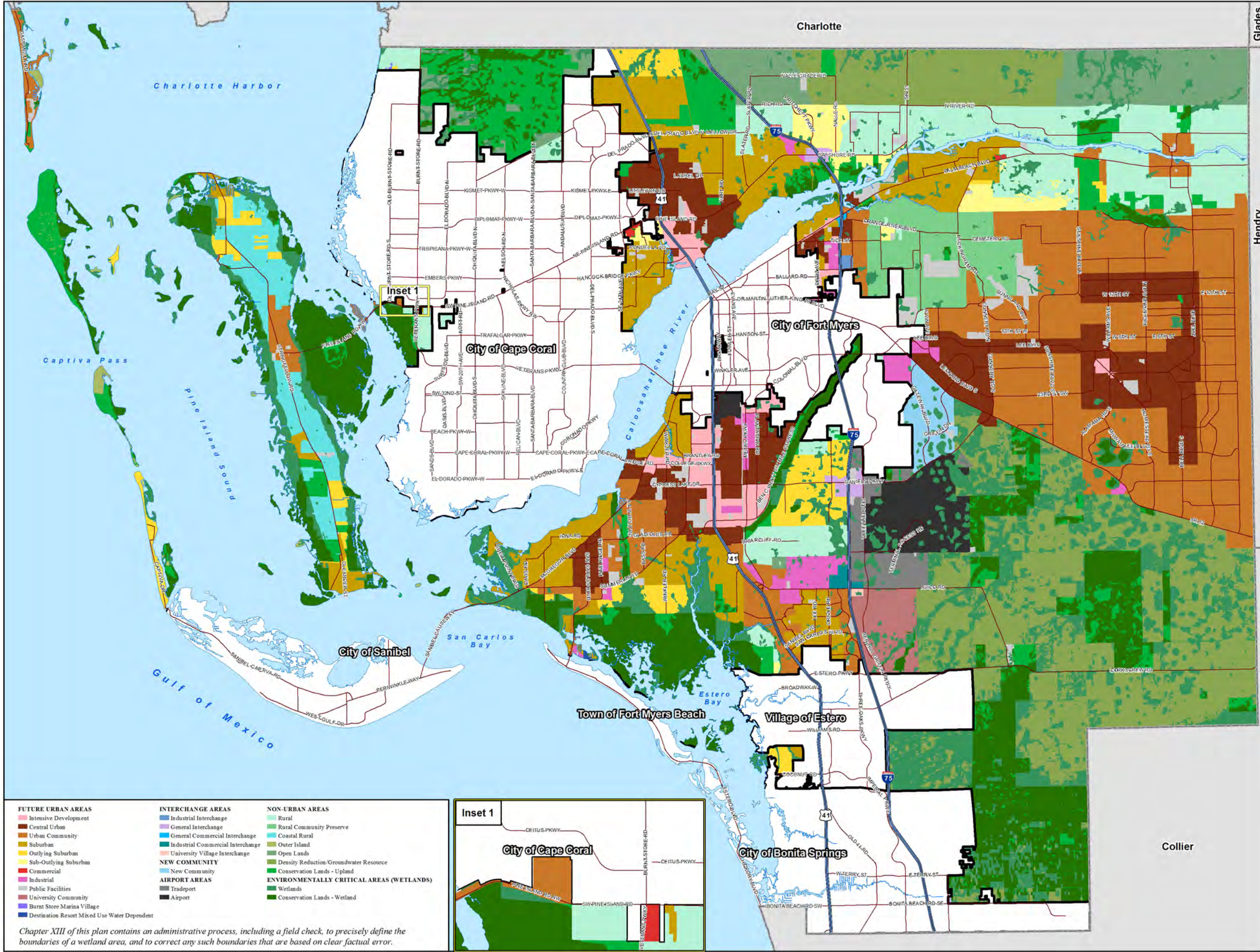
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Map Generated: February 2018
City Limits current to date of map generation

Lee Plan Map 1
Page 1 of 8



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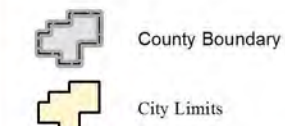
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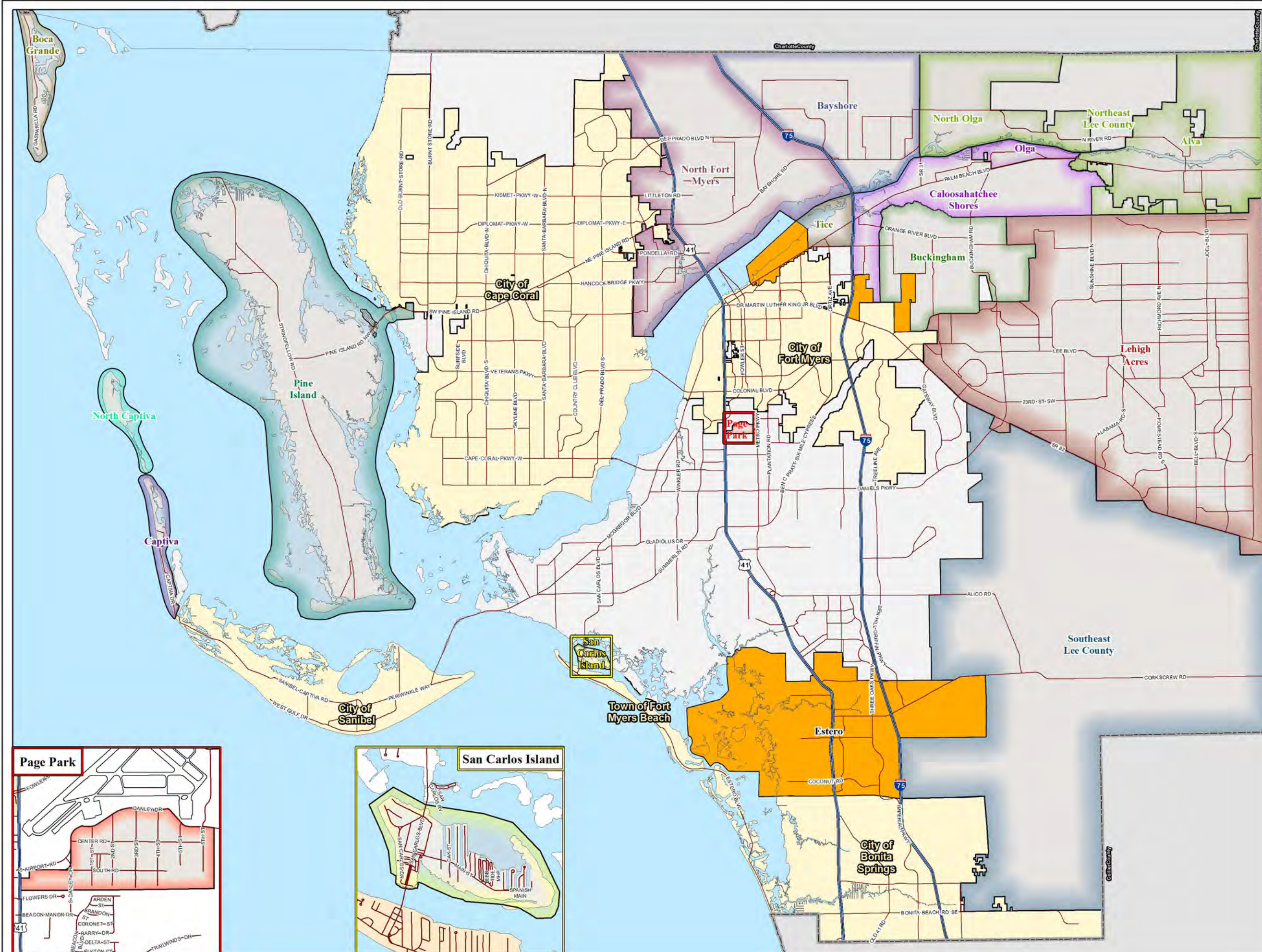
Community Planning Area

	Bayshore - Goal 20
	Boca Grande - Goal 22
	Buckingham - Goal 17
	Caloosahatchee Shores - Goal 21
	Olga - Goals 29, 21
	Captiva - Goal 13
	Estero
	Greater Pine Island - Goal 14
	Lehigh Acres - Goal 32
	North Captiva - Goal 25
	North Fort Myers - Goal 28
	Northeast Lee County - Goal 34
	Alva - Goals 34, 26
	North Olga - Goals 34, 35
	Page Park - Goal 27
	San Carlos Island - Goal 12
	Southeast Lee County - Goal 33
	Tice - Goal 23
	Incorporated Areas to Be Removed

Adopted by Ord. 89-02, 1/31/1989
Amended by Ord. Nos. 02-02, 03-01, 03-02,
03-04, 03-21, 07-09, 08-05, 09-07, 09-08,
09-09, 09-10, 09-11, 10-16, 11-14, 11-21,
11-24, 17-10





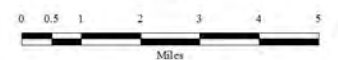
Map Generated: February 2018
City Limits current to date of map generation



SPECIAL TREATMENT AREAS

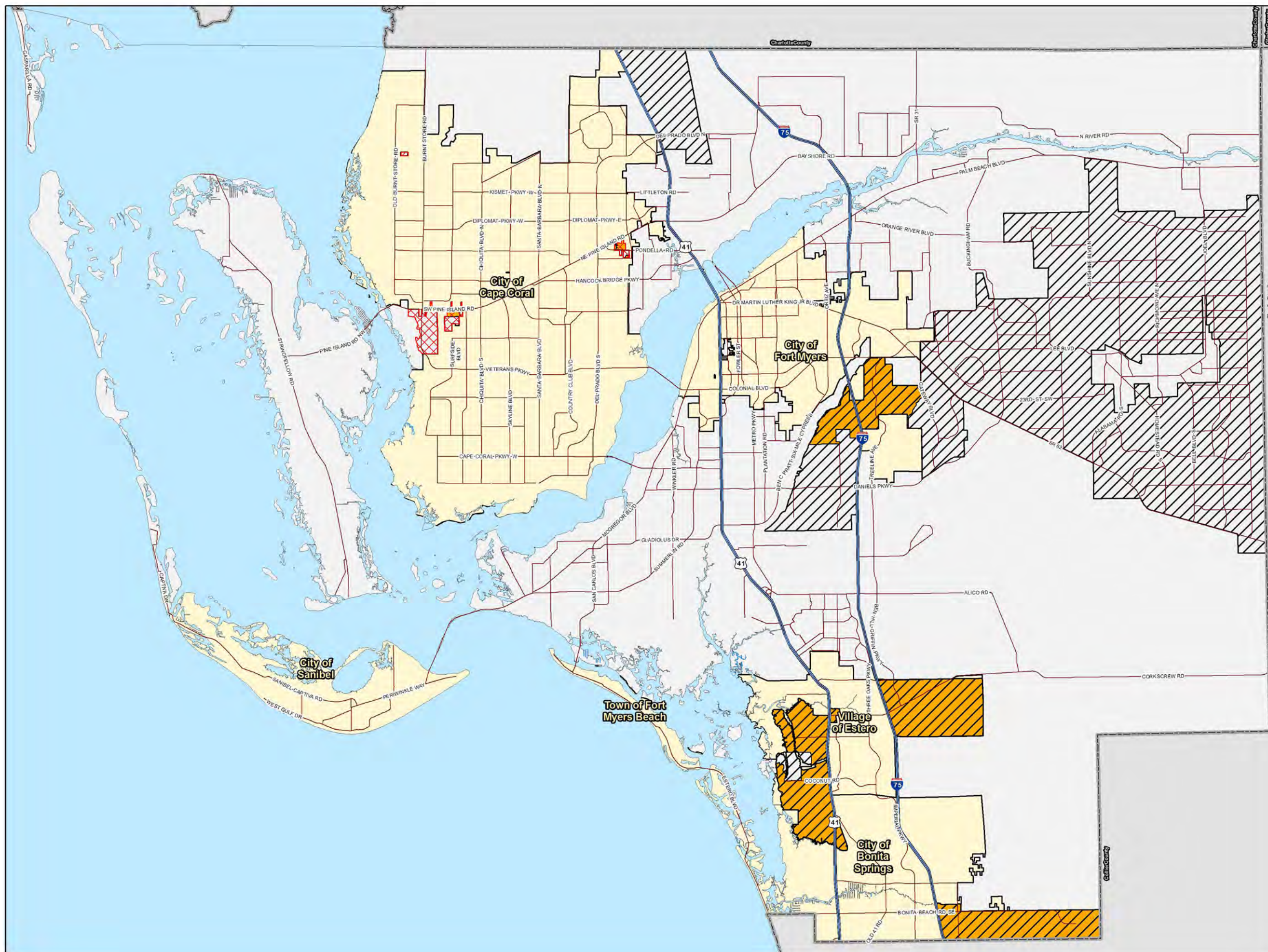
Legend

-  Urban Reserve
-  Privately Funded Infrastructure
-  Incorporated Areas To Be Removed
-  County Boundary



Map Generated: February 2018
City Limits current to date of map generation

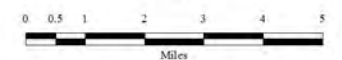
Lee Plan Map 1
Page 4 of 8



SPECIAL TREATMENT AREAS

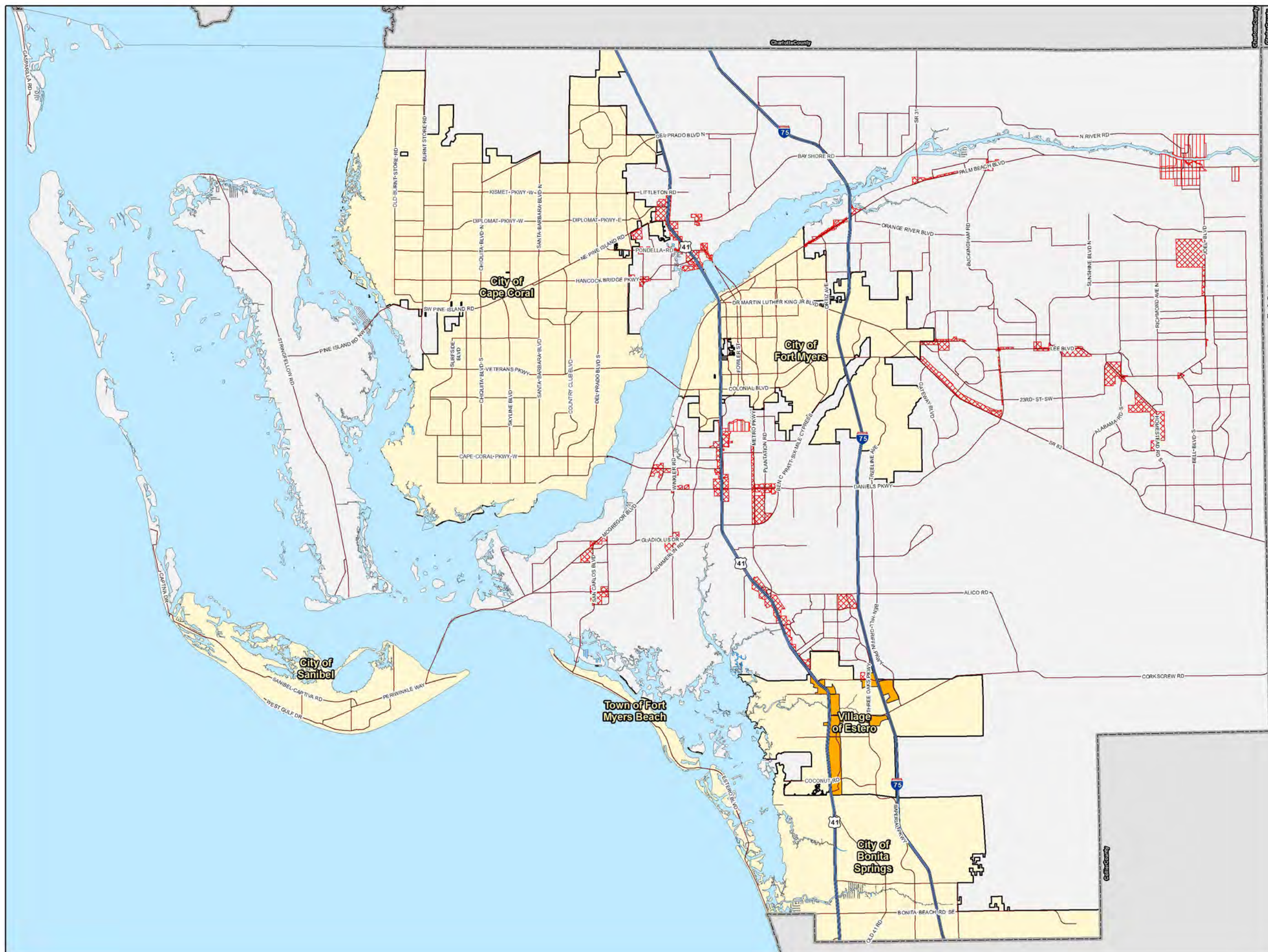
Legend

-  Mixed Use Overlay
-  See Also Specific Community Plan Policies
-  Incorporated Areas to be Removed
-  County Boundary



Map Generated: February 2018
City Limits current to date of map generation

Lee Plan Map 1
Page 6 of 8



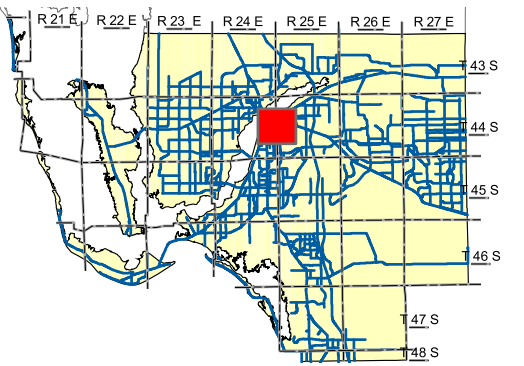
LEE COUNTY
URBAN INFILL MAP
(Lee Plan Map 15)



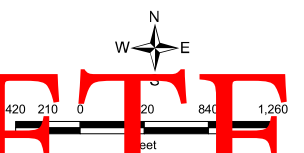
LEGEND

 Urban Infill Area

KEY MAP



DELETE



Added by Ordinance No. 02-02
Map Generated August 2003

State Road 80/First Street
Conceptual Redevelopment Plan

Exhibit 1



STAFF REPORT FOR

CPA2017-10: Community Plans

County Initiated **Text** and **Map** Amendments to the Lee Plan



Hearing Dates:

LPA: 2/26/2018

Transmittal: 4/4/2018

Adoption: 6/20/2018

BoCC Work Sessions:

- 11/17/15
- 5/3/16
- 3/21/17

Public Info Meeting:

- 12/5/17

Attachments:

Text Revisions

Map 1, Pgs 1, 2, 4 & 6

Map 15

PURPOSE

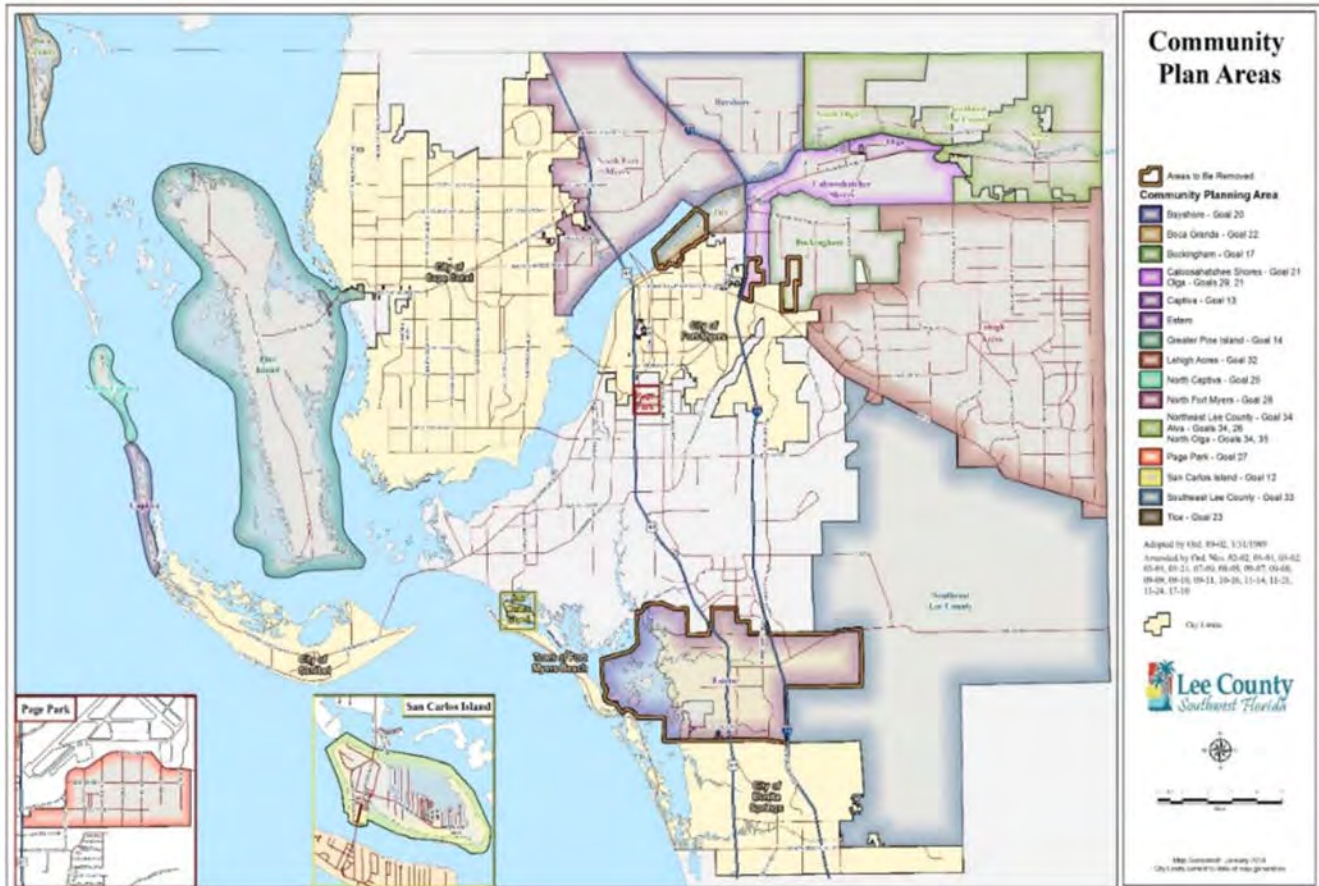
Amend the Lee Plan Future Land Use Element to:

- Create two sub-elements titled Growth Management and Community Planning;
- Locate the community plan goals to the Community Planning sub-element;
- Revise the community plan goals as necessary for consistency and clarity;
- Provide a definition for Community Plan and a single policy for all community plan areas regarding public information meetings and community plan boundaries; and
- Delete Goal 19 relating to Estero.

Amend the following Lee Plan Future Land Use Maps to reflect municipal incorporations and annexations: Map 1 (Pages 1, 2, 4, and 6) and Map 15.

RECOMMENDATION

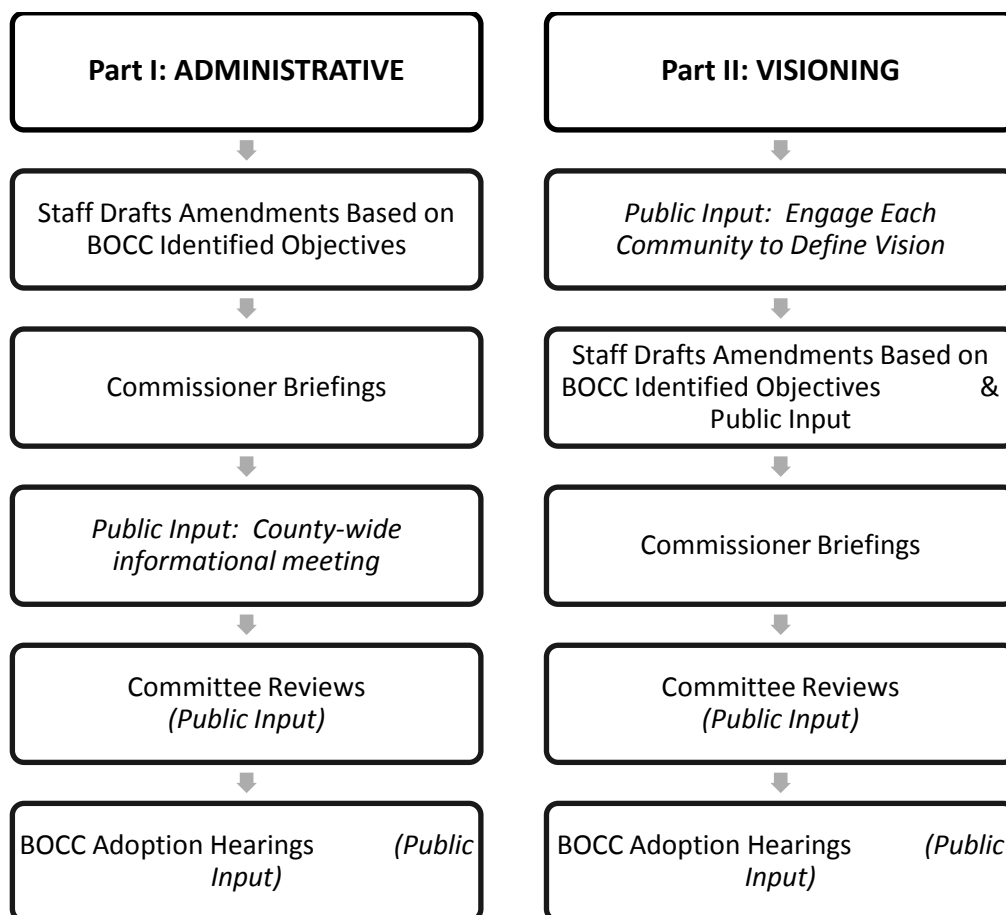
Staff recommends that the Board of County Commissioners (BoCC) **transmit** the proposed amendments based on the analysis and findings in this staff report.



PART 1 BACKGROUND INFORMATION

On November 17, 2015, the BoCC provided direction for staff to identify Lee Plan amendments that better align with the BOCC strategic planning initiatives, streamline, eliminate potential liabilities, reduce redundancy/conflict within and between Lee Plan Goals, and, relocate regulatory provisions to the Land Development Code. Staff, through a coordinated planning review process, including planners from multiple County departments and other public agencies, identified amendments that pursue a balanced and targeted approach to updating the Lee Plan, rather than a complete re-write of the plan. These amendments were discussed at the May 3, 2016 Board Work Session and are grouped into the following topics: administrative, capital improvements program, community planning, conservation and coastal management, growth management (land use and transportation), planning horizon, public safety, water dependant overlay, and water management quality and supply.

At a March 21, 2017 BoCC Work Session and individual Commissioner briefings in September 2017, staff presented a two part approach, as outlined below, to updating the community planning component of the Lee Plan.



Part I: ADMINISTRATIVE

The amendments proposed in this staff report are intended to satisfy Part I of the community planning update. Amendments were drafted based on the BOCC identified objectives to:

- 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.

The draft amendments were provided to Commissioners and made available to the public on November 30, 2017 and a public informational meeting was held on December 5, 2017. At this meeting, the public was encouraged to review the proposed amendments and provide comments. The public was also invited to provide comments after the meeting. Several comments and recommendations from members of the public were received and reviewed by Lee County staff, and where appropriate, incorporated into the proposed amendments discussed in this report.

Part II: VISIONING

Public visioning workshops will be held in each community over the course of the next several years. These workshops are intended to engage the public in each community plan area in an effort to confirm (and in some cases define) the vision for the community plan area. The first visioning meeting was held on February 10, 2018 for San Carlos Island. The next meetings, anticipated in March, will be in the Alva and Bayshore community plan areas.

Following each visioning workshop, staff will identify if Lee Plan amendments are necessary to reflect the vision for the community plan area. If needed, amendments will be drafted based on the BOCC identified objectives and the public's input and be accompanied with a staff report for each community.

All amendments (Administrative and Visioning) will go through the required Lee Plan amendment approval process, including a Local Planning Agency (LPA) Hearing, BOCC Transmittal Hearing, State Coordinate Review, and BOCC Adoption Hearing.

PART 2 STAFF DISCUSSION and ANALYSIS

The Lee County community planning program was formally established in 2001 with community-specific goals, objectives and policies having been adopted into the Lee Plan since 1989. Community plans have been a component of the Lee Plan for almost 30 years, but have never been defined. Therefore, the following definition is being proposed in order to provide consistency in its use:

Community Plan means a Goal in the Lee Plan specific to a defined area of the county with long term community objectives and policies that complement and remain consistent with the county's overall goals, objectives, and policies.

The definition makes clear that a community plan is a single goal in the Lee Plan and it is not a stand-alone plan, as it is often perceived. Each community plan must complement and be consistent with the goals, objectives and policies for the county as a whole.

As provided in the background information, the proposed amendments for this part of the community plan update are based on six overall objectives. How the proposed amendments meet each of these objectives is discussed below.

Objective 1: Create consolidated community planning sub-element

There are 17 community plans in the Lee Plan. A list of each community plan area and the date it was adopted into the Lee Plan is provided below:

Community Plan Area	Year Adopted
Bayshore	2003
Boca Grande	1989 ¹
Buckingham	1991
Caloosahatchee Shores	2003
Olga	2009
Captiva	2003
Greater Pine Island	1989
Lehigh Acres	1998 ²
North Captiva	2009
NE Lee County	2011
Alva	2009
North Olga	2011
North Fort Myers	2009
Page Park	2009
San Carlos Island	1989 ³
SE Lee County	2010
Tice	2009 ⁴

As a result of the community plans being added to the Lee Plan over the course of more than 20 years, they are in no logical order and are mixed in with other non-community planning goals.

¹ The Boca Grande Community Plan Area was formerly known as the Gasparilla Community Plan Area.

² The initial concern within the Lehigh Acres Community Plan Area was lack of commercial properties. The Commercial Overlay Zones were incorporated into the Lee Plan in 1998 in an attempt to address the concern.

³ In 1989 the Water-Dependent Overlay included text that specifically addressed San Carlos Island.

⁴ The Tice Community Plan Area is currently known as Palm Beach Boulevard and is proposed to be renamed as part of these amendments.

In order to meet the BoCC identified objective of creating a consolidated community planning sub-element, the Future Land Use Element will be divided into two sub-elements: Growth Management and Community Planning. Each community plan will be renumbered as follows:

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

The non-community planning related goals, Goal 31: Destination Resort Mixed Use Water Dependent future land use category, Goal 16: Private Recreational Facilities Overlay, Goal 30: Burnt Store Marina Village future land use category, and Goal 18: University Community are being renumbered to Goals numbered 12 through 15 and will be within the Growth Management sub-element. *BOCC Objective 1 for these amendments is accomplished by renumbering of these goals and updating any cross-references.*

Objective 2: Establish common procedures for informational meetings

In addition to the community-specific goals, the proposed Goal 17 provides an introduction to the Community Planning sub-element and establishes the overall goal for community planning:

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.

The objectives and policies that support Goal 17 provide: a definition of a community plan; a reference to the community planning area boundary map (Map 1, Page 2); and, common procedures for public information meetings.

Currently there are procedures for the public information meetings in each of the community goals with slight variations of language. Locating requirements for public informational meetings to a common goal will reduce redundancies and assure this process is consistent. The proposed language is located Objective 17.3. Public information meetings required for zoning cases will be appropriately located in the LDC. *BOCC Objective 2 for these amendments is accomplished by creating Goal 17 with common definitions, boundary descriptions and procedures for public information meetings.*

Objective 3: Eliminate redundancies and combine similar provisions

As discussed in Objective 2, the creation of a community planning sub-element allows similar provisions to be combined and redundancies to be reduced. These include descriptions of community plan areas and public information meeting procedures. This objective will continue to be evaluated through the community-specific visioning amendments as reoccurring policies are identified. Where a community-specific policy is redundant with a County-wide policy, amendments are proposed to delete the community-specific policy or provide a cross-reference to the County-wide policy. *BOCC Objective 3 for these amendments is accomplished by creating Goal 17 with common definitions, boundary descriptions and procedures for public information meetings and by also removing policies which are duplicative of County-wide policies.*

Objective 4: Identify and correct vague provisions

Staff is proposing to update vague provisions throughout the Lee Plan which are difficult to implement and enforce. These include provisions with undefined terms, measures, and concepts that are overly complicated or do not include sufficient details. In addition the proposed amendments will update or delete specific dates, where appropriate, or eliminate outdated goals, objectives, and policies altogether. This objective will continue to be evaluated through the community-specific visioning amendments. *BOCC Objective 4 for these amendments is accomplished by correcting the vague provisions identified throughout the community plans.*

Objective 5: Relocate regulatory provisions from the Lee Plan to the LDC

These proposed amendments do not specifically relocate Lee Plan provisions to the LDC; however, there are several regulatory provisions which have already been added to the LDC. *BOCC Objective 5 for these amendments is being accomplished by removing these regulatory provisions from the Lee Plan, where appropriate, to eliminate redundancies.*

Objective 6: Remove provisions, references and maps for incorporated areas

Text and map amendments are proposed to remove areas that have been incorporated or annexed from unincorporated Lee County. *BOCC Objective 6 for these amendments is being accomplished with the following:*

- Delete the Estero community planning goal (Currently Goal 19).
- Update Map 1, Page 1 – remove future land use category designations from the Village of Estero (incorporation) and areas of the City of Cape Coral (annexations).
- Update Map 1, Page 2 – remove boundary of Estero community plan area or portions of community plan areas within the City of Fort Myers.
- Update Map 1, Page 4 – remove areas of the Privately Funded Infrastructure Overlay and the Urban Reserve from the Cities of Bonita Springs, Cape Coral, and Fort Myers, and the Village of Estero.

- Update Map 1, Page 6 – remove portions of Mixed Use Overlay from the Village of Estero.
- Delete Map 15: Urban Infill Boundary Map – The area designated is within the City of Fort Myers.

The proposed amendments address the six objectives identified for Part I of the community planning update. These amendments are “administrative” in nature and do not change the allowable densities, intensities, development patterns, or character of the individual community plan areas.

PART 3 PROPOSED AMENDMENTS (SEE ATTACHMENT 1)

TEXT AMENDMENTS

Amendments to the text are provided in strike-thru/underline format in Attachment 1. Within Attachment 1, an explanation for each amendment is provided below each revised goal, objective or policy.

MAP AMENDMENTS

The current and proposed maps are provided in Attachment 1. Below is a description of the change and the reason for the amendment.

Map 1, Page 1: Future Land Use Map

Change: Remove future land use category designations from the Future Land Use Map for areas that are within the incorporated areas of the Village of Estero and City of Cape Coral.

Reason: Clean-up based on incorporated areas.

Map 1, Page 2: Special Treatment Areas (Community Planning Areas)

Change: Remove the Estero community plan area due to the deletion of the Estero goal to maintain consistency with the Future Land Use Element. Remove community plan areas that have been incorporated into the City of Fort Myers.

Reason: Clean-up based on the incorporations.

Map 1, Page 4: Special Treatment Areas (Privately Funded Infrastructure and Urban Reserve)

Change: Remove areas of the Privately Funded Infrastructure Overlay that are within the incorporated areas of the Village of Estero and Cities Bonita Springs and Fort Myers. Remove areas of the Urban Reserve Overlay that have been incorporated into the City of Cape Coral.

Reason: Clean-up based on incorporated areas.

Map 1, Page 6: Special Treatment Areas (Mixed Use Overlay)

Change: Remove areas of the Mixed Use Overlay that are within the incorporated areas of the Village of Estero.

Reason: Clean-up based on the incorporation of Estero.

Map 15: Urban Infill Boundary Map

Change: Delete.

Reason: The area designated is within the City of Fort Myers. This is inconsistent with Florida Statute 163.2517, which provides that areas designated as an urban infill and redevelopment areas are to be within the jurisdiction of Lee County.

EXHIBIT AMENDMENTS

Exhibit 1: State Road 80/First Street Conceptual Redevelopment Plan

Change: Delete.

Reason: Illustration is redundant with the requirements of LDC 33-1516 to 33-1524.

PART 4 CONCLUSION

The proposed amendments achieve community planning objectives by: creating a community planning sub-element; eliminating redundancies and combining similar provisions (including procedures for public information meetings); identifying and correcting vague and out of date provisions; and, updating text and maps to address incorporated areas. A summary of how each of the BOCC Objectives is accomplished is provided below:

- Creating a consolidated community planning sub-element is accomplished by renumbering of these goals and updating any cross-references.
- Establishing common procedures for information meetings is accomplished by creating Goal 17 with common procedures for public information meetings.
- Eliminating redundancies and combining similar provisions is accomplished by creating Goal 17 with common definitions, boundary descriptions and procedures for public information meetings and by also removing policies which are duplicative of County-wide policies.
- Identifying and correcting vague provisions is accomplished by correcting the vague provisions identified throughout the community plans.
- Relocating regulatory provisions to the LDC is accomplished by removing these regulatory provisions from the Lee Plan, where appropriate, to eliminate redundancies.
- Removing provisions, references and maps for newly incorporated or annexed areas is accomplished by deleting the Estero Community Plan Goal; cleaning up Lee Plan Map 1, Pages 1, 2, 4, and 6; and deleting Map 15.

Planning staff recommends that the BoCC **transmit** the proposed amendments as provided in Attachment 1.

**PART 5
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: February 26, 2018

A. LOCAL PLANNING AGENCY REVIEW:

Staff provided a brief presentation for the proposed amendment which covered consistency with the Lee Plan, Board direction and objectives, and staff recommendation. Following staff's presentation, one member of the LPA asked about requirements to expand community plan areas.

No members of the public spoke in favor of or against the proposed amendments.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to recommend that the Board of County Commissioners transmit CPA2017-00010 as recommended by staff. The motion was passed 7 to 0.

VOTE:

DENNIS CHURCH	AYE
FRANK FEENEY	AYE
JAMES INK	AYE
CHRISTINE SMALE	AYE
STAN STOUDE	AYE
JUSTIN THIBAUT	AYE
HENRY ZUBA	AYE

PART 6
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING FOR PROPOSED AMENDMENT

DATE OF PUBLIC HEARING: April 4, 2018

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which covered consistency with the Lee Plan, Board direction and objectives, and staff recommendation. No members of the public were present at the hearing. There were no questions concerning the proposed amendments from the Board.

B. BOARD ACTION:

A motion was made to transmit CPA2017-00010 as recommended by staff. The motion was passed 5 to 0.

VOTE:

BRIAN HAMMAN	AYE
LARRY KIKER	AYE
FRANK MANN	AYE
JOHN MANNING	AYE
CECIL L. PENDERGRASS	AYE

PART 7
STATE REVIEWING AGENCIES'
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

Comments from the State Reviewing Agencies were due to Lee County by May 16, 2018.

A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:

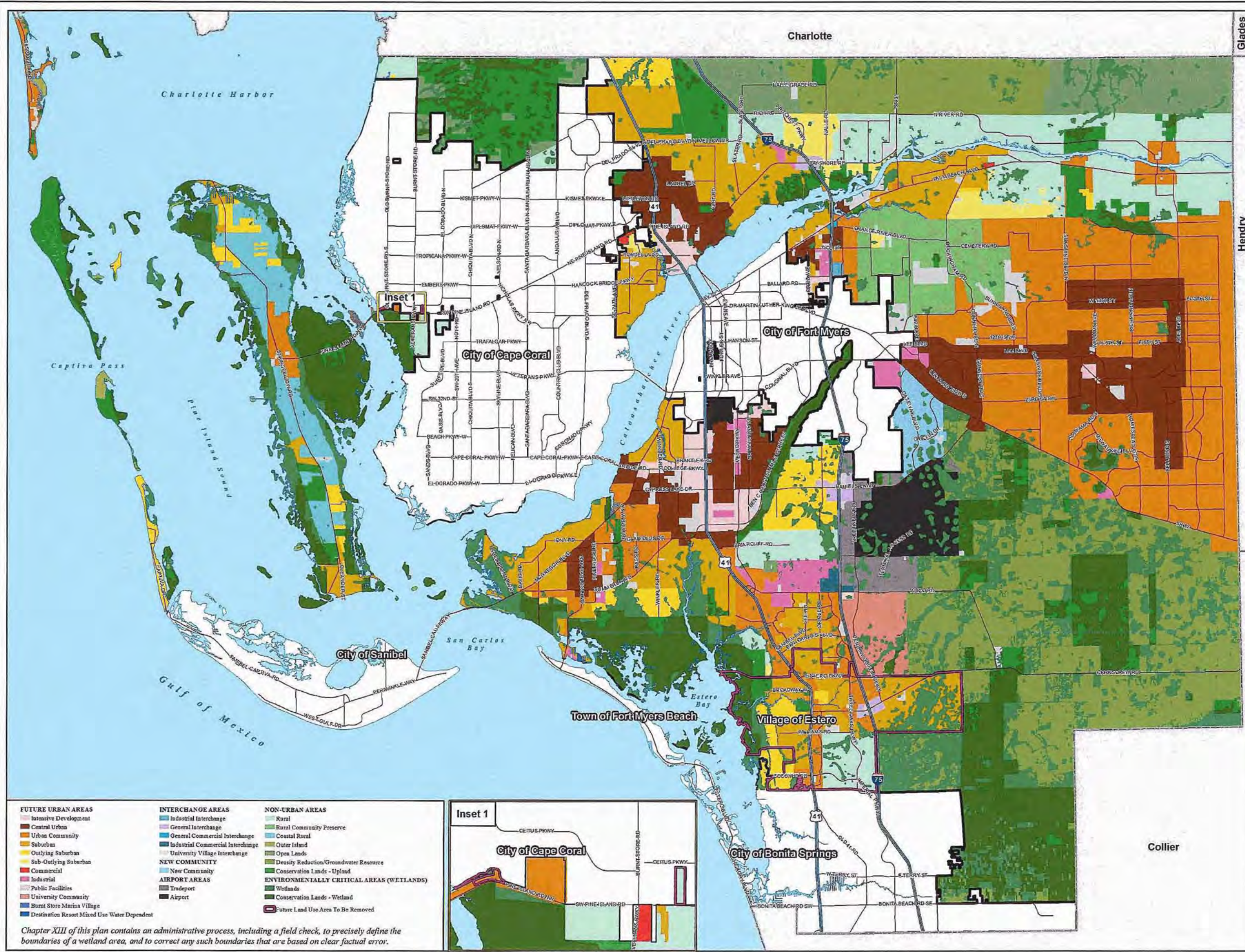
Lee County received responses from the following review agencies addressing the transmitted amendment:

- Florida Department of Economic Opportunity,
- Florida Department of Environmental Protection,
- Florida Department of Transportation,
- Florida Department of Agriculture and Consumer Services,
- Florida Fish and Wildlife Conservation Commission (FWC),
- South Florida Water Management District, and
- Southwest Florida Regional Planning Council.

There were no objections or comments concerning the proposed amendments.

B. STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners ***adopt*** the amendments to the Lee Plan as transmitted and as provided in Attachment 1.



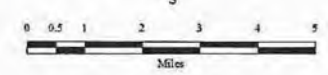
FUTURE LAND USE MAP

1. This map is a general representation of the Future Land Use Map as adopted by the Board of County Commissioners On: September 17, 1990
Revised By:

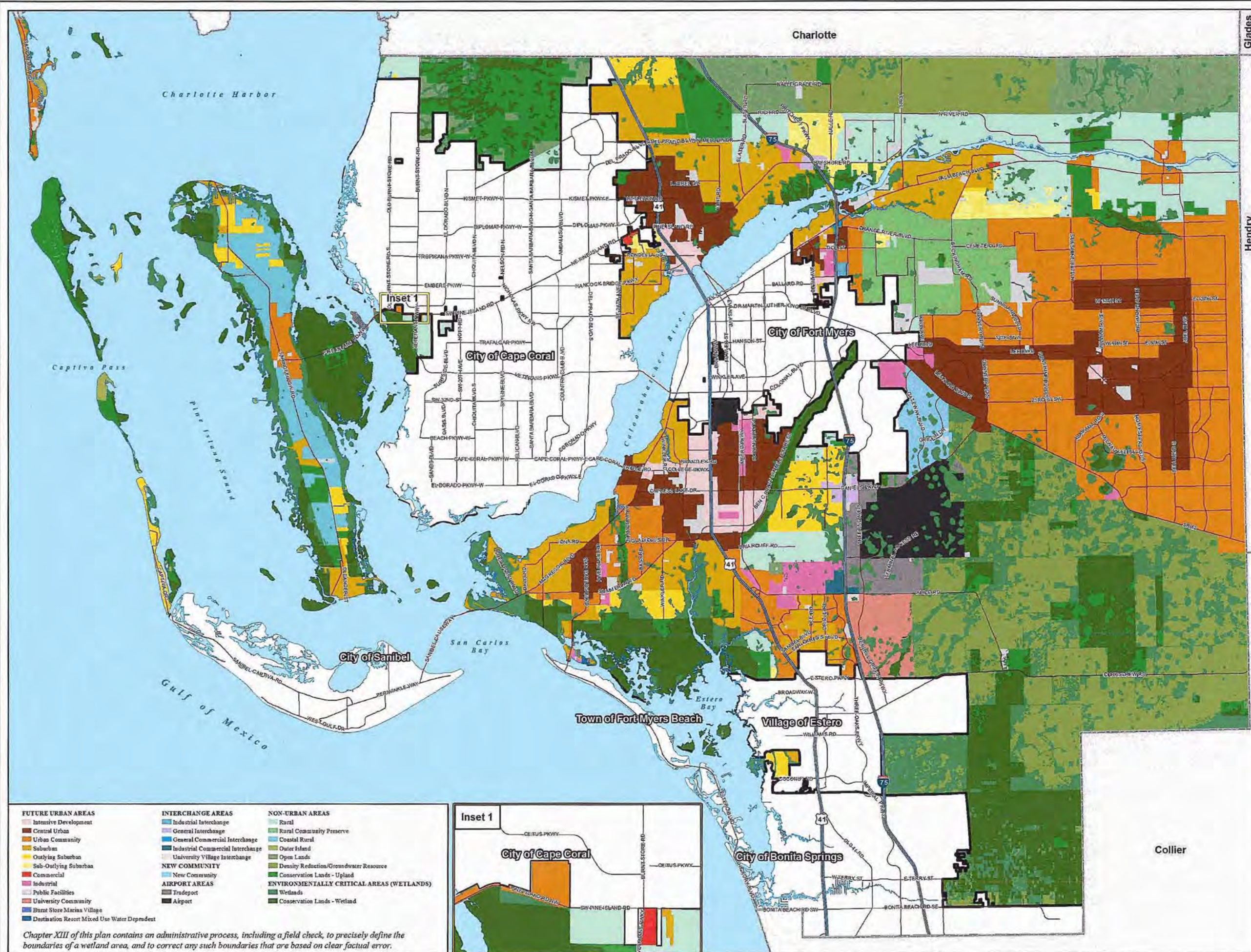
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90-43	9/6/1990	9/17/1990
91-10	4/3/1991	4/10/1991
91-19	7/9/1991	7/18/1991
92-35	8/7/1992	8/18/1992
92-41	9/15/1992	9/21/1992
92-47	10/27/1992	11/9/1992
92-48	10/27/1992	11/9/1992
92-51	12/9/1992	12/21/1992
93-05	2/22/1993	2/26/1993
93-25	9/20/1993	1/24/1994
94-23	3/29/1994	11/14/1994
94-29	10/26/1994	1/9/1995
94-30	12/1/1994	7/25/1995
95-27	12/20/1995	1/20/1996
96-10	10/7/1996	11/2/1996
97-05	3/5/1997	4/23/1997
97-17	8/26/1997	9/30/1997
97-13	6/24/1997	7/25/1997
97-22	11/25/1997	12/26/1997
98-02	1/13/1998	2/13/1998
98-09	6/3/1998	7/20/1998
99-02	4/13/1999	2/4/2000
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99-19	11/22/1999	12/28/1999
00-08	5/4/2000	6/26/2000
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01-24	12/13/2001	1/23/2002
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02-28	10/21/2002	1/4/2003
03-01, 02, 03, 04, 05, 06, 07	1/9/2003	4/1/2003
03-12	5/5/2003	6/9/2003
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07-07	4/24/2007	5/24/2007
07-06	4/24/2007	5/24/2007
07-09 thru 07-18	5/16/2007	8/13/2007
08-04	3/11/2008	4/11/2008
08-05	3/11/2008	4/11/2008
09-06 thru 09-17	2/25/2009	5/15/2009
10-10, 11, 12, 16	3/3/2010	6/2/2010
10-19	3/3/2010	10/19/2011 partial
10-27	6/16/2010	7/19/2010
10-34 thru 10-39	10/20/2010	1/8/2011
10-33	10/18/2010	1/11/2011
10-40	10/20/2010	3/14/2011
11-15, 11-17	9/28/2011	11/11/2011
14-14	8/18/2014	7/19/2014
15-10	6/3/2015	11/17/2017
16-08	3/16/2016	4/16/2016
16-14	10/1/2016	11/7/2016
16-17	10/25/2016	11/18/2016
17-12	9/6/2017	10/20/2017

2. Please see the Lee Plan for additional information regarding special restrictions, overlays, or allowances in addition to the requirements of the land use categories.
3. The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County.

EXISTING



Map Generated: February 2018
City Limits current to date of map generation



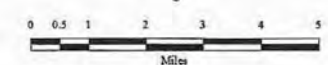
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98-09	6/7/1998	7/30/98
98-02	4/13/1999	2/4/2000
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16-17	10/5/2016	11/18/2016
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PROPOSED





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City Limits current to date of map generation

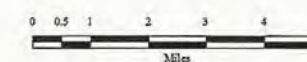
Community Plan Areas

Community Planning Area

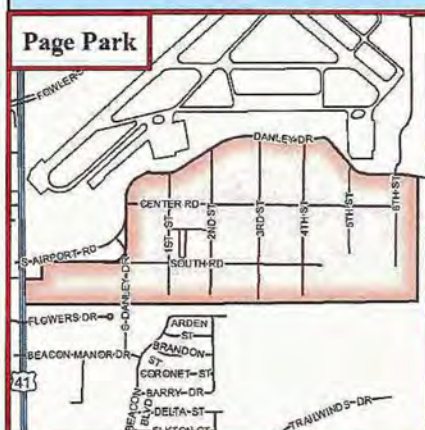
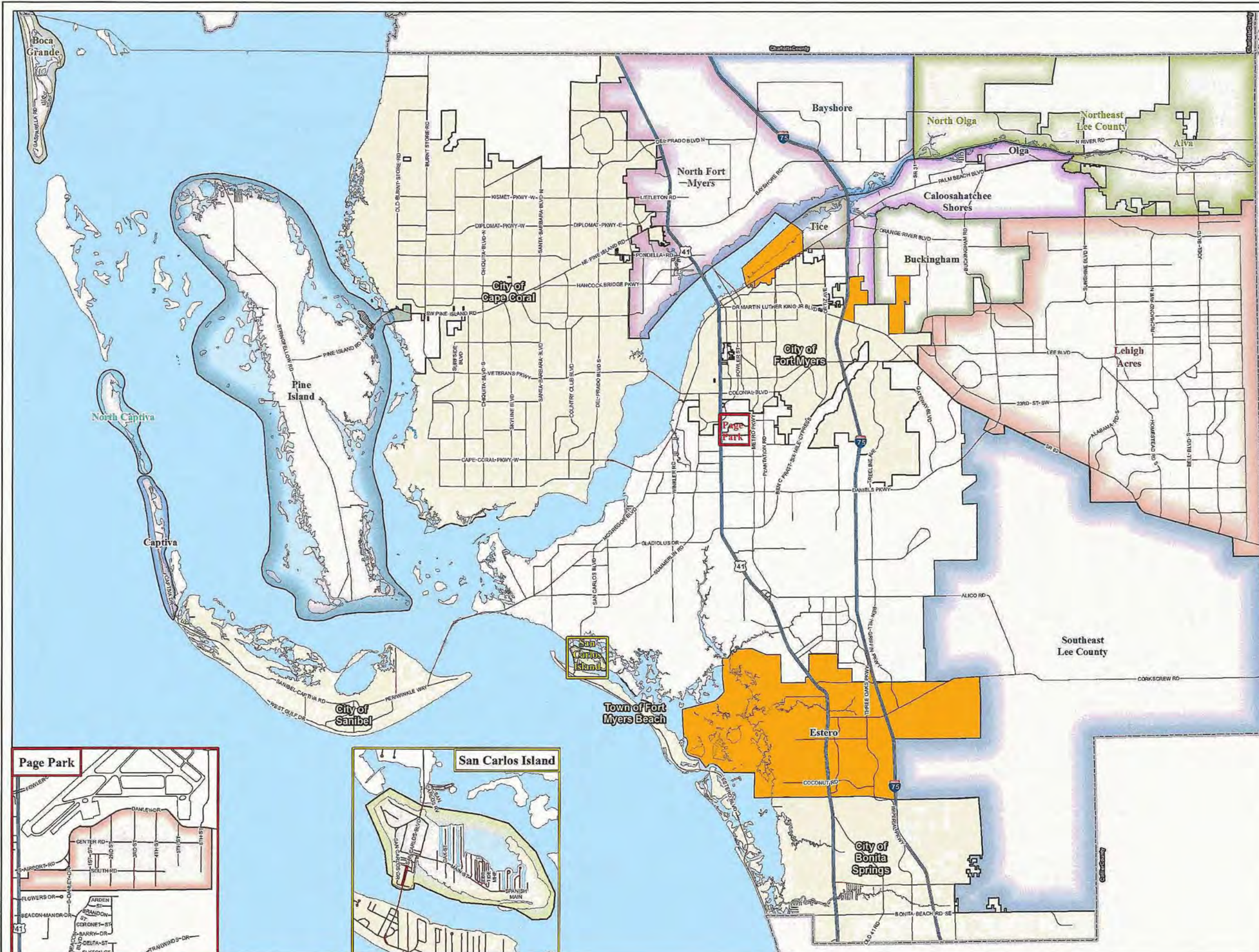
-  Bayshore - Goal 20
-  Boca Grande - Goal 22
-  Buckingham - Goal 17
-  Caloosahatchee Shores - Goal 21
-  Olga - Goals 29, 21
-  Captiva - Goal 13
-  Estero
-  Greater Pine Island - Goal 14
-  Lehigh Acres - Goal 32
-  North Captiva - Goal 25
-  North Fort Myers - Goal 28
-  Northeast Lee County - Goal 34
-  Alva - Goals 34, 26
-  North Olga - Goals 34, 35
-  Page Park - Goal 27
-  San Carlos Island - Goal 12
-  Southeast Lee County - Goal 33
-  Tice - Goal 23
-  Incorporated Areas to Be Removed

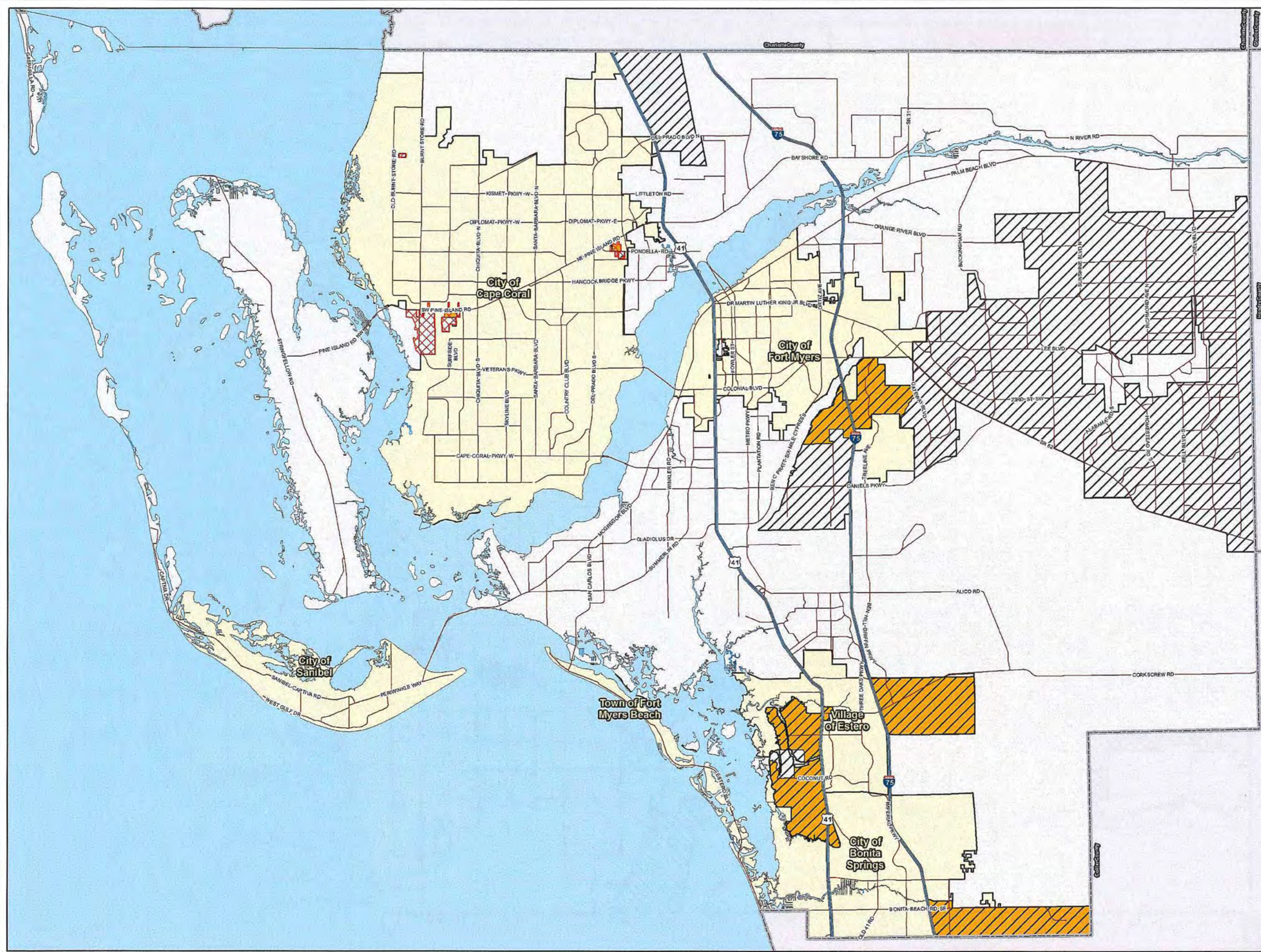
Adopted by Ord. 89-02, 1/31/1989
 Amended by Ord. Nos. 02-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05, 09-07, 09-08, 09-09, 09-10, 09-11, 10-16, 11-14, 11-21, 11-24, 17-10

-  County Boundary
-  City Limits




Map Generated: February 2018
 City Limits current to date of map generation



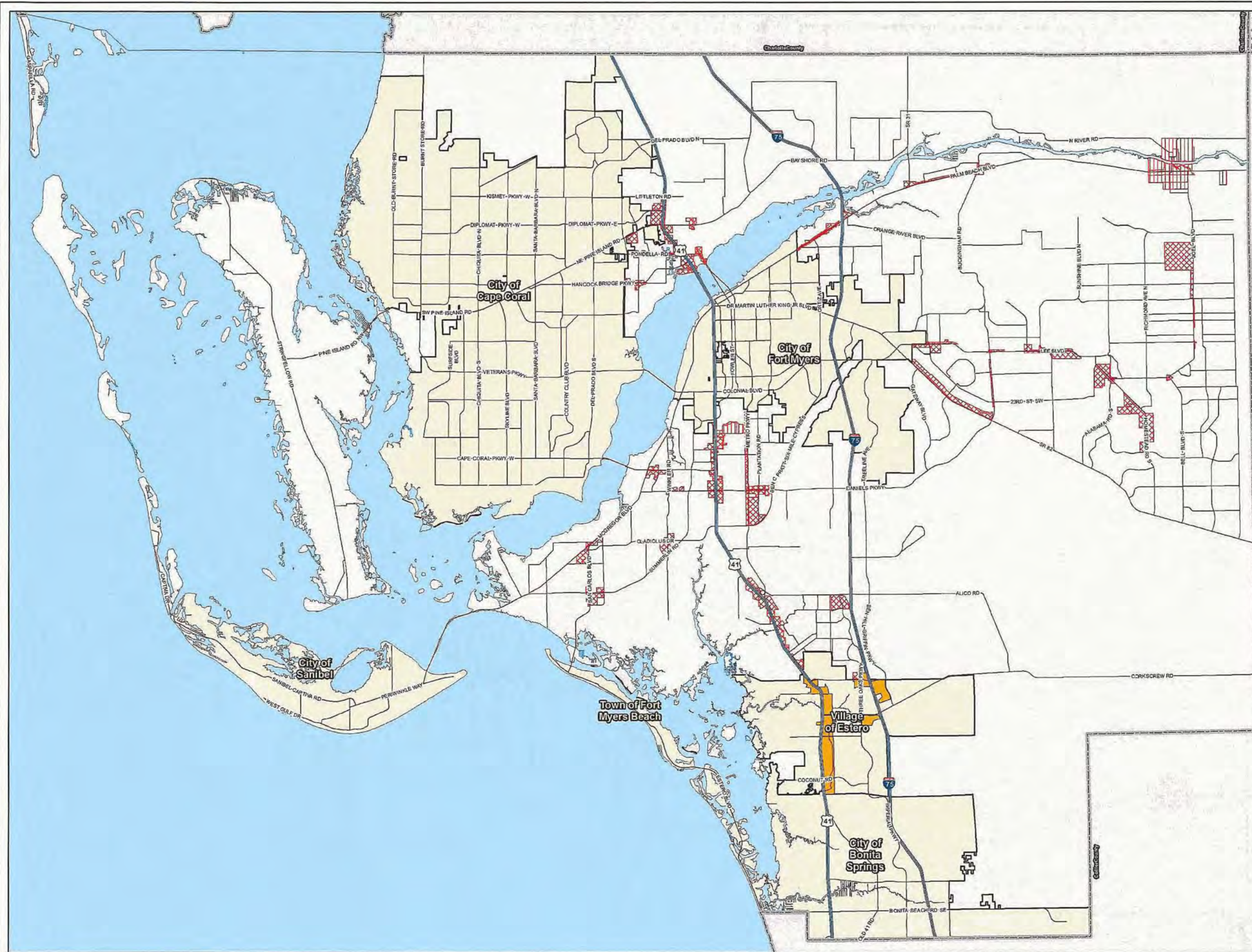


SPECIAL TREATMENT AREAS

- Legend**
-  Urban Reserve
 -  Privately Funded Infrastructure
 -  Incorporated Areas To Be Removed
 -  County Boundary

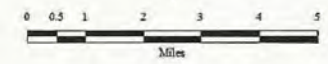


Map Generated: February 2018
City Limits current to date of map generation



SPECIAL TREATMENT AREAS

- Legend**
- Mixed Use Overlay
 - See Also Specific Community Plan Policies
 - Incorporated Areas to be Removed
 - County Boundary

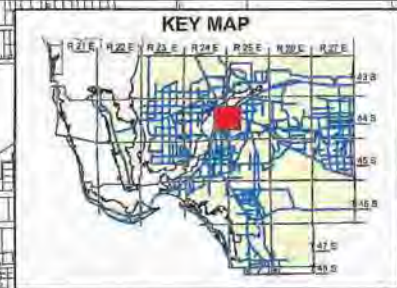


Map Generated: February 2018
City Limits current to date of map generation



DELETE

Added by Ordinance No. 02-02
Map Generated August 2003



State Road 80/First Street
Conceptual Redevelopment Plan

Exhibit 1



Multi-family
Units

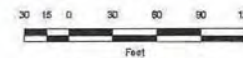
Landscaped
Sidewalk

Commercial
Buildings

State Road 80

Landscaped
Sidewalk

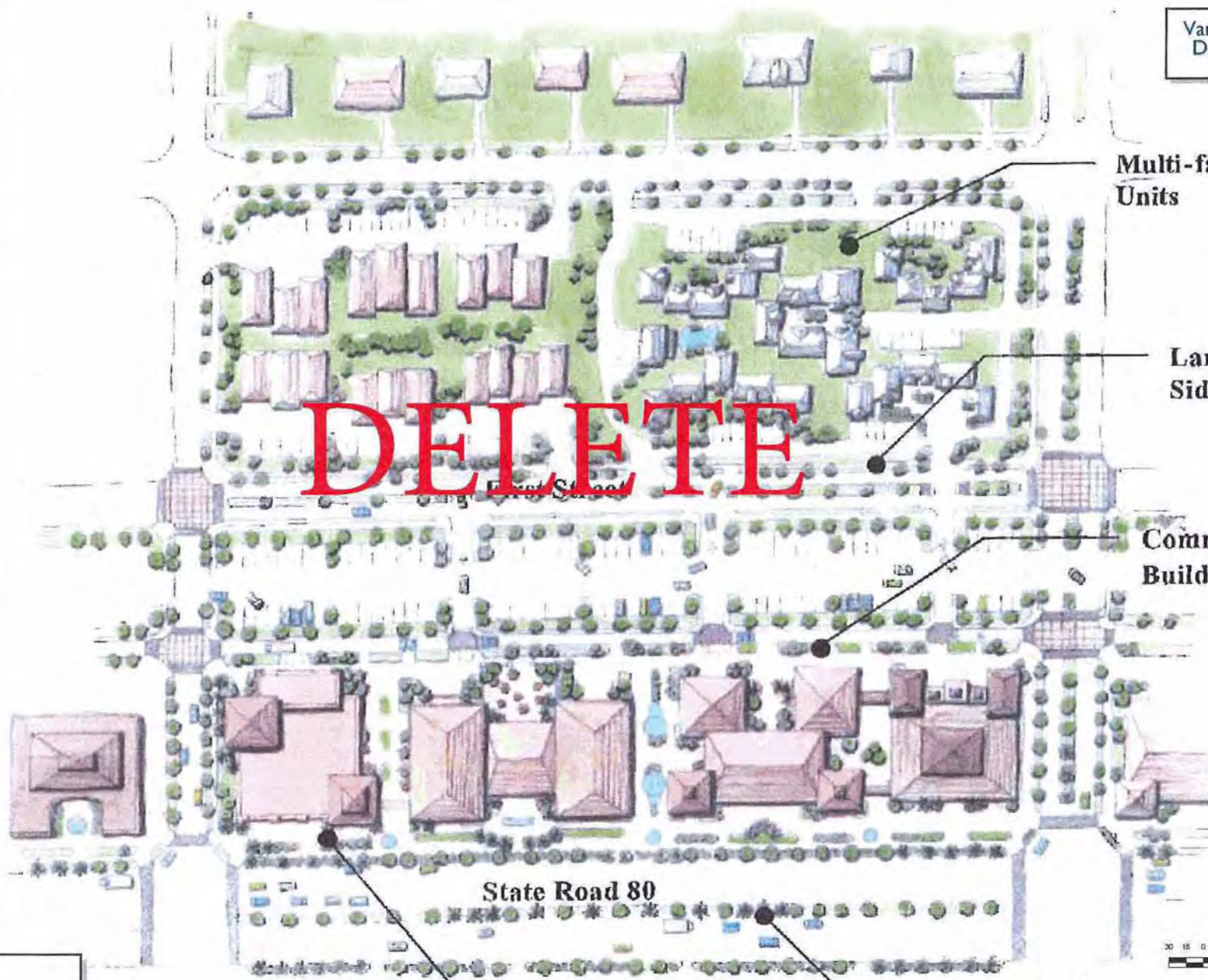
Landscaped
Median



February 2005
Adopted By Ord 03-21
Adopted 10/23/2003
Effective 1/12/2004



DELETE



AGENCY COMMENTS

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

May 15, 2018

The Honorable Cecil Pendergrass
Chairman, Lee County
Board of County Commissioners
Post Office Box 398
Fort Myers, Florida 33902-0398

Dear Chairman Pendergrass:

The Department of Economic Opportunity has completed its review of the proposed comprehensive plan amendment for Lee County (Amendment No. 18-2ESR), which was received on April 16, 2018. We have reviewed the proposed amendment pursuant to Sections 163.3184(2) and (3), Florida Statutes (F.S.), and identified no comments related to important state resources and facilities within the Department's authorized scope of review that will be adversely impacted by the amendment if adopted.

The County is reminded that pursuant to Section 163.3184(3)(b), F.S., other reviewing agencies have the authority to provide comments directly to the County. If other reviewing agencies provide comments, we recommend the County consider appropriate changes to the amendment based on those comments. If unresolved, such reviewing agency comments could form the basis for a challenge to the amendment after adoption.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. Also, please note that Section 163.3184(3)(c)1, F.S., provides that if the second public hearing is not held within 180 days of your receipt of agency comments, the amendment shall be deemed withdrawn unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
[www.twitter.com/FLDEO](https://twitter.com/FLDEO) | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephone numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.

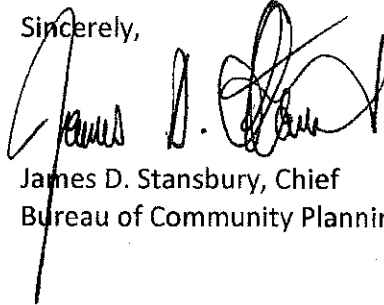
The Honorable Cecil Pendergrass, Chairman

May 15, 2018

Page 2 of 2

If you have any questions concerning this review, please contact Scott Rogers, Planning Analyst, at (850) 717-8510, or by email at scott.rogers@deo.myflorida.com.

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is written in a cursive, flowing style with a large initial "J".

James D. Stansbury, Chief
Bureau of Community Planning and Growth

JDS/sr

Enclosure: Procedures for Adoption

cc: David Loveland, Director, Lee County Department of Community Development
Margaret Wuerstle, Executive Director, Southwest Florida Regional Planning Council

**SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS
FOR EXPEDITED STATE REVIEW**

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit three complete copies of all comprehensive plan materials, of which one complete paper copy and two complete electronic copies on CD ROM in Portable Document Format (PDF) to the State Land Planning Agency and one copy to each entity below that provided timely comments to the local government: the appropriate Regional Planning Council; Water Management District; Department of Transportation; Department of Environmental Protection; Department of State; the appropriate county (municipal amendments only); the Florida Fish and Wildlife Conservation Commission and the Department of Agriculture and Consumer Services (county plan amendments only); and the Department of Education (amendments relating to public schools); and for certain local governments, the appropriate military installation and any other local government or governmental agency that has filed a written request.

SUBMITTAL LETTER: Please include the following information in the cover letter transmitting the adopted amendment:

_____ State Land Planning Agency identification number for adopted amendment package;

_____ Summary description of the adoption package, including any amendments proposed but not adopted;

_____ Identify if concurrency has been rescinded and indicate for which public facilities. (Transportation, schools, recreation and open space).

_____ Ordinance number and adoption date;

_____ Certification that the adopted amendment(s) has been submitted to all parties that provided timely comments to the local government;

_____ Name, title, address, telephone, FAX number and e-mail address of local government contact;

_____ Letter signed by the chief elected official or the person designated by the local government.

ADOPTION AMENDMENT PACKAGE: Please include the following information in the amendment package:

_____ In the case of text amendments, changes should be shown in strike-through/underline format.

_____ In the case of future land use map amendments, an adopted future land use map, **in color format**, clearly depicting the parcel, its future land use designation, and its adopted designation.

_____ A copy of any data and analyses the local government deems appropriate.

Note: If the local government is relying on previously submitted data and analysis, no additional data and analysis is required;

_____ Copy of the executed ordinance adopting the comprehensive plan amendment(s);

Suggested effective date language for the adoption ordinance for expedited review:

The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before it has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status, a copy of which resolution shall be sent to the state land planning agency.

_____ List of additional changes made in the adopted amendment that the State Land Planning Agency did not previously review;

_____ List of findings of the local governing body, if any, that were not included in the ordinance and which provided the basis of the adoption or determination not to adopt the proposed amendment;

_____ Statement indicating the relationship of the additional changes not previously reviewed by the State Land Planning Agency in response to the comment letter from the State Land Planning Agency.

Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

April 16, 2018

RECEIVED
APR 19 2018

COMMUNITY DEVELOPMENT

Ms. Mikki Rozdolski, Planning Manager
Lee County Department of Community Development
Planning Section
Post Office Box 398
Fort Myers, Florida 33902-0398

Dear Ms. Rozdolski:

Thank you for submitting Lee County's proposed comprehensive plan amendments submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **Lee County 18-2ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than **May 16, 2018**.

If you have any questions please contact Anita Franklin, Plan Processor at (850) 717-8486 or Brenda Winningham, Regional Planning Administrator, whom will be overseeing the review of the amendments, at (850) 717-8516.

Sincerely,

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

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Rick Scott
GOVERNOR



Cissy Proctor
EXECUTIVE DIRECTOR

MEMORANDUM

TO Suzanne Ray, DEP
Deena Woodward, DOS
Tracy Suber, DOE
Terry Manning, South Florida WMD
Chesna/Catala FDOT1
Margaret Wuerstle, Southwest Florida RPC
Wendy Evans, AG
Scott Sanders, FWC

DATE: April 16, 2018

SUBJECT: EXPEDITED STATE REVIEW PROCESS

COMMENTS FOR PROPOSED COMPREHENSIVE PLAN AMENDMENT

LOCAL GOVERNMENT / STATE LAND PLANNING AGENCY AMENDMENT #:

Lec County 18-2ESR

STATE LAND PLANNING AGENCY CONTACT PERSON/PHONE NUMBER:

Brenda Winningham/850-717-8516

The referenced proposed comprehensive plan amendment is being reviewed pursuant the Expedited State Review Process according to the provisions of Section 163.3184(3), Florida Statutes. Please review the proposed documents for consistency with applicable provisions of Chapter 163, Florida Statutes.

Please note that your comments must be sent directly to and received by the above referenced local government within 30 days of receipt of the proposed amendment package. A copy of any comments shall be sent directly to the local government and ALSO to the Department of Economic Opportunity to the attention of Ray Eubanks, Administrator, Plan Review and Processing at the Department E-mail address: DCPexternalagencycomments@deo.myflorida.com

Please use the above referenced State Land Planning Agency AMENDMENT NUMBER on all correspondence related to this amendment.

Note: Review Agencies - The local government has indicated that they have mailed the proposed amendment *directly to your agency*. See attached transmittal letter. *Be sure to contact the local government if you have not received the amendment.* Also, letter to the local government from State Land Planning Agency acknowledging receipt of amendment is attached.

Florida Department of Economic Opportunity | Caldwell Building | 107 E. Madison Street | Tallahassee, FL 32399
850.245.7105 | www.floridajobs.org
www.twitter.com/FLDEO | www.facebook.com/FLDEO

An equal opportunity employer/program. Auxiliary aids and service are available upon request to individuals with disabilities. All voice telephonic numbers on this document may be reached by persons using TTY/TTD equipment via the Florida Relay Service at 711.



April 11, 2018

John Manning
District One

Cecil L. Pendergrass
District Two

Larry Kiker
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
Hearing Examiner

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

Re: Amendment to the Lee Plan
Transmittal Submission Package
CPA2017-00010

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2017-00010 (Community Planning Administrative Update). The proposed amendment is being submitted through the expedited state review process as described in Chapter 163.3184. The amendment is as follows:

CPA2017-00010 Community Planning Administrative Update – Amend the Lee Plan Future Land Use Element to: create two subelements titled Growth Management and Community Planning; locate the community plan goals to the Community Planning subelement; revise the community plan goals as necessary for consistency and clarity; provide a definition for Community Plan and a single policy for all community plan areas regarding public information meetings and community plan boundaries; and delete Goal 19 relating to Estero. Amend the following Lee Plan Future Land Use Maps to reflect municipal incorporations and annexations: Map 1 (Pages 1, 2, 4, and 6) and Map 15.

The Local Planning Agency held a public hearing for the plan amendment on February 26, 2018. The Board of County Commissioners voted to transmit the amendment on April 4, 2018. The proposed amendments are not applicable to an area of critical state concern. The Board of County Commissioners stated their intent to hold an adoption hearing following the receipt of the review agencies' comments.

The name, title, address, telephone number, and email address of the person for the local government who is most familiar with the proposed amendment is as follows:

Mr. Brandon Dunn, Principal Planner
Lee County Planning Section
P.O. Box 398

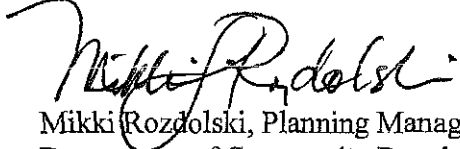
P.O. Box 398, Fort Myers, Florida 33902-0398 (239) 533-2111
Internet address <http://www.leegov.com>
AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

RECEIVED
Burr. of Community Planning and Growth
APR 16 2018
Div. of Community Development
Dept. Economic Opportunity

Fort Myers, Florida 33902-0398
(239) 533-8585
Email: bdunn@leegov.com

Included with this package are one paper copy and two CD ROM copies, in PDF format, of the proposed amendment and supporting data and analysis. By copy of this letter and its attachments, I certify that this amendments and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,



Mikki Rozdolski, Planning Manager
Department of Community Development
Planning Section

All documents and reports attendant to this transmittal are also being sent, by copy of this cover in an electronic format, to:

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Tracy D. Suber
Department of Education

Plan Review
Department of Environmental Protection

Deena Woodward
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Sarah Catala
FDOT District One

Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, A.I.C.P., Senior Planner, Intergovernmental Coordination Section
South Florida Water Management District



FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES
COMMISSIONER ADAM H. PUTNAM

April 25, 2018

VIA EMAIL (bdunn@leegov.com)

Lee County Department of Community Development
Planning Section
Ms. Mikki Rozdolski
Post Office Box 398
Fort Myers, Florida 33902-0398

Re: DACS Docket # -- 20180411-1097
Lee County CPA2017-00010
Submission dated April 11, 2018

Dear Ms. Rozdolski:

The Florida Department of Agriculture and Consumer Services (the "Department") received the above-referenced proposed comprehensive plan amendment on April 11, 2018 and has reviewed it pursuant to the provisions of Chapter 163, Florida Statutes to address any potential adverse impacts to important state resources or facilities related to agricultural, aquacultural, or forestry resources in Florida if the proposed amendment(s) are adopted. Based on our review of your county's submission, the Department has no comment on the proposal.

If we may be of further assistance, please do not hesitate to contact me at 850-410-2280.

Sincerely,

A handwritten signature in blue ink that reads "Derek Buchanan".

Derek Buchanan
Budget Director
Office of Policy and Budget

cc: Florida Department of Economic Opportunity
(SLPA #: Lee County 18-2 ESR)

Miller, Janet

From: Dunn, Brandon
Sent: Thursday, April 26, 2018 1:02 PM
To: Rozdolski, Mikki; Miller, Janet
Subject: FW: Lee County 18-2ESR (CPA2017-00010)

For Community Planning Admin Update

From: Hight, Jason [<mailto:Jason.Hight@MyFWC.com>]
Sent: Thursday, April 26, 2018 12:21 PM
To: DCPexternalagencycomments@deo.myflorida.com; Dunn, Brandon
Cc: Keltner, James; Wallace, Traci
Subject: Lee County 18-2ESR (CPA2017-00010)

Dear Mr. Dunn:

Florida Fish and Wildlife Conservation Commission (FWC) staff has reviewed the proposed comprehensive plan amendment in accordance with Chapter 163.3184(3), Florida Statutes. We have no comments, recommendations, or objections related to listed species and their habitat or other fish and wildlife resources to offer on this amendment.

We appreciate the opportunity to review the proposed project and look forward to working with the applicant throughout the permitting process. If you need any further assistance, please do not hesitate to contact our office by email at FWCConservationPlanningServices@MyFWC.com. If you have specific technical questions, please contact Jim Keltner at (239) 332-6972 x9209 or by email at James.Keltner@MyFWC.com.

Thank you,

Jason Hight
Biological Administrator II
Office of Conservation Planning Services
Division of Habitat and Species Conservation
620 S. Meridian Street, MS 5B5
Tallahassee, FL 32399-1600
(850) 228-2055

Lee County 18-2ESR_36090

Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

Miller, Janet

From: Dunn, Brandon
Sent: Wednesday, May 02, 2018 1:30 PM
To: Miller, Janet
Subject: FW: Lee County, DEO # 18-2ESR Comments on Proposed Comprehensive Plan Amendment Package

FYI...this is for CPA2017-10.

Brandon D. Dunn, Principal Planner
Lee County Department of Community Development
Planning Section
bdunn@leegov.com
239.533.8585

From: Oblaczynski, Deborah [<mailto:doblaczy@sfwmd.gov>]
Sent: Wednesday, May 02, 2018 1:22 PM
To: Rozdolski, Mikki
Cc: Dunn, Brandon; Ray Eubanks (DCPexternalagencycomments@deo.myflorida.com); Brenda Winningham (brenda.winningham@deo.myflorida.com); ext-Wuerstle, Margaret (swfrpc.org)
Subject: Lee County, DEO # 18-2ESR Comments on Proposed Comprehensive Plan Amendment Package

Dear Ms. Rozdolski:

The South Florida Water Management District (District) has completed its review of the proposed amendment package from Lee County (County). The package includes map and text amendments updating the Future Land Use Element and Maps. The proposed changes do not appear to adversely impact the water resources within the South Florida Water Management District; therefore, the District has no comments on the proposed amendment package.

The District offers its technical assistance to the County in developing sound, sustainable solutions to meet the County's future water supply needs and to protect the region's water resources. Please forward a copy of the adopted amendments to the District. Please contact me if you need assistance or additional information.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst
Water Supply Implementation Unit
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
(561) 682-2544 or <mailto:doblaczy@sfwmd.gov>

Miller, Janet

From: Dunn, Brandon
Sent: Friday, May 04, 2018 12:57 PM
To: Rozdolski, Mikki; Miller, Janet
Subject: FW: Lee County 18-2ESR Proposed

FYI...

From: Plan_Review [<mailto:Plan.Review@dep.state.fl.us>]
Sent: Friday, May 04, 2018 9:59 AM
To: Dunn, Brandon; DCPexternalagencycomments
Cc: Plan_Review
Subject: Lee County 18-2ESR Proposed

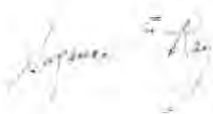
To: Brandon Dunn, Principal Planner

Re: Lee County 18-2ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

The Office of Intergovernmental Programs of the Florida Department of Environmental Protection (Department) has reviewed the above-referenced amendment package under the provisions of Chapter 163, Florida Statutes. The Department conducted a detailed review that focused on potential adverse impacts to important state resources and facilities, specifically: air and water pollution; wetlands and other surface waters of the state; federal and state-owned lands and interest in lands, including state parks, greenways and trails, conservation easements; solid waste; and water and wastewater treatment.

Based on our review of the submitted amendment package, the Department has found no provision that, if adopted, would result in adverse impacts to important state resources subject to the Department's jurisdiction.

Please submit all future amendments by email to plan.review@dep.state.fl.us. If your submittal is too large to send via email or if you need other assistance, contact Suzanne Ray at (850) 717-9037.



Please note: Florida has a very broad public records law. Most written communications to or from County Employees and officials regarding County business are public records available to the public and media upon request. Your email communication may be subject to public disclosure.

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public records request, do not send electronic mail to this entity. Instead, contact this office by phone or in writing.

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



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

May 11, 2018

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

RECEIVED
MAY 15 2018
COMMUNITY DEVELOPMENT

Re: Lee County CPA2017-00010 / DEO 18-2ESR

Dear Ms. Rozdolski:

The staff of the Southwest Florida Regional Planning Council has reviewed the proposed amendment (DEO 18-2ESR) 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 June 21, 2018 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 18-2ESR). 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:

Factors of Regional Significance				
<u>Proposed Amendment</u>	<u>Location</u>	<u>Magnitude</u>	<u>Character</u>	<u>Consistent</u>
DEO 18-2ESR	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

05/2018

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 18-2ESR)

Summary of Proposed Amendment

Lee County DEO 18-2ESR proposes to amend the Lee Plan Future Land Use Element to:

- Create two sub-elements titled Growth Management and Community Planning;
- Locate the community plan goals to the Community Planning sub-element;
- Revise the community plan goals as necessary for consistency and clarity;
- Provide a definition for Community Plan and a single policy for all community plan areas regarding public information meetings and community plan boundaries; and
- Delete Goal 19 relating to Estero.

Amendments were drafted based on the BOCC identified objectives to:

- 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.

There are 17 community plans in the Lee Plan. As a result of the community plans being added to the Lee Plan over the course of more than 20 years, they are in no logical order and are mixed in with other non-community planning goals. Each community plan has been renumbered in a more logical order.

Public visioning workshops will be held in each community over the course of the next several years. These workshops are intended to engage the public in each community plan area in an effort to confirm (and in some cases define) the vision for the community plan area. The first visioning meeting was held on February 10, 2018 for San Carlos Island. The next meetings, anticipated in March, will be in the Alva and Bayshore community plan areas.

Following each visioning workshop, staff will identify if Lee Plan amendments are necessary to reflect the vision for the community plan area. If needed, amendments will be drafted based on the BOCC identified objectives and the public's input and be accompanied with a staff report for each community.

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.

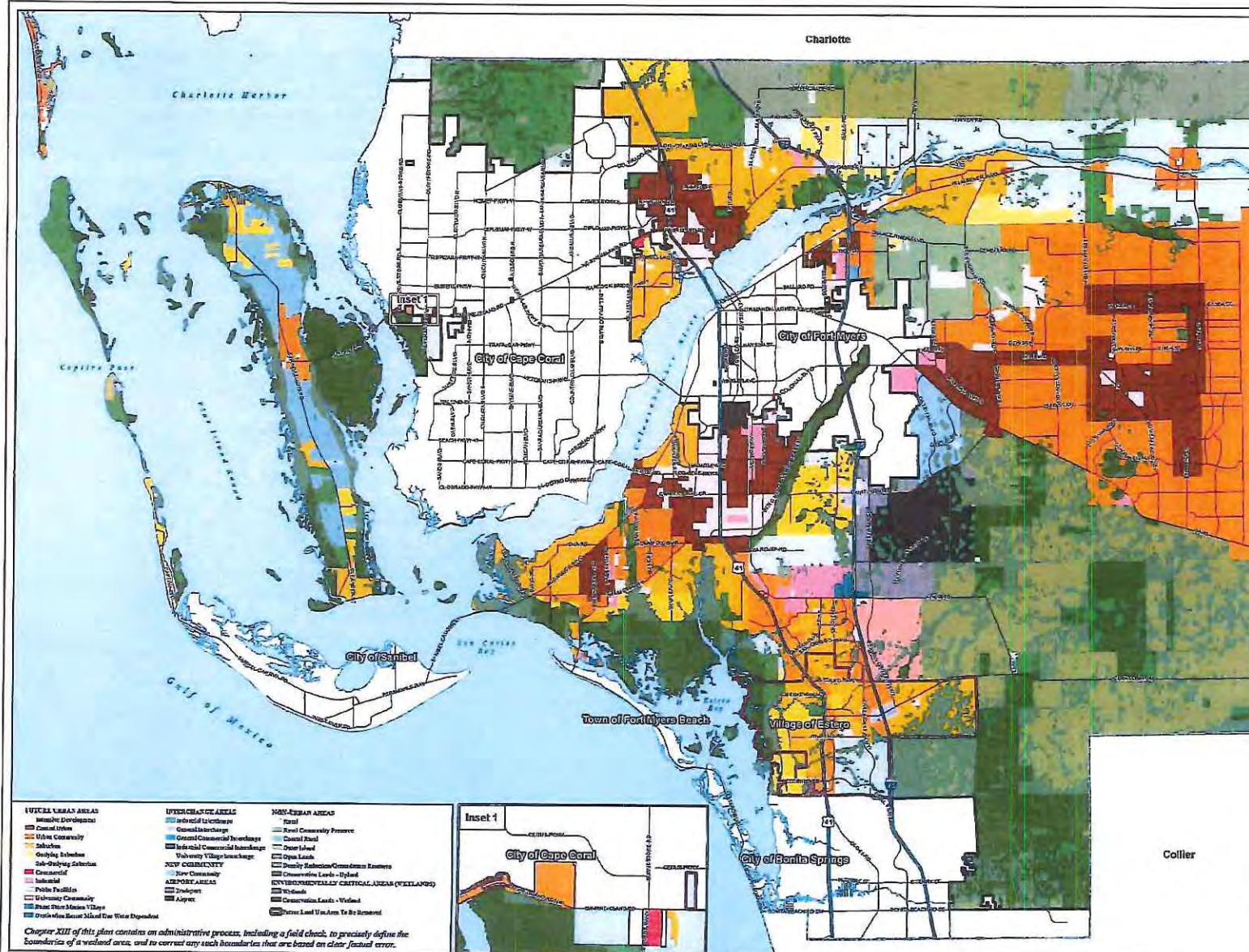
MAPS

Lee County

DEO 18-2ESR

Growth Management Plan

Comprehensive Plan Amendment



FUTURE LAND USE MAP

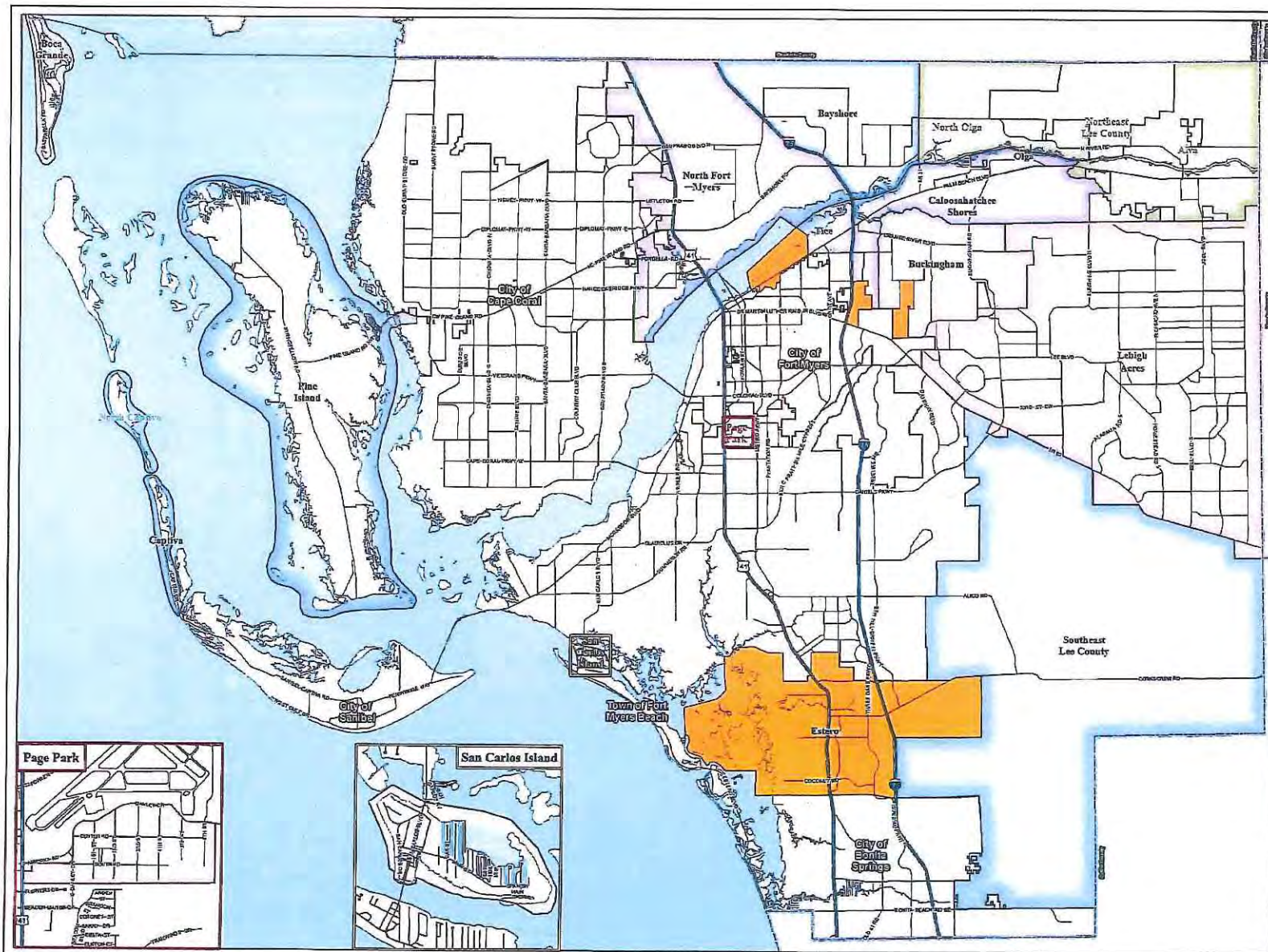
This map is a general representation of the Future Land Use Map as adopted by the Board of County Commissioners on September 11, 1990.
 Revised By:

Ordinance Number	Effective Date	Effective Date
10-00	1/1/1990	1/1/1990
10-01	1/1/1990	1/1/1990
10-02	1/1/1990	1/1/1990
10-03	1/1/1990	1/1/1990
10-04	1/1/1990	1/1/1990
10-05	1/1/1990	1/1/1990
10-06	1/1/1990	1/1/1990
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10-96	1/1/1990	1/1/1990
10-97	1/1/1990	1/1/1990
10-98	1/1/1990	1/1/1990
10-99	1/1/1990	1/1/1990
11-00	1/1/1990	1/1/1990

1. Where the Lee Plan for additional information regarding special restrictions, servitudes, or other matters is subject to the requirements of the land use ordinance.
 2. The Planning Commission Map and Assessor's Office Table (see Map 10 and Table 10) and Policies 1.1, 1.2, and 2.2.2.2 apply to the proposed amendments, and the location of the land use ordinance is subject to the requirements of the land use ordinance.



Map Generated: February 2018
 City Limits current to date of map generation
Lee Plan Map 1
 Page 1 of 8



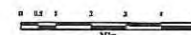
Community Plan Areas

Community Planning Area

- Bayshore - Goal 20
- Boca Grande - Goal 22
- Buckingham - Goal 17
- Caloosahatchee Shores - Goal 21
- Olga - Goals 29, 21
- Captiva - Goal 13
- Estero
- Greater Pine Island - Goal 14
- Lehigh Acres - Goal 32
- North Captiva - Goal 25
- North Fort Myers - Goal 28
- Northeast Lee County - Goal 34
- Alva - Goals 34, 26
- North Olga - Goals 34, 35
- Page Park - Goal 27
- San Carlos Island - Goal 12
- Southeast Lee County - Goal 33
- Tice - Goal 23
- Incorporated Areas to Be Removed

Adopted by Ord. 89-02, 1/31/1989
 Amended by Ord. Nos. 03-02, 03-01, 03-02, 03-04, 03-21, 07-09, 08-05, 09-07, 09-08, 09-09, 09-10, 09-11, 10-16, 11-14, 11-21, 11-24, 17-10

- County Boundary
- City Limits



Map Generated: February 2018
 City Limits current to date of map generation



Florida Department of Transportation

RICK SCOTT
GOVERNOR

10041 Daniels Parkway
Fort Myers, FL 33913

MIKE DEW
SECRETARY

May 25, 2018

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

**RE: Lee County 18-2ESR Proposed Comprehensive Plan Amendment (CPA),
Expedited State Review Process – FDOT Technical Assistance Comment**

Dear Mr. Dunn:

The Florida Department of Transportation (FDOT), District One, has reviewed Lee County 18-2ESR Proposed CPA, locally known as CPA2017-00010 (Community Planning Administrative Update). The proposed CPA package was transmitted by the Board of County Commissioners in accordance with the requirements of Florida Statutes Chapter 163. Following is a summary of the proposed CPA along with applicable comment(s).

The Proposed CPA includes County initiated Text and Map Amendments to the Lee Plan. The Future Land Use (FLU) Element changes include the following:

- Create two sub-elements titled Growth Management and Community Planning;
- Locate the community plan goals to the Community Planning sub-element;
- Revise the community plan goals as necessary for consistency and clarity;
- Provide a definition for Community Plan and a single policy for all community plan areas for public information meetings and community plan boundaries; and
- Delete Goal 19 relating to Estero.



In addition, the CPA proposes to amend the following Lee Plan FLU Maps to reflect municipal incorporations and annexations: Map 1 (Pages 1, 2, 4, and 6) and Map 15.

Based on our review, the proposed changes are “administrative” in nature and do not change the allowable densities, intensities, development patterns, or character of the individual community plan areas. *Because the allowable densities/intensities remain unchanged, FDOT offers no comments on the proposed, Lee County 18-2ESR CPA.*

Thank you for providing FDOT with the opportunity to review and comment on the proposed amendment. 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.

Sincerely,



Sarah Catala
SIS/Growth Management Coordinator
FDOT District One

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