

**LEE COUNTY ORDINANCE NO. 19-14**  
(Portico)  
(CPA2018-00004)

**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 PORTICO (CPA2018-00004) 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") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for 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 December 17, 2018; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on February 6, 2019. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Portico (CPA2018-00004) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the February 6, 2019 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on August 7, 2019 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 "Portico Ordinance (CPA2018-00004)."**

## 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 future land use designation and Lee Plan Table 1(b), known as Portico (CPA2018-00004).

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 Pendergrass, who moved its adoption. The motion was seconded by Commissioner Sandelli. The vote was as follows:

|                   |        |
|-------------------|--------|
| John Manning      | Absent |
| Cecil Pendergrass | Aye    |
| Raymond Sandelli  | Aye    |
| Brian Hamman      | Aye    |
| Frank Mann        | Nay    |

DONE AND ADOPTED this 7<sup>th</sup> day of August 2019.

ATTEST:  
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY: Missy Flint  
Deputy Clerk

BY: Brian Hamman  
Brian Hamman, Vice Chair



DATE: 08/08/19

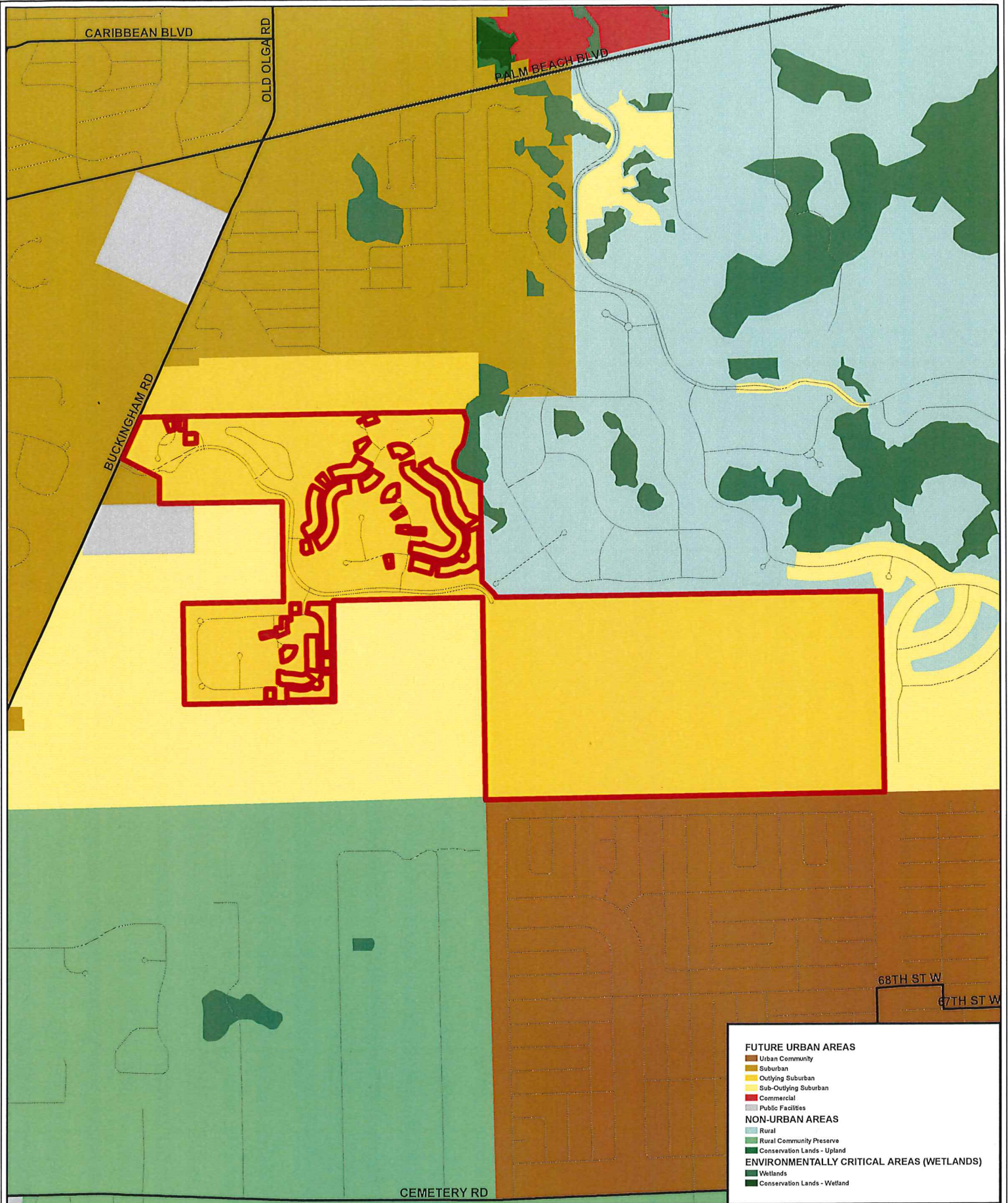
APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

Misq  
County Attorney's Office

Exhibit A: Adopted revisions to Future Land Use Map and Table 1(b)  
(Adopted by BOCC August 7, 2019)

## EXHIBIT A

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



**FUTURE URBAN AREAS**

- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Public Facilities

**NON-URBAN AREAS**

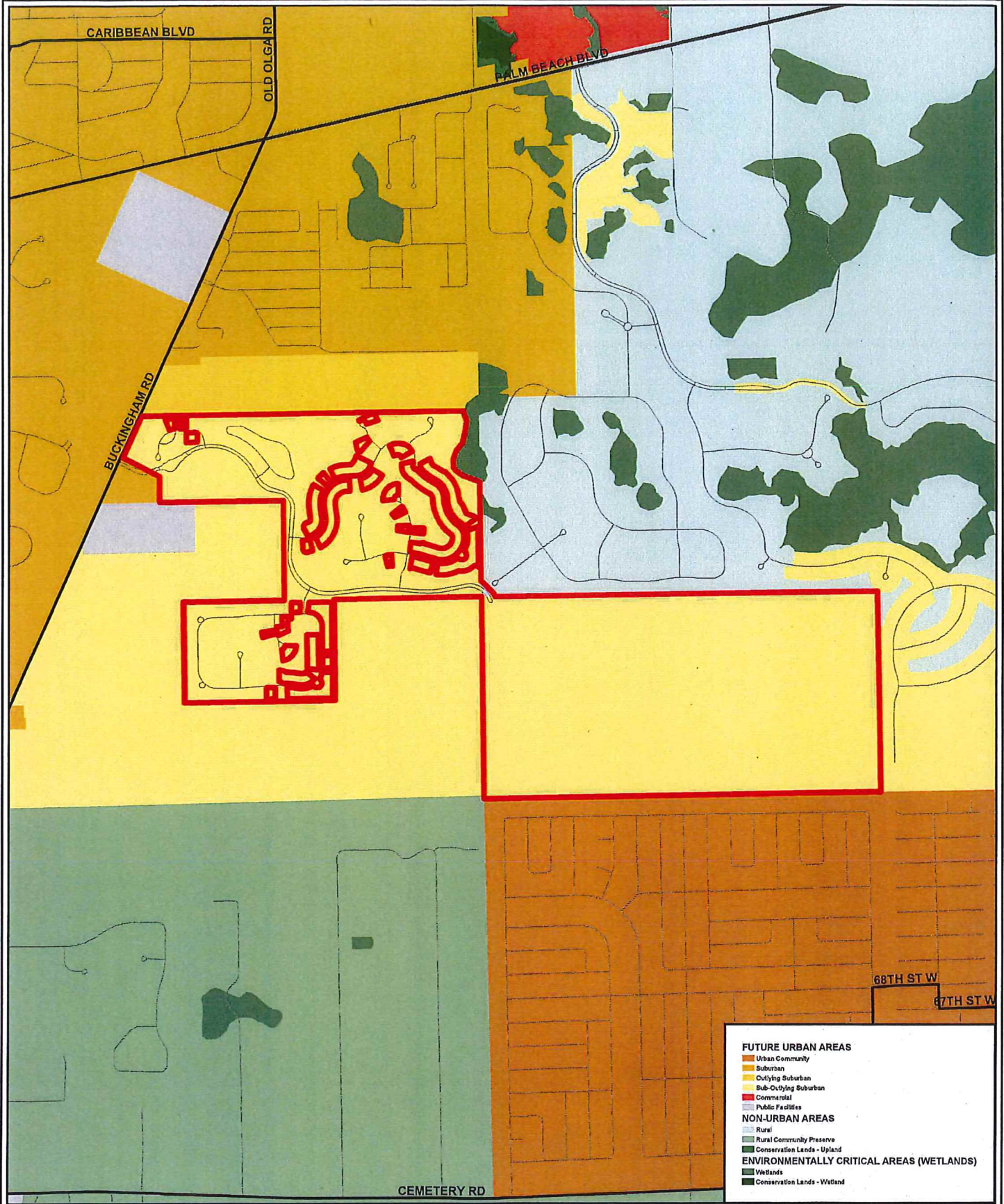
- Rural
- Rural Community Preserve
- Conservation Lands - Upland

**ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)**

- Wetlands
- Conservation Lands - Wetland

0 500 1,000 2,000 3,000  
Feet  
Map Generated February 2019

**CPA2018-00004 - Portico  
PROPOSED LEE PLAN  
FUTURE LAND USE MAP**



**FUTURE URBAN AREAS**

- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Public Facilities

**NON-URBAN AREAS**

- Rural
- Rural Community Preserve
- Conservation Lands - Upland

**ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)**

- Wetlands
- Conservation Lands - Wetland

Map Generated November 2018

**CPA2018-00004 - Portico**  
**EXISTING LEE PLAN**  
**FUTURE LAND USE MAP**

TABLE 1(b)  
Year 2030 Allocation

| Future Land Use Category                            | Lee County Totals                            |          | Northeast Lee County | Boca Grande | Bonita Springs | Fort Myers Shores |          | Burnt Store | Cape Coral | Captiva | Fort Myers | Fort Myers Beach | Gateway/Airport | Daniels Parkway |       |
|---|--|----------|----------------------|-------------|----------------|-------------------|----------|-------------|------------|---------|------------|------------------|-----------------|-----------------|-------|
|   | Existing                                     | Proposed |                      |             |                | Existing          | Proposed |             |            |         |            |                  |                 |                 |       |
| Residential By Future Land Use Category             | Intensive Development                        | 1,361    | 1,361                |             |                | 5                 | 5        |             | 27         |         | 250        |                  |                 |                 |       |
|   | Central Urban                                | 44,766   | 14,766               |             |                | 225               | 225      |             |            |         | 230        |                  |                 |                 |       |
|   | Urban Community                              | 17,021   | 16,663               | 520         | 485            | 637               | 637      |             |            |         |            |                  | 250             |                 |       |
|   | Suburban                                     | 16,623   | 16,623               |             |                | 1,810             | 1,810    |             |            |         |            | 85               |                 |                 |       |
|   | Outlying Suburban                            | 3,843    | 4,113                | 30          |                | 40                | 310      | 20          | 2          | 500     |            |                  |                 |                 | 1,438 |
|   | Sub-Outlying Suburban                        | 1,955    | 1,880                |             |                | 547               | 472      |             |            |         |            |                  |                 | 227             |       |
|   | Commercial                                   |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | Industrial                                   | 79       | 79                   |             |                |                   |          |             |            |         |            | 39               |                 | 20              |       |
|   | Public Facilities                            | 1        | 1                    |             |                |                   |          |             |            | 1       |            |                  |                 |                 |       |
|   | University Community                         | 850      | 850                  |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | Destination Resort Mixed Use Water Dependent | 8        | 8                    |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | Burnt Store Marina Village                   | 4        | 4                    |             |                |                   |          |             | 4          |         |            |                  |                 |                 |       |
|   | Industrial Interchange                       |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | General Interchange                          | 151      | 151                  |             |                |                   |          |             |            |         |            |                  |                 | 11              | 58    |
|   | General Commercial Interchange               |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | Industrial Commercial Interchange            |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | University Village Interchange               |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | Mixed Use Interchange                        |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | New Community                                | 2,100    | 2,100                | 1,200       |                |                   |          |             |            |         |            |                  |                 | 900             |       |
|   | Airport                                      |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | Tradeport                                    | 9        | 9                    |             |                |                   |          |             |            |         |            |                  |                 | 9               |       |
|   | Rural  | 8,313    | 8,313                | 1,948       |                |                   | 1,400    | 1,400       | 636        |         |            |                  |                 |                 | 1,500 |
|   | Rural Community Preserve                     | 3,100    | 3,100                |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | Coastal Rural                                | 1,300    | 1,300                |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
|   | Outer Island                                 | 202      | 202                  | 5           |                |                   | 1        | 1           |            |         | 150        |                  |                 |                 |       |
|   | Open Lands                                   | 2,805    | 2,805                | 250         |                |                   |          |             | 590        |         |            |                  |                 |                 | 120   |
| Density Reduction/ Groundwater Resource             | 6,905  | 6,905    | 711                  |             |                |                   |          |             |            |         |            |                  | 94              |                 |       |
| Conservation Lands Upland                           |  |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
| Wetlands  |  |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
| Conservation Lands Wetland                          |  |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
| Unincorporated County Total Residential             | 81,396                                       | 81,233   | 4,664                | 485         |                | 4,665             | 4,860    | 1,250       | 29         | 651     | 604        |                  | 1,511           | 3,116           |       |
| Commercial  | 12,793                                       | 12,793   | 177                  | 52          |                | 400               | 400      | 50          | 17         | 125     | 150        |                  | 1,100           | 440             |       |
| Industrial  | 13,801                                       | 13,801   | 26                   | 3           |                | 400               | 400      | 5           | 26         |         | 300        |                  | 3,100           | 10              |       |
| <b>Non Regulatory Allocations</b>                   |  |          |                      |             |                |                   |          |             |            |         |            |                  |                 |                 |       |
| Public  | 82,565                                       | 82,565   | 7,100                | 421         |                | 2,000             | 2,000    | 7,000       | 20         | 1,961   | 350        |                  | 7,752           | 2,477           |       |
| Active AG   | 17,027                                       | 17,027   | 5,100                |             |                | 550               | 550      | 150         |            |         |            |                  |                 | 20              |       |
| Passive AG  | 43,786                                       | 43,591   | 12,229               |             |                | 2,500             | 2,305    | 109         |            |         |            |                  | 1,241           | 20              |       |
| Conservation  | 81,933                                       | 81,933   | 2,214                | 611         |                | 1,142             | 1,142    | 3,236       | 133        | 1,603   | 748        |                  | 2,947           | 1,733           |       |
| Vacant  | 23,874                                       | 24,232   | 1,953                |             |                | 61                | 61       | 931         | 34         |         | 45         |                  | 300             | 151             |       |
| Total   | 357,175                                      | 357,175  | 33,463               | 1,572       |                | 11,718            | 11,718   | 12,731      | 259        | 4,340   | 2,197      |                  | 17,951          | 7,967           |       |
| Population Distribution (unincorporated Lee County) | 495,000                                      | 495,000  | 9,266                | 1,531       |                | 30,861            | 33,348   | 3,270       | 225        | 530     | 5,744      |                  | 18,332          | 16,375          |       |



TABLE 1(b)  
Year 2030 Allocation

| Future Land Use Category                                   | Iona/<br>McGregor | San Carlos    | Sanibel | South Fort<br>Myers | Pine Island   | Lehigh Acres   |                | Southeast Lee<br>County | North Fort<br>Myers | Buckingham    | Estero        | Bayshore      |
|--|-------------------|---------------|---------|---------------------|---------------|----------------|----------------|-------------------------|---------------------|---------------|---------------|---------------|
|  |                   |               |         |                     |               | Existing       | Proposed       |                         |                     |               |               |               |
| Intensive Development                                      |                   |               |         | 660                 | 3             | 42             | 42             |                         | 365                 |               | 9             |               |
| Central Urban  | 375               | 17            |         | 3,140               |               | 8,179          | 8,179          |                         | 2,600               |               |               |               |
| Urban Community  | 850               | 1,000         |         | 860                 | 500           | 11,359         | 11,001         |                         |                     | 110           | 450           |               |
| Suburban   | 2,488             | 1,975         |         | 1,200               | 675           |                |                |                         | 6,690               |               | 1,700         |               |
| Outlying Suburban  | 377               |               |         |                     | 600           |                |                |                         | 382                 |               | 454           |               |
| Sub-Outlying Suburban                                      |                   | 25            |         |                     |               |                |                |                         | 140                 | 66            |               | 950           |
| Commercial   |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Industrial   | 5                 | 5             |         | 10                  |               |                |                |                         |                     |               |               |               |
| Public Facilities  |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| University Community                                       |                   | 850           |         |                     |               |                |                |                         |                     |               |               |               |
| Destination Resort Mixed Use Water Dependent               | 8                 |               |         |                     |               |                |                |                         |                     |               |               |               |
| Burnt Store Marina Village                                 |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Industrial Interchange                                     |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| General Interchange  |                   |               |         |                     |               |                |                | 15                      | 31                  |               | 6             | 30            |
| General Commercial Interchange                             |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Industrial Commercial Interchange                          |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| University Village Interchange                             |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Mixed Use Interchange                                      |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| New Community  |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Airport  |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Tradeport  |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Rural  |                   | 90            |         |                     | 190           | 44             | 14             |                         | 500                 | 50            | 635           | 1,350         |
| Rural Community Preserve                                   |                   |               |         |                     |               |                |                |                         |                     | 3,100         |               |               |
| Coastal Rural  |                   |               |         |                     | 1,300         |                |                |                         |                     |               |               |               |
| Outer Island   | 1                 |               |         |                     | 45            |                |                |                         |                     |               |               |               |
| Open Lands   |                   |               |         |                     |               |                |                |                         | 45                  |               |               | 1,800         |
| Density Reduction/ Groundwater Resource                    |                   |               |         |                     |               |                |                | 4,000                   |                     |               |               | 2,100         |
| Conservation Lands Upland                                  |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Wetlands   |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Conservation Lands Wetland                                 |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| <b>Unincorporated County Total Residential</b>             | <b>4,104</b>      | <b>3,962</b>  |         | <b>5,870</b>        | <b>3,313</b>  | <b>19,594</b>  | <b>19,236</b>  | <b>4,015</b>            | <b>10,753</b>       | <b>3,326</b>  | <b>3,254</b>  | <b>6,230</b>  |
| Commercial   | 1,100             | 1,944         |         | 2,100               | 226           | 1,300          | 1,300          | 68                      | 1,687               | 18            | 1,700         | 139           |
| Industrial   | 320               | 450           |         | 900                 | 64            | 300            | 300            | 7,246                   | 554                 | 5             | 87            | 5             |
| <b>Non Regulatory Allocations</b>                          |                   |               |         |                     |               |                |                |                         |                     |               |               |               |
| Public   | 3,550             | 3,059         |         | 3,500               | 2,100         | 15,289         | 15,289         | 12,000                  | 4,000               | 1,486         | 7,000         | 1,500         |
| Active AG  |                   |               |         |                     | 2,400         |                |                | 7,171                   | 200                 | 411           | 125           | 900           |
| Passive AG   |                   |               |         |                     | 815           |                |                | 17,521                  | 1,532               | 3,619         | 200           | 4,000         |
| Conservation   | 9,306             | 2,969         |         | 188                 | 14,767        | 1,541          | 1,541          | 31,210                  | 1,317               | 336           | 5,068         | 864           |
| Vacant   | 975               | 594           |         | 309                 | 3,781         | 9,880          | 10,238         | 470                     | 2,060               | 1,000         | 800           | 530           |
| <b>Total</b>   | <b>19,355</b>     | <b>12,978</b> |         | <b>12,867</b>       | <b>27,466</b> | <b>47,904</b>  | <b>47,904</b>  | <b>79,701</b>           | <b>22,103</b>       | <b>10,201</b> | <b>18,234</b> | <b>14,168</b> |
| <b>Population Distribution (unincorporated Lee County)</b> | <b>34,538</b>     | <b>36,963</b> |         | <b>58,363</b>       | <b>13,265</b> | <b>153,011</b> | <b>150,524</b> | <b>1,270</b>            | <b>71,001</b>       | <b>6,117</b>  | <b>25,577</b> | <b>8,760</b>  |

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM  
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 19-14  
(e.g., 93-001)

PRIMARY KEYFIELD

DESCRIPTOR: Comprehensive Planning

SECONDARY KEYFIELD

DESCRIPTOR: Planning

OTHER KEYFIELD

DESCRIPTOR: Land Use Planning

ORDINANCE DESCRIPTION: Portico  
(25 Characters Maximum Including Spaces)

ORDINANCES AMENDED: (List below the ordinances that are amended by this legislation. If more than two, list the most recent two.)

AMENDMENT #1: 89-02 AMENDMENT #2: \_\_\_\_\_

ORDINANCES REPEALED: (List below the ordinances that are repealed by this legislation.)

REPEAL #1: \_\_\_\_\_ ; REPEAL #3: \_\_\_\_\_

REPEAL #2: \_\_\_\_\_ ; REPEAL #4: \_\_\_\_\_

(Others Repealed: List All That Apply): \_\_\_\_\_

(FOR OFFICE USE ONLY): COUNTY CODE NUMBER: \_\_\_\_\_

KEYFIELD 1 CODE: \_\_\_\_\_ KEYFIELD 2 CODE: \_\_\_\_\_

KEYFIELD 3 CODE: \_\_\_\_\_



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

August 9, 2019

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

Attention: Missy Flint

Dear Ms. Doggett:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Ordinance No. 19-14, which was filed in this office on August 9, 2019.

Sincerely,

Ernest L. Reddick  
Program Administrator

ELR/lb