



**LOCAL PLANNING AGENCY
ADMINISTRATION EAST BUILDING
2201 SECOND STREET, FORT MYERS, FL 33901
ROOM 118 (FIRST FLOOR)
MONDAY, APRIL 26, 2021
9:00 AM**

If needed, the general public staging area will be in the Green Room (Room Number 130 – located next to the lobby reception desk at this same location).

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – March 22, 2021
4. Lee Plan Amendment
 - A. CPA2021-00001 Lee Plan 2045 Update: Amend the Lee Plan to update text, maps and tables that relate to the planning horizon and which may also include non-substantive changes such as: updating references to regulatory citations and department and organization names; removing out-of-date requirements and policy directives for completed tasks; modifications necessary to reflect recent annexations and incorporations; and, reorganizing and renumbering as needed for clarity.
5. Other Business
6. Adjournment

This meeting is open to the public. Interested parties may appear at the meeting and be heard. 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 ADArequests@leegov.com at least five business days in advance. To receive agendas by e-mail, contact jmiller@leegov.com.

CPA2021-00001

LEE PLAN 2045
UPDATE

STAFF REPORT FOR CPA2021-00001: LEE PLAN 2045 UPDATE

Text & Map Amendments to the Lee Plan



Amendment Type:

County Initiated: 2/2/2021

Staff Recommendation:

Transmit the amendments as provided in the attachments

Hearing Dates:

LPA: 4/26/2021

Attachments:

- 1: Text Amendments
- 2: Map Amendments
- 3: Table Amendments

PURPOSE

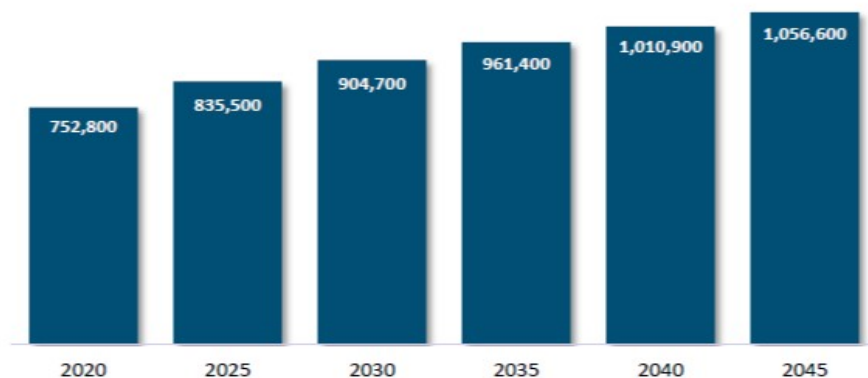
The purpose of these amendments is to update the planning horizon to the year 2045. This update is needed for consistency with § 163.3177(1)(f)(3), F.S. which requires the Lee Plan be based on at least a 10-year planning period. The current Lee Plan has a planning horizon year of 2030.

The proposed amendments update Lee Plan text, maps, and tables that relate to the planning horizon and also includes non-substantive changes such as: updating references to regulatory citations and department and organization names; removing out-of-date requirements and policy directives for completed tasks; modifications necessary to reflect recent annexations and incorporations; and, reorganizing and renumbering as needed for clarity.

SUMMARY

The current Lee Plan is based on the Bureau of Economic and Business Research (BEBR) population projection for the year 2030, as the projection existed in 2005. The updated planning horizon is based on current BEBR population projections for Lee County as shown in the chart below.

2020 – 2045 POPULATION PROJECTIONS



Source: Bureau of Economic and Business Research (BEBR)

Lee County has a projected population of 1,056,000 persons in the year 2045. Using socio-economic data from the 2045 MPO Transportation Plan, assumptions are made about the development trends necessary to accommodate the anticipated population growth; it is assumed that the trends envisioned for the 2030 planning horizon will continue through 2045. As such, the proposed revisions, with the exceptions discussed in this report, do not change the intent of the Goals, Objectives, and Policies being amended to reflect the 2045 planning horizon.

STAFF DISCUSSION AND ANALYSIS

The Board of County Commissioners directed staff to amend the Lee Plan planning horizon to the year 2045 at their February 2, 2021 regular board meeting. This direction authorized staff to update text, maps, and tables that relate to the planning horizon and other non-substantive changes.

The recommended amendments can be found in Attachments 1 (text), 2 (maps), and 3 (tables). The attachments show the proposed amendments in strike-through and underline format and provide a brief reason for each change.

Florida Statute 163.3177(1)(f)(3) provides that local comprehensive plans be based on at least a 10-year planning period; therefore, the Lee Plan planning horizon must be updated to remain in compliance with state statute. Staff recommends the planning horizon be extended to the year 2045 to be consistent with the most recently adopted MPO Transportation Plan. Current BEBR projections for the year 2045 provide that Lee County will have a population of 1,056,600.

To incorporate the new planning horizon, Lee Plan Goals, Objectives, and Policies are being amended that: specifically state the 2030 planning horizon date; are policy directives for completed tasks or have past-due completion dates; and, have outdated references to regulatory citations and department/organization names. With a few exceptions, as discussed below, the proposed amendments do not change the intent of any of the Goals, Objectives or Policies.

Table 1(b) Update: The most critical amendment for incorporating the new planning horizon into the Lee Plan is to the Planning Community Allocation Table ("Table 1(b)"). Table 1(b) was originally adopted in 1990, amended by the county in 1998 and 2007, and subsequently amended numerous times via privately initiated amendments to maintain the adopted 2030 population projection while accommodating new development. The table is also proposed to be amended to remove the community planning district names. This is being done to avoid confusion with community plan areas.

The methodology for updating Table 1(b) to reflect the 2045 BEBR population projections and allocations for Lee County is summarized below. Existing and proposed versions of Table 1(b) are provided in attachment 2.

Residential Population Methodology: Residential land use data from the existing land use database, maintained by staff, has been integrated with census data showing persons per household and residential occupancy rates, in order to estimate total population by year. These estimates have been compared with the annual estimates from BEBR. This comparison of data reveals consistency between the two data sources; therefore, there is no justifiable basis for adopting a 2045 population projection from a different source. Staff recommends using the BEBR mid-range 2045 projection¹ as the official population projection for Table 1(b). The table below

¹ Florida Population Studies: Projections of Florida Population by County, Volume 53, Bulletin 186, January 2020

identifies the total Lee County projected population for 2045 from BEBR. The table also identifies the projected 2045 populations for each of Lee County's six incorporated areas. The population projections for the City of Bonita Springs, City of Cape Coral, City of Fort Myers, City of Sanibel, Town of Fort Myers Beach, and the Village of Estero are based on information provided, or made available, by these municipalities.

Jurisdiction	Projected Population
Total Lee County	1,056,600
Bonita Springs	70,723
Cape Coral	263,782
Estero	51,848
Fort Myers	115,000
Fort Myers Beach	7,000
Sanibel	7,100
Unincorporated Lee County	541,147

The total Lee County 2045 projected population, less the projected populations of the municipalities, is 541,147 persons.

Recognized planning literature also supports the application of a 25% population buffer to the projected increase in population. The projected increase in population for unincorporated Lee County is 172,732; therefore, the 25% buffer is 43,183. This number is then added to unincorporated Lee County's projected 2045 population (541,147) for a total of 584,330 people that must be accommodated within Lee County by the Lee Plan.

The accommodated population is distributed amongst the existing 22 planning communities (as listed on Table 1(b) and shown on Map 16). The January 1, 2020 dwelling unit count and existing residential acres from the existing land use database were set as the baseline for the reallocation analysis. The difference in population from 2030 to 2045 was used as a target for determining the need for new dwelling units with consideration of variables such as: persons per household; available land, including future land use and zoning categories; natural features; available infrastructure (roads, water, sewer, etc.); and, average lot size. The results for each planning community were summed and then compared to the unincorporated portion of the 2045 BEBR projection, including the 25 percent population buffer.

Acreage changes between 2030 and 2045 Allocations: Extending the horizon represented by Table 1(b) from 2030 to 2045 is expected to accommodate additional growth in the unincorporated areas of the county. This growth will be accommodated through the conversion of land from one use to another. Generally this conversion is from vacant or agricultural to commercial, industrial, and/or residential as well as for associated public/quasi-public uses. Therefore, the expected change in acreage allocation is an increase in these four allocations and a decrease in vacant and agricultural allocations.

Table 1(b) is only regulatory for commercial, industrial, and residential. In some instances, the revised allocation for 2045 will be a reduction from 2030. This may occur for a number of reasons, which include: better reflection of development patterns; changes in development trends; conservation land purchases; annexations; and, consistency with future land use categories. With the exception of residential uses, which has already been discussed, each of the types of land uses included on Table 1(b) are addressed below:

Commercial and Industrial: The methodology for the commercial and industrial portions of Table 1(b) is based on determining the ratio of the total number of housing units to commercial and industrial square feet and acreage, using existing data from 2019. The ratio was then applied to determine the commercial/industrial square feet and acre per residential unit using the projected number of households for the year 2045. Final adjustments were made based on the location and community constraints. For example, commercial and industrial developments are not expected to increase in Greater Pine Island or Southeast Lee County to the same degree as other areas.

Public: Table 1(b) shows the expected amount of land needed for uses such as parks, schools, government services, roads, surface water management, conservation areas, religious facilities, golf courses, and non-profit civic associations. This land may be publicly or privately held. Similar to commercial and industrial uses on Table 1(b), public uses are based on a ratio of public land to the total number of housing units. Final adjustments are made based on actual location and community.

Active and Passive Agriculture / Vacant: The existing inventory of these uses exceeds the proposed allocation figures on Table 1(b). This is expected and anticipated as over time agricultural and vacant uses will be replaced with other uses or, in some instances, purchased for conservation purposes. The 2045 allocation for agricultural and vacant uses are based on the amount of area currently available less the areas anticipated to be converted to other uses identified on Table 1(b).

Conservation: The amount of area provided in Table 1(b) is based on the wetlands as mapped on the Future Land Use Map with the expectation that new development on a parcel will have mitigated the wetlands or that a determination was done to show an error in the mapping of the wetland.

Vision Statement: The proposed Vision Statement amendment condenses this chapter of the Lee Plan into a brief introduction updated to reflect the projected population and growth trends through the 2045 planning horizon. The descriptions of “planning communities” have been removed; “planning communities” are used to distribute the anticipated population, based on BEBR projections, throughout the county and are shown on Lee Plan Map 16. A cross reference to “community plan areas” (shown on Lee Plan Map 1, Page 2) has been added; each community plan area is described within a specific Goal of the Lee Plan. This amendment is intended to help reduce confusion between planning communities and community plan areas.

Other amendments to the Vision Statement include removing unnecessary references to state statutes, reorganizing for clarity, and removal of outdated language. As previously stated, it is not anticipated that development trends will substantially change with the new planning horizon; therefore, the proposed amendments do not substantially change the intent of Lee County's vision statement as expressed in the Lee Plan.

Map Revisions: The following maps are being either deleted or amended. Reasons for the proposed deletions or amendments are provided below.

Map 1, Page 3 - Lee County Development of Regional Impact Activities: This map is proposed to be deleted; it is informational only, has not been updated since 1994, and is no longer required to be in the Lee Plan by state statute.

Map 3A - 2030 Financially Feasible Highway Plan: This map is proposed to be updated to be consistent with the 2045 Cost Feasible Roadway Projects accepted by the MPO.

Map 3B - Future Functional Classification Map: This map is proposed to be updated to reflect the change from local to major or minor collector roads as provided below:

Road	From	To	New Classification
Oriole Rd	Alico Rd	Three Oaks Pkwy	Major Collector
Sunset Rd	Buckingham Rd	Sunniland Blvd	Minor Collector
Williams Ave	W. 12th St	W. 17th St	Minor Collector
Joan Ave N	1st St W	19th St W	Minor Collector
19th St W	Joan Ave N	Ann Ave N	Minor Collector
W 9th St	Ann Ave N	Richmond Ave N	Minor Collector
16th St W	Sunshine Blvd N	Joan Ave N	Minor Collector
Lee Cir S	Lee St	Jack Ave N	Minor Collector
Lee St	Lee Cir S	Lee Cir N	Minor Collector
4th St W	Yvonne Ave N	Sara Ave N	Minor Collector
Centennial Blvd	Abrams Blvd	Gunnery Rd N	Minor Collector
Sunrise Blvd	Homestead Rd	End of County Maint.	Minor Collector

The functions of these roads have changed from handling exclusively local traffic to accommodating some through traffic as a result of changes to the roadway infrastructure, such as canal crossings or traffic signals, or as a result in changes in land use such as expansions of schools and parks. The Director of Transportation administratively approved these reclassifications in October 2020 pursuant to Lee County Administrative Code AC11-1.

Map 3C – Financially Feasible Transit Network: This map is proposed to be updated to reflect the financially feasible transit network identified in the Lee County Transit Development Plan, from November 2020.

Map 3H - Future Maintenance Responsibility: This map is proposed to be updated to be consistent with the county's existing and future maintenance responsibilities.

Map 3I - Public Transit Trip Generators: This map is proposed to be deleted; it is not referenced within the Lee Plan or required by state statute.

Map 6 - LCU Future Water Service Areas: This map is proposed to be updated to include areas already served or able to be served with water due to existing or proposed water main improvements. Some areas are being added to provide a more clear and straight line of demarcation. Adding the identified properties to the service area boundaries will indicate the properties that were permitted to connect without a Map 6 amendment (as allowed by Lee Plan Standard 4.1.1,#7), and will allow other properties to connect where service is available, without having to amend Map 6. The property additions will not change the requirements for connection as provided in the Land Development Code.

Map 16: Lee County Planning Communities: This map is proposed to be updated to reflect where the Planning Community boundaries were changed from annexation, and to realign the boundaries where unified developments are bifurcated. Map 16 is also proposed to be amended to remove the community planning district names. This is being done to avoid confusion with community plan areas, which are identified on Map 1, Page 2.

Attachment 2 shows the amendments to the maps, provided as “existing” and “proposed”.

CONCLUSION

Planning staff recommends that the Board of County Commissioners **transmit** the proposed amendments as provided in the attachments to: update text that references the 2030 planning horizon to the new planning horizon date of 2045; delete any text that is date sensitive and the time frame has passed or the intent of the text has been satisfied; simplify the Lee Plan's vision statement; update Table 1(b) to reflect the 2045 population projection and accommodation; and update or delete maps based on current data and requirements.

ATTACHMENT 1

ATTACHMENT 1 PROPOSED TEXT AMENDMENTS

Lee Plan Goals, Objectives and Policies may be renumbered or relettered, typographical errors corrected, and state regulatory citations and department names updated throughout the Plan. These changes are not substantive and will not affect the intent of the Goals, Objectives or Policies being amended.

I. Vision Statement

~~All units of local government in the State of Florida are required to adopt comprehensive plans pursuant to Chapter 163 of the Florida Statutes. These plans essentially serve three broad purposes. First of all, certain day to day public and private activities within each jurisdiction must be consistent with the goals, objectives, and policies in the adopted plan. Second, the plan is a source of authority for the local government's land development regulations and for a wide range of official discretionary actions, including, but not limited to, the capital improvement program. Finally, the plan represents the community's vision of what it will or should look like by the end of the planning horizon. This last function was emphasized in the 1993 ELMS III Bill, which encouraged local governments to use their plans to develop and implement a vision for the future.~~

The Lee Plan is designed to depict Lee County as it will appear in the year 2045 when the population is 2030. ~~Given the projected to be increase in population (to 979,000 1,056,600 permanent residents with an additional 18% seasonal residents). In order to balance the County's projected growth with evolving planning priorities, the following trends are expected to continue through the year 2045 planning horizon: and the probable rate of technological change between the present date and 2030, it is impossible to describe the future face of the county with any degree of certainty or precision. However, the following list of themes will be of great importance as Lee County approaches the planning horizon:~~

- ~~The county's growth patterns of the county will continue to be dictated by a Future Land Use Map that will not change dramatically during the time frame of this plan. As a result, the distinction between future urban, suburban, and non-urban areas described by this plan will likely be maintained. The county's future urban areas will be essentially built out by 2045 and, to accommodate the population growth, an interest in the redevelopment of these areas will continue. With the exception of Cape Coral and Lehigh Acres, the county's urban areas will be essentially built out by 2030 (pending, in some cases, redevelopment) The county will attempt to maintain the clear distinction between urban, and rural areas that characterizes this plan. Its success will depend on two things: the continuing viability of agricultural uses and the amount of publicly owned land in outlying areas.~~
- The county's public facilities will be maintained at adequate levels of service, partly by the construction of new facilities and partly by the use of new methods to conserve the capacity of existing facilities.
- ~~The county's natural resources will be protected its natural resource base in order to maintain a high quality of life for its residents and visitors. This will be accomplished through an aggressive public land acquisition programs and by maintaining and enforcing cost-effective land use and environmental regulations that supplement, where necessary, federal, state, and regional regulatory programs.~~
- The county's traditional economic base will continue to be diversified in order to increase the percentage of high-paying jobs, reduce tax burdens on residents, and enhance the stability of the community. Traditional industries, such as agriculture, commercial fishing, tourism, and construction, will continue to play a significant role in the county's economy alongside new industries anticipated in

~~response to technical advancements, the increasing capacity of Southwest Florida International Airport, and the growing number of higher education institutions within the county. , but will become less important in relation to new business opportunities afforded by the expanded international airport and the new university.~~

Community plans have been created within the Lee Plan to address specific conditions unique to defined areas of the county. The vision for each community plan area is incorporated as a Goal within the Future Land Use Element and the boundary for each area is shown on the Future Land Use Map (Map 1, Page 2).
Remainder of Chapter is deleted.

- The Vision Statement is condensed to reflect the projected population and growth trends through the 2045 planning horizon for Lee County. The descriptions of planning communities used to determine population accommodation are removed; the planning community boundaries can be found on Map 16. The descriptions of the community plan areas are also removed; each area is described as a Goal in the Future Land Use Element and the boundary for each community plan area is shown on Map 1, Page 2.

II. Future Land Use

POLICY 1.1.1: The Future Land Use Map depicts the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County through the year 2045. The Future Land Use Map contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County. Map 16 and Table 1(b) are an integral part of the Future Land Use Map series (see Policies 1.7.6 and 2.2.2). They depict the extent of development through the year 2030. No development orders or extensions to development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded (see Policy 1.7.6). The cities of Fort Myers, Cape Coral, Sanibel, Bonita Springs and Town of Fort Myers Beach are depicted on these maps only to indicate the approximate intensities of development permitted under the comprehensive plans of those cities. Residential densities are described in the following policies and summarized in Table 1(a).

- Policy 1.1.1 is being rewritten in order to: (1) update language for consistency with Ordinance 10-10 which removed the future land use categories of incorporated areas from the Future Land Use Map; and (2) remove cross references and duplicative language from Policies 1.7.6 and 2.2.2, Policies 1.7.6 and 2.2.2 can be relied on for implementation of Map 16 and Table 1(b).

POLICY 1.1.2: The Intensive Development future land use category ~~is~~ ~~areas~~ are located along major arterial roads, in Fort Myers, North Fort Myers, East Fort Myers west of I-75, and South Fort Myers. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, areas with this designation ~~they~~ are well suited to accommodate high densities and intensities. ~~Planned~~ Mixed use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. ~~As Lee County develops as a metropolitan complex, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities and specialized professional services that benefit such a region.~~ The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum. ~~Maximum~~ total density of ~~is~~ twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.

- Policy 1.1.2 is being amended for language consistency within the Lee Plan and to remove dated language.

POLICY 1.1.3: The Central Urban future land use category areas can best be characterized as the “urban core” of the county. ~~These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. These areas are~~ This is the part of the county that is already the most heavily settled and have, which has or will have, the greatest range and highest levels of public services. urban service—water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban future land use category area with future Future development in this category is encouraged to be developed as a mixed-use, as described in Objective 11.1, where appropriate. This ~~category has a~~ standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre), ~~with and~~ a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

- Policy 1.1.3 is being amended for language consistency within the Lee Plan. Urban services is being replaced with public services since these types of services are appropriate and planned for outside of “urban” areas.

POLICY 1.1.4: The Urban Community future land use category areas are areas ~~outside of Fort Myers and Cape Coral that are~~ characterized by a mixture of relatively intense commercial and residential uses. ~~Included among them, for example, are parts of Lehigh Acres, San Carlos Park, South Fort Myers, Iona/McGregor, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed~~ The residential development in these areas will be at slightly lower densities than other future urban categories described in this Plan. As vacant properties in this category are developed, the portions of these communities are urbanized, they will need to maintain their existing bases of urban public services will need to be maintained which may include and expanding and strengthening them accordingly. As in the Central Urban future land use category area, predominant land uses in the Urban Communities this category will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6) with future development in this category encouraged to be developed as a mixed-use, as described in Objective 11.1, where appropriate. Standard—The standard density ranges is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

- Policy 1.1.4 is being amended for language consistency within the Lee Plan. Urban services is being replaced with public services since these types of services are appropriate and planned for outside of “urban” areas.

POLICY 1.1.7: The Industrial Development future land use category plays an important role in strengthening the county’s economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. The Industrial Development future land use category is reserved mainly for industrial uses and land use mixtures including industrial, manufacturing, research, recreational, and office (if specifically related to adjoining industrial uses). These uses have special locational requirements that are more stringent than those for residential areas, including: transportation needs (e.g., air, rail, highway); industrial levels of water, sewer, fire protection, and other urban public services needs; and, employee needs, such as being conveniently located and locations that are convenient for employees to reach. ~~The Industrial Development future land~~

~~use category is reserved mainly for industrial activities and selective land use mixtures. Appropriate land use mixtures include industrial, manufacturing, research, recreational uses and office complex (if specifically related to adjoining industrial uses) that constitute a growing part of Florida's economic development sector. Retail, recreational and service uses are allowed as follows:~~

Remainder of policy is unchanged.

- Policy 1.1.7 is being amended for language consistency within the Lee Plan. Urban services is being replaced with public services since these types of services are appropriate and planned for outside of "urban" areas.

POLICY 1.1.9: The University Community future land use category provides for Florida's 10th University, Florida Gulf Coast University (FGCU), and for associated support development. The location and timing of development within this category area must be coordinated with the development of FGCU the University and the provision of necessary infrastructure. ~~All development within the University Community must be designed to enhance and support the University.~~ In addition to all other applicable regulations, development within the University Community future land use category must be designed to enhance and support FGCU and will be subject to cooperative master planning with, and approval by, the FGCU Florida Gulf Coast University President or their designee. ~~Prior to development in the University Community future land use category, there will be established a Conceptual Master Plan which includes a generalized land use plan and a multi-objective water management plan. These plans will be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District. Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall residential development within the University Village future land use category will not exceed 6,510 dwelling units. None of the 6,510 dwelling units may be used on or transferred to lands located outside of the University Community future land use category boundaries as they exist on October 20, 2010. Specific policies related to the University Community future land use category are provided in Goal 15.~~

- Policy 1.1.9 is being amended for clarity and to remove language repeated in Goal 15.

POLICY ~~1.1.14~~ 1.7.11: The Burnt Store Marina Village future land use category area provides for the redevelopment that enhances the existing character of the Burnt Store Marina project, protects natural resources, and provides continuing public access to the water via boat ramps and docks while managing the location and intensity of future commercial, residential and commercial marina uses ~~by establishing realistic aesthetic requirements designed to allow Burnt Store Marina Village the ability to develop as a community center.~~ The following uses are permitted within the Burnt Store Marina Village category: a maximum of 55,000 square feet of retail uses; a maximum of 1,325 wet and dry spaces; a maximum of 15,000 square feet of office space; a maximum of 145 hotel units; and a maximum of 160 residential units. Specific policies related to the Burnt Store Marina Village future land use category are provided in Goal 14.

- Policy 1.7.11 is being moved and renumbered as a Policy under Objective 1.1 where the policies for other future urban and suburban future land use categories are described. A reference to Goal 14 is added for ease of use.

POLICY ~~1.1.15~~ 1.6.1: The New Community future land use category are areas are of lands that can be are ~~capable of being~~ planned and developed as a cohesive unit in order to better achieve conservation of important environmental resources and to initiate area wide surface water management. New Community

land must be located such that the area is capable of being developed with a balance of residential and non-residential uses and that major impacts of the development are internalized and/or alleviated by infrastructure that is existing or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the county (other than those associated with the delay in placing property improvements on the tax rolls).

Remainder of policy is unchanged.

- Policy 1.6.1 is being moved and renumbered as a Policy under Objective 1.1 where the policies for other future urban and suburban future land use categories are described. Policy language is revised for consistency with language in other future land use categories.

POLICY 1.5.2: When the exact location of Wetlands boundaries is in question, Chapter XIII of this plan provides an administrative process, ~~including a field check~~, to precisely define the boundary.

- Policy 1.5.2 is being amended to remove reference to a field check which is no longer part of Lee County's the wetland boundary determination process.

OBJECTIVE 1.6: NEW COMMUNITY. ~~Designate on the Future Land Use Map areas which are suitable for the development of large scale multi use communities developed pursuant to an overall planned development.~~

- Objective 1.6 is no longer necessary since its only policy is being moved under Objective 1.1 which achieves the same purpose.

POLICY 1.7.2: ~~The Development of Regional Impact overlay is an informational tool showing all of the Lee County property subject to development orders approved pursuant to Chapter 380 of the Florida Statutes. Development in these areas is regulated by the terms of the applicable development orders.~~

- Policy 1.7.2 and its associated map (Map 1, Page 3) are being deleted. The map showing the Development of Regional Impact overlay is an informational tool, not required by state statutes, that is outdated (last amended in 1994). Since the map is being deleted, Policy 1.7.2 is no longer necessary.

POLICY 1.7.6: The Planning Communities Map and Acreage Allocation Table (~~see~~ Map 16, Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:

1. For each Planning Community the county will maintain a parcel based database of existing land use. ~~The database will be periodically updated at least twice every year, in September and March, for each Planning Community.~~
2. *No Changes.*
3. At each regularly scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, When updating the planning horizon, the county must conduct a comprehensive evaluation of the Planning Community Map and the Acreage Allocation Table will be conducted., including but not limited to, the

~~appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved.~~

- Policy 1.7.6 is being revised to reflect current practice of continually updating the parcel based database and to clarify when the comprehensive evaluation of these population allocation tools will occur since the State removed the requirement for submission of Evaluation and Appraisal Reports in 2011.

POLICY 2.1.3: All land use categories and Planning Community Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones A and B), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations. (Ordinance No. 94-30, 98-09)

- Policy 2.1.3 is being updated to reflect applicable noise zones.

POLICY 2.2.2: ~~Map 1 of the~~ The Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the ~~Lee Plan's 2045~~ planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:

1 through 2: *No changes*

3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see ~~Policy 1.7.6, Map 16 and Table 1(b)~~). ~~Additional provisions related to mining are provided in Policy 33.1.4.~~

Remainder of policy is unchanged.

- Policy 2.2.2 is being updated to reflect the new planning horizon year 2045 and to delete unnecessary or outdated cross-references.

OBJECTIVE 2.6: REDEVELOPMENT. ~~Future redevelopment activities will be directed in appropriate areas, consistent with sound planning principles, the goals, objectives, and policies contained within this plan, and the desired community character.~~

POLICY 2.6.1: ~~Community redevelopment activities will be conducted by the Lee County Community Redevelopment Agency within approved redevelopment areas according to adopted redevelopment plans.~~

POLICY 2.6.2: ~~Redevelopment activities will be comprehensive in approach and include the following components: study of incompatible land uses; correction of outdated zoning classifications; elimination of substandard or unsafe buildings; traffic circulation and parking; economic revitalization; protection of adjacent residential neighborhoods and historic and natural resources; signage; landscaping; urban design/master planning; and, affordable housing.~~

POLICY 2.6.3: ~~Within the Charleston Park CRA residential, commercial and industrial use which meet the needs of the low income residents and which are suitable to the scale and location of the community and will be compatible with the residential character of the community and consistent with the adopted CRA plan will be permitted.~~

- Objective 2.6 and its subsequent policies are specific to Community Redevelopment Areas (CRAs). The County dissolved CRA's in 2006 (Resolution 06-11-27) which makes this objective and policies irrelevant.

OBJECTIVE 2.9: SCENIC CORRIDORS. ~~By 1995, formally consider the establishment of specialized~~
Consider establishing special design standards along specified arterial and collector roads.

- Objective 2.9 is being updated to remove specific completion year.

POLICY 2.11.1: ~~During each Evaluation and Appraisal Report process, calculate an estimate of the carrying capacity information.~~

- Policy 2.11.1 is being deleted; the Evaluation and Appraisal Report process no longer exists, it was removed by the State in 2011. Carrying capacity will be included in the evaluation conducted in accordance with Policy 1.7.6.

GOAL 5: RESIDENTIAL LAND USES. ~~To provide sufficient land in appropriate locations on the Future Land Use Map to~~ To accommodate the projected population of Lee County in the year 2030 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.

- Goal 5 is being revised for clarity and to update the planning horizon year.

POLICY 6.1.11: Encourage the upgrading or revitalization of deteriorating commercial areas ~~(consistent with approved CRA plans, where applicable)~~, but prohibit the expansion or replacement of commercial uses which are inappropriately located or that have an adverse impact on surrounding residential and non-residential uses. Such revitalization includes, but is not limited to: store-front renewal, sign control, and the provision of common parking areas and consolidated access.

- Policy 6.1.11 is being amended to delete reference to CRA's; the County dissolved CRA's in 2006 (Resolution 06-11-27).

POLICY 7.1.4: ~~The Future Land Use Map must designate a sufficient quantity of land to accommodate the minimum allocated land area found in Policy 1.7.6 and related Table 1(b), where appropriate. Lee County will monitor the progress of development and the number of acres converted to industrial use as part every Evaluation and Appraisal Report (EAR). This acreage may be adjusted to accommodate increases in the allocations.~~

- Policy 7.1.4 is being deleted since Policy 1.7.6 can be relied on for this type of monitoring to occur.

POLICY 9.1.1: ~~In accordance with 187.201(23)(b)1, nothing in this plan will be construed to permanently prohibit the conversion of agricultural uses to other land uses.~~

- Policy 9.1.1 is being deleted to remove unnecessary redundancy with Florida Statutes.

~~**POLICY 9.1.6:** Lee County will work with a private agricultural advisory committee, agricultural operators, and landowners to establish incentives to encourage the continuation of existing agricultural operations and improvements to existing agricultural operations as needed to store and treat water and improve ecological values. The county will investigate the feasibility of a Transfer of Development Rights (TDR) bank for agricultural property by 2012. (Ordinance No. 94-30, 00-22, 07-12, 10-19)~~

Policy 9.1.6 is being deleted since incentives have already been established.

POLICY 13.1.1: The Private Recreation Facilities Overlay, Map 4, shows those locations that are appropriate for the development of Private Recreation Facilities in the DR/GR area. The areas depicted on Map 4 are consistent with the application of the following locational criteria:

1. Located outside of those areas designated for public acquisition through Florida Forever ~~the Florida Conservation and Recreational Land Program (CARL)~~, the Corkscrew Regional Ecosystem Water Trust (CREW), the South Florida Water Management District's Save Our Rivers Program, and the county's 20/20 Conservation Program;
2. *through 6. no change.*

- Policy 13.1.1 is being amended to update the name of the state program.

POLICY 13.2.1: PRIVATE RECREATION FACILITY PLANNED DEVELOPMENT (PRFPD). ~~By the end of December, 2000, Lee County will amend the Land Development Code to include provisions for a new Private Recreation Facilities Planned Development zoning category. All Private Recreational Facilities proposed within the DR/GR future land use category must be reviewed as a PRFPD. Development of County Impact, Private Recreation Facilities Planned Development. (Ordinance No. 99-16, 18-18)~~

- Policy 13.2.1 is being amended since provisions for PRFPDs have already been included in the LDC.

POLICY 13.2.6: Time share, fractional ownership units ~~(meaning any dwelling unit for which ownership is shared among multiple entities for the primary purpose of creating short term use or rental units rather than permanent full time residential units)~~, and Bed and Breakfast establishments may be permitted if the property is included on Map 17 as a Rural Golf Course Community Residential Overlay area. These uses must be ancillary to or in conjunction with uses within the Private Recreational Facility, including a Golf Training Center or similar facility and must be located adjacent to, or within 1,000 feet of, the principal use that is being supported. Through the PRFPD process, the applicant must demonstrate that external vehicular trips will be reduced from typical single-family residential units due to the ancillary nature of the use.

- Policy 13.2.6 is being amended to make the overlay title consistent with title used on Map 17 and to remove the definition of fractional ownership units which is being moved to the Glossary.

POLICY 13.2.7: Time share, fractional ownership units, or bed and breakfast establishments will only be permitted in a designated Rural Golf Course Community Residential Overlay area as specified on Map 17 and may only be constructed through transferring density in accordance with the Southeast Lee County

TDR Program. Each TDR credit that is eligible to be transferred to a Mixed-Use Community on Map 17 can be redeemed for one timeshare unit, one fractional ownership unit, or two bed and breakfast bedrooms.

- Policy 13.2.7 is being amended to make the overlay title consistent with the title use on Map 17.

~~**POLICY 13.2.12:** During the 2010 comprehensive plan Evaluation and Appraisal Report process the county will conduct a comprehensive evaluation of the impacts of Private Recreation Facilities on surface and groundwater quality and quantity. Recommendations from this evaluation will then be incorporated into the Lee Plan.~~

- Policy 13.2.12 is being deleted; the Evaluation and Appraisal Report process no longer exists, it was removed by the State in 2011. Impacts of Private Recreation Facilities are evaluated as part of the rezoning process.

POLICY 13.4.7: Any Private Recreational Facilities proposed within the DR/GR land use category must cooperate with Lee County and SFWMD in implementing an overall surface water management plan as outlined in Objective 60.2 and 126.1-117.1. Compliance with these policies must be demonstrated during development order approval.

- Policy 13.4.7 is being amended to update the cross-reference.

OBJECTIVE 13.8: GOLF COURSE PERFORMANCE STANDARDS. The location, design and operation of golf courses located within the Private Recreational Facilities Overlay will minimize their impacts on natural resources, and incorporate Best Management Practices. A maximum of five (5) 18-hole golf courses, for a total of 90 golf holes, will be permitted ~~through 2030~~.

- Objective 13.8 is being amended to allow permitting of golf courses within the Private Recreational Facilities Overlay beyond 2030.

~~**POLICY 22.1.5:** Heritage trees, as defined in Land Development Code Sec.10-415, will be preserved or when possible, may be relocated on-site. If a heritage tree must be removed from the site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space.~~

- Policy 22.1.5 is being amended to remove unnecessary cross-reference.

POLICY 24.3.4: Dwelling units may be transferred from parcels that have a future land use designation of Coastal Rural to parcels with urban future land use categories on Greater Pine Island, subject to the following:

1. through 6. remain unchanged.

7. Bona fide agricultural uses on the transferring parcel may continue in accordance with Policy 24.6.1-14.6.1.

- Policy 24.3.4 is being revised to update a cross-reference.

POLICY 25.9.2: Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive ~~urban~~ public services and infrastructure during the planning horizon.

- Policy 25.9.2 is being amended for language consistency within the Lee Plan. Urban services is being replaced with public services since these types of services are appropriate and planned for outside of “urban” areas.

POLICY 28.1.4: New industrial activities or changes of land use that allow future industrial activities, not directly associated with Alva’s commercial agriculture, are prohibited in Alva. ~~By 2014, Alva will work with Lee County to establish regulations in the Land Development Code to further this policy.~~

POLICY 28.1.5: New natural resource extraction mining activities are prohibited in Alva. ~~By 2014, Alva will work with Lee County to establish regulations in the Land Development Code to further implement this policy.~~ (Ordinance No. 11-21, 18-18)

- Policies 28.1.4 & 28.1.5 are being amended to remove outdated and unnecessary language. These are self-implementing policies; therefore, regulations do not need to be included in the LDC.

POLICY 33.1.2: The DR/GR Priority Restoration overlay depicts seven tiers of land where protection and/or restoration would be most critical to restore historic surface and groundwater levels and to connect existing corridors or conservation areas (see ~~Policy 1.7.7 and~~ Map 1, Page 4).
Remainder of policy is unchanged.

- Policy 33.1.2 is being amended to remove an outdated policy reference.

POLICY 33.2.4: Lands that provide a significant regional hydrological and wildlife connection have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. These lands, located along Corkscrew and Alico Roads, can provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat connections between existing CREW and Lee County properties. As an incentive to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species additional densities and accessory commercial uses will be granted if the project is found consistent with and demonstrates through a planned development rezoning the following:

2. The property is rezoned to a planned development that meets the following:
 - g. Uses Florida Friendly Landscaping Plantings with low irrigation requirements in Common Elements.
- Policy 33.2.4 is being amended to update the “Florida Friendly Landscaping” consistent with state references.

III. TRANSPORTATION

OBJECTIVE 36.2: ~~RESERVED~~ *Replace with language from Policy 1.3.6.*

POLICY 36.2.1: *Relocate language from Policy 1.3.7.*

POLICY 37.3.2: Lee County will continue to annually identify roadway conditions and available capacity on major roadways as part of ~~its capacity monitoring~~ the Public Facilities Level of Service and Concurrency report. The report will identify existing traffic conditions ~~(based on the latest year's traffic counts), a one-year projection (adding traffic from projects with approved building permits) and forecast traffic conditions associated with unissued building permits from approved development orders. (adding traffic from projects with approved local development orders).~~ The available capacity for existing conditions will include the added capacity of roadway improvements programmed for construction in the first three years of an adopted County Capital Improvement Program or State Five-Year Work Program.

- **Policy 37.3.2 is being revised to update the name of the report and to reflect the existing process.**

POLICY 37.3.3: All proposed development activity ~~(calculated from approved local development order applications requests)~~ (calculated from approved local development order applications requests) will be inventoried against the available roadway capacity under existing conditions ~~(as identified in the annual Public Facilities Level of Service and Concurrency report).~~ ~~capacity monitoring report based on existing conditions.~~

- **Policy 37.3.3 is being revised for clarity and to update the name of the report.**

~~POLICY 38.1.6:~~ ~~Property that was subject to CPA2009-01 will donate 75 feet of right of way along the entire frontage of Alice Road. The donation of right of way along Alice Road will not be creditable against road impact fees or DRI proportionate share obligations.~~

- **Policy 38.1.6 is being deleted since the action called for in the policy has been completed.**

POLICY 38.1.7: Lee County will complete a study ~~by July 1, 2017,~~ with input from property owners, to determine the improvements necessary to address increased density within the Environmental Enhancement and Preservation Communities Overlay (See Policy ~~33.2.433.3.4~~). The study will include a financing strategy for the identified improvements, including participation in a Proportionate Share Program.

- **Policy 38.1.7 is being revised to remove the outdated completion year and to correct the Overlay name and policy cross reference.**

OBJECTIVE 39.2: TRANSPORTATION AND LAND USE PLANNING. Develop and maintain transportation planning tools and strategies to coordinate land use development with planned transportation facilities appropriate to future urban areas, future suburban areas, or future non-urban areas, as defined ~~in the Glossary~~. Include road designs and street modifications to accommodate significant truck traffic on freight corridors identified in the MPO Freight Mobility Study and for transit, bicycle, and pedestrian facilities where indicated on the transportation map series and Map 22, the Lee County Greenways and Multi-Purpose Recreational Trails Master Plan.

- **Objective 39.2 is being updated for consistency of terms within the Lee Plan and to correct the reference for the Greenways Master Plan.**

POLICY 39.6.1: The county will develop a safe and interconnected bicycle/pedestrian network, giving priority to facilities depicted on the Lee County Walkways & Bikeways ~~Bikeways/Walkways Facilities Plan (Map 3D)~~, the Greenways ~~Multi-Purpose Recreational Trails Master Plan (Map 22)~~, and the MPO BPMP.

- Policy 39.6.1 is being amended to update the names of the maps.

POLICY 42.1.1: The county will participate in the MPO ~~and Regional Planning Council~~ planning processes for system-wide facility needs.

- Policy 42.1.1 is being amended to delete the reference to the Regional Planning Council since the county works directly with the MPO on system-wide facility needs.

POLICY 42.1.3: The county declares a position of interest for land use decisions affecting county and state roads within all incorporated areas of Lee County ~~Sanibel, Cape Coral, Fort Myers Beach, Bonita Springs, and Fort Myers~~, and state roads and county roads shared with adjacent counties.

- Policy 42.1.3 is being amended so that all incorporated areas of the county are included, not just those jurisdictions incorporated at the time this policy was last revised.

~~**POLICY 46.1.4:** The county will encourage discussions between the Florida High Speed Rail Commission and appropriate local groups in regards to the location of a high speed rail train in the county in a manner consistent with this plan.~~

- Policy 46.1.4 is being deleted since it is not likely a high speed rail will come to Lee County by 2045. Deletion of this policy will not prohibit Lee County from being supportive of high speed rail if the opportunity arises.

IV. COMMUNITY FACILITIES AND SERVICES

POLICY 55.1.3: Actively implement and utilize the Water Supply Facilities Work Plan, Lee County, Florida, May 2019, adopted by reference, as a guide to potable water supply facility planning consistent with Table 5, the Ten Year Water Supply Development Projects Table, potable water resources, and water conservation.

- Policy 55.1.3 is being updated to include reference to the most recent Work Plan as required by state statute.

POLICY 56.1.3: All utilities are encouraged to construct and install sufficient treatment facilities and collection systems that will meet or exceed the minimum acceptable service standards. These facilities will have capacity to service the demand so generated and will meet or exceed the minimum requirements of the Florida Department of Environmental Protection, ~~the Florida Department of Health~~ ~~Department of~~

~~Health and Rehabilitative Services~~, U.S. Environmental Protection Agency, or local ordinances that exceed those requirements. All utilities will advise the county of system expansions or modification to ensure coordination.

- Policy 56.1.3 is being amended to update the name of the Department.

POLICY 59.1.1: The county will update and implement the ~~comprehensive county-wide~~ Lee County surface water management master plan, with full attention to issues of regional water quality and environmental integrity. (Ordinance No. 98-09, 07-12)

- Policy 59.1.1 is being amended for clarification.

OBJECTIVE 64.1: Maximize access to library services, programs and facilities through an equitable distribution of library facilities, of varied sizes with a corresponding level of services, programs and resources, throughout Lee County consistent with community demographics as well as designations of future urban areas, future suburban areas and future Urban, Suburban and non-urban areas.

- Objective 64.1 is being updated for consistency of terms within the Lee Plan.

POLICY 67.1.1: The county will ~~work in collaboration~~ with the Lee County School District Board of Education, representatives of private and parochial school associations, and other interested institutions, for the location and development of educational systems ~~consistent with Chapter 235, F.S., and the policies of this plan.~~

- Policy 67.1.1 is being updated to remove an outdated cross-reference to Florida Statutes.

POLICY 67.1.5: Lee County will provide input on the continued development of Florida Gulf Coast University by coordinating ~~coordinate with the State Board of Regents on the development of the Florida Gulf Coast University through the Campus Master Plan process, and the required Development Agreement,~~ and through other means of intergovernmental coordination.

- Policy 67.1.5 is being amended for clarification.

POLICY 69.2.1: Support the Local Emergency Planning Committee (as required by the provisions of ~~Title III: The Federal Emergency Planning and Community Right To Know Act of 1986~~) Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) (42 U.S.C. § 11004) through continued implementation of relevant information, material, and practicable responsibilities set forth by the Local Emergency Planning Committee.

- Policy 69.2.1 is being amended to update the regulatory citation.

POLICY 69.3.1: Require any new development involved in the manufacturing, production, use, application, and storage of hazardous materials or toxic substances contained on the current list of extremely hazardous substances published in the Code of Federal Regulations (CFR), Title 40, Chapter I, Subchapter J, Part 355, to establish an emergency notification system in the event of a release of a listed hazardous substance. Notification information will conform to requirements set forth in ~~Section 304 of Title III: The Federal Emergency Community Right to Know Act of 1986.~~ Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) (42 U.S.C. § 11004).

- Policy 69.3.1 is being amended to update the regulatory citation.

OBJECTIVE 71.1: ENERGY CONSERVATION. ~~By 1995 the county will support management and education~~ Support programs on energy efficiency and conservation, resource conservation and recycling, appropriate community technology, and environmental protection.

- Objective 71.1 is being amended to delete an outdated and unnecessary completion date; the County will continue to support energy conservation programs.

V. PARKS, RECREATION AND OPEN SPACE

POLICY 83.3.1: Maintain an agreement with the Lee County School District that clearly sets out the existing use of County and School District properties and facilities by each entity, sets the pattern for future use of these properties and facilities, and provides procedures for maintenance of the facilities and properties. ~~The county departments/divisions responsible for park development and park maintenance will work with the School Board in an attempt to develop a revised interlocal agreement between the School Board and the Board of County Commissioners. The agreement will clearly set out the existing use of each other's properties and facilities, will establish the pattern for future use of these properties and facilities, and will establish procedures for maintenance of the facilities and properties.~~

- Policy 83.3.1 is being updated to reflect that an interlocal agreement with the Lee County School District has been established and that it will be maintained.

POLICY 84.1.2: Lee County will work with the Lehigh Acres Municipal Services Improvement District ~~East County Water Control District~~ to establish a regional park at Harns Marsh.)

- Policy 84.1.2 is being amended to update the name of the District.

POLICY 85.1.2: Parks will be linked to bike paths, trails and greenways, and other parks as identified in the Lee County Greenways Master Plan and the Lee County Walkways & Bikeways ~~Bikeways/Walkways Facilities Plan~~ where feasible.

- Policy 85.1.2 is being amended to update the map number and name.

POLICY 85.1.5: ~~The county will~~ Continue to participate in the formation, expansion, and management of those greenways identified in the Lee County Greenways Master Plan ~~and the six regionally significant~~

greenways identified in the Southwest Florida Regional Planning Council's Strategic Regional Policy Plan. The six regionally significant greenways are: the Charlotte Harbor/Pine Island Sound Coastal Greenway, the Corkscrew Regional Ecosystem Watershed Greenway, the Estero Bay/Wiggins Pass Coastal Greenway, the Hickey Creek Greenway, the Sanibel Island Greenway, and the Six Mile Cypress Slough Preserve Greenway.

- Policy 85.1.5 is being amended to remove reference to the SFRPC Strategic Regional Policy Plan which no longer identifies regionally significant greenways.

POLICY 87.2.4: Lee County will assist the efforts by the School Board and Florida Power and Light to establish a manatee park on the Orange River.

- Policy 87.2.4 is being deleted since the manatee park has been established and therefore this policy is no longer needed.

POLICY 87.2.5: Lee County will implement the Matanzas Harbor Plan by encouraging private/public coordination.

- Policy 87.2.5 is being deleted since the policy is not needed; private/public coordination will continue without the need for this policy.

POLICY 87.2.6: Lee County will adopt an administrative code which sets forth procedures to accept private and corporate donations of items to be placed in Lee County parks.

POLICY 88.1.1: The county will adopt an administrative code and/or a procedures manual which requires the establishment of maintenance procedures based on facility type/need throughout the county parks system.

POLICY 88.2.1: The county will adopt an administrative code and/or a procedures manual which regulates the scheduling, programming and organization of events and activities at all county park facilities.

- Policies 87.2.6, 88.1.1 and 88.2.1 are being deleted since it's no longer needed; procedures have been adopted.

VII. CONSERVATION AND COASTAL MANAGEMENT

POLICY 101.1.4: Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), F.S.:

1. & 2. *No Changes*
3. Will provide appropriate mitigation, as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities. The applicant must enter into a development agreement to memorialize the mitigation plan prior to adoption of the plan amendment.

- Policy 101.1.4 is being amended to remove language that is inconsistent with the county's development process and with statutory requirements.

POLICY 124.1.1: Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence

will be permitted on lots meeting the standards in Chapter XIII, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, ~~and Outlying Suburban, and Sub-Outlying Suburban~~ areas may transfer densities to developable contiguous uplands under common ownership ~~in accordance with (see Table 1(a)).~~ ~~Footnote 8b of Table 1(a), Summary of Residential Densities.~~

- Policy 124.1.1 is being updated to add Sub-Outlying Suburban future land use category for consistency with Table 1(a); Table 1(a) was amended by Ord. 10-39 to add Sub-Outlying Suburban as an area where density could be transferred.

POLICY 128.1.1: Commercial and government-operated multi-slip docking facilities located in a water-dependent overlay (see Map 12) may be rezoned to marine-oriented districts indicated on the Future Land Use Map as having water dependent overlay zones will be reclassified by the county to marina zoning categories to protect their rights to rebuild and expand these facilities and to prevent their conversion of these facilities to non-water-dependent uses without a public hearing.

- Policy 128.1.1 is being amended to clarify that the county is not required to initiate the rezoning and to update the zoning category reference to be consistent with the LDC.

~~**OBJECTIVE 128.3: SHORELINE MANAGEMENT.** By 1990 the county will have developed a shoreline management plan. The program will be submitted to the Board of County Commissioners for formal consideration.~~

~~**POLICY 128.3.1:** County staff will compile and continuously update inventory of various shoreline uses by distinctive geographic shoreline areas.~~

~~**POLICY 128.3.2:** County staff will compile a document analyzing and synthesizing the information in the inventory of shoreline uses by geographic areas.~~

~~**POLICY 128.3.3:** The county will consider specific shoreline management programs based on identified needs.~~

- Objective 128.3 and its subsequent policies are being deleted since a shoreline management plan has been developed.

POLICY 128.5.1: Proposed boat access facilities (and expansion of existing facilities) in the following areas face a variety of technical, legal, or environmental obstacles which must be addressed during the review process:

- Marine ~~or~~ and Estuarine Sanctuaries (NOAA)

Remainder of policy is unchanged.

- Policy 128.5.1 is being amended for clarification.

~~**OBJECTIVE 128.7:** The Regional Planning Council will be the lead agency addressing the need for adequate sites for water dependent uses on a regional basis.~~

~~**POLICY 128.7.1:** The county will cooperate with the Regional Planning Council in addressing the need for water dependent sites on a regional basis.~~

- Objective 128.7 and Policy 128.7.1 are being deleted since the Regional Planning Council is no longer the appropriate agency.

VIII. HOUSING

OBJECTIVE 135.1: HOUSING AVAILABILITY. To ensure the types, costs, and locations of housing are provided to meet the needs of the county's population by working with private and public housing providers. ~~Work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in types, costs, and locations to meet the needs of the Lee County population. It is estimated that by 2025, 114,927 additional dwelling units will be needed in all of Lee County and 39,637 will be needed in unincorporated Lee County.~~

- Objective 135.1 is being amended to remove the year 2025 reference since housing availability is addressed beyond 2025 and is rewritten for clarity.

POLICY 135.1.7: Site selection criteria will be used in the location of housing for special needs populations as defined in ~~Rule 67-37.002(21) F.S. 420.0004~~ which will consider accessibility, convenience, and infrastructure availability. Favorable sites include one or more of the following characteristics:
Remainder of policy is unchanged.

POLICY 135.1.8: The county will provide through the rezoning process for the location of adequate sites for very-low, low- and moderate-income residential development including mobile homes, and housing for special needs populations as defined in ~~Rule 67-37.002(21) F.S. 420.0004~~.

- Policy 135.1.7 and 135.1.8 are being amended to update reference to the definition.

POLICY 135.1.11: The Lee County Office of Equal Opportunity will be responsible for compliance with the county's Equal Opportunity in Housing Ordinance ~~Fair Housing Ordinance~~.

- Policy 135.1.11 is being amended to update the name of the Ordinance.

POLICY 135.1.12: The county will coordinate its activities and cooperate with other affected public and private interests, including consumers and producers of housing, the Affordable Housing Advisory Committee, Community Action/Neighborhood District Agency, and the Neighborhood District Committee(s) to ensure effective public participation in the housing planning process.

- Policy 135.1.12 is being amended to update the names of the Committee and Agency.

OBJECTIVE 135.2: ~~RURAL AND FARMWORKER HOUSING.~~ To provide suitable and affordable housing for farmworkers. ~~By the year 2025, Lee County will provide affordable housing that is suitable and affordable for rural and farm worker housing by increasing the stock of standard affordable housing and the removal of substandard conditions.~~

- Objective 135.2 is being amended to remove the year 2025 reference and rewritten for clarity.
- Policies under Objective 135.2 are being revised as needed to remove "rural and" from "rural and farmworker housing".

POLICY 135.2.4: Lee County will set aside 10% of its SHIP housing subsidy for funding the development of special needs housing, which will include rural and farm worker housing.

- Policy 135.2.4 is being deleted since the definition of “special needs” no longer includes farmworker housing; therefore, SHIP money for development of special needs housing cannot be used for farmworker housing.

POLICY 135.4.8: The county will participate in state and federal housing assistance programs to aid special needs populations as defined in ~~Rule 67-37.002(21) F.S. 420.0004~~, and other very-low, low and moderate-income households to secure suitable, affordable housing, housing rehabilitation, home buyer training, down payment and closing cost assistance, rental assistance, and new construction home ownership programs.

POLICY 135.4.9: Give priority to special needs populations as defined in ~~Rule 67-37.002(21) F.S. 420.0004~~ with inadequate housing in recognition of the even greater problems faced by the private sector in providing this needed type of housing.

- Policy 135.4.8 and 135.4.9 are being amended to update reference to the definition.

~~**POLICY 135.4.13:** Lee County will set aside 30% of its SHIP housing subsidy for funding the development of affordable housing for very low income households.~~

~~**POLICY 135.4.14:** Lee County will set aside 30% of its SHIP housing subsidy for funding the development of affordable housing for low income households.~~

- Policies 135.4.13 & 14 are being deleted since the duplicative of statutory requirements; the County is required to use a minimum of 30% of its local housing distribution through the SHIP program to serve households with low and very-low incomes.

~~**POLICY 135.4.12:** The county will encourage proposals for affordable housing that are consistent with the use and density provisions of this Plan and associated land development regulations that encourage affordable housing proposals provided such locations: avoid Encourage affordable housing projects that are consistent with density, use, and land development provisions and located where: concentrations of very-low and low-income households are avoided; are provided full urban public services are provided; and, and facilities; are environmentally sensitive areas are protected.; and, would create a livable and supportive environment.~~

- Policy 135.4.12 is being revised for clarity.

~~**POLICY 135.4.18:** Through County housing programs, the County will promote diversity to increase integration, workforce housing, and economic development zones.~~

- Policy 135.4.18 is being deleted since it is not clear or necessary.

POLICY 135.5.1: Mobile homes are permitted in all future land use categories that permit residential development: ~~Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub Outlying Suburban, Rural, Outer Islands, Rural Community Preserve, Coastal Rural, Open Lands, Density Reduction/Groundwater Recharge, Wetlands, New Community, and University Community.~~

- Policies 135.5.1 and 135.6.1 are being amended to delete the list of future land use categories since it is no longer accurate; the categories where residential uses are permitted can be found in Goal 1 and are summarized in Table 1(a).

POLICY 135.5.2: The Land Development Code will continue to designate zoning categories for mobile home parks and to implement the requirements set forth in F.S. ~~773.083~~ 723.062 Governmental Action Affecting the Removal of Mobile Home Owners.

- Policy 135.5.2 is being amended to update the reference to State Statute.

POLICY 135.6.1: Housing for special needs is permitted in all future land use categories that permit residential development: ~~Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub Outlying Suburban, Rural, Outer Islands, Rural Community Preserve, Coastal Rural, Open Lands, Density Reduction/Groundwater Recharge, Wetlands, New Community, and University Community.~~

- Policies 135.5.1 and 135.6.1 are being amended to delete the list of future land use categories since it is no longer accurate; the categories where residential uses are permitted can be found in Goal 1 and are summarized in Table 1(a).

POLICY 135.6.8: The county will cooperate with appropriate agencies in order to provide adequate sites for community residential homes (e.g. group homes or foster care facilities), homeless shelters and transitional housing, to meet the requirements of persons with special needs as defined in ~~Rule 67-37.002(21)~~ F.S. 420.0004.

- Policy 135.6.8 is being amended to update reference to the definition.

POLICY 135.6.9: ~~Lee County will set aside 10% of its SHIP housing subsidy for funding the development of special needs housing.~~

- Policy 135.6.9 is being deleted since it is outdated and duplicative of statutory requirements; the County is required to use a minimum of 20% of its local housing distribution through the SHIP program to serve persons with special needs.

IX. HISTORIC PRESERVATION

POLICY 143.3.2: Lee County may apply ~~will continue to seek and make applications~~ for historic and archaeological preservation grants from private, state, and federal sources. ~~Funds will be administered by the Historic Preservation Trust Fund, once established.~~

- Policy 141.3.2 is being updated and amended for clarification; funds will be administered by staff.

~~**POLICY 143.3.6:** Lee County will explore ways in which the historic preservation program and the Community Redevelopment Agency can work together using tax increment financing to restore historic districts in slum or blighted areas.~~

- Policy 143.3.6 is being deleted since the county's Community Redevelopment Agencies (CRAs) were dissolved in 2006; the references to slum and blighted areas were specific to creation of CRAs and not applicable to creation or restoration of historic districts.

POLICY 144.1.1: Lee County will maintain a historic preservation guide and make available to the public an historic preservation manual to help property owners preserve and maintain their properties consistent with historic preservation standards.

- Policy 144.1.1 is being amended to update the name of the Guide.

~~**POLICY 145.1.2:** All county departments must notify the Lee County Historic Preservation Board of any proposals that would affect a historic resource. The Historic Preservation Boards will advise the Board of County Commissioners as to any action they deem appropriate or perform other duties as specified in a historic preservation ordinance.~~

- Policy 145.1.2 is being deleted since it is a procedure that is addressed by the historic preservation ordinance.

POLICY 145.2.2: Lee County may ~~will exert every effort to enter into an~~ interlocal agreements with the incorporated municipalities to share functions of the ~~within Lee County to perform shared functions with~~ the Historic Preservation Board.

- Policy 145.2.2 is being amended for flexibility and clarity.

~~**POLICY 145.2.4:** The county will consider establishing or supporting a staff position for a county or regional archaeologist to undertake the educational and cultural research requirements of the Lee County archaeological resource base.~~

- Policy 145.2.4 is being deleted since the establishment of staff positions is not appropriate as a Lee Plan policy.

X. INTERGOVERNMENTAL COORDINATION

OBJECTIVE 151.1: SPECIAL DISTRICTS. Lee County will utilize the Department of ~~Community Affairs'~~ Economic Opportunity special district information program so as to provide for the regular exchange of information, proposals, and plans between the county and its special districts, bodies, boards, and other entities; and Lee County will monitor the effectiveness of this program as it pertains to intergovernmental coordination.

- Objective 151.1 is being amended to update the name of the Department.

POLICY 151.2.2: Where conflicts with other entities regarding service standards cannot be resolved through discussion among those concerned, Lee County will pursue resolution through interlocal agreement or through a dispute resolution process, established pursuant to § 186.509, F.S., for bringing intergovernmental disputes to closure in a timely manner. ~~s and/or the informal mediation process of the Southwest Florida Regional Planning Council.~~

POLICY 152.1.2: Where conflicts regarding growth management and development issues cannot be resolved through discussion among those concerned, Lee County will pursue the dispute resolution process, established pursuant to § 186.509, F.S., for bringing intergovernmental disputes to closure in a timely manner.~~the informal mediation process of the Southwest Florida Regional Planning Council will be used where judicial action can be avoided.~~

- Policies 151.2.2 and 152.1.2 are being amended to reflect language provided in state statute.

OBJECTIVE 152.2: POLITICAL INTERVENTION. ~~In 1995, and on a continuing basis thereafter,~~ Lee County will ~~initiate vehicles for dialogue and communication~~ with other local governments to address issues which have an effect beyond the boundaries of unincorporated Lee County.

- Objective 152.2 is being amended to delete the reference to 1995 when implementation of this objective was to begin.

XI. ECONOMIC ELEMENT

~~**POLICY 158.3.7:** Lee County will promote and coordinate the Lee County/Fort Myers Enterprise Zones.~~
Policy 158.3.7 is being deleted since the Enterprise Zones have been sunset by the State.

POLICY 158.5.3: Lee County will encourage the Lee County School District, ~~Edison State College~~ Florida Southwestern State College, Florida Gulf Coast University, and any future institutions of higher learning, to develop cooperative and integrated curriculums that enhance and increase the productivity of the local work force and attract industries and skilled workers.

- Policy 158.5.3 is being amended to update the name of the college.

XII. GLOSSARY

~~**BASE FLOOD**—The flood having a one percent chance of being equaled or exceeded in any given year.~~

- “Based Flood” is not used within in the Lee Plan, except within the Glossary, and is therefore not necessary.

~~**BIOLOGICAL OXYGEN DEMAND (BOD)**—The oxygen used in meeting the metabolic needs of aerobic microorganisms in water rich in organic matter.~~

- “Biological Oxygen Demand” is not used within in the Lee Plan, except within the Glossary, and is therefore not necessary.

~~**CHEMICAL OXYGEN DEMAND (COD)** – The amount of matter available in water with the potential to take up dissolved oxygen from the water by various chemical processes.~~

- “Chemical Oxygen Demand” is not used within in the Lee Plan, except within the Glossary, and is therefore not necessary.

FRACTIONAL OWNERSHIP UNIT – As used in Goal 13, any dwelling unit for which ownership is shared among multiple entities for the primary purpose of creating short-term use or rental units rather than permanent full time residential units.

- Definition is being relocated from 13.2.6.

~~**FREEWAY** – The term freeway as used herein and as defined by the 1985 Highway Capacity Manual, Special Report 209, is a A multilane divided highway facility having with at least two or more lanes for the exclusive use of traffic in each direction and full control of access and egress. Access to and egress from the facility occur only at ramps, which are generally designed to permit high speed merging and diverging maneuvers to take place, thus minimizing disruptions to mainline traffic.~~

- This definition is being amended for consistency with industry definition.

~~**FUNCTIONAL STREET CLASSIFICATION** - Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide.~~

- This definition is being amended for internal consistency within the Lee Plan.

~~**GREYFIELD DEVELOPMENT** – Redevelopment of antiquated or underutilized commercial or industrial properties such as strip shopping centers, malls and office parks.~~

- “Greyfield Development” is not used within in the Lee Plan, except within the Glossary, and is therefore not necessary.

~~**HUMAN SCALE DEVELOPMENT** – The use of buildings with details, elements and materials that are inviting to pedestrians and site design elements clearly oriented to human activity, such as limited block length, limited distance between entrances and reduced blank or dead façade space.~~

- “Human Scale Development” is not used within in the Lee Plan, except within the Glossary, and is therefore not necessary.

~~**PARK ONCE ENVIRONMENT** - An urban design strategy that creates an area where it is possible, after arrival, to engage in a variety of activities by walking.~~

- “Park Once Environment” is not used within in the Lee Plan, except within the Glossary and is therefore not necessary.

~~**URBAN PUBLIC SERVICES** - The requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity. Urban Public services as used in this plan include, but are not limited to: public sewer and water; paved streets and roads; public transit; parks and recreation facilities; urban levels of police, fire, and emergency services; urban surface water management; schools; employment, industrial, and commercial centers; institutional, public, or administrative facilities; and, community facilities such as senior citizens' centers, libraries, and community centers.~~

- This definition is being amended to change “urban” to “public” for clarification and to remove unnecessary public facilities.

Table 1(a)

Clarifications and Exceptions:

⁸ Higher densities may be allowed under the following circumstances where wetlands are preserved on the subject site:

- (a) If the dwelling units are relocated off-site through the ~~provision of~~ Transfer of Development Rights program provided in Chapter 2 of the Land Development Code Ordinance 86-18, as amended or replaced; or
- (b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, and New Community from preserved freshwater wetlands at the same underlying density as permitted for those uplands (see Policy 124.1.1). Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.

¹³ See Objectives 33.2 and 33.3 Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments ~~resulting from concentration or transfer of development rights.~~

¹⁸ The standard maximum density is 1 du/2.7 acres unless the “Adjusted Maximum Density” of 1 du/acre is achieved ~~in accordance with requirements of~~ (see Policy 1.4.7 and Chapter 33 of the Land Development Code).

¹⁹ Maximum density in the New Community future land use category is limited to 1 du/2.5 acres in the North Olga Community Plan area ~~in accordance with~~ (see Policy 1.6.1).



- Notes 8 and 13 have been updated to correct cross-references.
- Notes 18 and 19 are being updated for clarity.

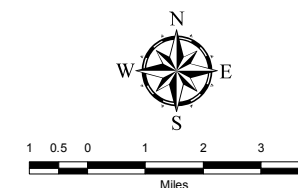
ATTACHMENT 2

- **Map 1, Page 3**
 - Deleted
- **Map 3A**
 - Existing
 - Proposed
- **Map 3B**
 - Existing
 - Proposed
- **Map 3C**
 - Existing
 - Proposed
- **Map 3H**
 - Existing
 - Proposed
- **Map 3I**
 - Deleted
- **Map 6**
 - Existing
 - Proposed
- **Map 16**
 - Changes
 - Existing
 - Proposed

Deleted

- 9 Sandpiper Cove
- 11 Cypress Lake Land Trust
- 14 Villas South
- 21 The Estuaries
- 23 SouthWest Florida International Airport
- 25 Spring Creek PUD/DRI
- 26 Cape Coral Unit #6 (withdrawn)
- 31 Three Oaks
- 33 Burnt Store Marina South
- 34 Bonita Bay
- 37 River's Edge Yacht and Country Club
- 38 Interlaken
- 39 The Forest and the Oaks
- 41 Buccaneer Mobile Estates Expansion
- 47 Edison Mall Expansion
- 52 Tarpon Point Marina
- 53 Gateway
- 54 The Habitat
- 57 Stonebrook/Corkscrew Pines
- 59 Pine Lakes Country Club (Withdrawn)
- 60 The Parklands
- 62 Cypress Trace Shopping Center
- 63 Timberland and Tiboron
- 64 Cypress Lake Center
- 65 Metro Park
- 69 Boardwalk Caper
- 71 Alico Interchange Park
- 72 Springs Plaza Expansion
- 77 Leisure Village Seven Lakes :Residential
- 79 Heathpark Florida
- 82 Deep Lagoon Marina
- 84 Jetport Interstate Commerce Park
- 86 Omni Interstate Park
- 90 Woods Edge
- 92 Del Tura Country Club
- 94 Hancock Creek Commerce Park
- 95 Danport Center DRI
- 96 Airside Plaza
- 97 One University Center
- 98 Parks West: commercial parcel
- 103 Colonial Properties
- 105 Indian Oaks Trade Center
- 106 Del Prado North Commerce Park
- 108 Merchants Crossing
- 112 Southwest Regional Airport S.D. II
- 113 Bonita Grande R.V. Resort
- 114 International Center FQD
- 115 Hancock Bridge Marina
- 116 Pineland Marina Public Boat Ramp
- 117 Lee County Sports Complex FQD
- 118 Tamalisco Center
- 119 Southwest Regional Airport S.D. II
- 120 Downtown Fort Myers 2000
- 123 The Marketplace
- 124 Alico, Inc. AMDA
- 126 Southwest Florida Pipeline CO.
- 137 Pelican Landing CPD/RPD DRI
- 140 Bay Beach
- 149 The Brooks of Bonita Springs

 DRI Locations
 City Limits



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

Last Amended: May 25, 1994

Lee Plan Map 1
Page 3 of 7

2030 FINANCIALLY FEASIBLE HIGHWAY PLAN

Existing

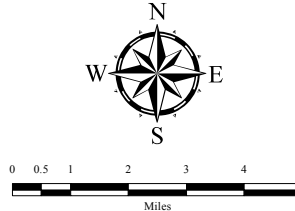
- Critical Intersection
- Intersection Improvement
- Partial Funding for Interchange
- Proposed Cost Feasible Projects

MPO Needs Plan

- 2 Lanes Divided
- New 2 Lane Road
- New 4 Lane Road
- New 6 Lane Road
- New 8 Lane Road
- Road Connections
- Widen to 4 Lanes
- Widen to 6 Lanes
- 6 + 4 Lanes
- Widen to 8 Lanes

Existing Road Network

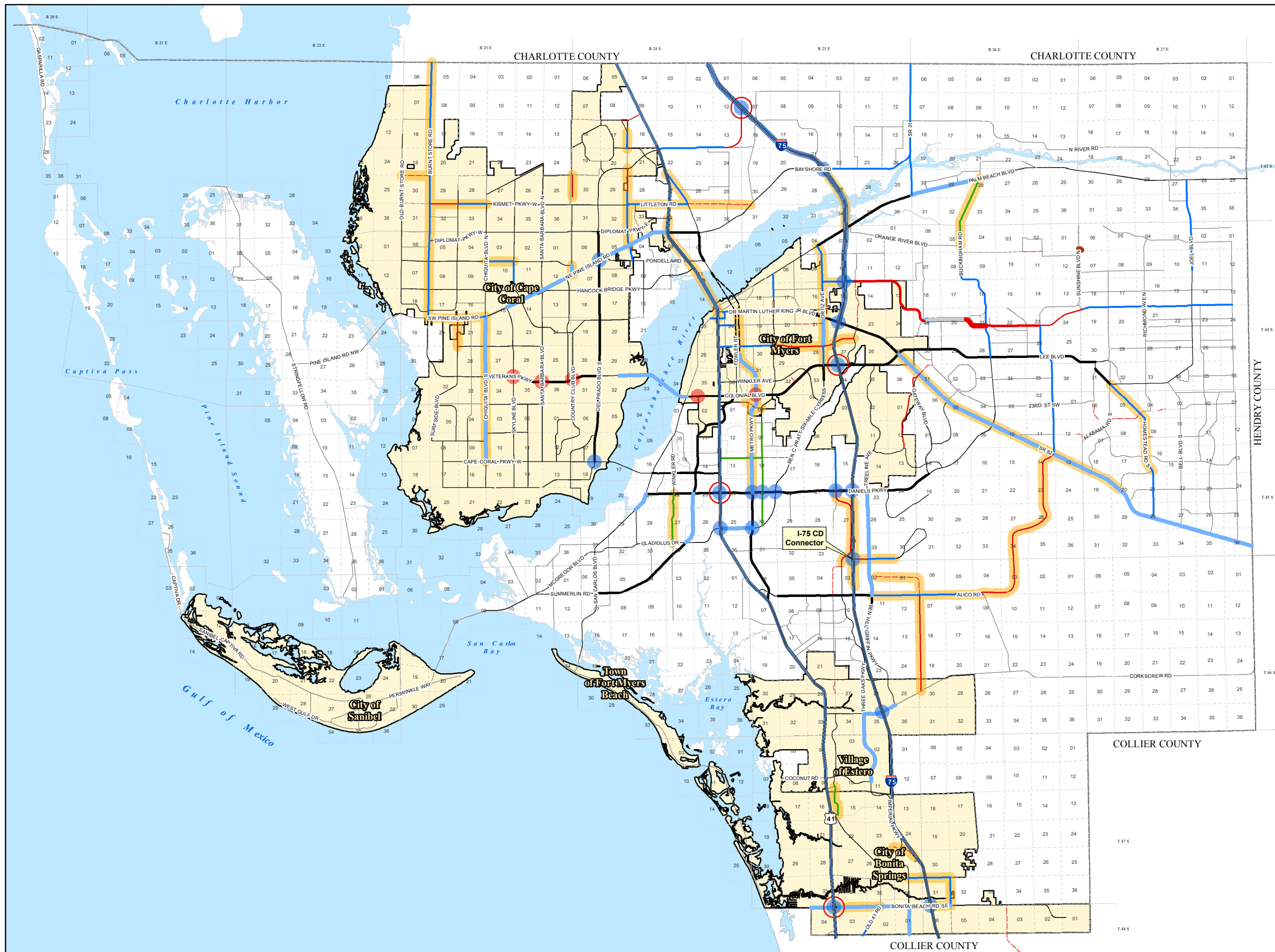
- Lanes**
- 1
 - 2
 - 4
 - 6
- County Line
 - City Limits



Map Generated: May 2019
City limits current to date of map generation

Ordinance No. 07-11, 14-09

Lee Plan Map 3A



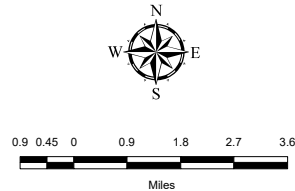
2045
COST FEASIBLE
ROADWAY PROJECTS

Proposed

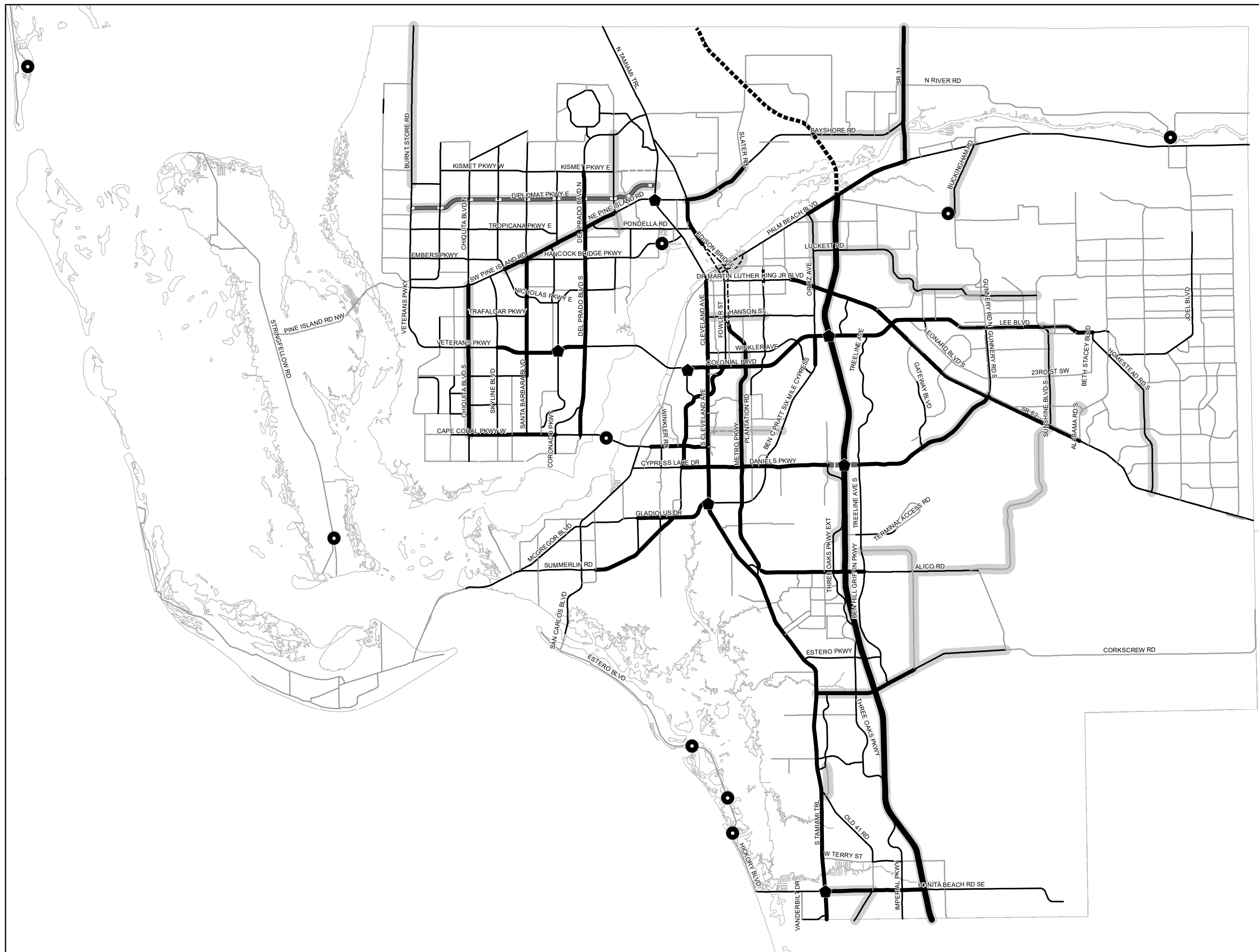
Cost Feasible Lanes

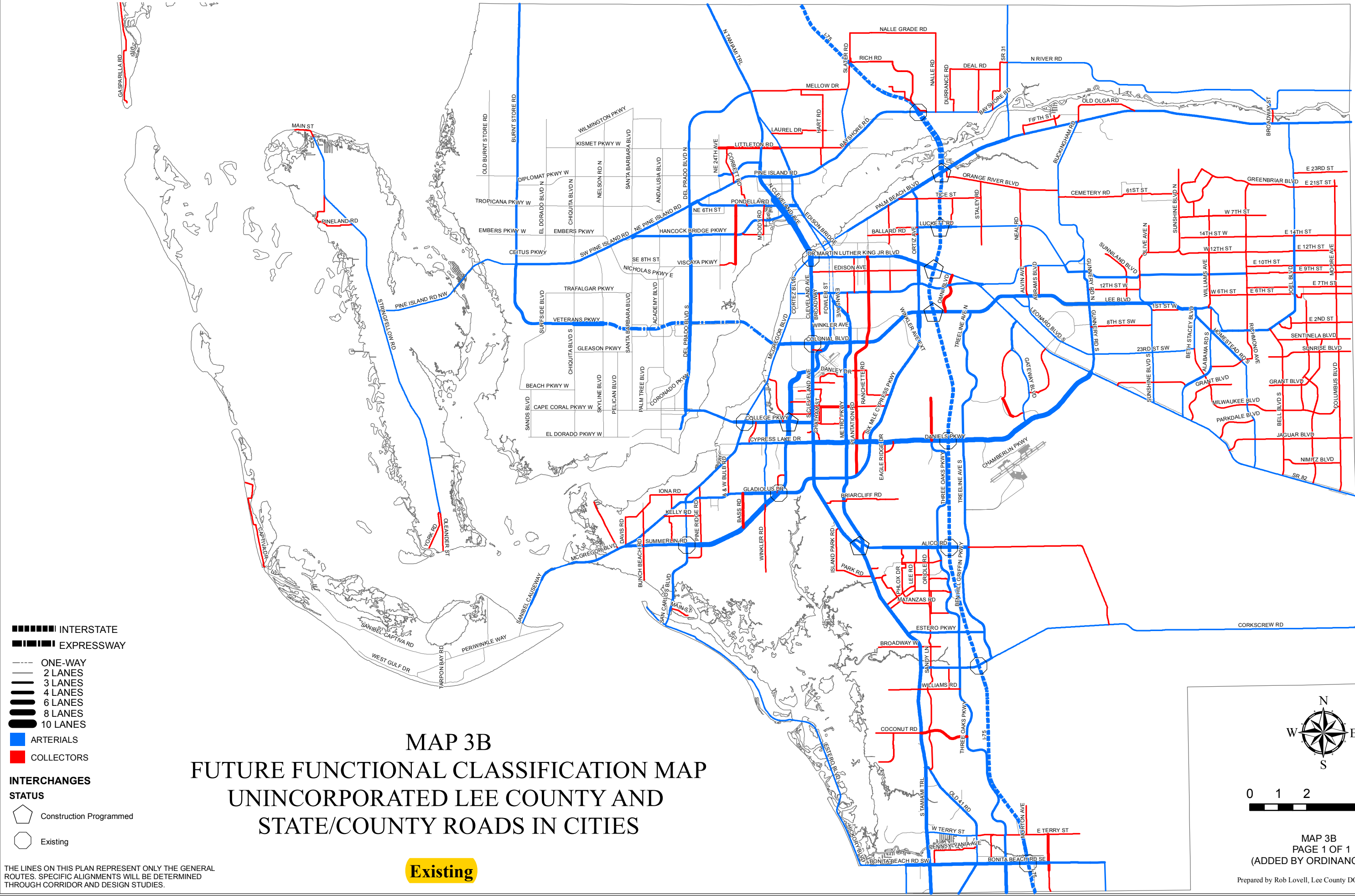
- 10 Lane Freeway
- 8 Lane Divided
- 6 Lane Freeway
- 6 Lane Divided
- 4 Lane Limited Access
- 4 Lane Roadway
- 3 Lane Roadway
- 3 Lane One-Way
- 2 Lane One-Way
- 2 Lane Roadway
- Cost Feasible Projects
- Bridge Reconstruction
- Intersection/Interchange

THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES; SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.



Map Generated: April 2021
Ordinance No. 07-11, 14-19



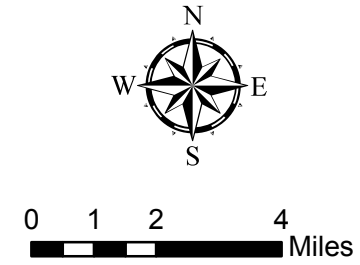


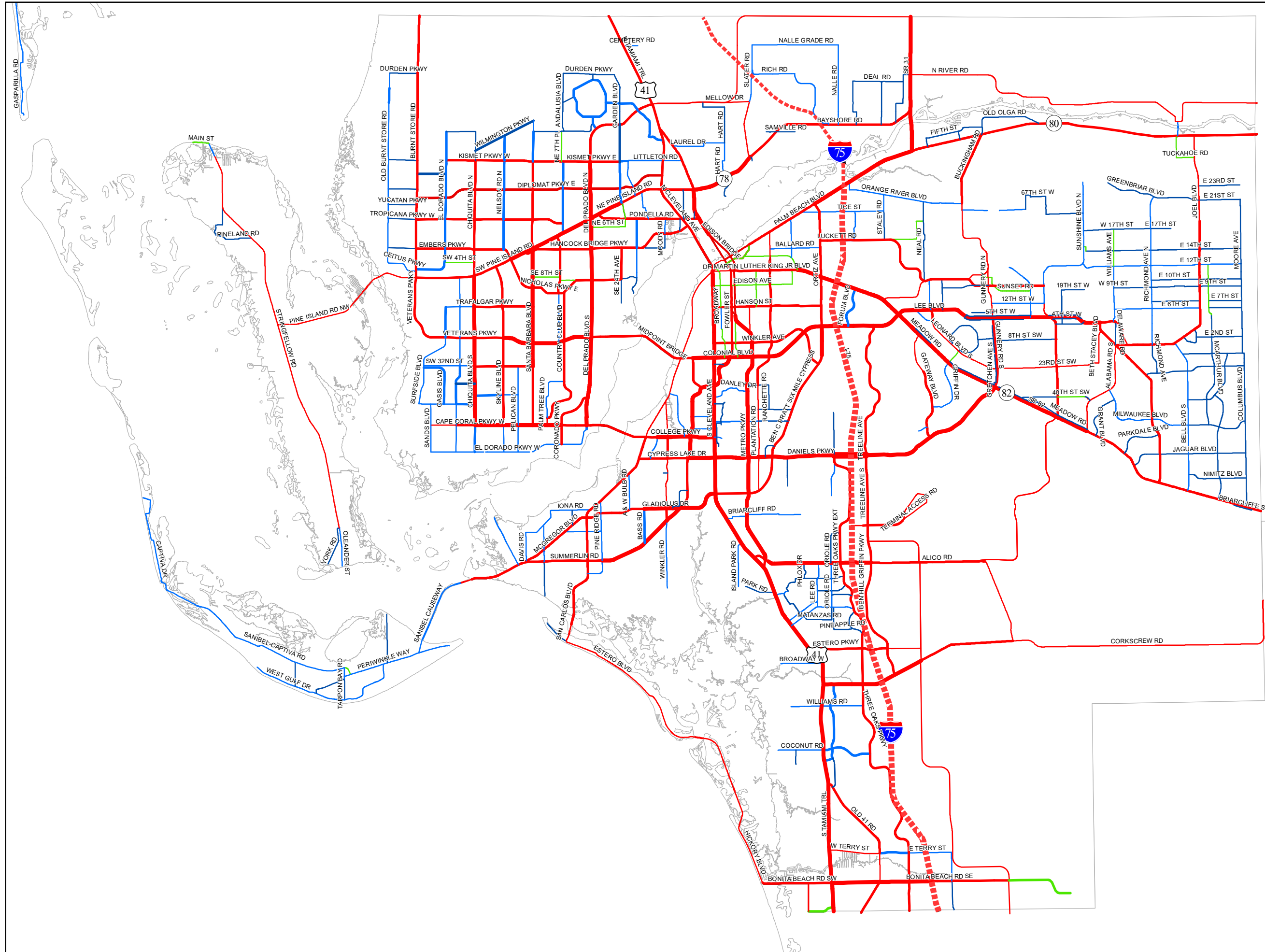
MAP 3B
FUTURE FUNCTIONAL CLASSIFICATION MAP
UNINCORPORATED LEE COUNTY AND
STATE/COUNTY ROADS IN CITIES

- INTERSTATE
- EXPRESSWAY
- ONE-WAY
- 2 LANES
- 3 LANES
- 4 LANES
- 6 LANES
- 8 LANES
- 10 LANES
- ARTERIALS
- COLLECTORS
- INTERCHANGES
- STATUS
 - Construction Programmed
 - Existing

THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.

Existing





FUTURE FUNCTIONAL CLASSIFICATION

Proposed

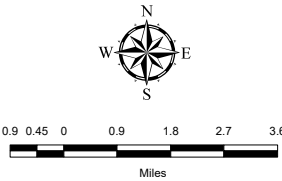
Functional Classification

- Interstate
- Arterial
- Collector
- Local

Number of Lanes

- 10
- 8
- 6
- 4
- 3
- 2

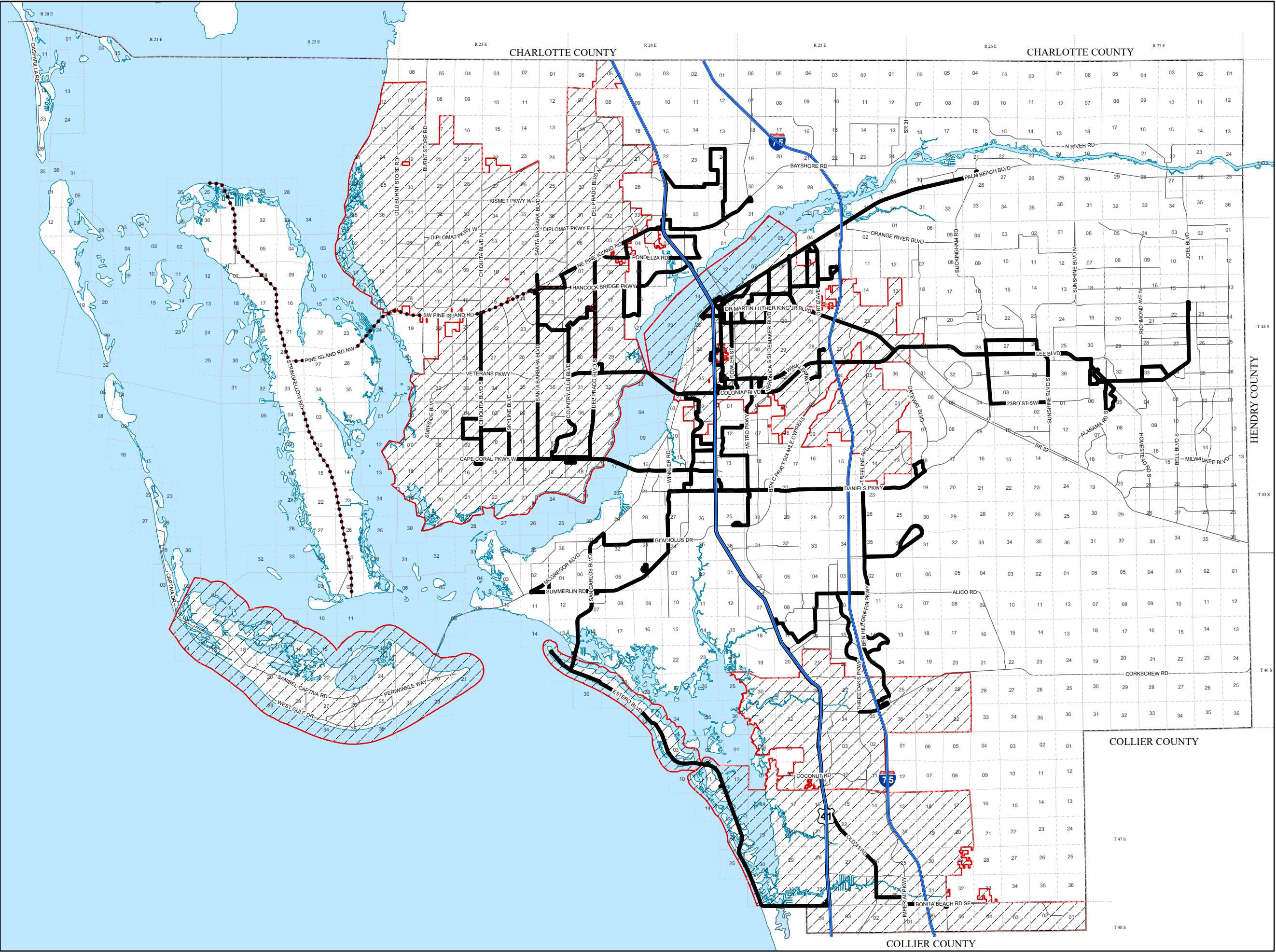
THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES; SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.



Map Generated: April 2021

Ordinance No. 07-11, 10-03

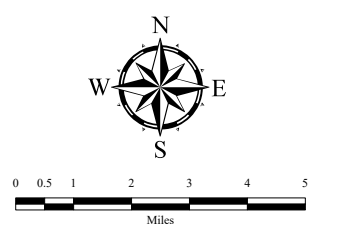
Lee Plan Map 3B



**2030
FINANCIALLY
FEASIBLE
TRANSIT
NETWORK**

Existing

- Regular Route
- Thursday Operation
- City Limits



Ordinance No. 98-09, 02-02, 10-09

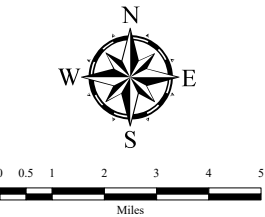
Map Generated: April 2021
City limits current to date of map generation

Lee Plan Map 3C

2045
FINANCIALLY
FEASIBLE
TRANSIT
NETWORK

Proposed

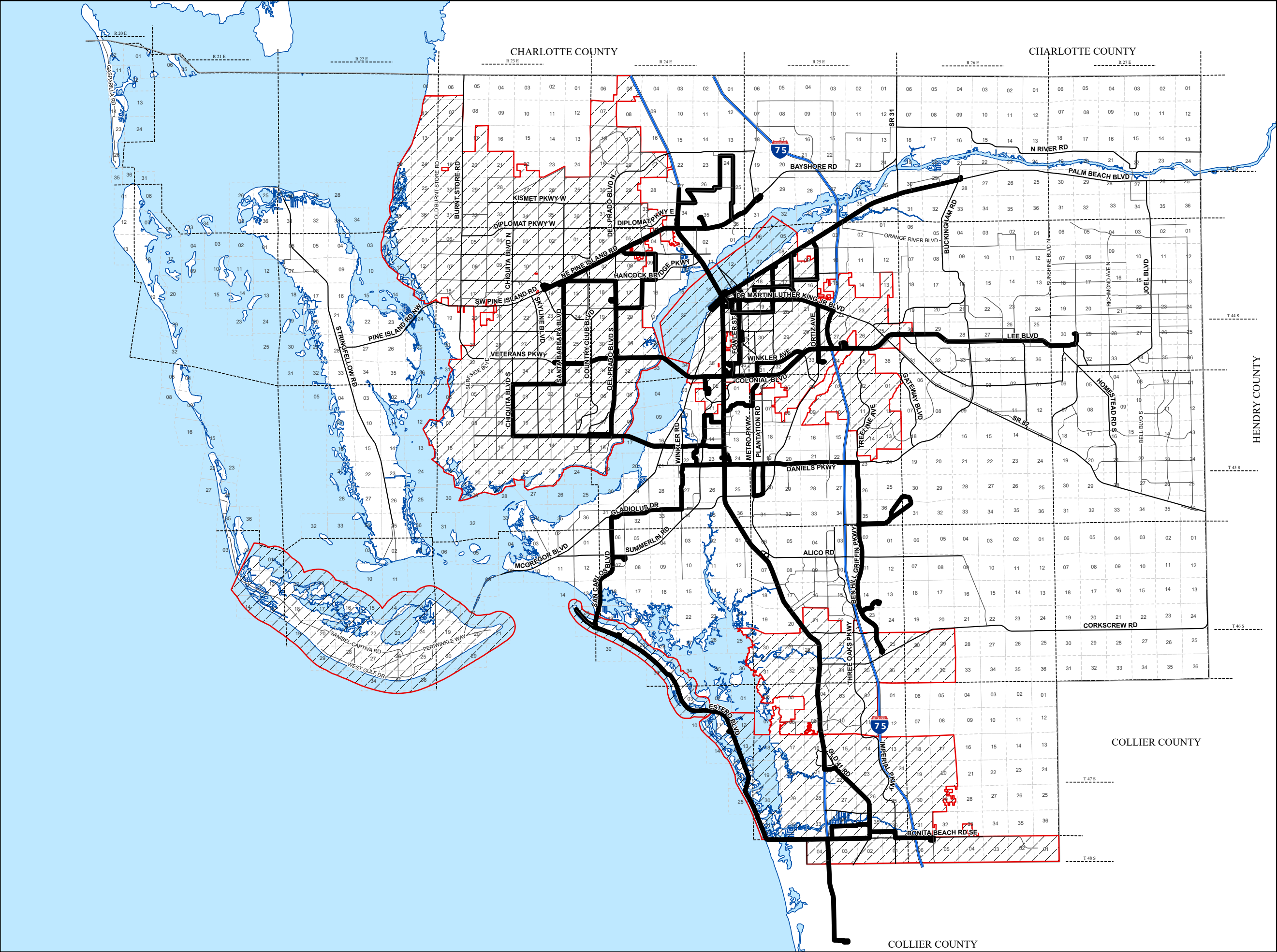
— Transit Routes
▨ City Limits

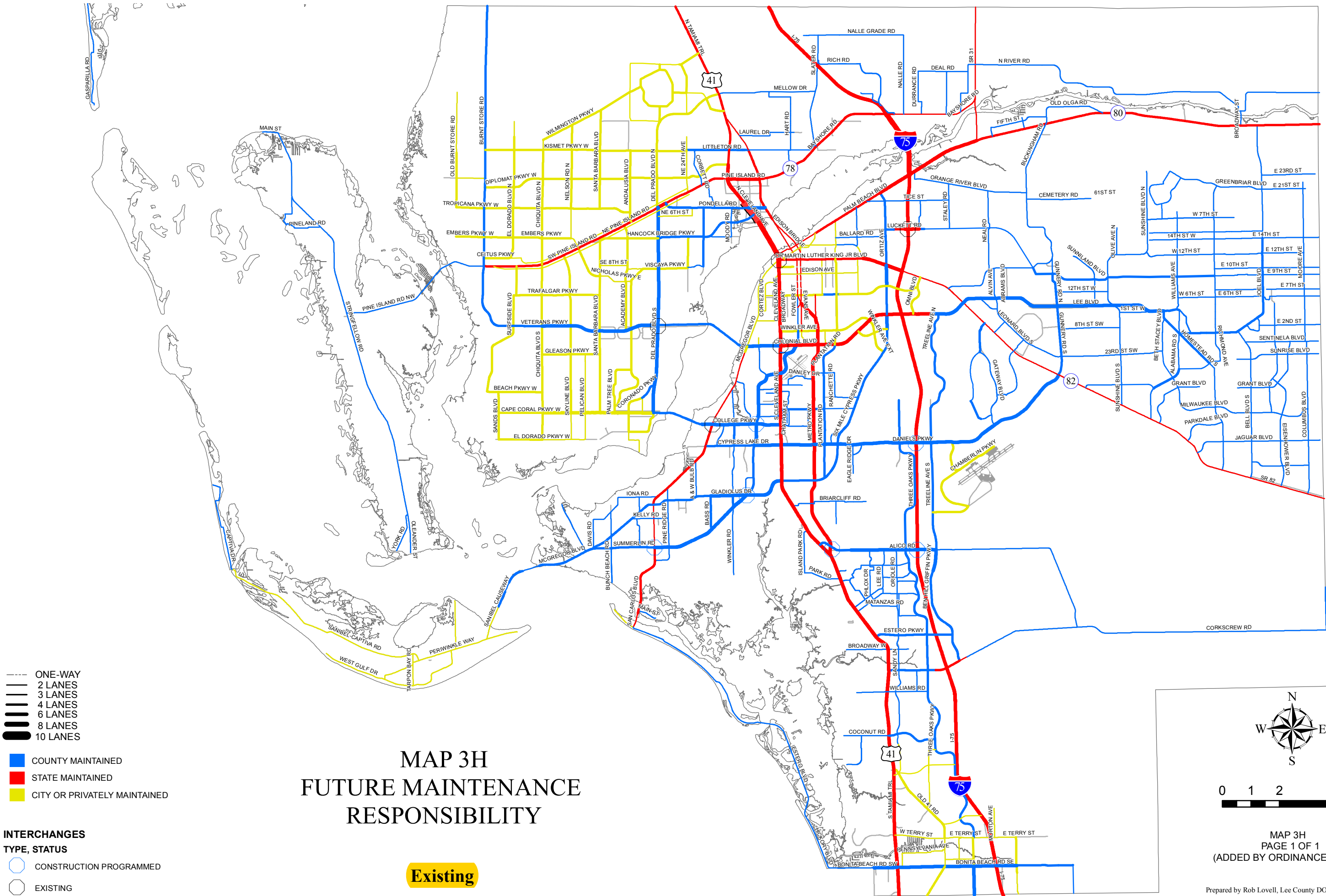


Map Generate: April 2021
City limits current to date of map generation

Ordinance No. 98-09, 02-02, 10-09

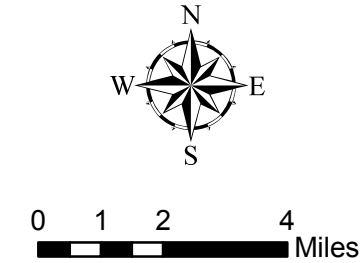
Lee Plan Map 3C





MAP 3H
FUTURE MAINTENANCE
RESPONSIBILITY

Existing



MAP 3H
PAGE 1 OF 1
(ADDED BY ORDINANCE # 07-11)

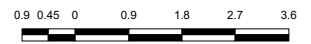
LEE COUNTY
FUTURE MAINTENANCE
RESPONSIBILITY

Proposed

Road Classification

- LCDOT MAINTAINED
- FDOT MAINTAINED
- CITY MAINTAINED
- PRIVATELY MAINTAINED
- 6 LANES
- 4 LANES
- 3 LANES
- 2 LANES

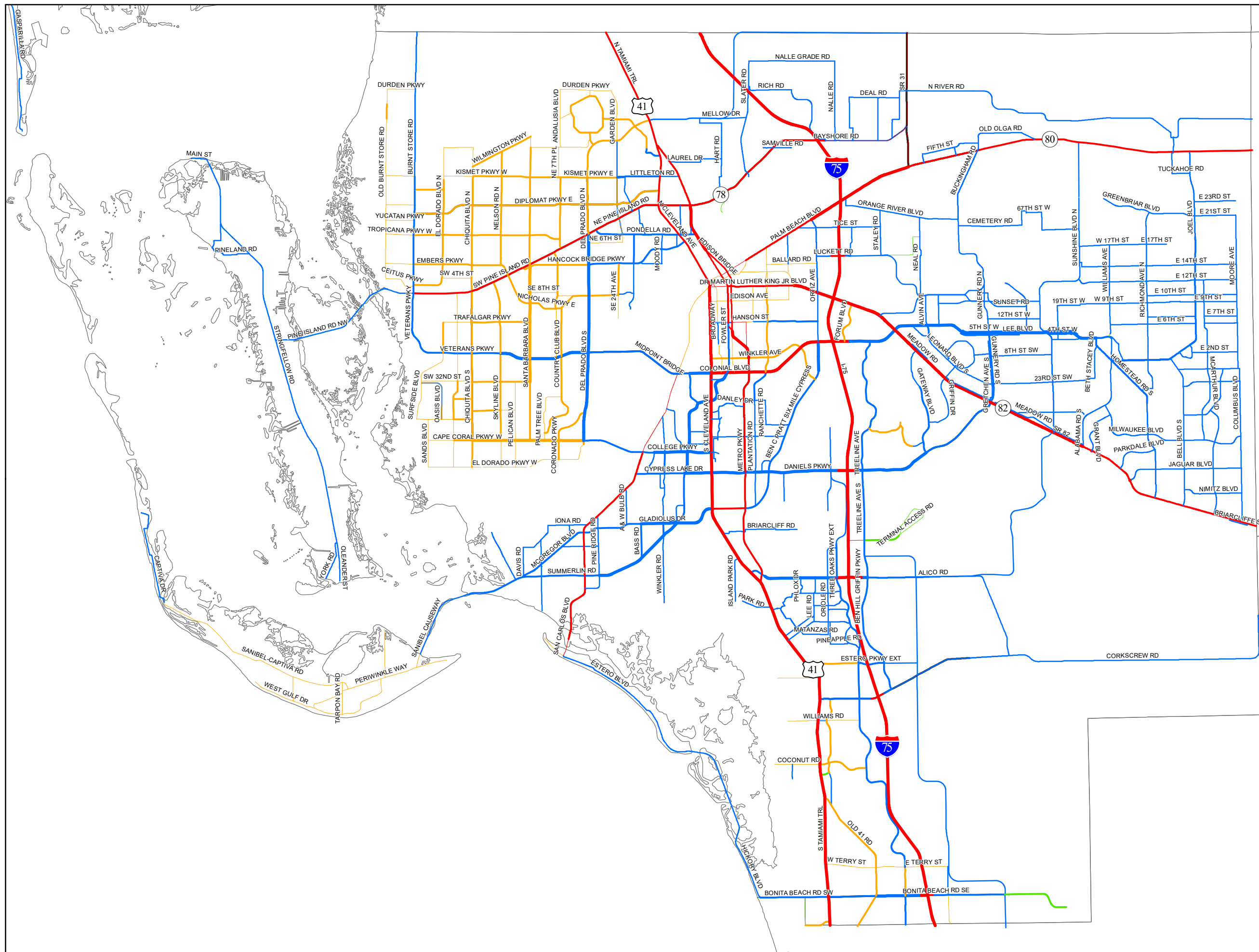
THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES; SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.



Map Generated: April 2021

Ordinance No. 07-11

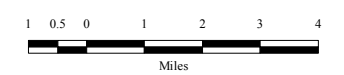
Lee Plan Map 3H



LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

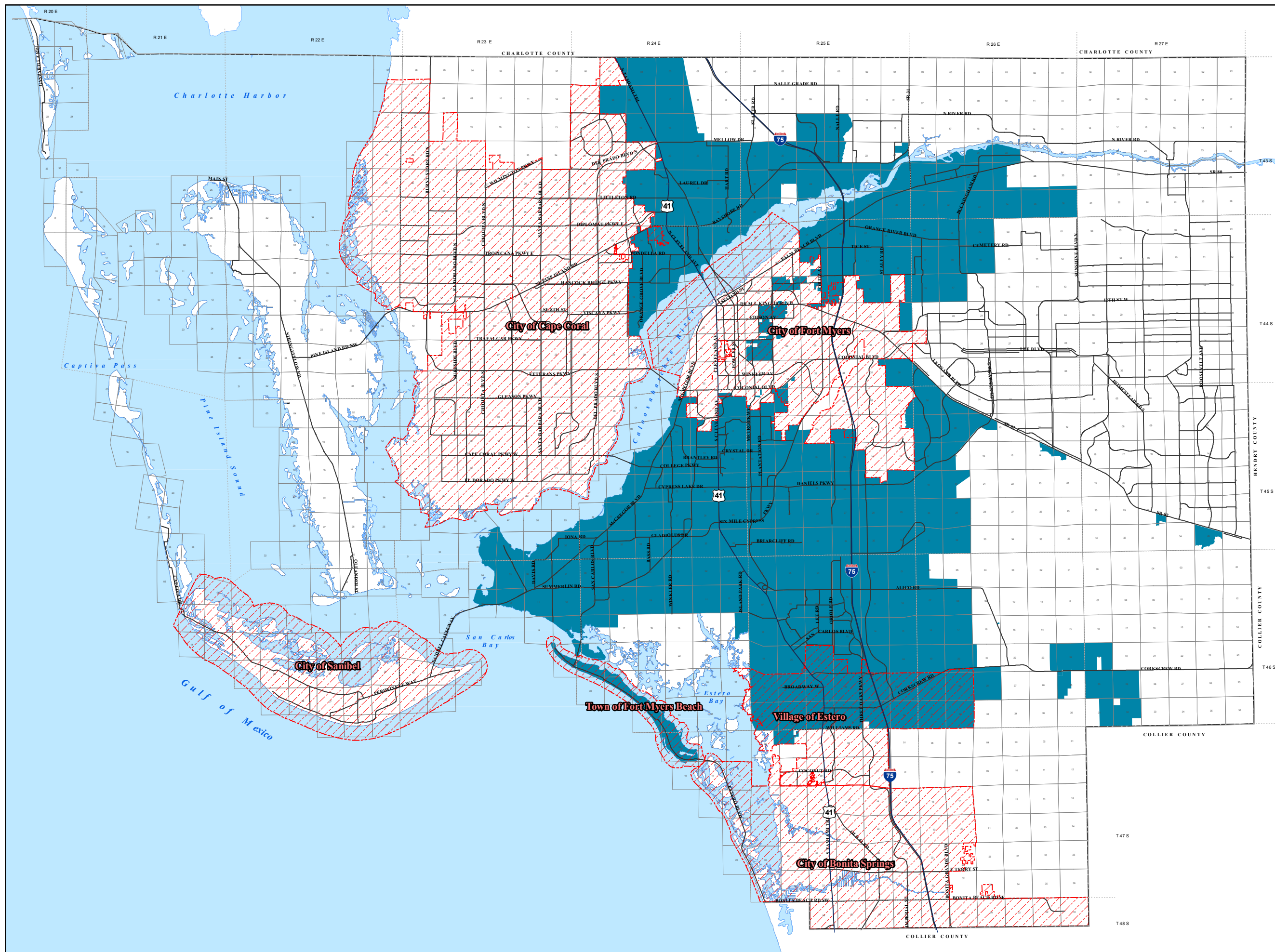
Existing

Future Water Service Areas Map
City Limits





Map Generated: April 2021
City limits current to date of map generation
Ordinance No. 89-02, 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16, 14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25

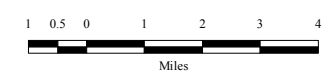
Lee Plan Map 6



LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

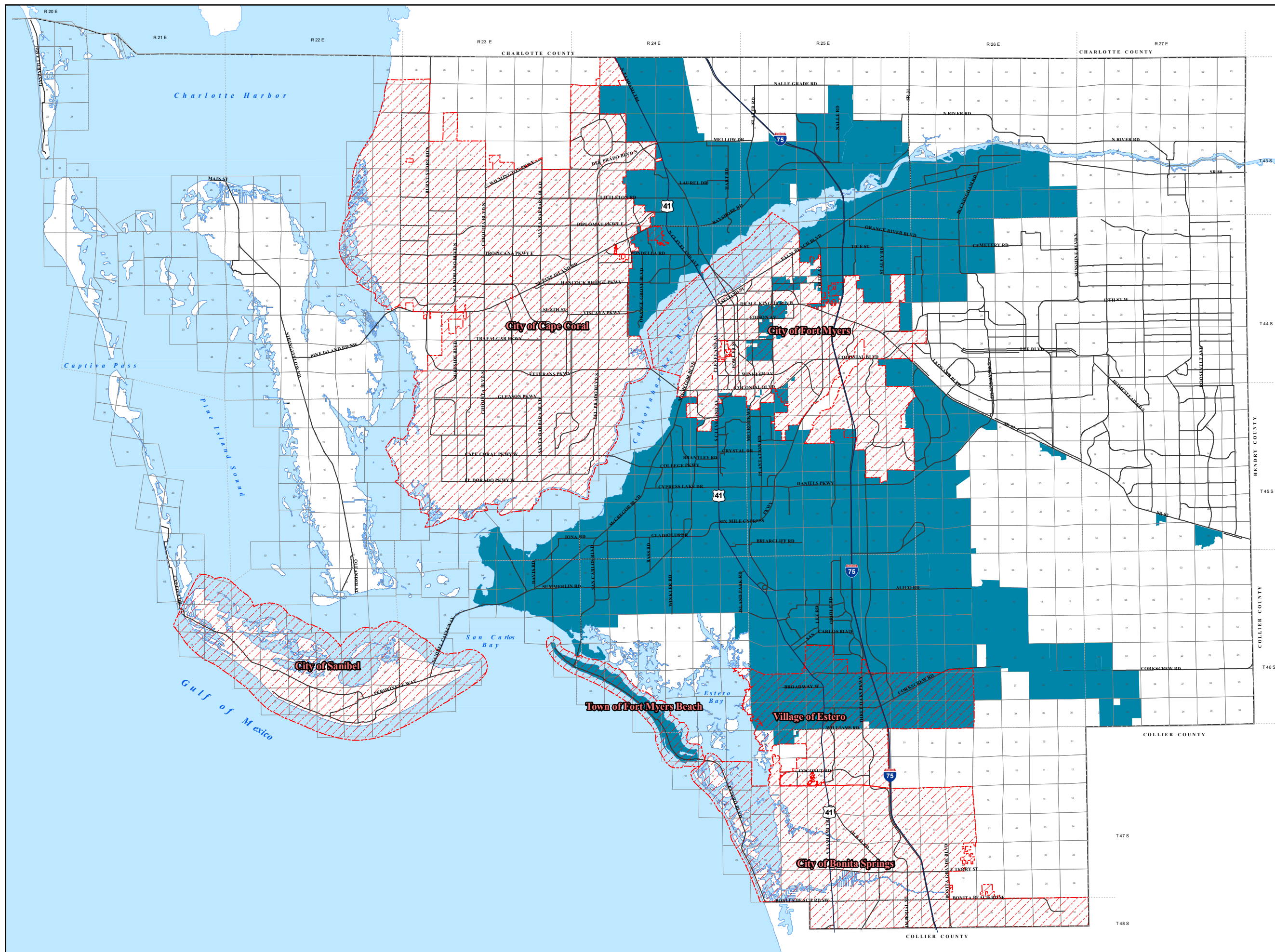
Proposed

 Future Water Service Areas Map
 City Limits








Map Generated: April 2021
 City limits current to date of map generation
 Ordinance No. 89-02, 00-22, 03-19, 10-06, 10-40, 10-43,
 12-24, 13-16, 14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25

Lee Plan Map 6



LEE COUNTY PLANNING COMMUNITIES

Changes

-  Vacant, Annexed by Cape Coral
-  Vacant, separated from Lehigh Acres, anticipated development patterns like Planning Community 10
- 
-  Proposed Planning Community Boundary
-  City Limits

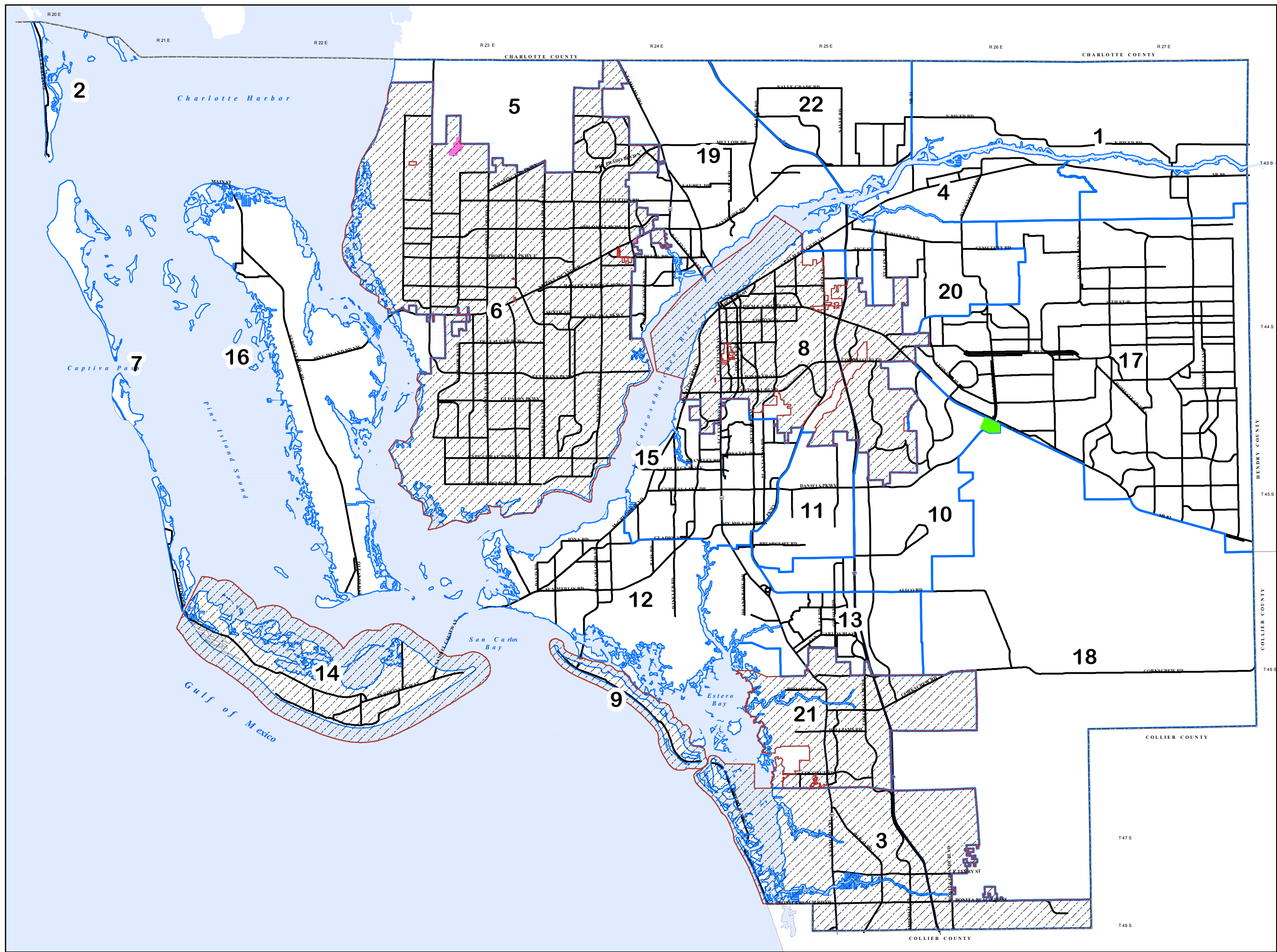
**For
Information
Only**



Map Generated: April 2021
City Limits current to date of map generation

Ordinance No. 98-09, 02-02, 07-09, 07-13, 10-15, 10-16,
10-40, 11-14, 17-23

Lee Plan Map 16



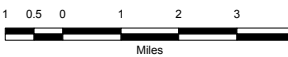
LEE COUNTY PLANNING COMMUNITIES

Existing

- 1. Northeast Lee County
- 2. Boca Grande
- 3. Bonita Springs
- 4. Fort Myers Shores
- 5. Burnt Store
- 6. Cape Coral
- 7. Captiva
- 8. Fort Myers
- 9. Fort Myers Beach
- 10. Gateway/Airport
- 11. Daniels Parkway
- 12. Iona/McGregor
- 13. San Carlos
- 14. Sanibel
- 15. South Fort Myers
- 16. Pine Island
- 17. Lehigh Acres
- 18. Southeast Lee County
- 19. North Fort Myers
- 20. Buckingham
- 21. Estero
- 22. Bayshore

 City Limits

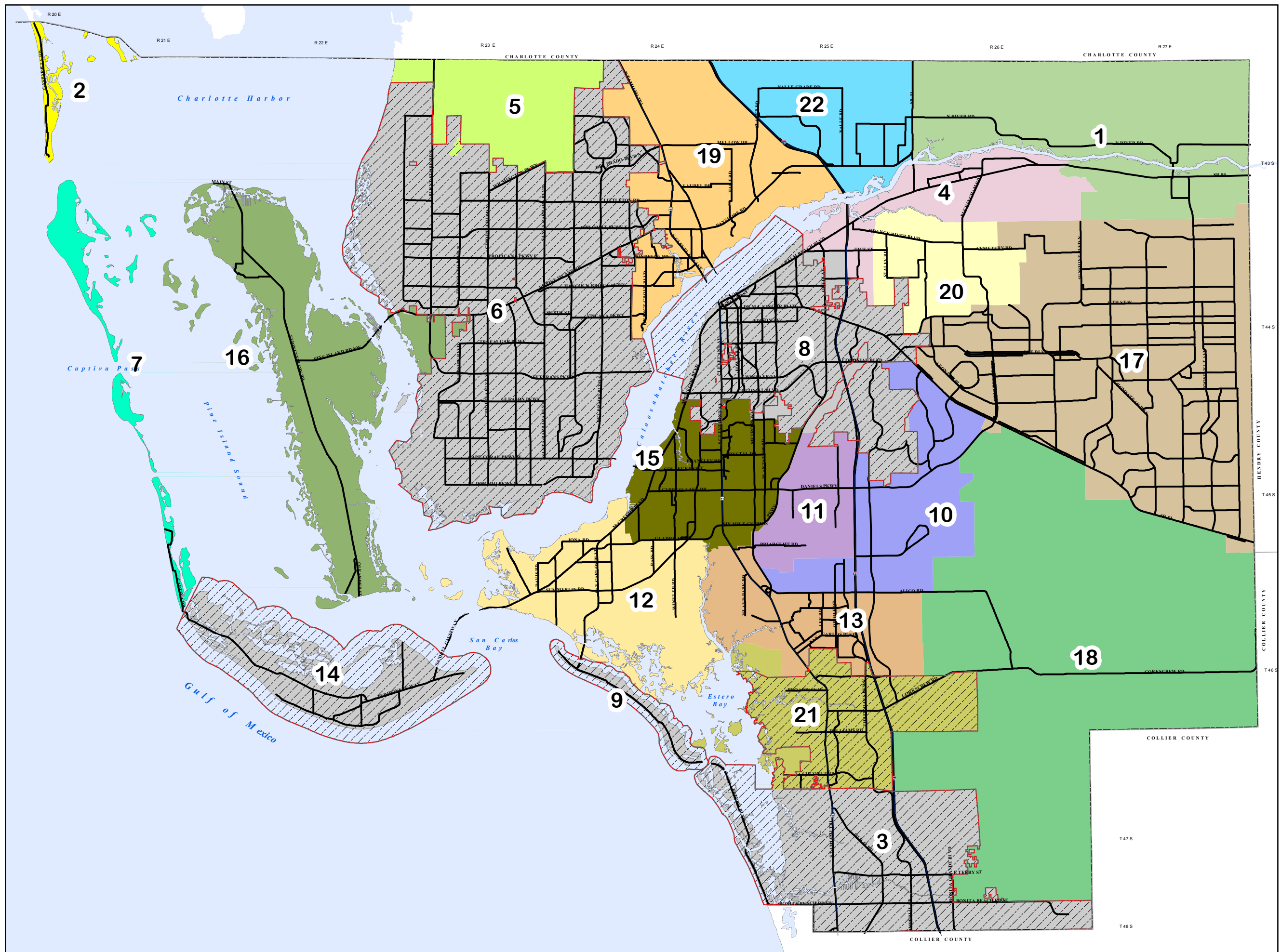
The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



Map Generated: April 2021
City Limits current to date of map generation

Ordinance No. 98-09, 02-02, 07-09, 07-13, 10-15, 10-16, 10-40, 11-14, 17-23

Lee Plan Map 16



LEE COUNTY
PLANNING
COMMUNITIES

Proposed

- 1
- 2
- 3
- 4
- 5
- 6
- 7
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- 13
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- 20
- 21
- 22

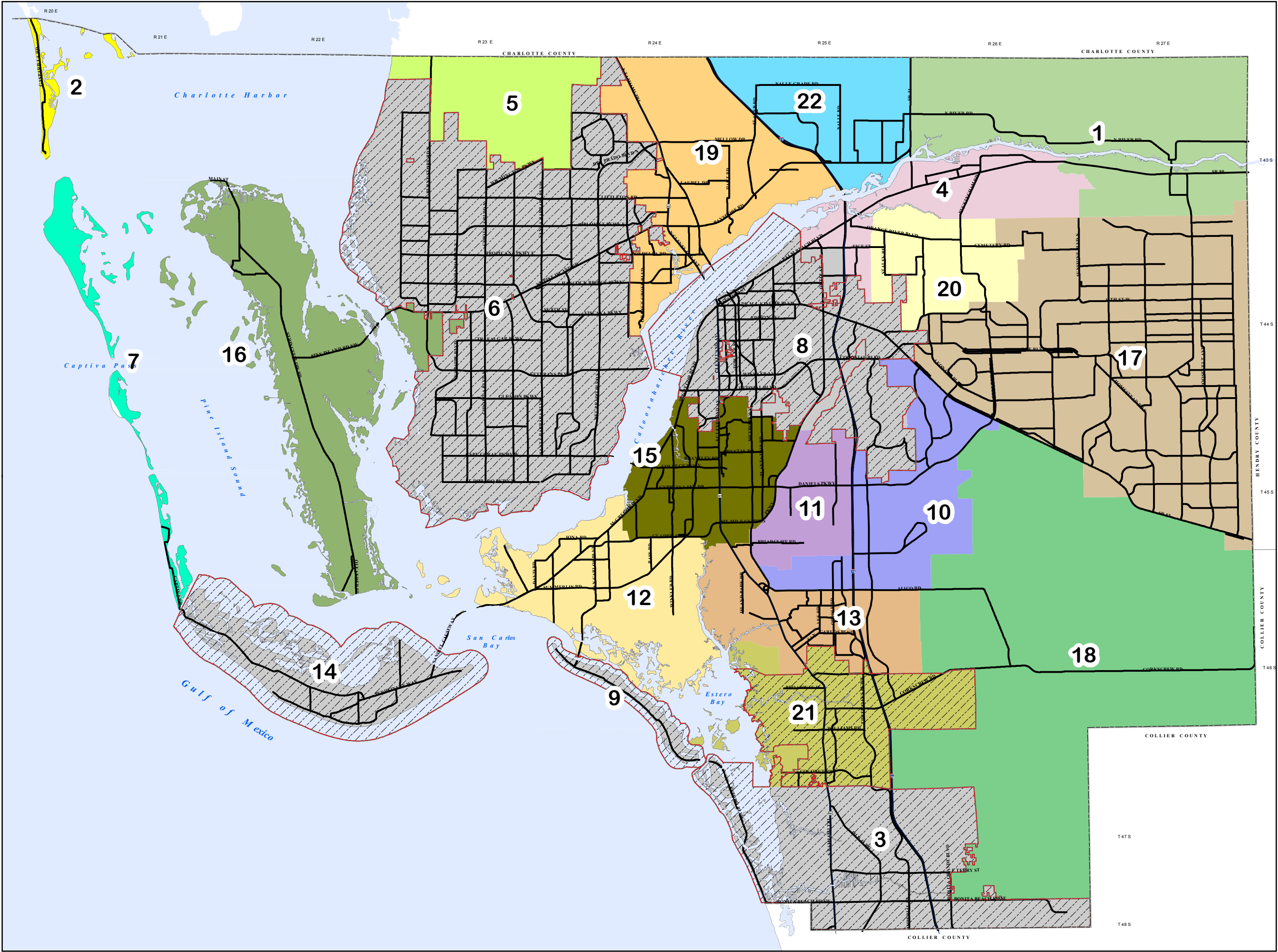
City Limits



Map Generated: April 2021
City Limits current to date of map generation

Ordinance No. 98-09, 02-02, 07-09, 07-13, 10-15, 10-16,
10-40, 11-14, 17-23

Lee Plan Map 16



ATTACHMENT 3

TABLE 1(b) Year 2030 Allocation

Existing

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
<i>Residential By Future Land Use Category</i>	Intensive Development	1,361				5		27		250			
	Central Urban	14,766				225				230			
	Urban Community	16,396	520	485		637						250	
	Suburban	16,623				1,810				85			
	Outlying Suburban	4,301	30			498	20	2	500				1,438
	Sub-Outlying Suburban	1,687				279						227	
	Commercial												
	Industrial	79								39		20	
	Public Facilities	1							1				
	University Community	850											
	Destination Resort Mixed Use Water Dependent	8											
	Burnt Store Marina Village	4					4						
	Industrial Interchange												
	General Interchange	169										29	58
	General Commercial Interchange												
	Industrial Commercial Interchange												
	University Village Interchange												
	Mixed Use Interchange												
	New Community	2,100	1,200									900	
	Airport												
	Tradeport	9										9	
	Rural	8,313	1,948			1,400	636						1,500
	Rural Community Preserve	3,100											
	Coastal Rural	1,300											
	Outer Island	202	5			1			150				
	Open Lands	2,805	250				590						120
	Density Reduction/ Groundwater Resource	6,905	711									94	
	Conservation Lands Upland												
	Wetlands												
	Conservation Lands Wetland												
Unincorporated County Total Residential		80,979	4,664	485		4,855	1,250	29	651	604		1,529	3,116
Commercial		12,793	177	52		400	50	17	125	150		1,100	440
Industrial		6,620	26	3		400	5	26		300		3,100	10
Non Regulatory Allocations													
Public		82,570	7,100	421		2,005	7,000	20	1,961	350		7,752	2,477
Active AG		24,208	5,100			550	150						20
Passive AG		43,591	12,229			2,305	109					1,241	20
Conservation		81,933	2,214	611		1,142	3,236	133	1,603	748		2,947	1,733
Vacant		24,481	1,953			61	931	34		45		282	151
Total		357,175	33,463	1,572		11,718	12,731	259	4,340	2,197		17,951	7,967
Population Distribution (unincorporated Lee County)		495,000	9,266	1,531		34,178	3,270	225	530	5,744		19,358	16,375

TABLE 1(b) Year 2030 Allocation

Existing

Future Land Use Category		Iona/ McGregor	San Carlos	Sanibel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Residential By Future Land Use Category	Intensive Development				660	3	42		365		9	
	Central Urban	375	17		3,140		8,179		2,600			
	Urban Community	850	1,000		860	500	10,734			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	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											
Unincorporated County Total Residential		4,104	3,962		5,870	3,313	18,969	4,015	10,753	3,326	3,254	6,230
Commercial		1,100	1,944		2,100	226	1,300	68	1,687	18	1,700	139
Industrial		320	450		900	64	300	65	554	5	87	5
Non Regulatory Allocations												
Public		3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active AG						2,400		14,352	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	31,210	1,317	336	5,068	864
Vacant		975	594		309	3,781	10,505	470	2,060	1,000	800	530
Total		19,355	12,978		12,867	27,466	47,904	79,701	22,103	10,201	18,234	14,168
Population Distribution (unincorporated Lee County)		34,538	36,963		58,363	13,265	148,669	1,270	71,001	6,117	25,577	8,760

Table 1(b) Year 2045 Allocations

PROPOSED

Future Land Use Category		Unincorporated County	Planning Community									
			1	2	3	4	5	6	7	8	9	10
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,753	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,648	25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,750	2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		83,113	4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations												
Public		120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,118	1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281

Table 1(b) Year 2045 Allocations

PROPOSED

Future Land Use Category		Planning Community											
		11	12	13	14	15	16	17	18	19	20	21	22
Residential By Future Land Use Category	Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
	Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
	Urban Community	-	978	1,318	-	863	540	17,048	-	-	115	-	-
	Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
	Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
	Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
	Commercial	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial	-	3	3	-	3	-	-	-	-	-	-	-
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
	University Community	-	-	503	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
	New Community	-	-	-	-	-	-	-	-	-	-	-	-
	Airport	-	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
	Rural	1,573	-	99	-	-	227	-	-	454	50	-	1,387
	Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
	Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
	Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
	Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
	Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		2,964	4,650	4,024	-	5,982	3,322	24,440	4,750	10,035	3,748	90	6,125
Commercial		326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial		5	198	387	-	566	67	218	215	244	4	2	4
Non Regulatory Allocations													
Public		3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG		5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG		10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation		1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant		20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
Total		8,221	20,374	14,114	-	14,658	29,047	61,791	81,003	24,649	10,684	2,362	14,523
Population Distribution (unincorporated Lee County)		14,322	44,132	54,615	-	76,582	13,431	162,245	17,369	110,722	5,951	741	8,653