



Board of County Commissioners

Kevin Ruane
District One

August 23, 2021

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

Ray Eubanks, Plan Processing Administrator
State Land Planning Agency
Caldwell Building
107 East Madison – MSC 160
Tallahassee, FL 32399-4120

**RE: Amendment to the Lee Plan
Adoption Submission Package
Lee County ESR 21-03**

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA2021-00001 (Lee Plan 2045 Update). The amendment is as follows:

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changes such as: updating references to regulatory citations and department and organization names; removing out-of-date requirements and policy directives for completed tasks; modifications necessary to reflect recent annexations and incorporations; and, reorganizing and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. (Adopting Ordinance 21-09).

The Lee County Board of County Commissioners held an adoption hearing to adopt the above identified ordinance for the plan amendment on August 18, 2021. As required by F.S. 163.3184(4), the final action on this amendment was completed within 180 days of the receipt of the state land planning agency's report.

In addition to the text and map amendments previously reviewed and transmitted, staff is recommending additional amendments to Policies 7.1.2 and 7.1.6 to address an internal inconsistency.

The intent of both policies is to ensure industrial uses are compatible with adjacent uses. However, Policy 7.1.6 is inconsistent with the remainder of the Lee Plan based on its limitation of industrial uses in specific locations clearly intended to have industrial uses. This revision does not change the overall intent of the Lee Plan and how industrial uses are treated within Lee County. These amendments are included in Attachment 1 and discussed in Part 4 of the staff report.

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

Mr. Brandon Dunn, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Email: bdunn@leegov.com

By copy of this letter and its attachments, I certify that this amendment and supporting data and analysis have been sent on this date to the agencies listed below.

Sincerely,

**Lee County Department of Community Development
Planning Section**



Mikki Rozdolski
Manager, Community Development Operations

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Mark Weigly
Department of Education

Plan Review
Department of Environmental Protection

Jason Aldridge
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Community Planning Services
FDOT District One

Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, AICP, Senior Planner, Intergovernmental Coordination Section
South Florida Water Management District

Attn:

**LCBC-DEPT OF COMM DEVELOPMENT-
 1500 MONROE ST
 FORT MYERS, FL 33901**

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared
NRholas Peniston, who on oath says that
 he or she is a Legal Assistant of the News-Press, a daily
 newspaper published at Fort Myers in Lee County, Florida; that
 the attached copy of advertisement, being a Legal Ad in the
 matter of

**NOTICE OF PROPOSED AMENDMENT TO THE LEE COU
 COMPREHENSIVE LAND USE PLAN (TRANSMITTAL HEARING)**
 The Lee County Board of County Commissioners will hold a
 publi

In the Twentieth Judicial Circuit Court was published in said
 newspaper in the issues of:

05/21/2021

Affiant further says that the said News-Press is a paper of
 general circulation daily in Lee County and published at Fort
 Myers, in said Lee County, Florida, and that the said newspaper
 has heretofore been continuously published in said Lee County,
 Florida each day and has been entered as periodicals matter at
 the post office in Fort Myers, in said Lee County, Florida, for a
 period of one year next preceding the first publication of the
 attached copy of advertisement; and affiant further says that
 he or she has never paid nor promised any person, firm or
 corporation any discount, rebate, commission or refund for the
 purpose of securing this advertisement for publication in the
 said newspaper.

Sworn to and Subscribed before me this 21st of May 2021, by
 legal clerk who is personally known to me.

Affiant

Notary State of Wisconsin, County of Brown

My commission expires

of Affidavits 1

This is not an invoice

NANCY HEYRMAN
 Notary Public
 State of Wisconsin

**NOTICE OF PROPOSED AMENDMENT TO THE
 LEE COUNTY COMPREHENSIVE LAND USE PLAN
 (TRANSMITTAL HEARING)**

The Lee County Board of County Commissioners will hold a public hearing to con-
 sider proposed amendments to the Lee County Comprehensive Land Use Plan (Lee
 Plan) on Wednesday, June 2, 2021. The hearing will commence at 9:30 a.m., or as
 soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in
 Downtown Fort Myers. At the hearing, the Board will consider the proposed
 amendments for transmittal to the Florida Department of Economic Opportunity:

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 de-
 partment and organization names; removing out-of-date requirements and policy
 directives for completed tasks; modifications necessary to reflect recent annexa-
 tions and incorporations; and, reorganizing and renumbering as needed for clarity.

This transmittal hearing is the first step in a two step public hearing process to
 amend the Lee Plan. A second hearing will follow the Department of Economic Op-
 portunity's review of the application.

Documentation for the Proposed Comprehensive Plan Amendment is available at
<https://www.leegov.com/dcd/planning/cpa> or at the Department of Community De-
 velopment located at 1500 Monroe Street, Fort Myers, Florida. This meeting is open
 to the public. Interested parties may appear at the meeting and be heard with re-
 spect to the proposed plan amendment. A verbatim record of the proceeding will
 be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this
 Comprehensive Plan Amendment may be modified as a result of consideration that
 may arise during Public Hearing(s). Such modifications shall be incorporated into
 the final version.

Lee County will not discriminate against individuals on the basis of race, color,
 national origin, sex, age, disability, religion, income or family status. To request
 language interpretation, document translation or an ADA-qualified reasonable
 modification at no charge to the requestor, contact Joan LaGuardia, (239) 839-
 6038, Florida Relay Service 711, at least five business days in advance. El Condado
 de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado
 del inglés.

AD#4731447

5/21/2021

RECEIVED
 MAY 27 2021
 COMMUNITY DEVELOPMENT

The News-Press media group

news-press.com A GANNETT COMPANY

Attn:

LCBC-DEPT OF COMM DEVELOPMENT-
1500 MONROE ST
FORT MYERS, FL 33901

STATE OF FLORIDA COUNTY OF LEE:

Before the undersigned authority personally appeared Shelly Hore, who on oath says that he or she is a Legal Assistant of the News-Press, a daily newspaper published at Fort Myers in Lee County, Florida; that the attached copy of advertisement, being a Legal Ad in the matter of

NOTICE OF PROPOSED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN (ADOPTION HEARING) T Lee County Board of County Commissioners will hold a public h

In the Twentieth Judicial Circuit Court was published in said newspaper in the issues of:

08/06/2021

Affiant further says that the said News-Press is a paper of general circulation daily in Lee County and published at Fort Myers, in said Lee County, Florida, and that the said newspaper has heretofore been continuously published in said Lee County, Florida each day and has been entered as periodicals matter at the post office in Fort Myers, in said Lee County, Florida, for a period of one year next preceding the first publication of the attached copy of advertisement; and affiant further says that he or she has never paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Sworn to and Subscribed before me this 6th of August 2021, by legal clerk who is personally known to me.

Shelly Hore
Affiant

Jul Burtal
Notary State of Wisconsin, County of Brown

My commission expires

7/27/25

of Affidavits 1

This is not an invoice

SARAH BERTELSEN
Notary Public
State of Wisconsin

NOTICE OF PROPOSED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN (ADOPTION HEARING)

The Lee County Board of County Commissioners will hold a public hearing to consider the adoption of proposed amendments to the Lee County Comprehensive Land Use Plan (Lee Plan) on Wednesday, August 18, 2021. The hearing will commence at 9:30 a.m., or as soon thereafter as can be heard, in the Board Chambers, 2120 Main Street in Downtown Fort Myers.

The Board proposes to adopt an ordinance amending the Lee Plan as follows:

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.

Copies of this Notice and the proposed ordinance are available for inspection or copying during regular business hours at the Minutes Office of the Clerk of Courts of Lee County, by calling 239-533-2328. The Minutes Office is located in the Court-house Administration Building, 2115 Second Street, Fort Myers, Florida. This meeting is open to the public. Interested parties may appear at the meeting and be heard with respect to the proposed plan amendment. A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

Lee County will not discriminate against individuals on the basis of race, color, national origin, sex, age, disability, religion, income or family status. To request language interpretation, document translation or an ADA-qualified reasonable modification at no charge to the requestor, contact Joan LaGuardia, (239) 839-6038, Florida Relay Service 711, at least five business days in advance. El Condado de Lee brindará servicios de traducción sin cargo a personas con el idioma limitado del inglés.
AD #4840357, Aug. 6, 2021

RECEIVED
AUG 12 2021

COMMUNITY DEVELOPMENT

LEE COUNTY ORDINANCE NO. 21-09

Lee Plan 2045 Update
(CPA2021-00001)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE LEE PLAN 2045 UPDATE (CPA2021-00001) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; LEGAL EFFECT OF "THE LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on April 26, 2021; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on June 2, 2021. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Lee Plan 2045 Update (CPA2021-00001) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the June 2, 2021 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on August 18, 2021, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt text, map and table amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "Lee Plan 2045 Update Ordinance (CPA2021-00001)."**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment 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, known as Lee Plan 2045 Update (CPA2021-00001).

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

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

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

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

Kevin Ruane	Absent
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DONE AND ADOPTED this 18th day of August 2021.

ATTEST:
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: *Linda Doggett*
Deputy Clerk

BY: *Kevin Ruane*
Kevin Ruane, Chair



DATE: 08192021

APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY

[Signature]
County Attorney's Office

Exhibits Adopted by BOCC August 18, 2021

Exhibit A: Adopted revisions to Text

Exhibit B: Adopted revisions to Maps 1, 3A, 3B, 3C, 3H, 3I, 6, 16

Exhibit C: Adopted revisions to Table 1(b)

EXHIBIT A
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 county 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.

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 1.1.2: 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 development 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 1.1.3: 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 1.1.4: 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 industrially (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 1.1.7: 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 1.1.9: 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 1.1.14 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 1.1.15 1.6.1: ~~The New Community future land use category are areas~~ are of lands that can be ~~are~~ able 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). ~~New Communities will not exceed a~~ The residential density is ~~of one unit per 2.5 gross acres (1 du/2.5 acres) except within the Gateway/Airport Planning District, where a residential densities of up to six dwelling units per gross acre (6 du/acre) may be permitted.~~

Remainder of policy is unchanged.

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.

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.~~

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 1.7.6: ~~The Planning Communities Districts 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 District 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 District 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 Districts 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 2.1.3: ~~All land use categories and Planning Community Districts 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.~~

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.~~

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

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

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.

POLICY 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned ~~residential~~ developments except if located within the Mixed Use Overlay.

POLICY 6.1.3: Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as ~~commercial~~ planned developments except if located within the Mixed Use Overlay. The planned development must be designed to arrange uses in an integrated and cohesive unit in order to:

Remainder of policy is unchanged.

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 7.1.2: Industrial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed Use Overlay or the Industrial Development, Tradeport, or Industrial Interchange future land use categories. The planned development must be designed to arrange uses as an integrated and cohesive unit in order to:
Remainder of policy is unchanged.

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 7.1.6: Land that is located outside of the Industrial Development, Tradeport, and Industrial Interchange areas but within the designated future urban areas may be developed for light industrial purposes so long as adequate services and facilities are available, the use will not adversely impact surrounding land uses, and natural resources are protected, if one of the following conditions is met:

- a. The parcel is located in the Intensive Development, Central Urban, or Urban Community land use categories, was zoned IL or IG prior to the adoption of the 1984 Lee Plan, and does not exceed 50 acres in size (unless it is adjacent to other existing or designated industrial lands); or
- b. The parcel is located in the Intensive Development, Central Urban, Urban Community, General Interchange, Industrial Commercial Interchange, or University Village Interchange land use categories, and is zoned as a Planned Development.

OBJECTIVE 9.1: Place existing active and passive agricultural uses, that are zoned AG, have an agricultural exemption from the property appraiser's office, and are located outside of areas anticipated for urban use during the life of the plan on an agricultural overlay. Non-contiguous parcels less than 100 acres in size will not be included on this Overlay. ~~A bi-annual review of this map will be conducted to track changes in the inventory of agriculturally used land in the non-urban areas of Lee County.~~

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 9.1.6: ~~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 9.2.1: Rezoning of land to agricultural zoning districts is prohibited in those areas designated by the Lee Plan as future urban and future suburban areas, except for parcels five acres or larger designated with the exception of those areas designated as Sub-Outlying Suburban or, if located within the Pine Island or Caloosahatchee Shores Community Plan area, designated Outlying Suburban; or Suburban. Requests to rezone properties to an agricultural district within the Sub-Outlying Suburban, Outlying Suburban, or Suburban future land use categories will be reviewed on a case-by-case basis with consideration of the following: where parcels five acres or larger may request rezoning to an agricultural zoning district. These requests will be reviewed on a case by case basis. Approval will be based on:

- a. current and future availability of public services urban infrastructure;
- b. compatibility with surrounding of the existing and future land uses;
- c. acreage of the rezoning request;
- d. cumulative effect on county tax base;
- e. Suburban and Sub-Outlying Suburban lands must be located within the Pine Island and Caloosahatchee Shores Planning Communities; and,
- f. evaluation of how protection or mitigation of environmental features, including but not limited to flow-ways, protected species, and habitat, will be protected or mitigated.

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 future land use category 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 13.2.1: 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 13.2.6: 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 designated is included on Map 17 as a Rural Golf Course Community (see Map 17) 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 13.2.7: Time share, fractional ownership units, or bed and breakfast establishments ~~will only be permitted in a designated Rural Golf 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 (see Map 17)~~ can be redeemed for one timeshare unit, one fractional ownership unit, or two bed and breakfast bedrooms.

~~**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 13.4.7: Any Private Recreational Facilities proposed within the DR/GR future 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.

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~~.

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 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 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 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)

POLICY 33.1.2: The DR/GR Priority Restoration Strategy consists of ~~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 33.2.4: 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.

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

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.

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.

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 42.1.1: The county will participate in the MPO ~~and Regional Planning Council~~ planning processes for 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 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.~~

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 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 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)

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.

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 67.1.5: 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 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 69.3.1: 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).

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.

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 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 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 85.1.5: ~~The county will e~~ 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 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 87.2.5: Lee County will implement the Matanzas Harbor Plan by encouraging private/public coordination.

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.

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 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 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.

~~**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.~~

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.

~~**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.~~

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.~~

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 135.1.11: 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 135.1.12: 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.

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.~~

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 135.4.8: 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 135.4.13:** 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.~~

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

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.~~

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 135.6.1: 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.~~

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

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 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 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 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 Board 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 145.2.2:** 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 145.2.4:** 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.~~

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.

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.~~

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.

XI. ECONOMIC ELEMENT

POLICY 158.3.7: Lee County will promote and coordinate the Lee County/Fort Myers Enterprise Zones.

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.

XII. GLOSSARY

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

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

~~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.

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.

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.~~

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.

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

~~**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.~~

~~**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.~~

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.

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~~;
- (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.

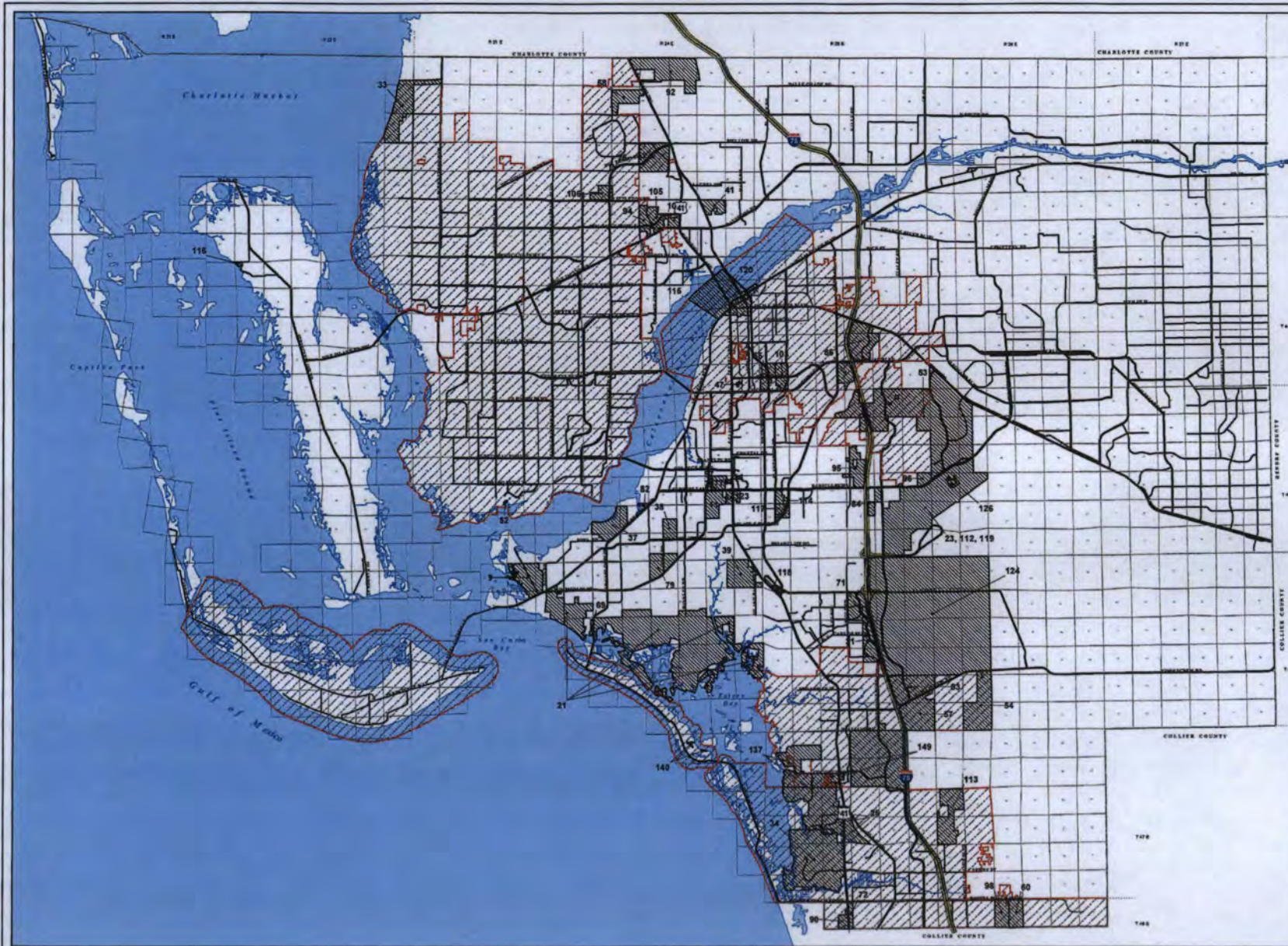
¹³ See Objectives 33.2 and 33.3 Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.

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).

EXHIBIT B

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



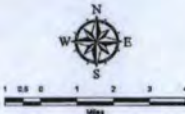
SPECIAL TREATMENT AREAS ***Deleted***

Lee County Development of Regional Import Activities

1. Seaside Park
2. Cypress Lake Land Trust
3. Villa Verde
4. The Palms
5. Southwest Florida International Airport
6. Spring Creek FGD/DRI
7. Cape Coral Unit M (outfalls)
8. Three Oaks
9. Sun Shores Marina South
10. Bonita Bay
11. River's Edge Yacht and Country Club
12. Sandhill
13. The Pines and the Oaks
14. Bonaventure Marina Extension
15. Edison Mall Extension
16. Tropic Point Marina
17. Gateway
18. The Habitat
19. Roughwood/Conover Place
20. Pine Lake Country Club (W/Whisper)
21. The Parklands
22. Cypress Lake Shopping Center
23. Timberland and Thorne
24. Cypress Lake Center
25. Moon Park
26. Boardwalk Center
27. Alton Interchange Park
28. Spring Place Expansion
29. Leisure Village Seven Lakes Residential
30. Windward Florida
31. Disney Lagoon Marina
32. Airport International Commerce Park
33. Ocala Innovation Park
34. Woods Edge
35. Deer Park Country Club
36. Hancock Creek Commerce Park
37. Dugout Center DRI
38. Alcala Plaza
39. Ocala University Center
40. Parklands West commercial parcel
41. Calabash Properties
42. Indian Oaks Trade Center
43. Ocala Trade Center
44. Ocala Trade Center
45. Southwest Regional Airport I.D. II
46. Bonita Grande R.V. Resort
47. International Center FGD
48. Hancock Dodge Marina
49. Bonita Marina FGD/DRI
50. Lee County Sports Complex FGD
51. Tamarisk Center
52. Southwest Regional Airport I.D. II
53. Downtown Fort Myers 2000
54. The Marketplace
55. Alton, Inc. AMDA
56. Southwest Florida Pipeline CO.
57. Palmair Landing CPO/FD DRI
58. Bay Beach
59. The Bricks of Bonita Springs

- DRI Locations
- City Limits

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING



Map Generated: July 2010
City Limits current to date of map generation
Last Amended: May 25, 1994

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

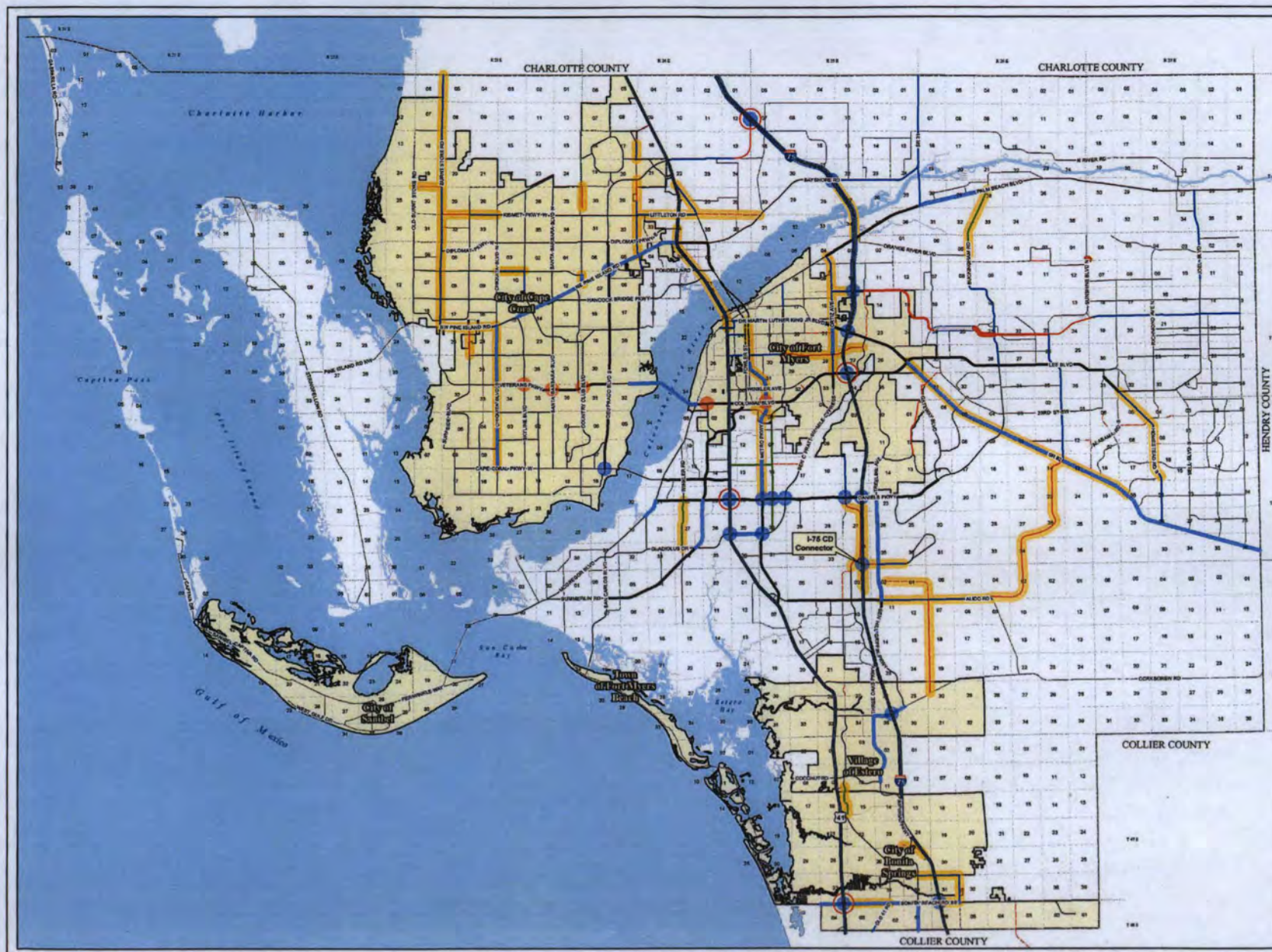
- Lanes
- 1
 - 2
 - 4
 - 6
- County Line
- City Limits



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

Ordinance No. 07-11, 14-09

Lee Plan Map 3A

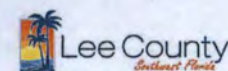


LEE COUNTY COST FEASIBLE ROADWAY PROJECTS

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.

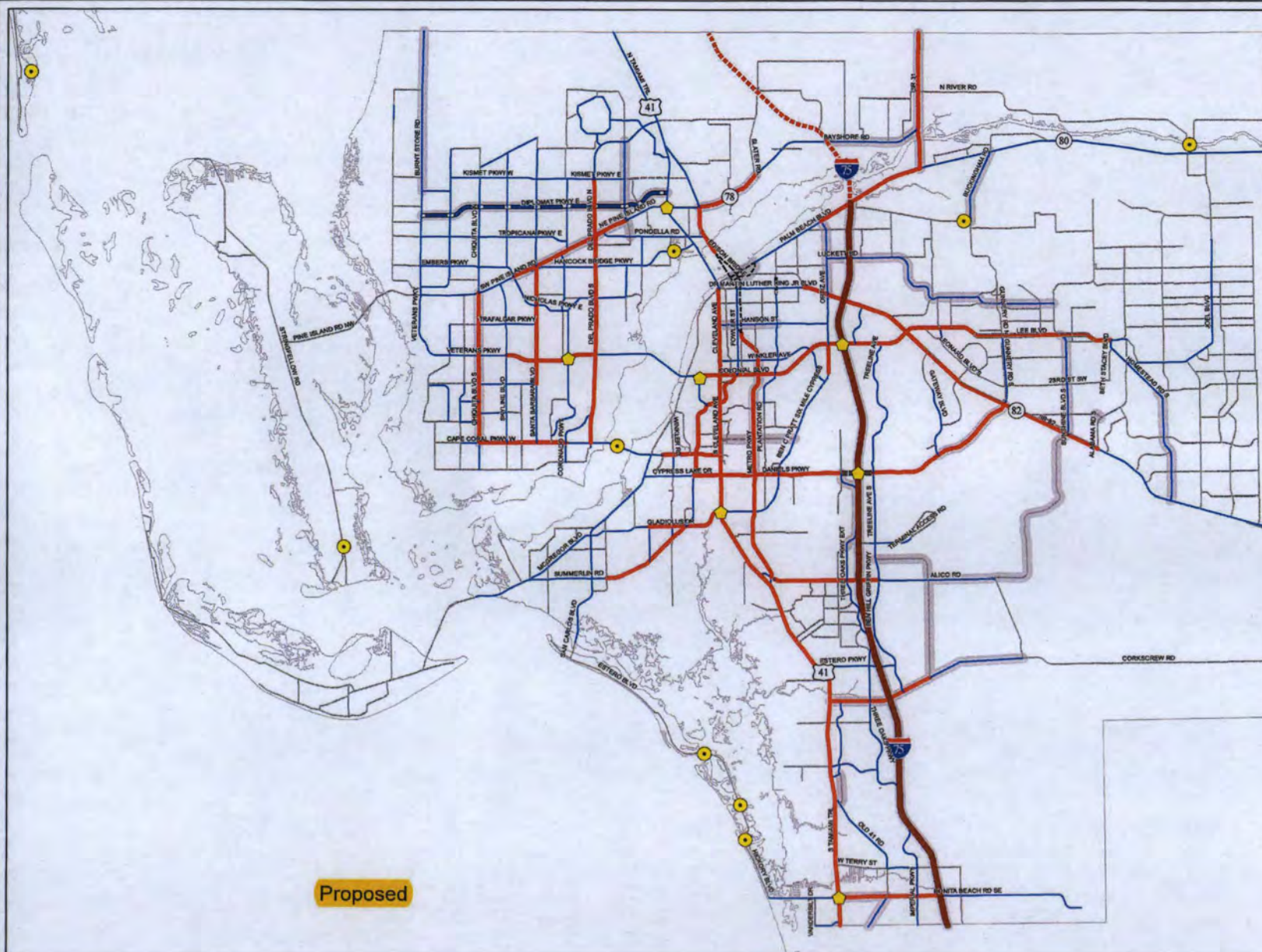


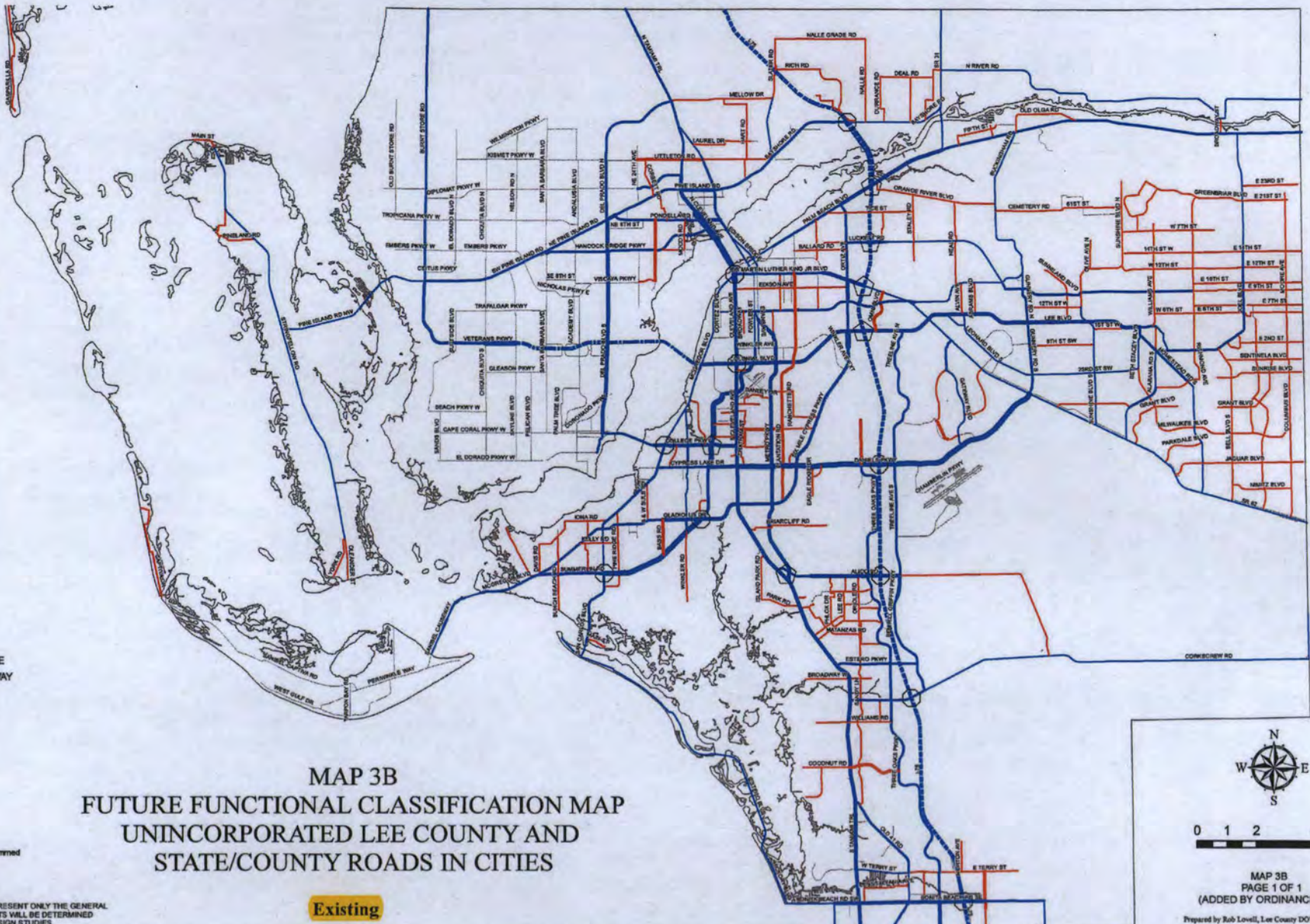
0 0.5 1 1.5 2 2.5 3 Miles

Map Generated: May 2021

Lee Plan Map 3A

Proposed

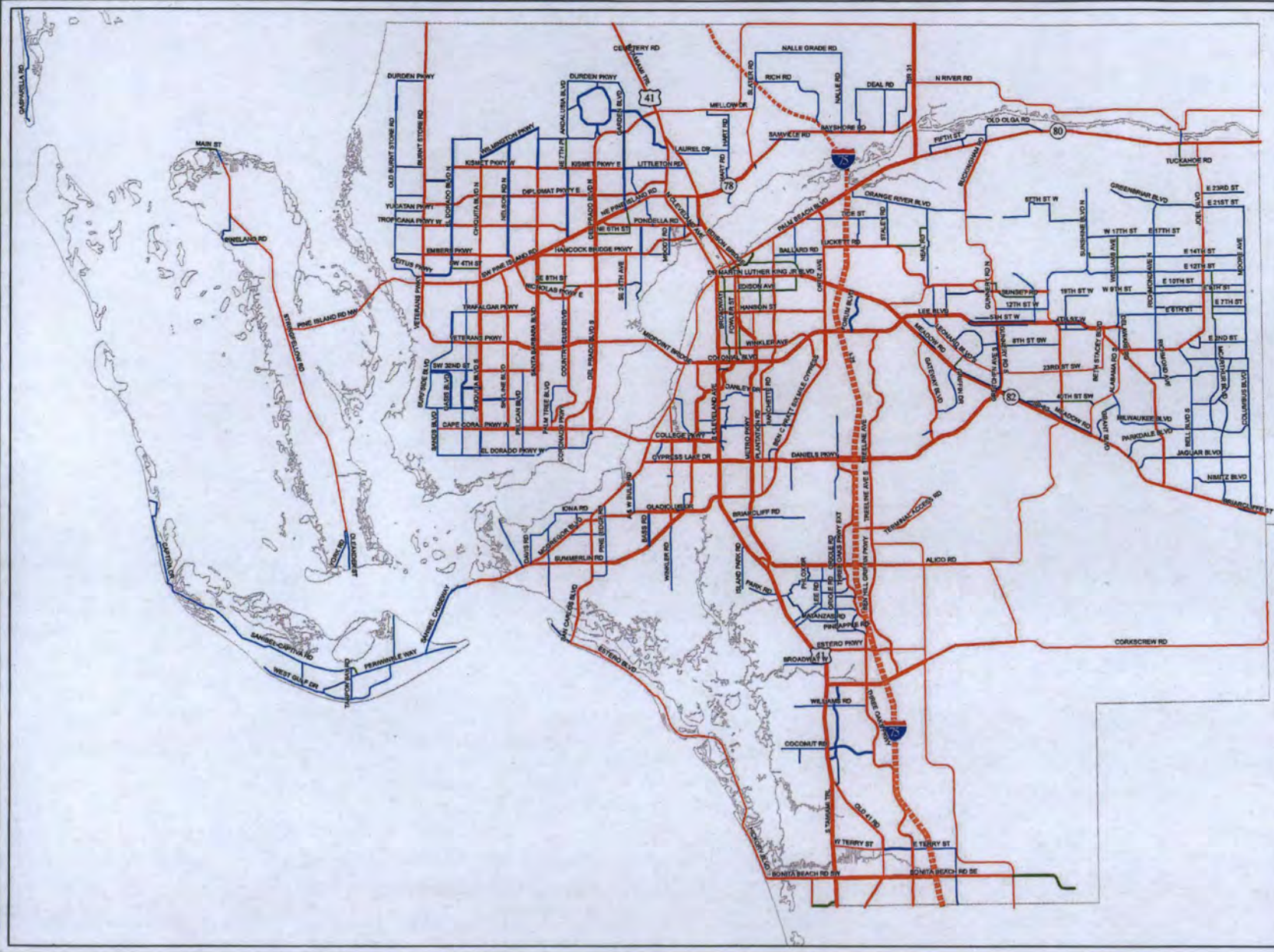




MAP 3B
 FUTURE FUNCTIONAL CLASSIFICATION MAP
 UNINCORPORATED LEE COUNTY AND
 STATE/COUNTY ROADS IN CITIES

Existing

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



FUTURE FUNCTIONAL CLASSIFICATION

Proposed

Functional Classification

- Interstate
- Arterial
- Collector
- Local

Number of Lanes

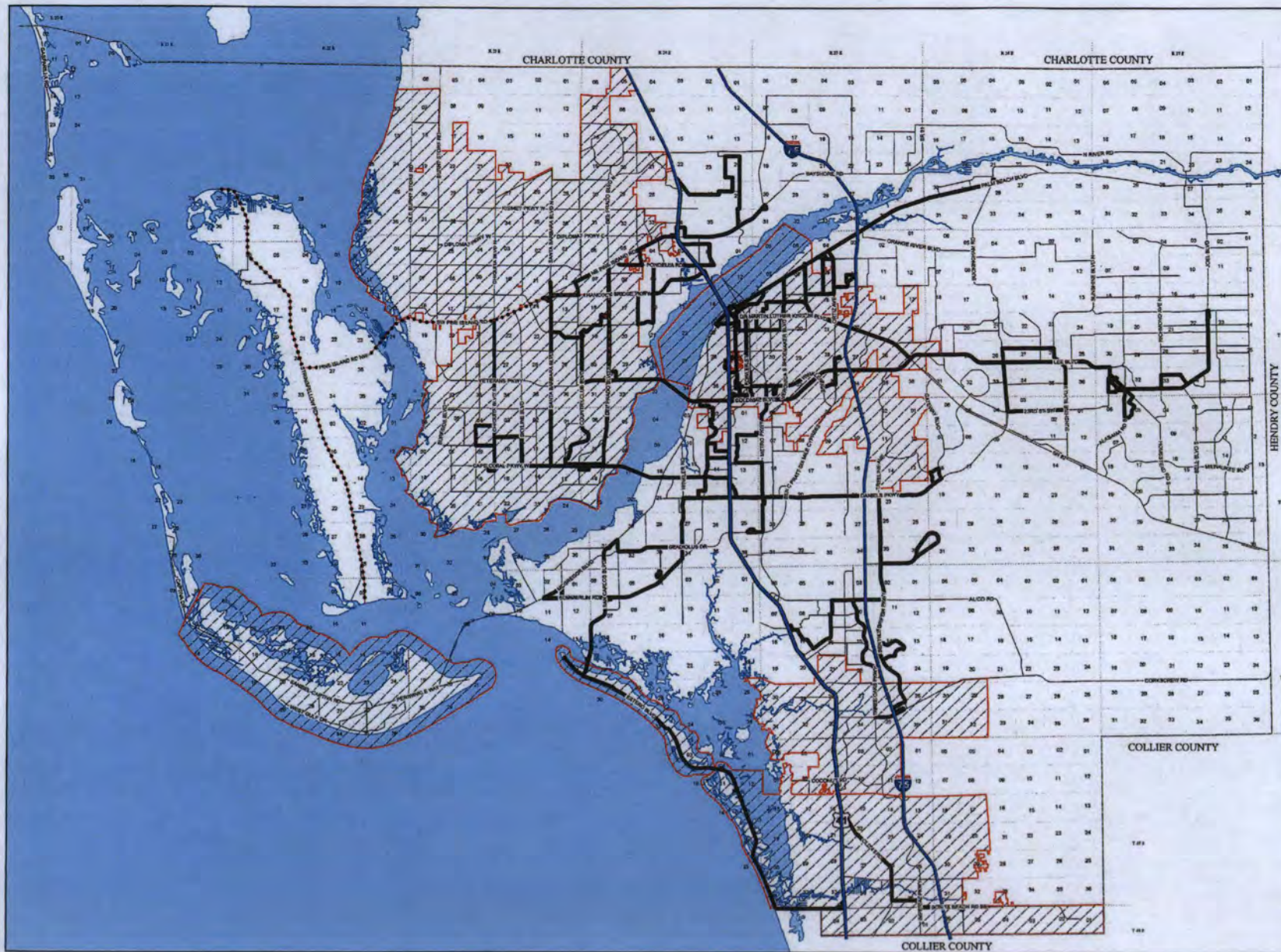
- 10
- 8
- 6
- 4
- 3
- 2

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

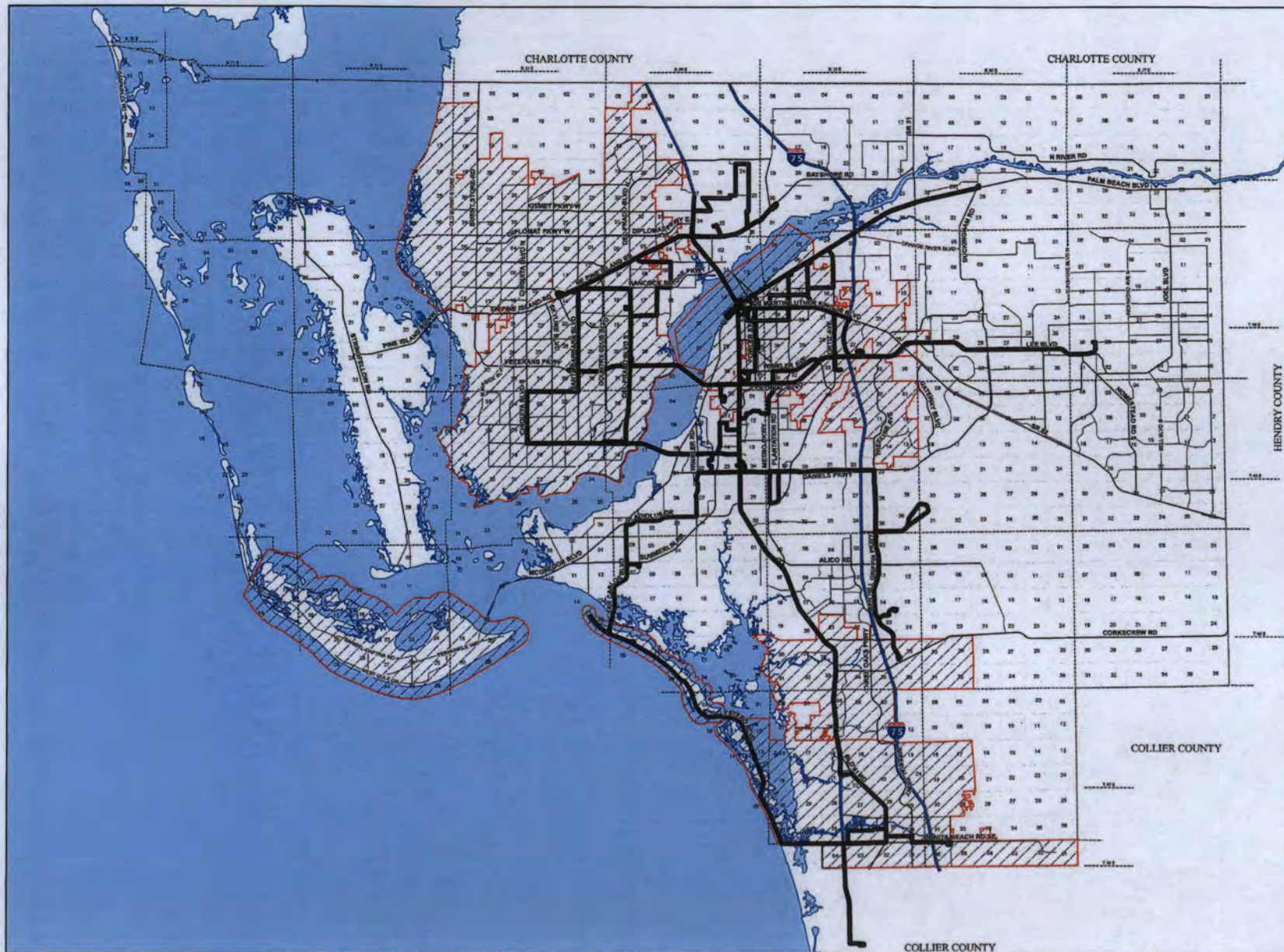
- Regular Route
- - - - Thursday Operation
- City Limits



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

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

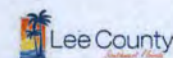
Lee Plan Map 3C



2045 FINANCIALLY FEASIBLE TRANSIT NETWORK

Proposed

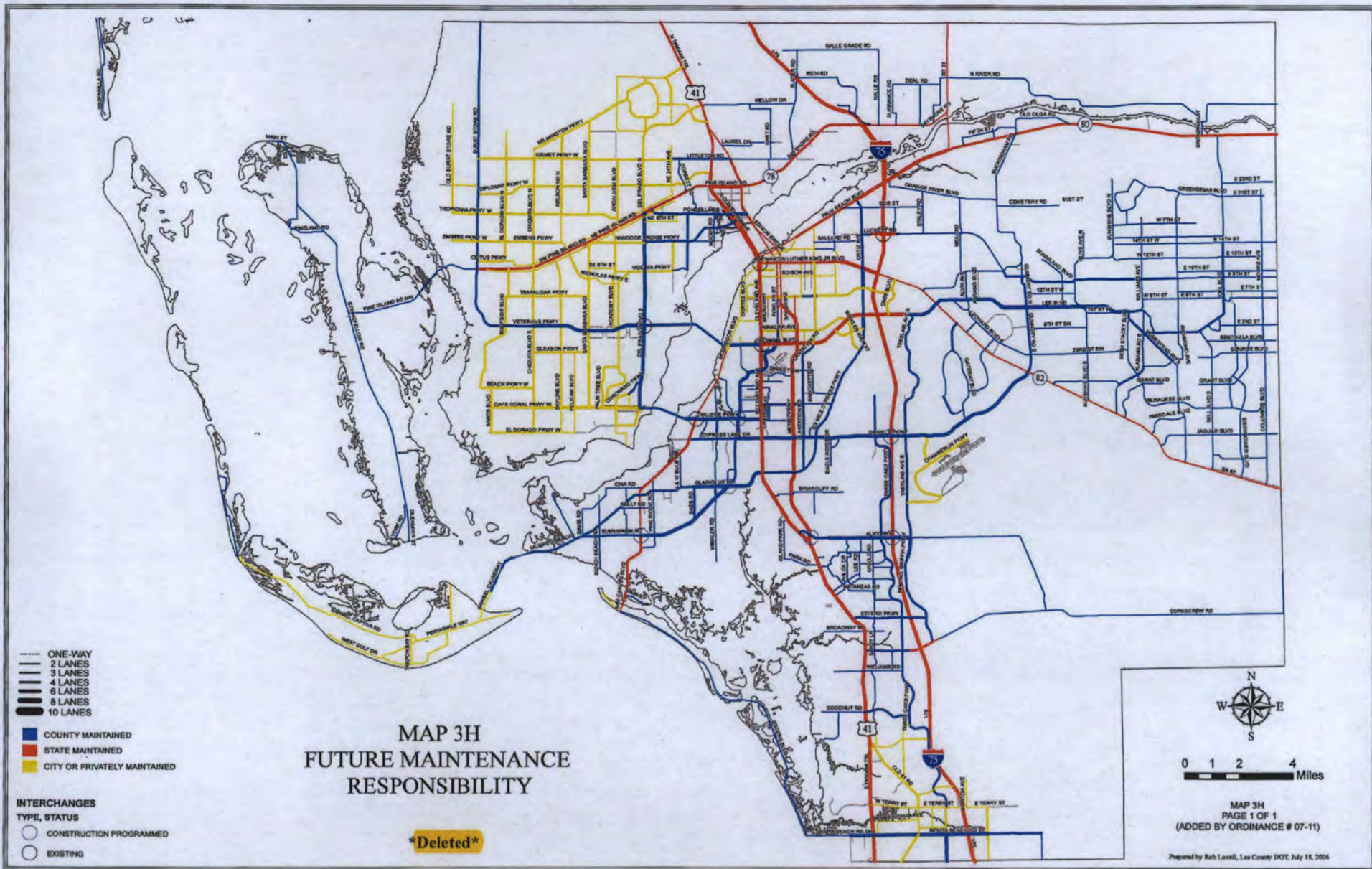
— Transit Routes
 [Hatched Box] City Limits

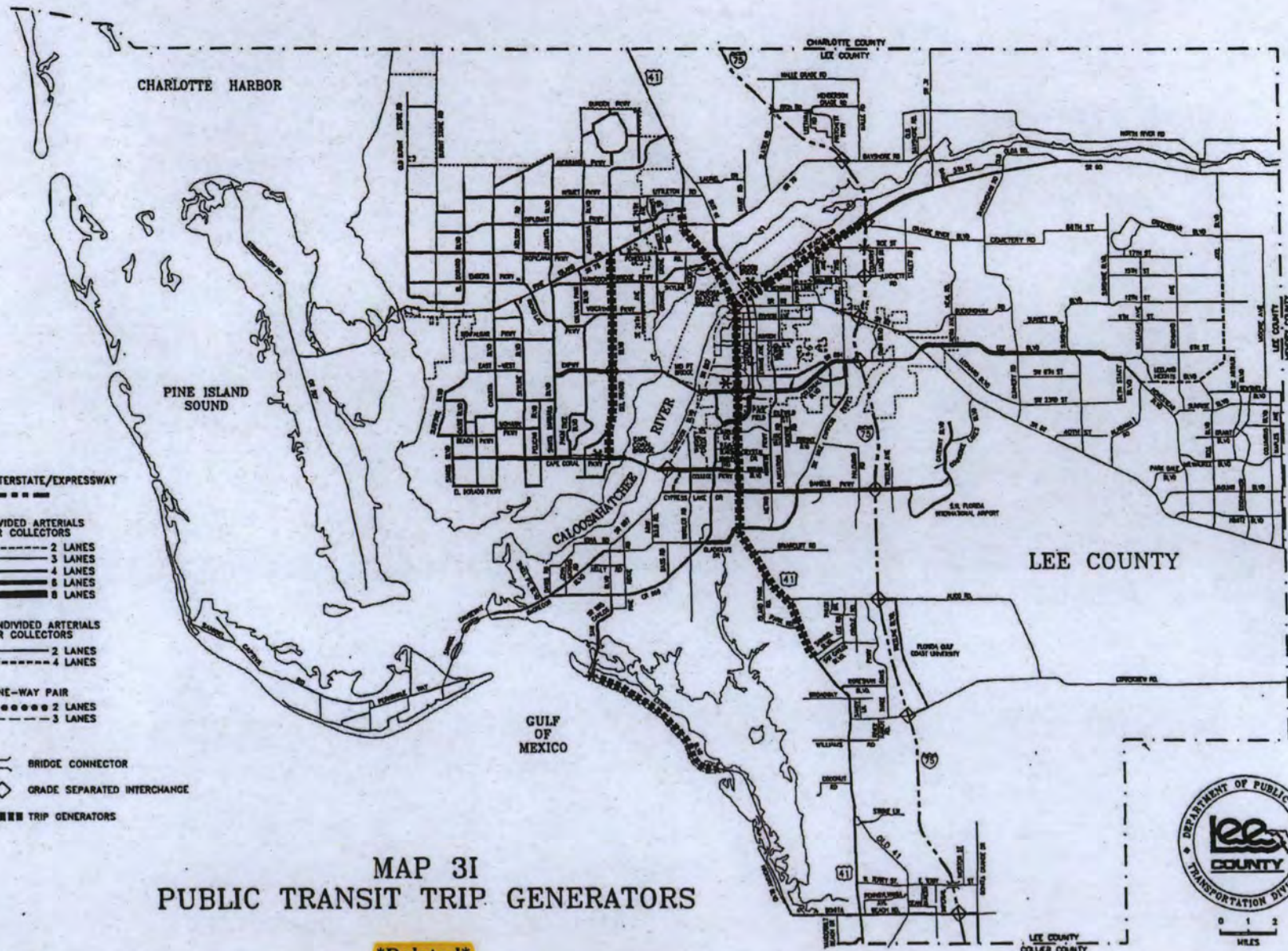


Map Generated: April 2021
 City limits current to date of map generation

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

Lee Plan Map 3C

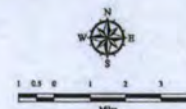




LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

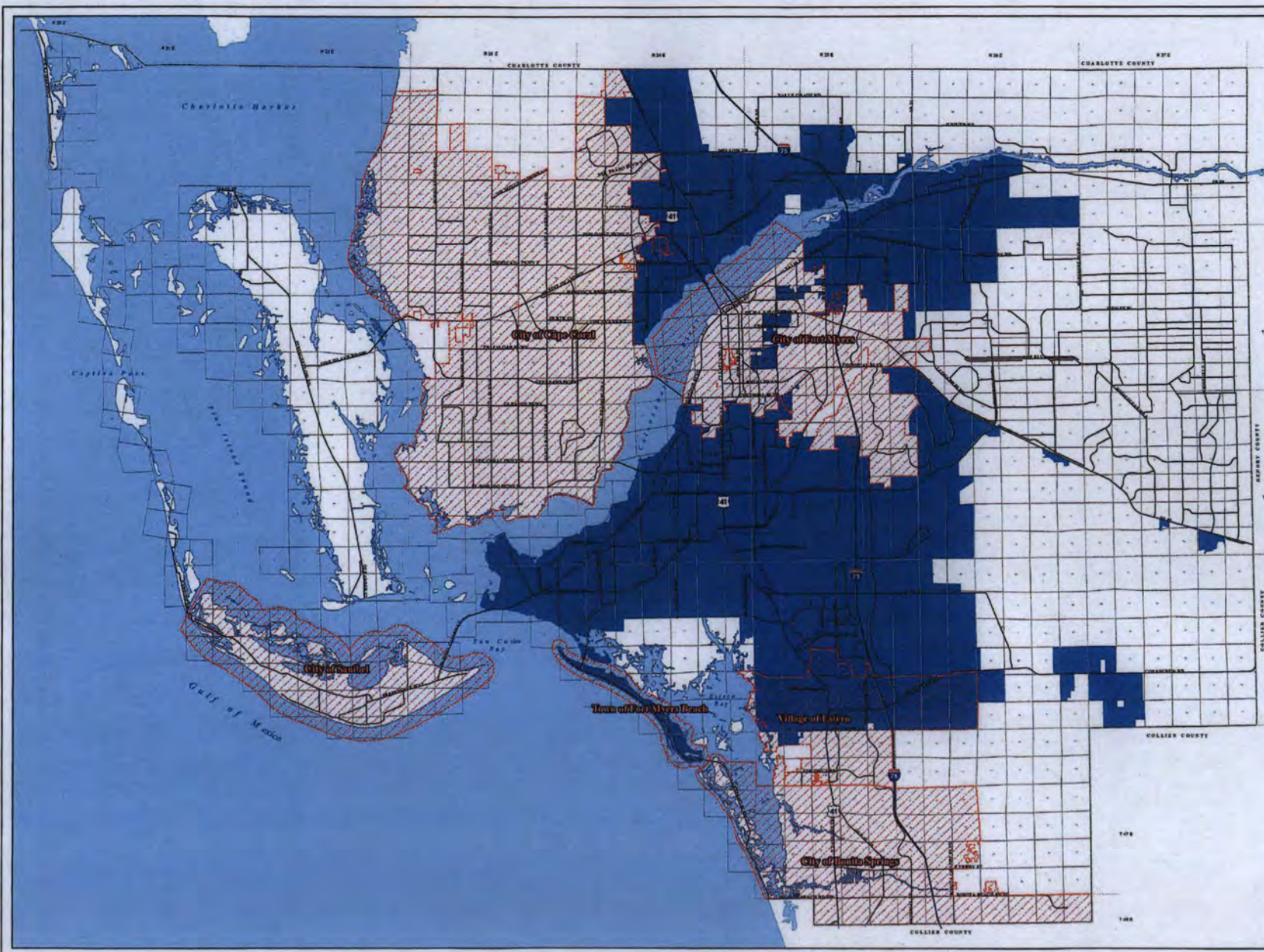
Existing

Future Water Service Areas Map
City Limits



Map Generated: April 2001
City limits current to date of map generation
Ordinances 76, 89-02, 00-22, 03-19, 10-06, 10-40, 10-43,
13-24, 13-16, 14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25

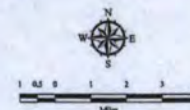
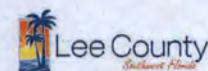
Lee Plan Map 6



LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

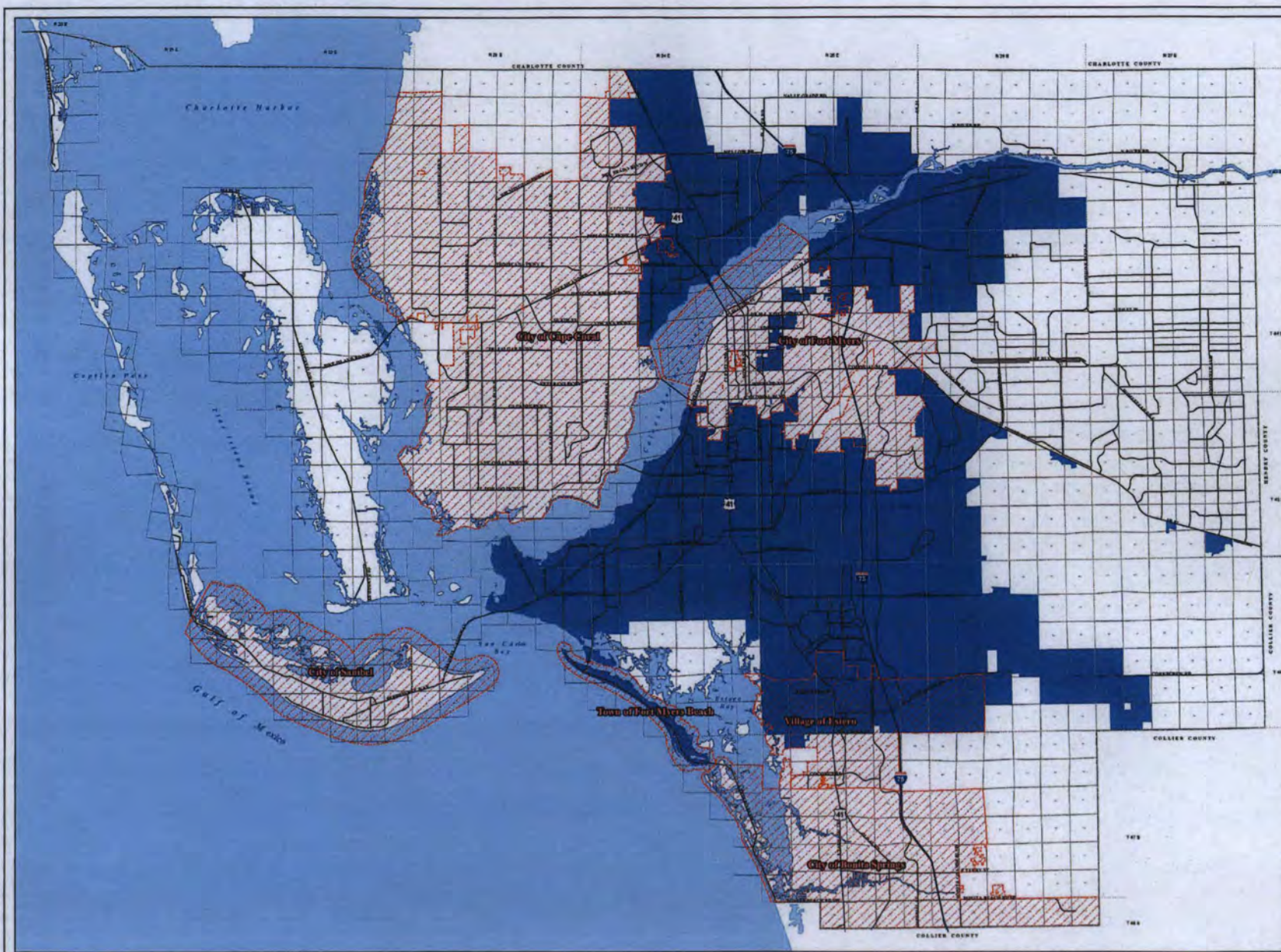
Proposed

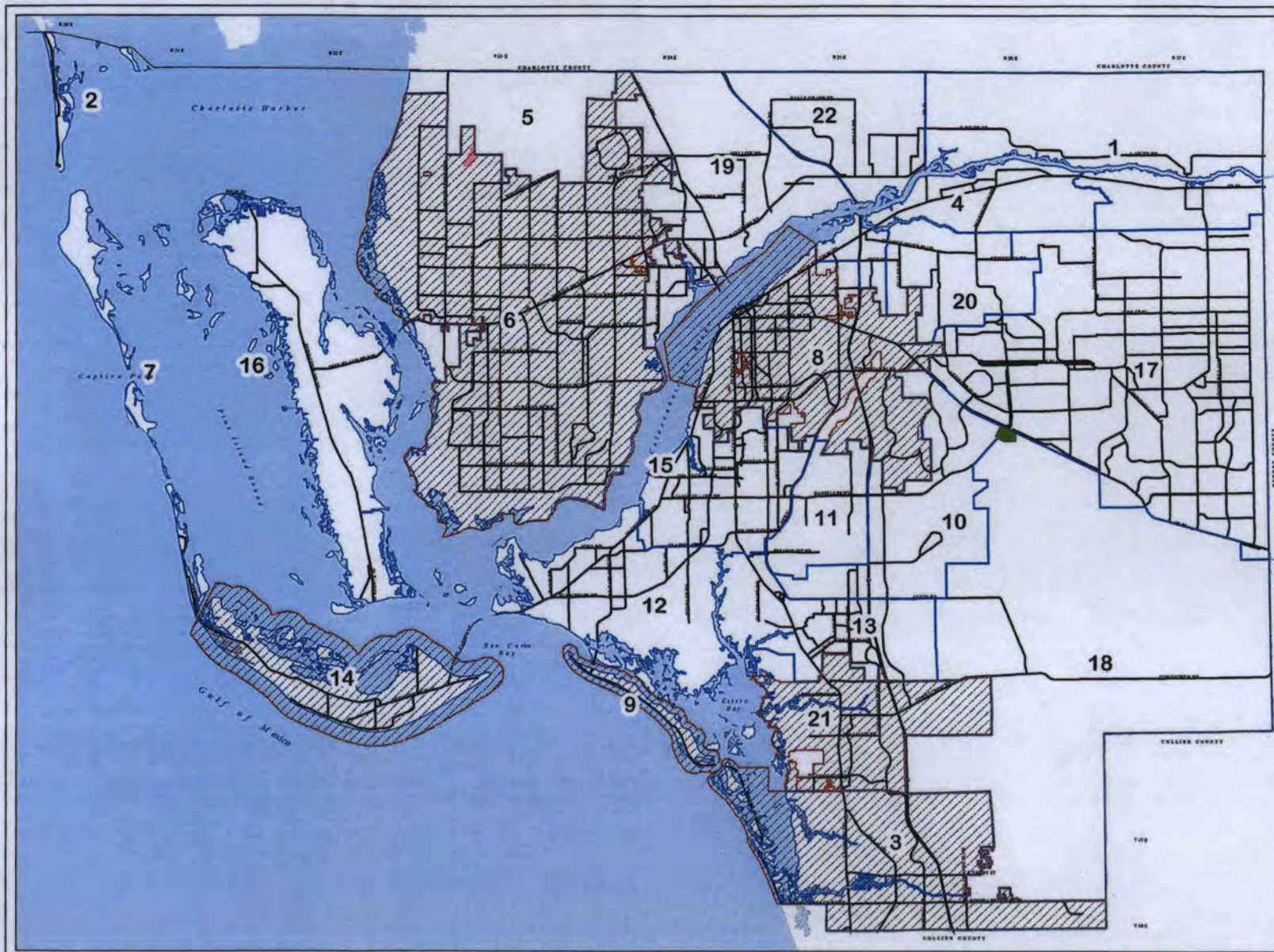
Future Water Service Areas Map
City Limits



Map Generated: April 2021
City Limits current to date of map generation
Ordinance No. 89-03, 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 DISTRICTS

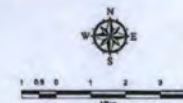
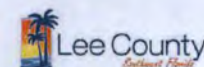
Changes

- 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

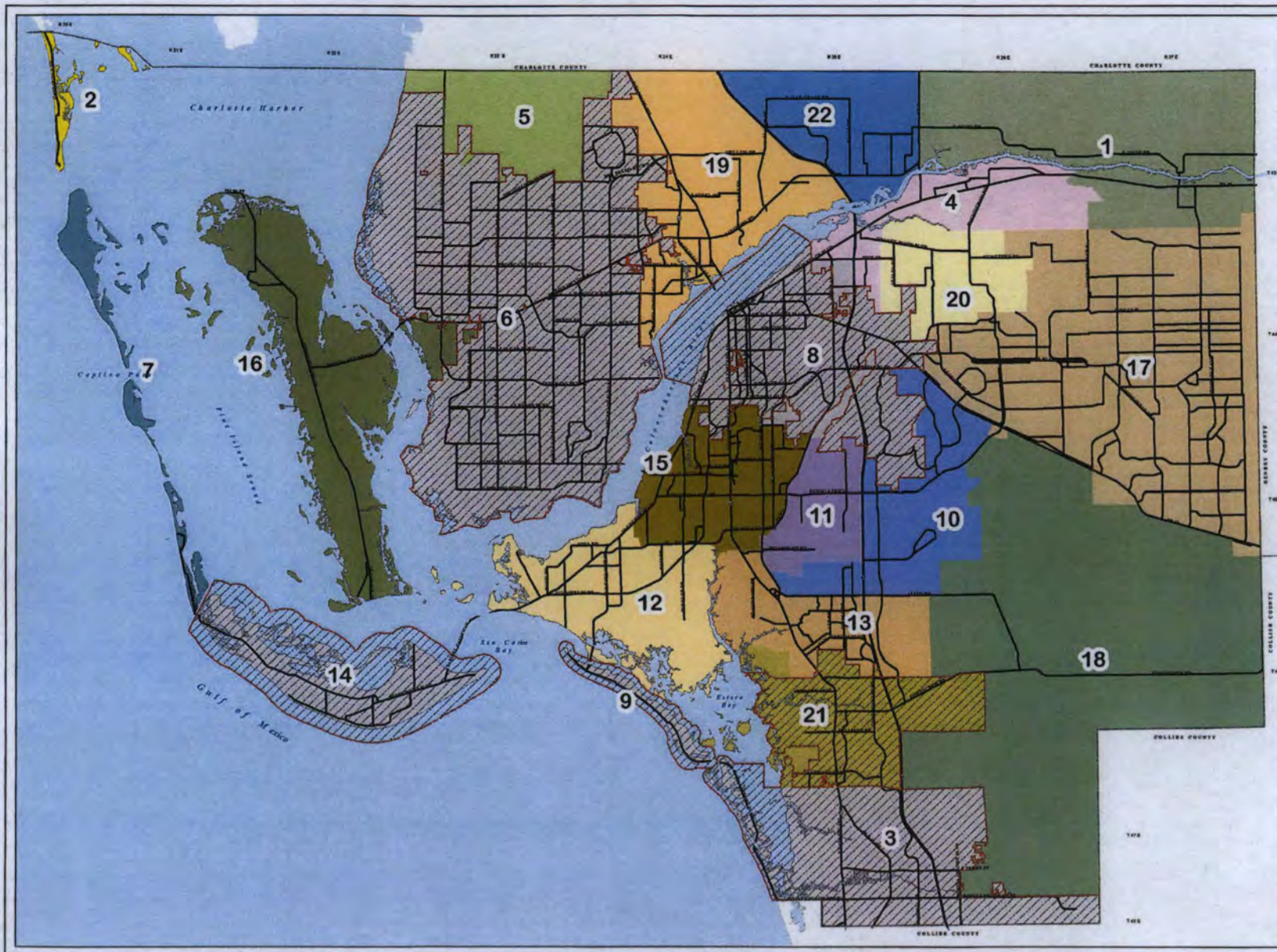
The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.7.5 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2045.



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

Ordinance No. 96-09, 02-02, 07-09, 07-13, 10-15, 16-16, 16-40, 17-14, 17-21

Lee Plan Map 16

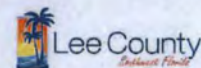


LEE COUNTY PLANNING COMMUNITIES

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

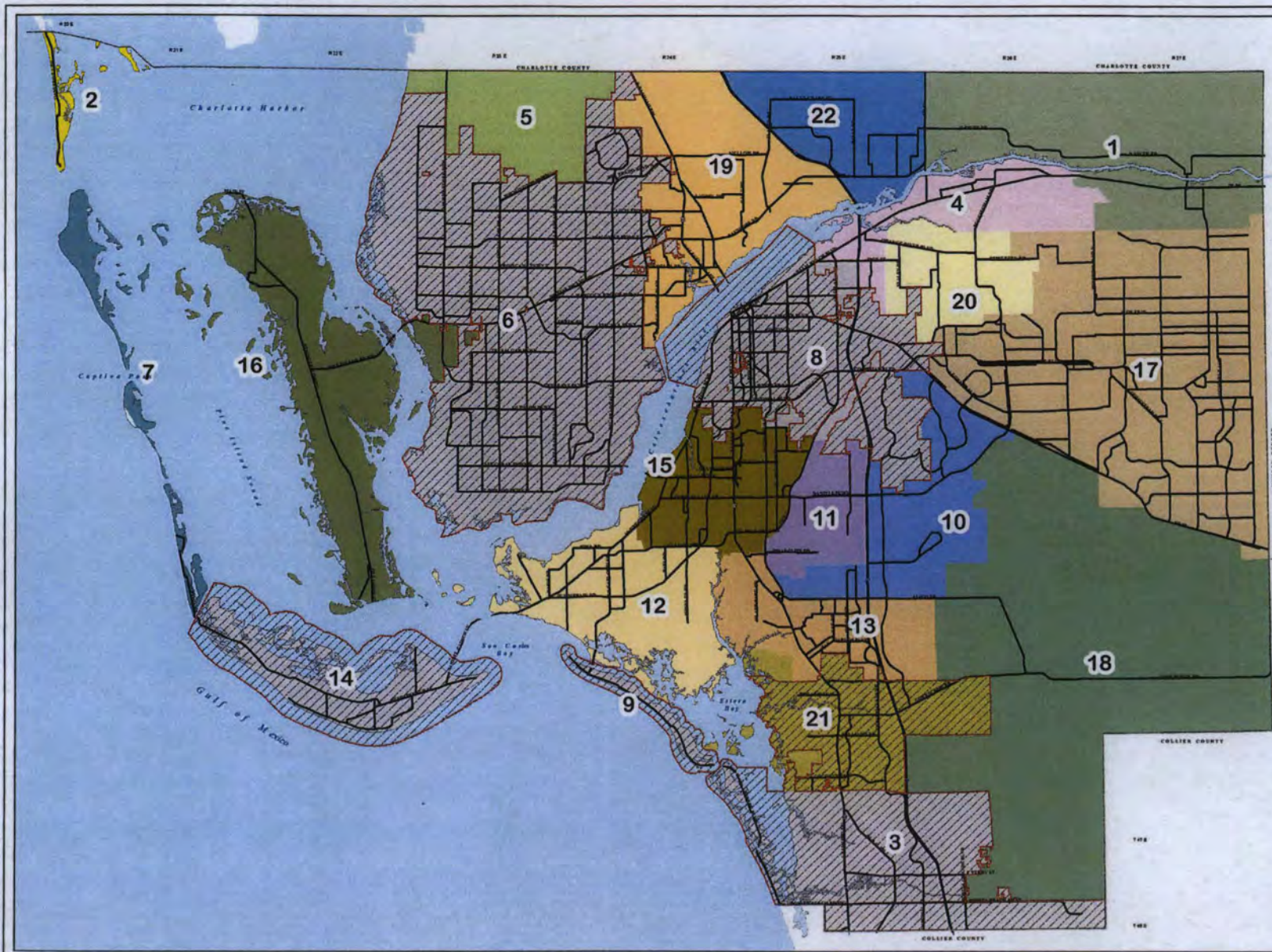
The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



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

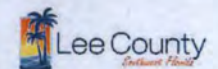


LEE COUNTY PLANNING DISTRICTS

Proposed

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

The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.7.5 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2045.



Map Generated: May 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

EXHIBIT C

**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
Residential By Future Land Use Category	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	Sandibel	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 District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	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	7,764	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	105	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 District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
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	17,034	-	-	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	14	-	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

FLORIDA COUNTY ORDINANCE DATA RETRIEVAL SYSTEM
CODRS CODING FORM

COUNTY: Lee

COUNTY ORDINANCE #: 21-09
(e.g., 93-001)

PRIMARY KEYFIELD

DESCRIPTOR: Comprehensive Planning

SECONDARY KEYFIELD

DESCRIPTOR: Planning

OTHER KEYFIELD

DESCRIPTOR: Land Use Planning

ORDINANCE DESCRIPTION: Lee Plan 2045 Update
(25 Characters Maximum Including Spaces)

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

AMENDMENT #1: 89-02 AMENDMENT #2: _____

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

REPEAL #1: _____ ; REPEAL #3: _____

REPEAL #2: _____ ; REPEAL #4: _____

(Others Repealed: List All That Apply): _____

(FOR OFFICE USE ONLY):

COUNTY CODE NUMBER: _____

KEYFIELD 1 CODE: _____

KEYFIELD 2 CODE: _____

KEYFIELD 3 CODE: _____



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

LAUREL M. LEE
Secretary of State

August 19, 2021

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

Attn: Theresa King

Dear Ms. Doggett:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 21-09, which was filed in this office on August 19, 2021.

Sincerely,

Anya Grosenbaugh
Program Administrator

AG/lb

RECEIVED

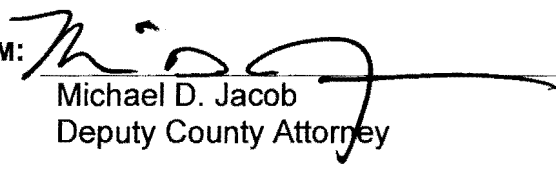
By Theresa King at 4:10 pm, Aug 19, 2021

**MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY**

VIA HAND DELIVERY

DATE: August 18, 2021

TO: Commissioner Ruane
Chair, Board of County
Commissioners

FROM: 
Michael D. Jacob
Deputy County Attorney

RE: **Lee County Ordinance Amending the Lee County Comprehensive Plan
Ord #21-09 – Lee Plan 2045 Update (CPA2021-00001)
Adoption Hearing – August 18, 2021**

On August 18, 2021, the Board of County Commissioners adopted an ordinance amending the Lee County Comprehensive Plan. The original ordinance is attached to this memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to Eileen Gabrick in the Minutes Department.

By copy of this memorandum to Eileen Gabrick, I request that a clerk attest to the Chair's signature on the attached ordinance and email a copy of the fully executed ordinance with all exhibits to my attention.

Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than August 27, 2021.

Joyce, attached please find the Data Retrieval Form. Kindly include the amendments in the Lee County Ordinance History.

Thank you for your assistance.

MDJ:tlb

Attachment:

Ord #21-09 – Lee Plan 2045 Update (CPA2021-00001)

cc via email only: Joyce Conatser, Senior Fiscal Officer
Samantha Westen, Executive Assistant
Rose Bahena, Administrative Specialist, Senior
Eileen Gabrick, Manager, Minutes Department
Mikki Rozdolski, Section Manager, Planning
Brandon Dunn, Principal Planner, Planning
Janet Miller, Administrative Specialist/DCD
Debbie Carpenter, Administrative Specialist/DCD
Andrea Eggen, Legal Administrative Specialist (for ordinance history)

2021 AUG 19 AM 10:23
Minutes Office

**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:

Adopt the amendments as provided in the attachments

Hearing Dates:

LPA: 4/26/2021

BoCC #1: 6/2/2021

BoCC #2: 8/18/2021

Attachments:

1: Text Amendments

2: Map Amendments

3: Table Amendments

PURPOSE

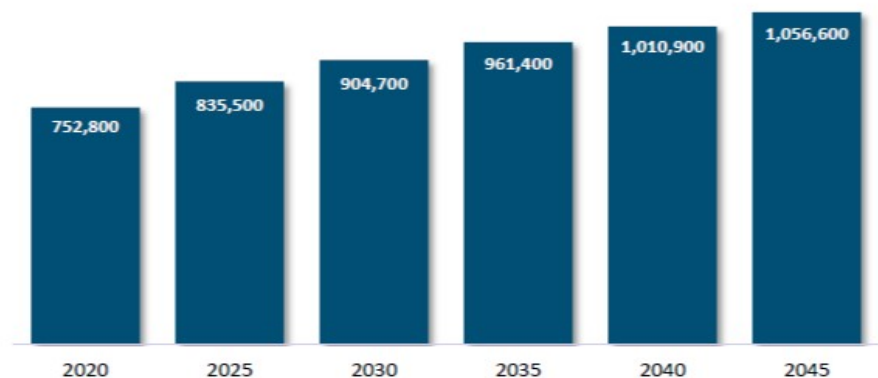
The purpose of these amendments is to update the planning horizon to the year 2045. This update is needed for consistency with § 163.3177(1)(f)(3), F.S. which requires the Lee Plan be based on at least a 10-year planning period. The current Lee Plan has a planning horizon year of 2030.

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.

PART 1

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 underlined 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 methodology for updating Table 1(b) to reflect the 2045 BEBR population projections and allocations for Lee County is summarized below.

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 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

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

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 by 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 by the conversion of land from one use to another. Generally this conversion is from vacant or agriculture 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 agriculture 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 agriculture 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 it 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 deleted; it is not referenced within the Lee Plan or required by state statute.

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: not change the requirements for connection provided in the Land Development Code; reflect properties that were permitted to connect without a Map 6 amendment; and, allow other properties to connect where service is available without having to amend Map 6.

Map 16: Lee County Planning Communities: This map is proposed to be updated to reflect where the Planning Community boundaries are changed from annexation and to realign the boundaries where unified developments are bifurcated.

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.

PART 2
LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: April 26, 2021

A. LOCAL PLANNING AGENCY REVIEW:

Staff provided a brief presentation addressing reasons for the amendments, board direction, population projection methodology, proposed amendments, and staff recommendation.

Members of the LPA asked for clarifications concerning the population projections and questions about specific policies which were addressed by staff.

One member of the LPA asked about staff recommendation to remove the community names from Map 1, Page 2 and Table 1(b). Staff provided a response, which was understood, but the member indicated it would be better for the public if the community names remained. Other members of the LPA agreed.

There was no public comment concerning the proposed amendment at the LPA Hearing.

B. LOCAL PLANNING AGENCY RECOMMENDATION:

A motion was made to recommend that the Board of County Commissioners ***transmit*** CPA2021-00001. The LPA, in their motion, recommended that Table 1(b) and Map1, Page 2 retain the names of the planning communities, as it would be easier for the public to use and understand. The motion passed 6 to 0.

RAYMOND BLACKSMITH	<u>AYE</u>
DUSTIN GARDNER	<u>AYE</u>
JAMES M. INK	<u>AYE</u>
ALICIA OLIVO	<u>AYE</u>
DON SCHROTENBOER	<u>AYE</u>
STAN STOUDE	<u>AYE</u>
HENRY ZUBA	<u>ABSENT</u>

C. Response to LPA Motion:

Staff agrees with the LPAs recommendation. The changes as requested by the LPA are reflected in attachments 2 and 3. To accommodate the requested changes, additional amendments were also required to Lee Plan text. New changes to Lee Plan text are shown in attachment 1 with a double underline.

D. Staff Recommendation:

Staff recommends that the BoCC ***transmit*** the proposed amendment as provided in attachments 1, 2, and 3.

PART 3
BOARD OF COUNTY COMMISSIONERS
TRANSMITTAL HEARING

DATE OF PUBLIC HEARING: June 2, 2021

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which included an overview of the proposed amendment and staff recommendation.

There was no public comment concerning the proposed amendment.

B. Transmittal Hearing:

A motion was made to transmit CPA2021-00001 as recommended by staff and the LPA. The motion passed 5 to 0.

VOTE:

BRIAN HAMMAN	<u>AYE</u>
FRANK MANN	<u>AYE</u>
JOHN MANNING	<u>AYE</u>
CECIL L. PENDERGRASS	<u>AYE</u>
RAY SANDELLI	<u>AYE</u>

PART 4
STATE REVIEWING AGENCIES'
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS

Comments from the State Reviewing Agencies were due to Lee County by July 4, 2021.

A. OBJECTIONS, RECOMMENDATIONS AND COMMENTS:

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

- Florida Department of Economic Opportunity (DEO)
- Florida Fish and Wildlife Conservation Commission (FWC)
- Florida Department of Environmental Protection (DEP)
- Florida Department of Transportation (FDOT)

There were no objections or comments concerning the proposed amendments.

B. CHANGES PROPOSED AFTER THE TRANSMITTAL HEARING:

In addition to the text and map amendments previously reviewed and transmitted on June 2, 2021, staff is recommending the following amendments to address an internal inconsistency that was partially addressed by the transmitted amendments.

This additional amendment combines Policy 7.1.2 and 7.1.6. The intent of both policies is to ensure industrial uses are compatible with adjacent uses. However Policy 7.1.6 is inconsistent with the remainder of the Lee Plan based on its limitation of industrial uses in specific locations clearly intended to have industrial uses. This revision does not change the overall intent of the Lee Plan and how industrial uses are treated within Lee County. The proposed amendment provides clarity by eliminating confusing and contrary language.

POLICY 7.1.2: Industrial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed Use Overlay or the Industrial Development, Tradeport, or Industrial Interchange future land use categories. The planned development must be designed to arrange uses as an integrated and cohesive unit in order to:

Remainder of policy is unchanged.

~~**POLICY 7.1.6:** Land that is located outside of the Industrial Development, Tradeport, and Industrial Interchange areas but within the designated future urban areas may be developed for light industrial purposes so long as adequate services and facilities are available, the use will not adversely impact surrounding land uses, and natural resources are protected, if one of the following conditions is met:~~

- ~~a. The parcel is located in the Intensive Development, Central Urban, or Urban Community land use categories, was zoned IL or IG prior to the adoption of the 1984 Lee Plan, and does not exceed 50 acres in size (unless it is adjacent to other existing or designated industrial lands);~~
- ~~or~~
- ~~b. The parcel is located in the Intensive Development, Central Urban, Urban Community, General Interchange, Industrial Commercial Interchange, or University Village Interchange land use categories, and is zoned as a Planned Development.~~

C. STAFF RECOMMENDATION

Staff recommends that the BoCC **adopt** the amendment as attached to the staff report.

PART 5 BOARD OF COUNTY COMMISSIONERS ADOPTION HEARING

DATE OF PUBLIC HEARING: August 18, 2021

A. BOARD REVIEW:

Staff provided a brief presentation for the proposed amendment which included an overview of the proposed amendments; previous board action, State Reviewing Agency comments and staff recommendation.

One board member asked if there had been any changes to the amendments since it had been transmitted. Staff responded that additional amendments were necessary to Policies 7.1.2 and 7.1.6 to address an internal consistency about the process required for approval of industrial uses within certain future land use categories.

There was no public comment concerning the proposed amendments.

B. BOARD ACTION:

A motion was made to **adopt** CPA2021-00001 as recommended by staff. The motion passed 4 to 0.

VOTE:

BRIAN HAMMAN	AYE
FRANK MANN	AYE
CECIL PENDERGRASS	AYE
KEVIN RUANE	ABSENT
RAY SANDELLI	AYE

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 county 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 development 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 industrial ~~(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). ~~New Communities will not exceed a~~The residential density is of one unit per 2.5 gross acres (1 du/2.5 acres) except within the Gateway/Airport Planning District, where a residential densities of up to six dwelling units per gross acre (6 du/acre) may be permitted.

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-Districts 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 District 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 District~~ 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 Districts 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 for clarification and to reflect current practice of continually updating the parcel based database. The amendments also 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 Districts 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.

- Policy 2.1.3 is being updated for clarification and 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 polices 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 5.1.1: Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments except if located within the Mixed Use Overlay.

- Policy 5.1.1 is being updated for internal consistency, as use of conventional rezoning is encouraged within the Mixed Use Overlay (see Policy 11.2.4).

POLICY 6.1.3: Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as ~~commercial~~ planned developments except if located within the Mixed Use Overlay. The planned development must be designed to arrange uses in an integrated and cohesive unit in order to:

Remainder of policy is unchanged.

- Policy 6.1.3 is being updated for internal consistency, as use of conventional rezoning is encouraged within the Mixed Use Overlay (see Policy 11.2.4).

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 7.1.2: Industrial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed Use Overlay or the Industrial Development, Tradeport, or Industrial Interchange future land use categories. The planned development must be designed to arrange uses as an integrated and cohesive unit in order to: *Remainder of policy is unchanged.*

- Policy 7.1.2 and Policy 7.1.6 are being combined for internal consistency
- Policy 7.1.2 is being updated to recognize that use of conventional rezoning is encouraged within the Mixed Use Overlay (see Policy 11.2.4).

~~**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 7.1.6:** Land that is located outside of the Industrial Development, Tradeport, and Industrial Interchange areas but within the designated future urban areas may be developed for light industrial purposes so long as adequate services and facilities are available, the use will not adversely impact surrounding land uses, and natural resources are protected, if one of the following conditions is met:~~

- ~~a. The parcel is located in the Intensive Development, Central Urban, or Urban Community land use categories, was zoned IL or IG prior to the adoption of the 1984 Lee Plan, and does not exceed 50 acres in size (unless it is adjacent to other existing or designated industrial lands); or~~
- ~~b. The parcel is located in the Intensive Development, Central Urban, Urban Community, General Interchange, Industrial Commercial Interchange, or University Village Interchange land use categories, and is zoned as a Planned Development.~~

(Ordinance No. [94-30](#), [98-09](#), [99-18](#), [04-16](#))

- Policy 7.1.6 deleted and combined with Policy 7.1.2 for internal consistency.

OBJECTIVE 9.1: Place existing active and passive agricultural uses, that are zoned AG, have an agricultural exemption from the property appraiser's office, and are located outside of areas anticipated for urban use during the life of the plan on an agricultural overlay. Non-contiguous parcels less than 100 acres

in size will not be included on this Overlay. ~~A bi-annual review of this map will be conducted to track changes in the inventory of agriculturally used land in the non-urban areas of Lee County.~~

- Objective 9.1 is being updated to remove unnecessary bi-annual review.

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 9.2.1: ~~Rezoning of land to agricultural zoning districts is prohibited in those areas designated by the Lee Plan as future urban and future suburban areas, except for parcels five acres or larger designated with the exception of those areas designated as Sub-Outlying Suburban or, if located within the Pine Island or Caloosahatchee Shores Community Plan area, designated Outlying Suburban, or Suburban. Requests to rezone properties to an agricultural district within the Sub-Outlying Suburban, Outlying Suburban, or Suburban future land use categories will be reviewed on a case-by-case basis with consideration of the following: where parcels five acres or larger may request rezoning to an agricultural zoning district. These requests will be reviewed on a case by case basis. Approval will be based on:~~

- ~~a. current and future availability of public services urban infrastructure;~~
 - ~~b. compatibility with surrounding of the existing and future land uses;~~
 - ~~c. acreage of the rezoning request;~~
 - ~~d. cumulative effect on county tax base;~~
 - ~~e. Suburban and Sub-Outlying Suburban lands must be located within the Pine Island and Caloosahatchee Shores Planning Communities; and,~~
 - ~~f. evaluation of how protection or mitigation of environmental features, including but not limited to flow-ways, protected species, and habitat, will be protected or mitigated.~~
- Policy 9.2.1 is being updated for internal consistency and for clarity. Future urban areas were separated into future urban and future suburban areas by Ordinance 17-13.

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 future land use category 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 designated is included on Map 17 as a Rural Golf Course Community (see Map 17) 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 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~~ (see 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 remove language redundant with Policy 13.2.6.

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 future 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 ~~Strategy~~ ~~consists of 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 for consistency and 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) 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 Alico Road. The donation of right-of-way along Alico 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~~ collaborate 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 e~~ 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 Board 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 communicate~~ ~~on~~ 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**
 - Deleted
- **Map 3I**
 - Deleted
- **Map 6**
 - Existing
 - Proposed
- **Map 16**
 - Changes
 - Existing
 - Proposed

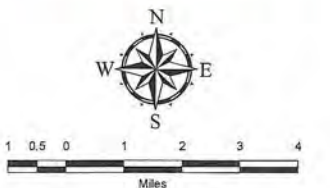
SPECIAL TREATMENT AREAS

Deleted

Lee County Development of Regional Impact Activities

- 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 86 (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 Buccanery Mobile Estates Expansion
- 47 Edison Mall Expansion
- 52 Tarpon Point Marina
- 53 Gateway
- 54 The Habitat
- 57 Stoneybrook/Corkscrew Pines
- 58 Pine Lakes Country Club (Withdrawn)
- 60 The Parklands
- 62 Cypress Trace Shopping Center
- 63 Timberland and Tiburon
- 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 Healthpark Florida
- 82 Deep Lagoon Marina
- 84 Jetport Interstate Commerce Park
- 86 Omni Interstate Park
- 90 Woods Edge
- 92 Del Tora Country Club
- 94 Hancock Creek Commerce Park
- 95 Danport Centre DRI
- 96 Airside Plaza
- 97 One University Center
- 98 Parklands West commercial parcel
- 103 Colonial Properties
- 105 Indian Oaks Trade Centre
- 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 Tamalio 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

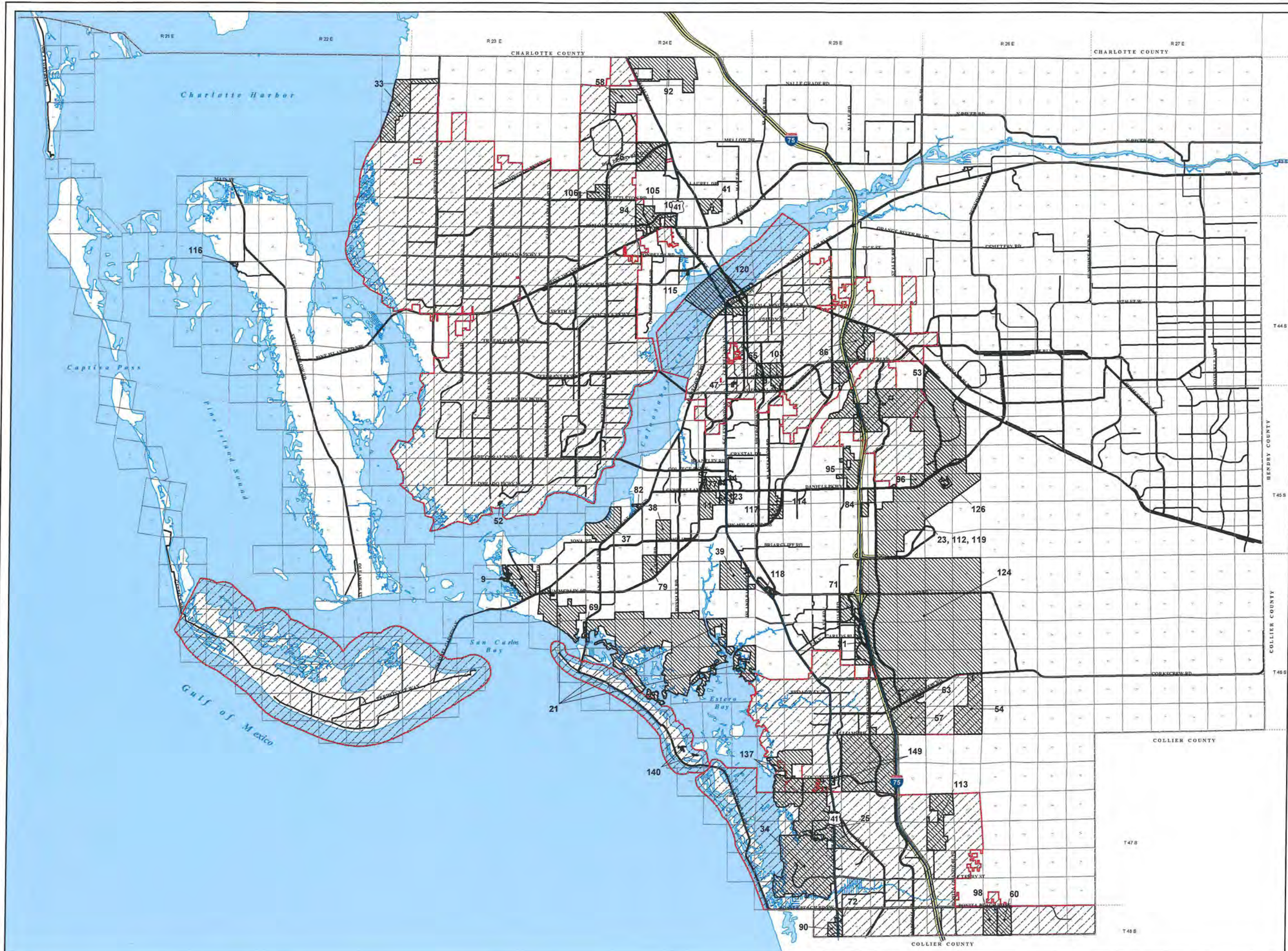
-  DRI Locations
-  City Limits



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

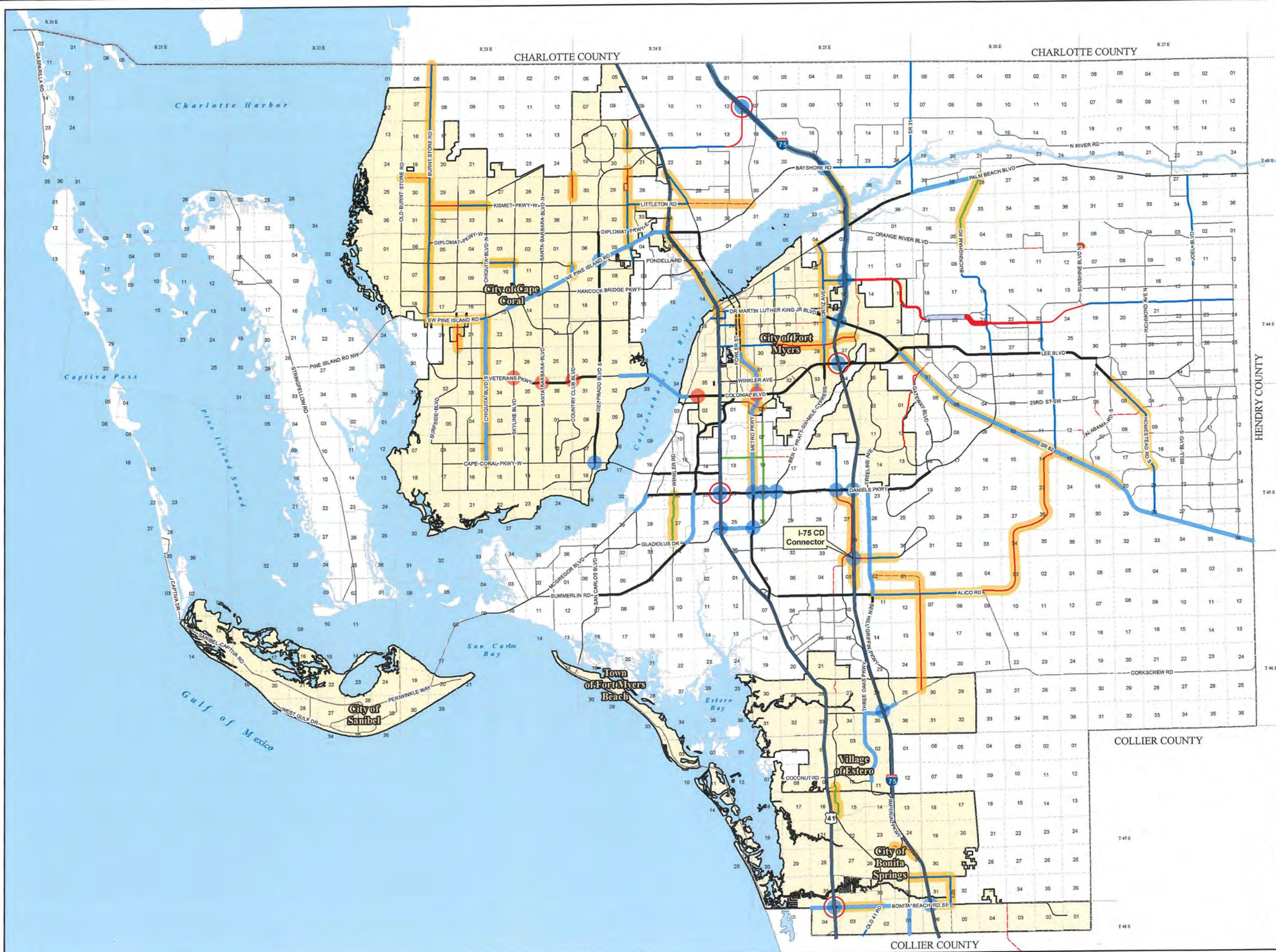
- Lanes
- 1
 - 2
 - 4
 - 6
 - County Line
 - + City Limits



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

Ordinance No. 07-11, 14-09

Lee Plan Map 3A

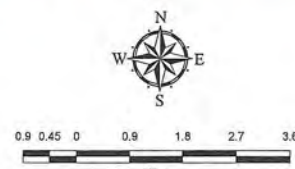


LEE COUNTY COST FEASIBLE ROADWAY PROJECTS

Cost Feasible Lanes

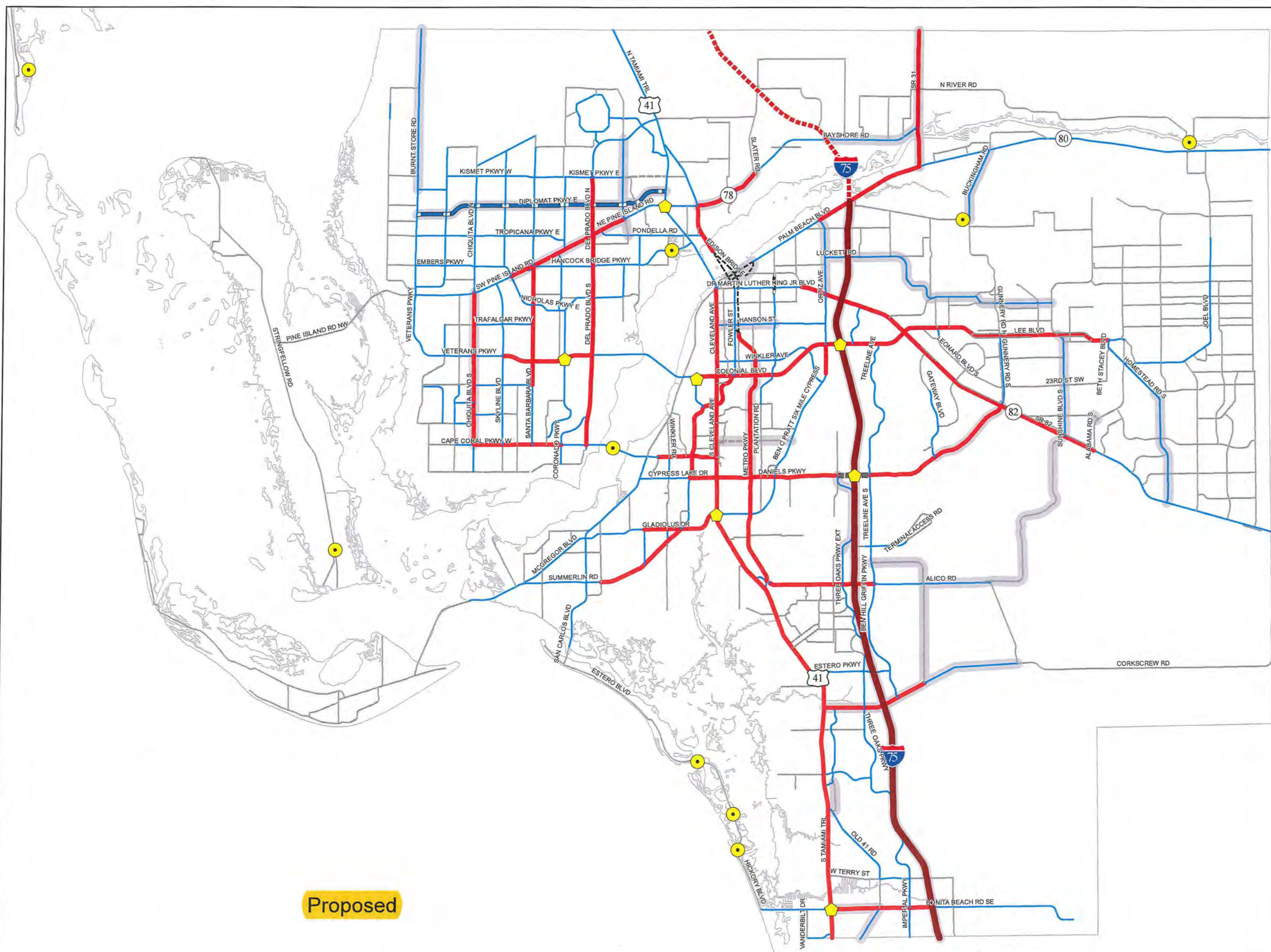
- 10 Lane Freeway
- 8 Lane Divided
- 6 Lane Freeway
- 6 Lane Divided
- 4 Lane Limited Access
- 4 Lane Roadway
- 3 Lane Roadway
- 3 Lane One-Way
- 2 Lane One-Way
- 2 Lane Roadway
- Cost Feasible Projects
- Bridge Reconstruction
- Intersection/Interchange

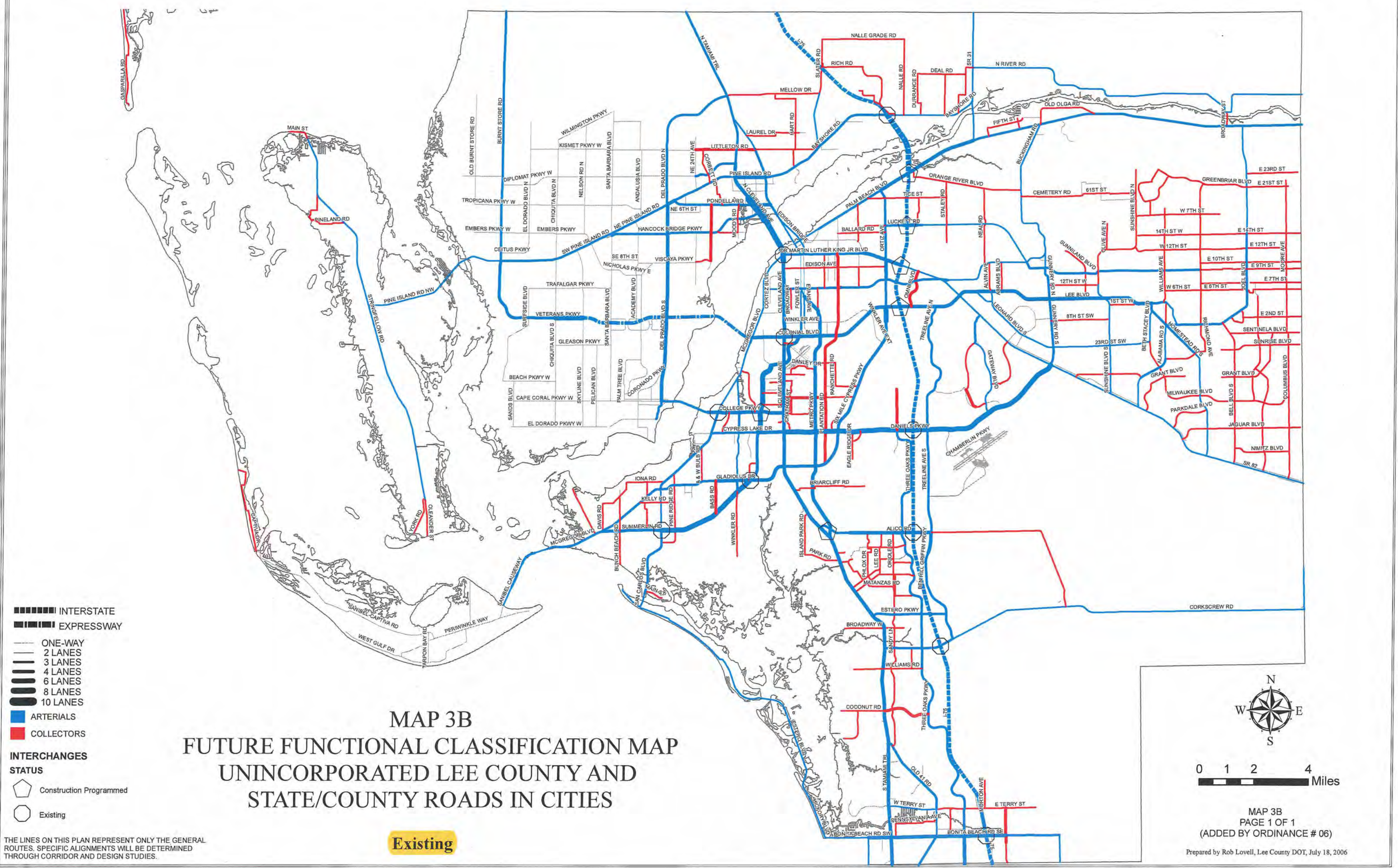
THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.



Map Generated: May 2021

Proposed





- 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.

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

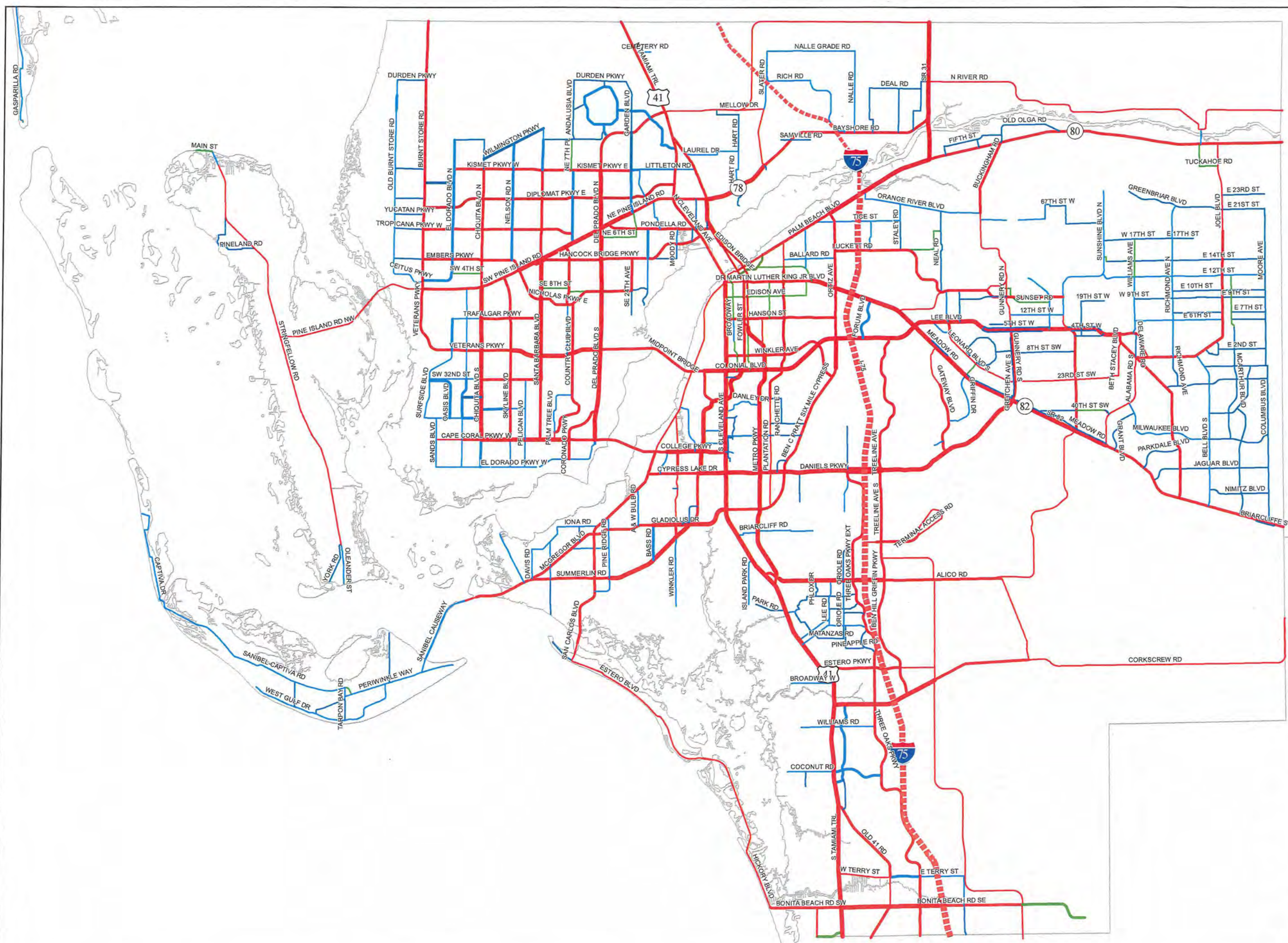
Existing



0 1 2 4
Miles

MAP 3B
PAGE 1 OF 1
(ADDED BY ORDINANCE # 06)

Prepared by Rob Lovell, Lee County DOT, July 18, 2006



FUTURE FUNCTIONAL CLASSIFICATION

Proposed

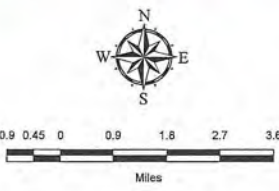
Functional Classification

- Interstate
- Arterial
- Collector
- Local

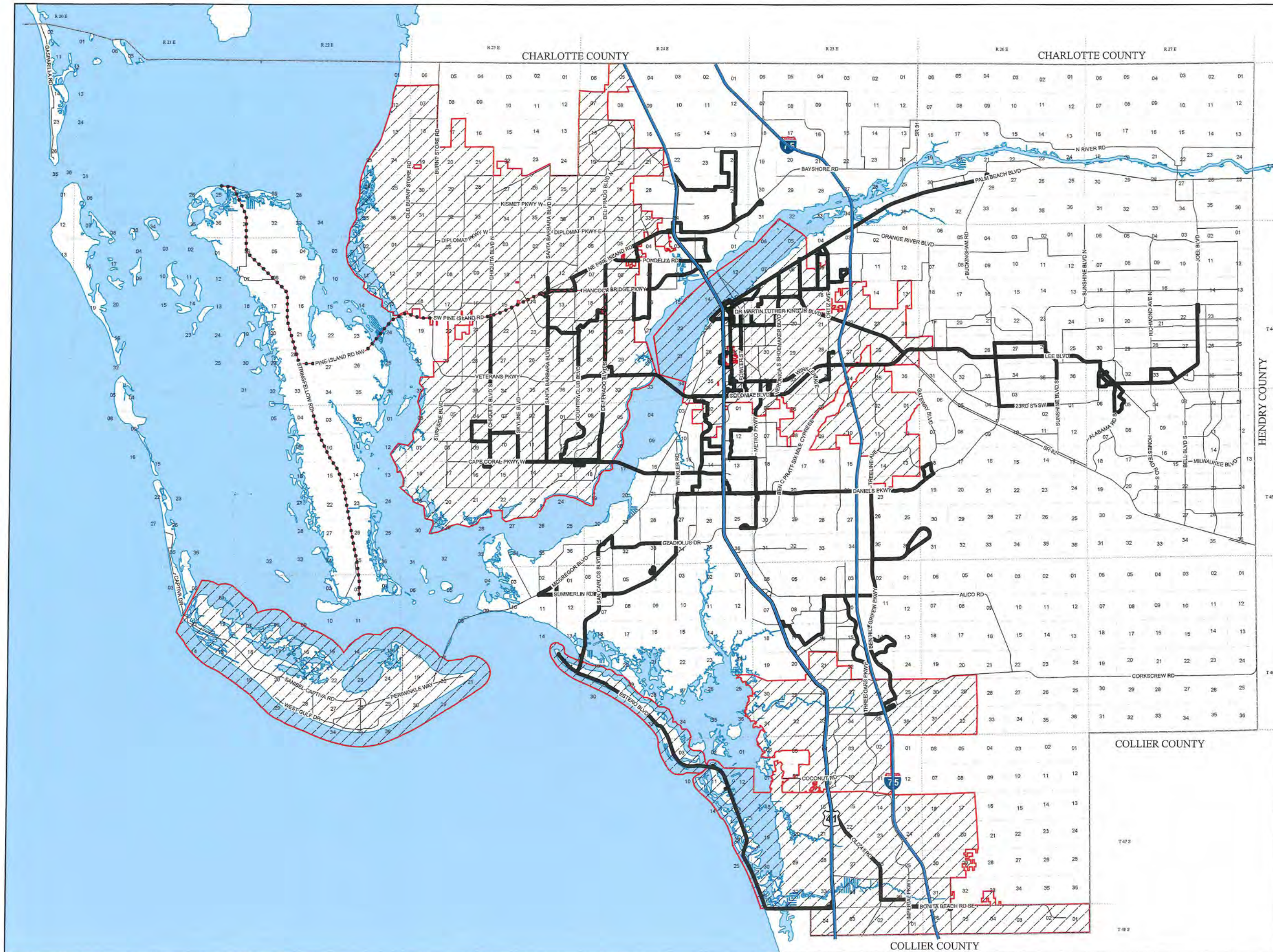
Number of Lanes

- 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.



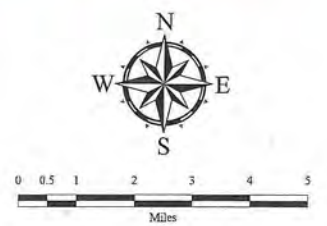
Map Generated: April 2021
Ordinance No. 07-11, 10-03



2030 FINANCIALLY FEASIBLE TRANSIT NETWORK

Existing

- Regular Route
- Thursday Operation
- City Limits



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

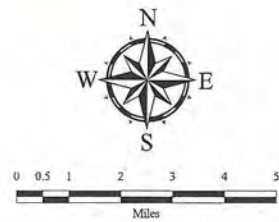
Map Generated: April 2021
City limits current to date of map generation

Lee Plan Map 3C

2045 FINANCIALLY FEASIBLE TRANSIT NETWORK

Proposed

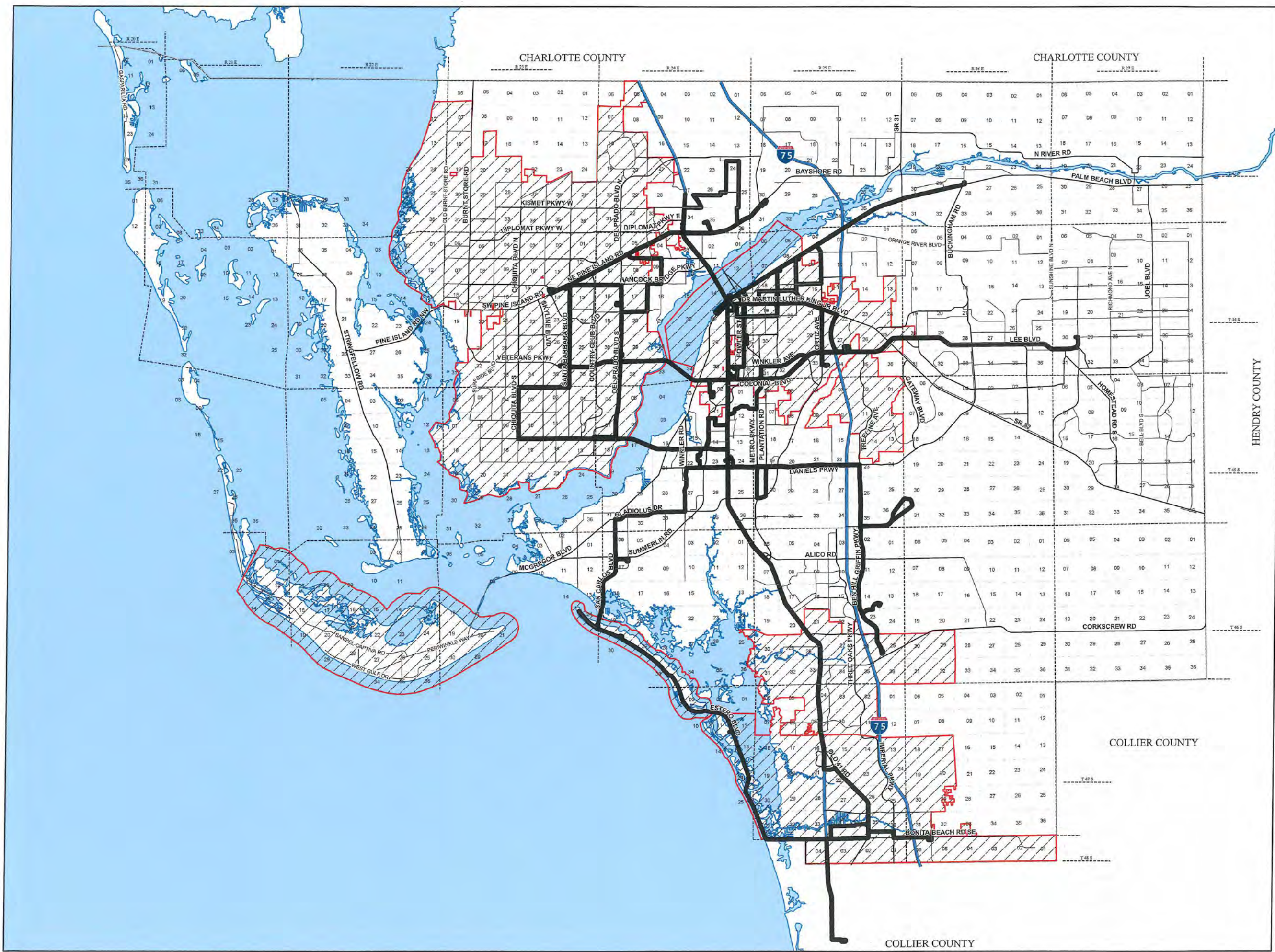
- Transit Routes
- ▨ City Limits

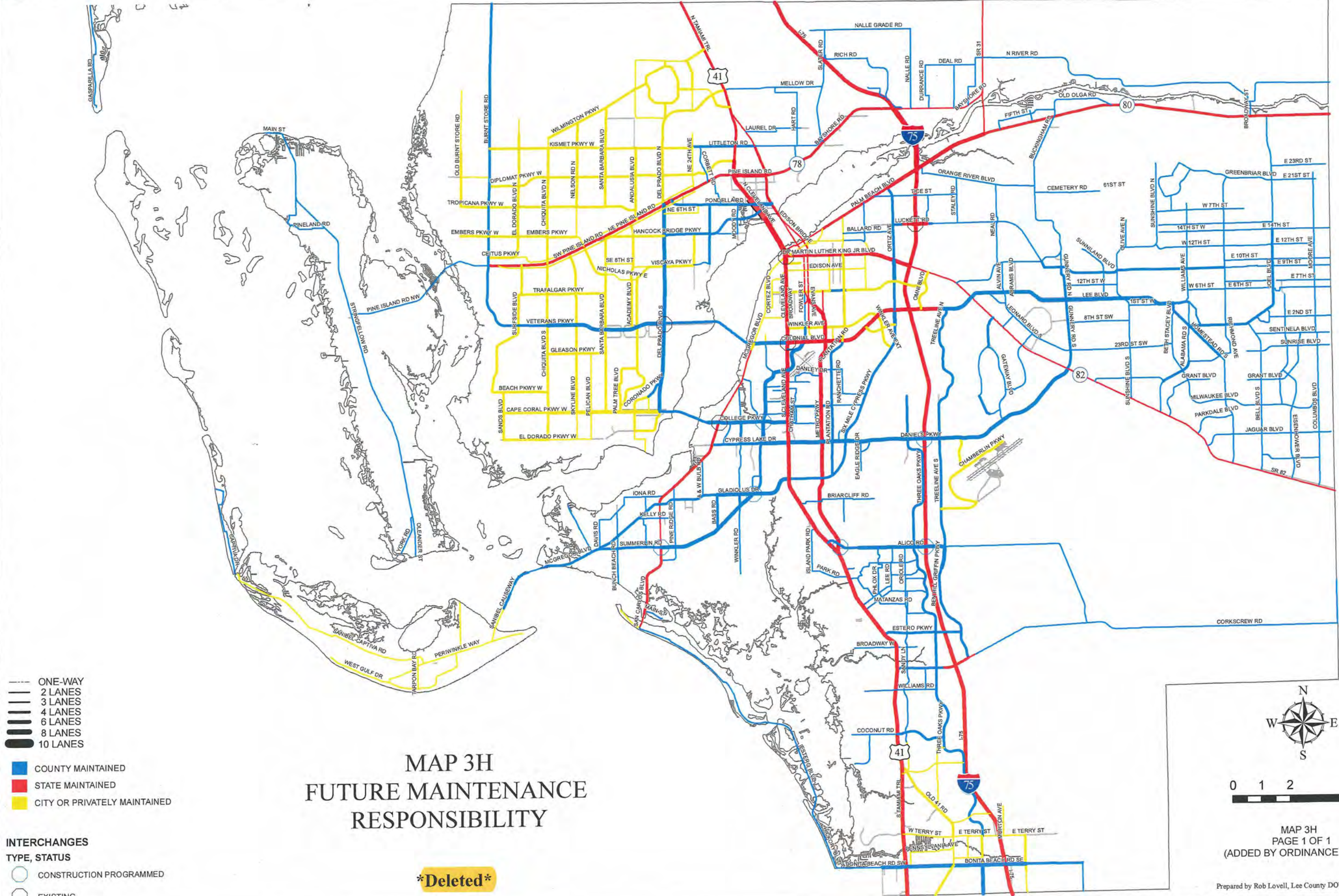


Map Generate: April 2021
City limits current to date of map generation

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

Lee Plan Map 3C





MAP 3H
FUTURE MAINTENANCE
RESPONSIBILITY

Deleted

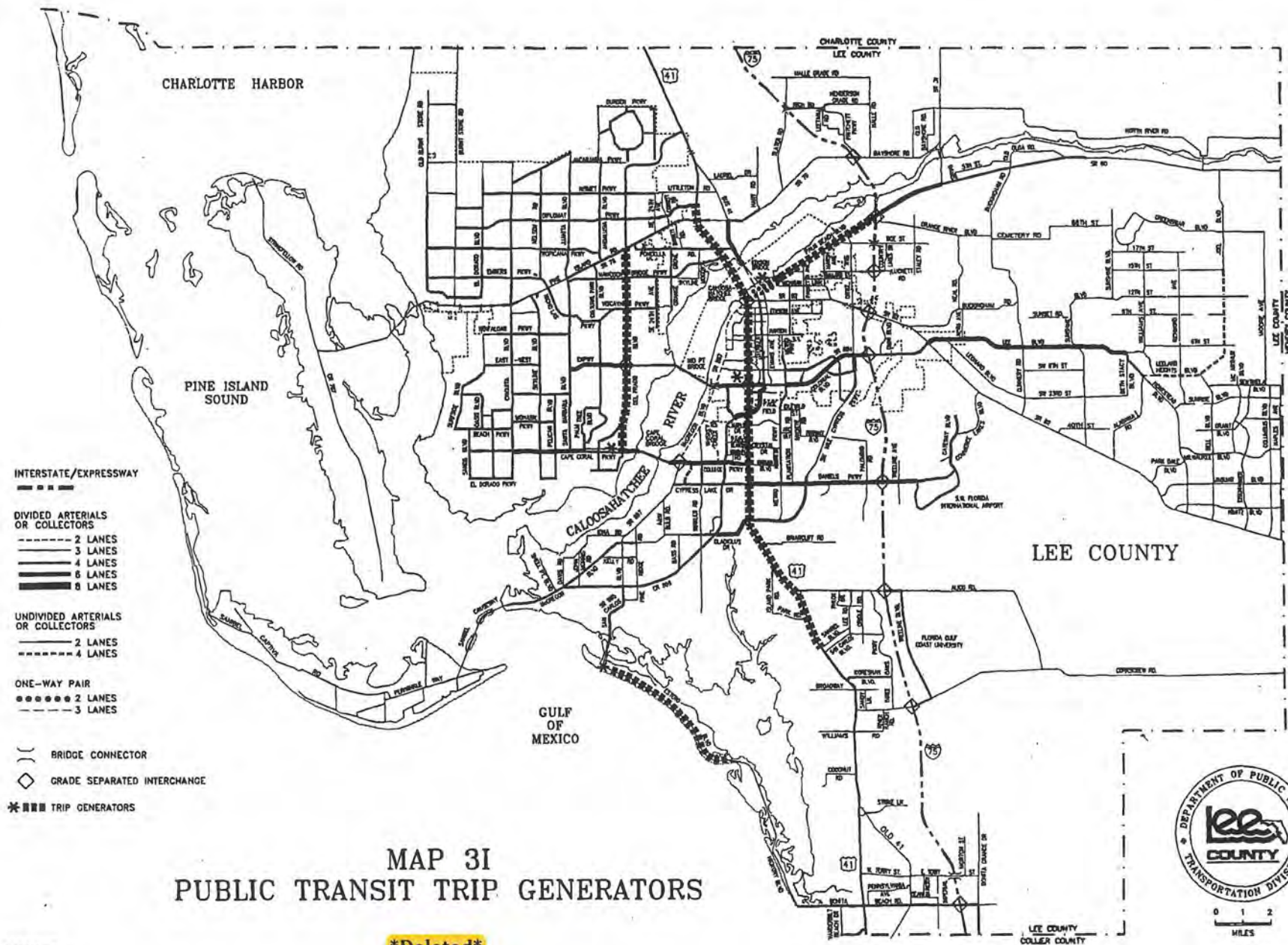


0 1 2 4
Miles

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

Prepared by Rob Lovell, Lee County DOT, July 18, 2006

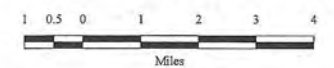
71512902.DWG



LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

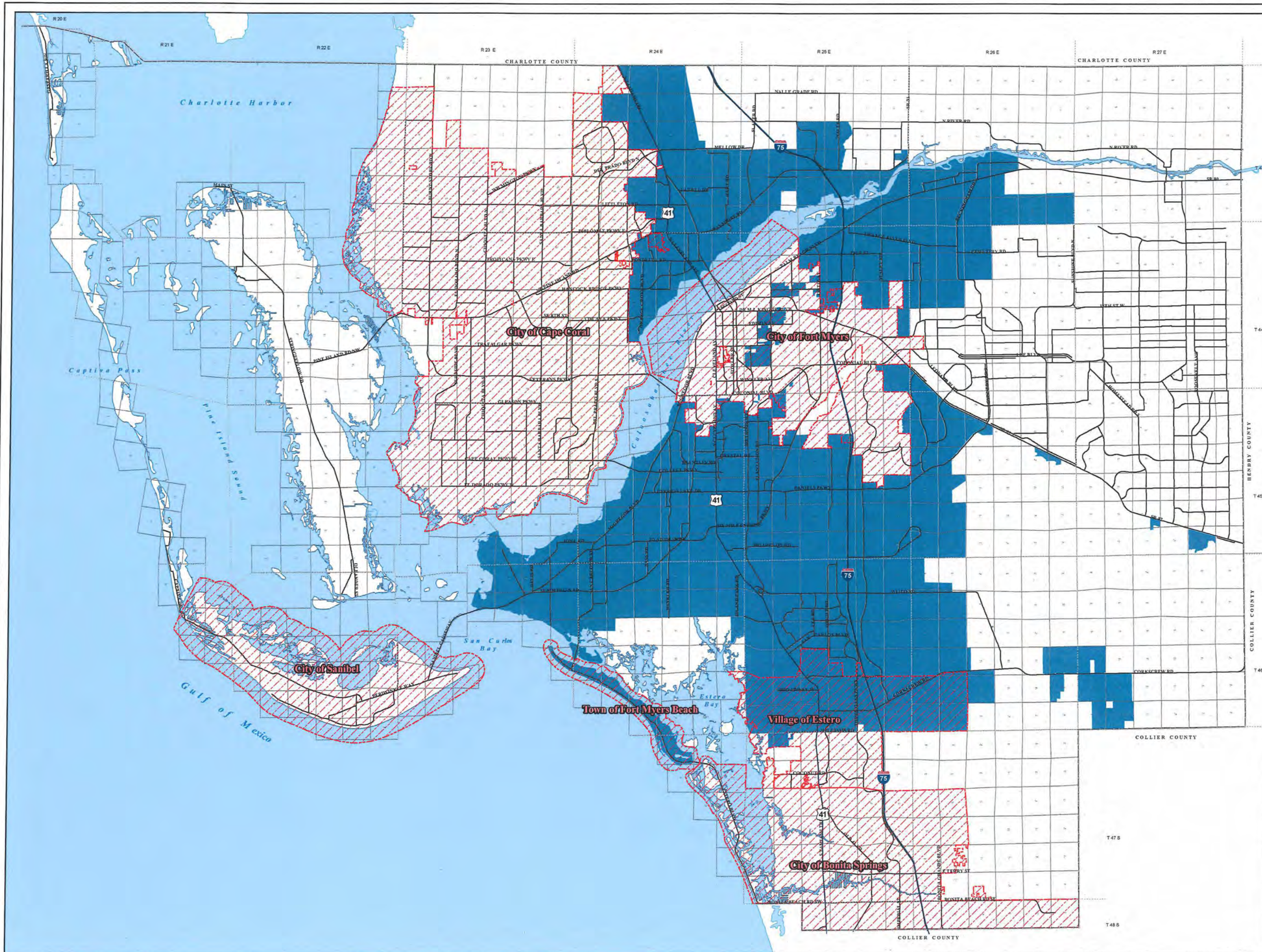
Existing

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

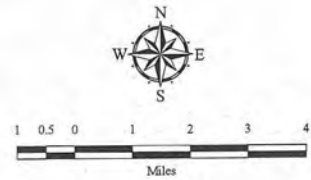
Lee Plan Map 6



**LEE COUNTY
UTILITIES
FUTURE WATER
SERVICE AREAS**

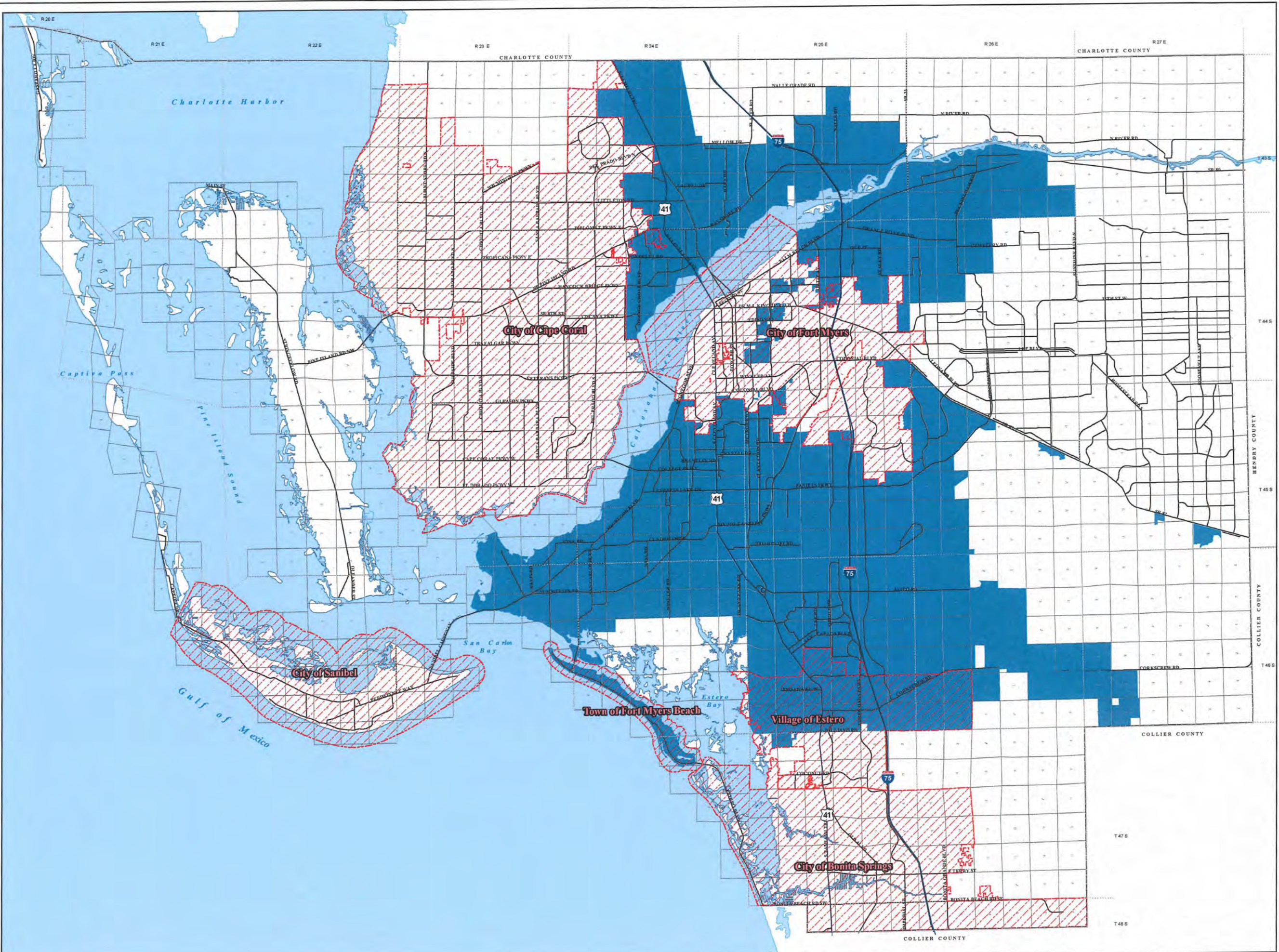
Proposed

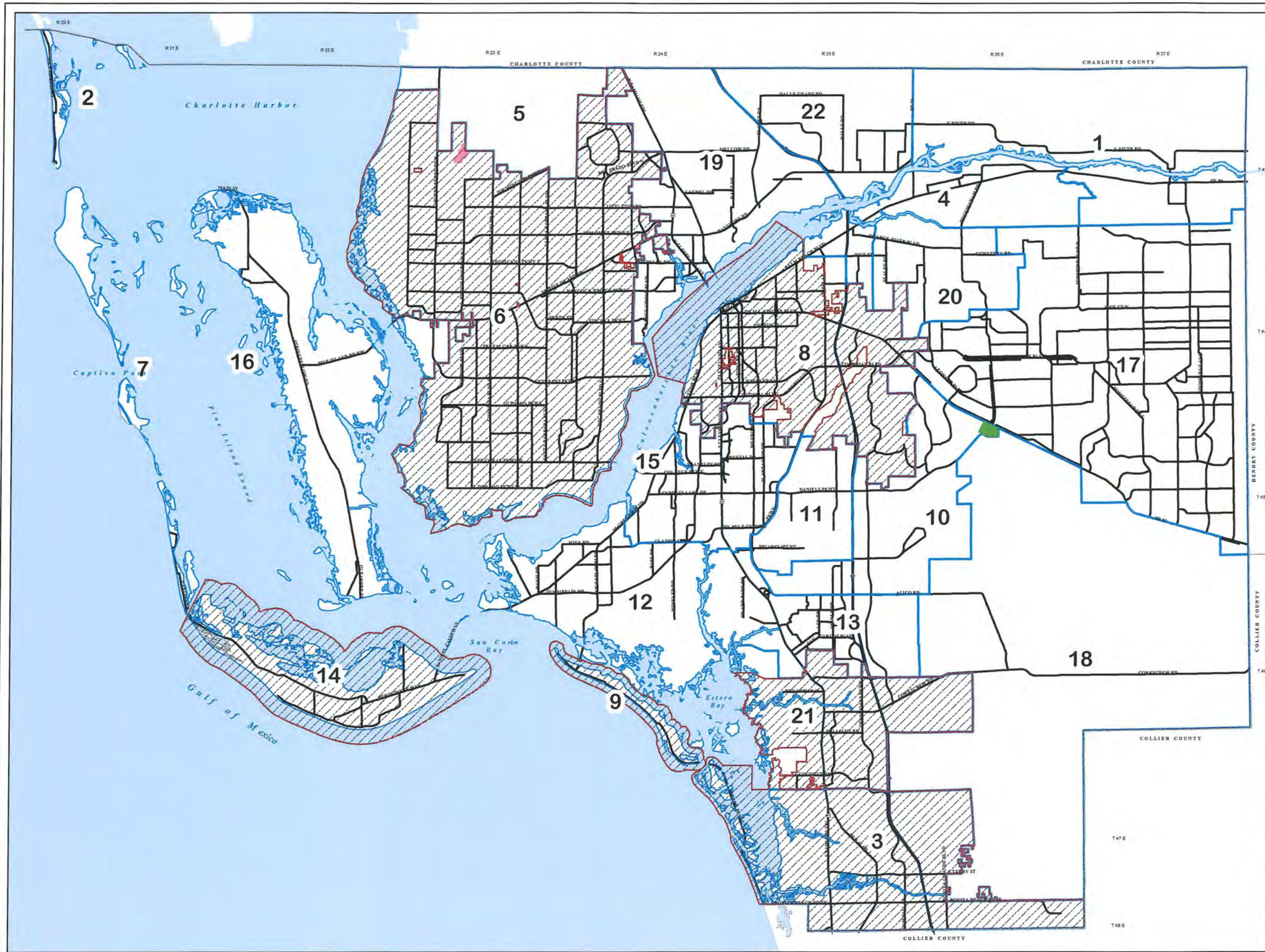
Future Water Service Areas Map
City Limits



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
DISTRICTS**

Changes

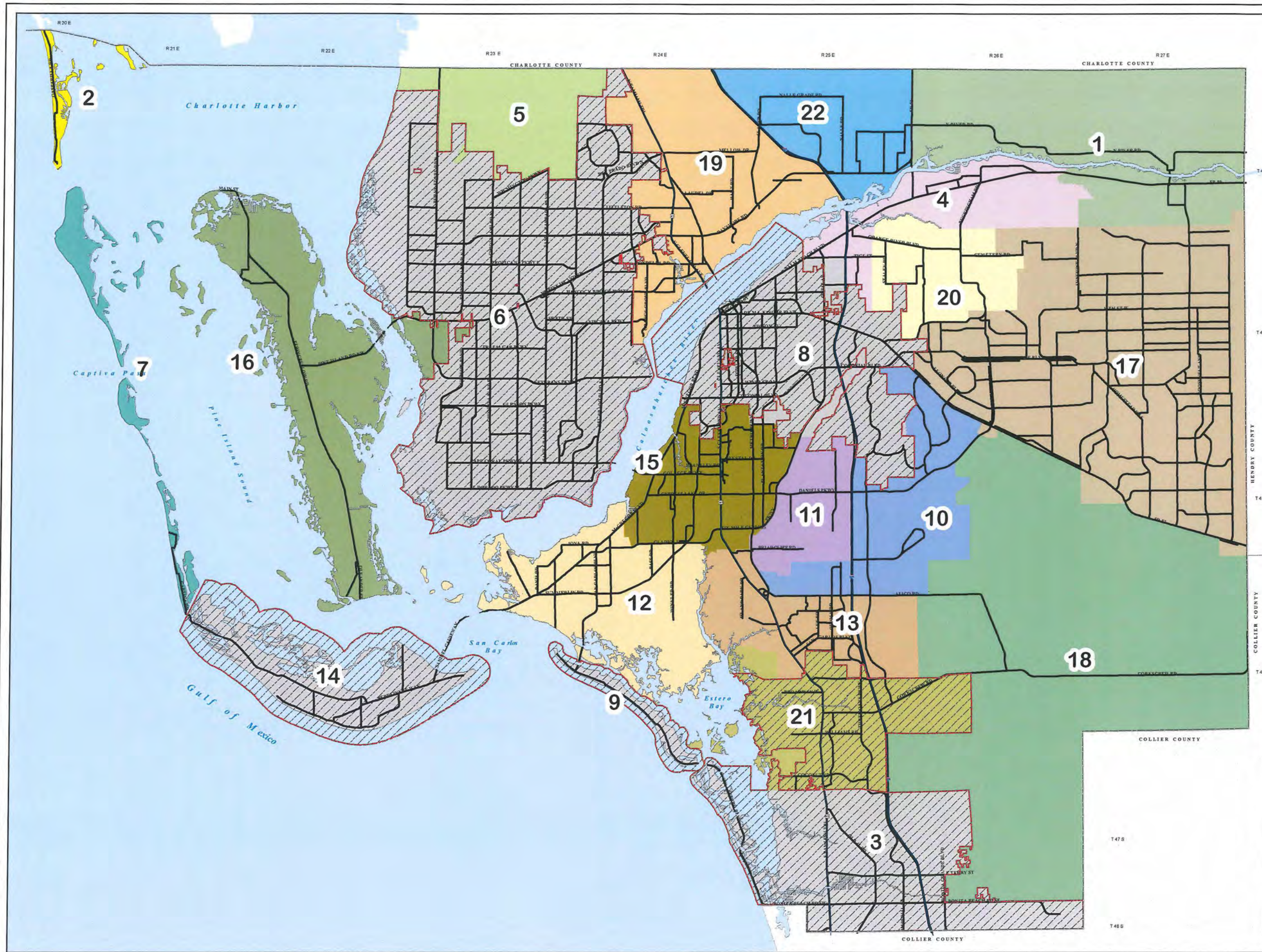
- Vacant, Annexed by Cape Coral
- Vacant, separated from Lehigh Acres, anticipated development patterns like Planning Community 10
- Proposed Planning Community Boundary
- City Limits

For Information Only

The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.7.5 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2045



Map Generated: May 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 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

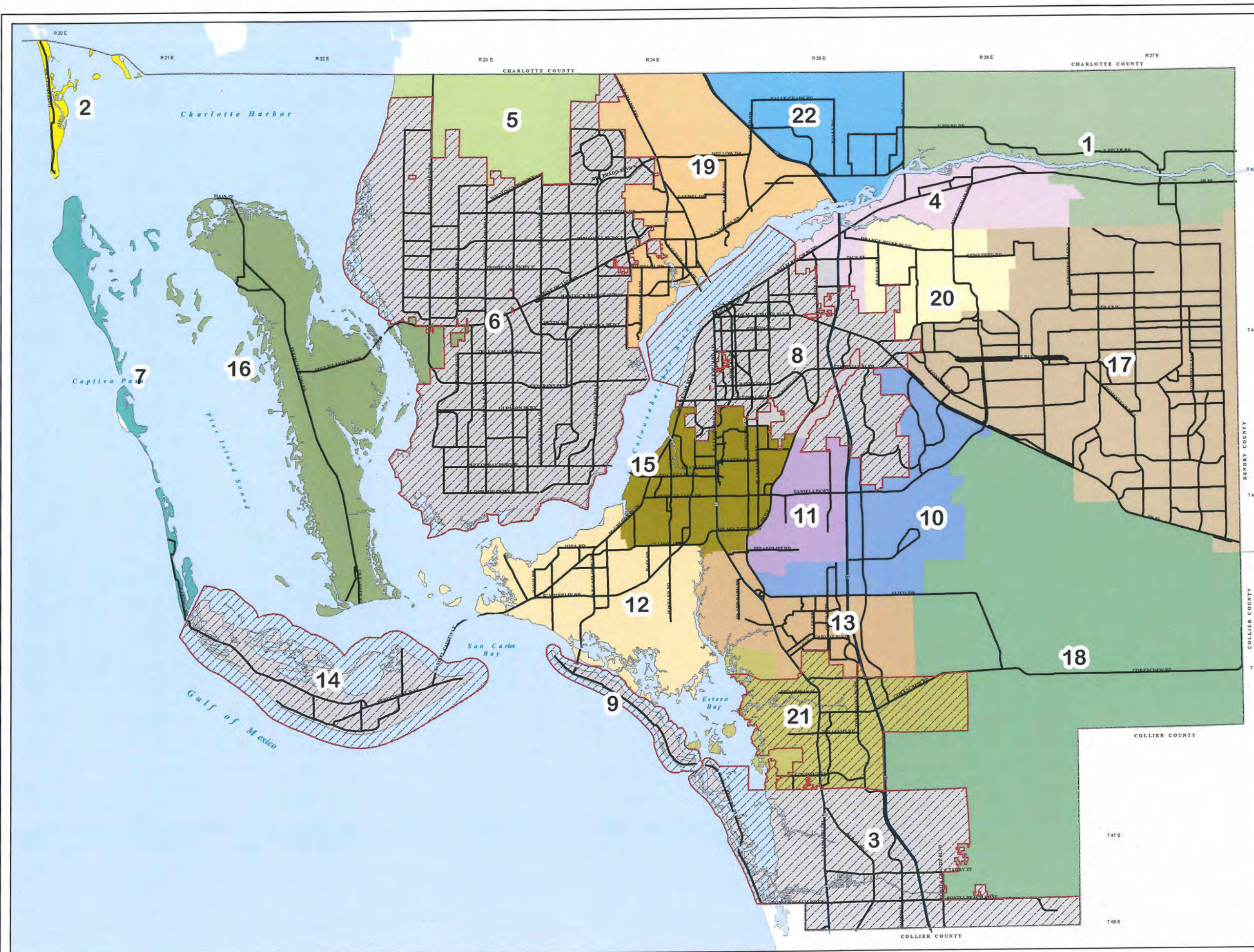
The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



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

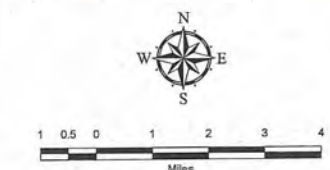


LEE COUNTY PLANNING DISTRICTS

Proposed

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

The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.7.5 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2045



Map Generated: May 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
Residential By Future Land Use Category	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 District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	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	7,764	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 District											
		District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
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	17,034	-	-	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	14	-	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

AGENCY COMMENTS

CPA2021-00001

LEE PLAN
2045 UPDATE

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

July 2, 2021

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

Dear Chairman Ruane:

The Department of Economic Opportunity ("Department") has reviewed the proposed comprehensive plan amendment for Lee County (Amendment No. 21-03ESR) received on June 4, 2021. The review was completed under the expedited state review process. We have no comment on the proposed amendment.

The County should act by choosing to adopt, adopt with changes, or not adopt the proposed amendment. For your assistance, we have enclosed the procedures for adoption and transmittal of the comprehensive plan amendment. In addition, the County is reminded that:

- Section 163.3184(3)(b), F.S., authorizes other reviewing agencies to provide comments directly to the County. **If the County receives reviewing agency comments and they are not resolved, these comments could form the basis for a challenge to the amendment after adoption.**
- **The second public hearing**, which shall be a hearing on whether to adopt one or more comprehensive plan amendments, **must be held within 180 days** of your receipt of agency comments or the amendment shall be **deemed withdrawn** unless extended by agreement with notice to the Department and any affected party that provided comment on the amendment pursuant to Section 163.3184(3)(c)1., F.S.
- **The adopted amendment must be rendered to the Department.** Under Section 163.3184(3)(c)2. and 4., F.S., the **amendment effective date** is 31 days after the Department notifies the County that the amendment package is complete or, if challenged, until it is found to be in compliance by the Department or the Administration Commission.

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

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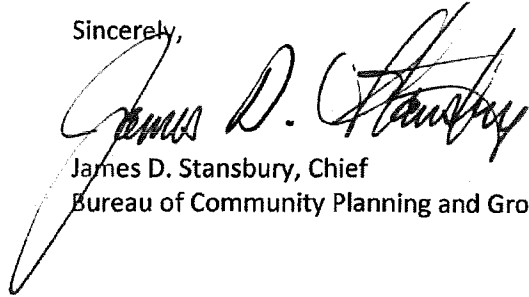
The Honorable Kevin Ruane, Chairman

July 2, 2021

Page 2 of 2

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

Sincerely,

A handwritten signature in black ink, appearing to read "James D. Stansbury". The signature is fluid and cursive, with a large, sweeping initial "J".

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

JDS/sr

Enclosure(s): Procedures for Adoption

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

SUBMITTAL OF ADOPTED COMPREHENSIVE PLAN AMENDMENTS

FOR EXPEDITED STATE REVIEW

Section 163.3184(3), Florida Statutes

NUMBER OF COPIES TO BE SUBMITTED: Please submit electronically using the Department's electronic amendment submittal portal "**Comprehensive Plan and Amendment Upload**"

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

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

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

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

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

_____ Ordinance number and adoption date;

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

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

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

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

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

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

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

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

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

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

"The effective date of this plan amendment, if the amendment is not timely challenged, shall be 31 days after the state land planning agency notifies the local government that the plan amendment package is complete. If the amendment is timely challenged, this amendment shall become effective on the date the state land planning agency or the Administration Commission enters a final order determining this adopted amendment to be in compliance."

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

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

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

Ron DeSantis
GOVERNOR



Dane Eagle
SECRETARY

June 7, 2021

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

RE: CPA2021-00001, Lee Plan 2045 Update

Dear Ms. Rozdolski:

Thank you for submitting Lee County's proposed comprehensive plan amendment submitted for our review pursuant to the Expedited State Review process. The reference number for this amendment package is **21-03ESR**.

The proposed submission package will be reviewed pursuant to Section 163.3184(3), Florida Statutes. Once the review is underway, you may be asked to provide additional supporting documentation by the review team to ensure a thorough review. You will receive the Department's Comment Letter no later than July 4, 2021.

If you have any questions please contact Cristin Beshears, Plan Processor at (850) 717-8486 or Justin Stiell, Regional Planning Administrator, who will be overseeing the review of the amendments, at (850) 717-8523.

Sincerely,

A handwritten signature in blue ink, appearing to read "D. Ray Eubanks", is written over a horizontal line.

D. Ray Eubanks, Administrator
Plan Review and Processing

DRE/cb

cc: External Agencies

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

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Board of County Commissioners

Kevin Ruane
District One

June 4, 2021

Cecil L. Pendergrass
District Two

Ray Sandelli
District Three

Brian Hamman
District Four

Frank Mann
District Five

Roger Desjarlais
County Manager

Richard Wm. Wesch
County Attorney

Donna Marie Collins
County Hearing
Examiner

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

**Re: Amendment to the Lee Plan
Transmittal Submission Package
CPA2021-00001, Lee Plan 2045 Update:**

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163, please find attached the proposed Comprehensive Plan Amendment, known locally as CPA21-00001 (Lee Plan 2045 Update). The amendment is as follows:

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.

The Local Planning Agency held a public hearing for the plan amendment on April 26, 2021. The Board of County Commissioners voted to transmit the amendment on June 2, 2021. The proposed amendments are not applicable to an area of critical state concern. The Board of County Commissioners stated their intent to hold an adoption hearing following the receipt of the review agencies' comments.

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

Mr. Brandon Dunn, Principal Planner
Lee County Planning Section
P.O. Box 398
Fort Myers, Florida 33902-0398
(239) 533-8585
Email: bdunn@leegov.com

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

Sincerely,
**Lee County Department of Community Development
Planning Section**



Mikki Rozdolski
Manager, Community Development Operations

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

Comprehensive Plan Review
Department of Agriculture and Consumer Services

Mark Weigly
Department of Education

Plan Review
Department of Environmental Protection

Jason Aldridge
Florida Department of State

Scott Sanders
Florida Fish and Wildlife Conservation Commission

Community Planning Services
FDOT District One

Margaret Wuerstle
Southwest Florida Regional Planning Council

Terry Manning, AICP, Senior Planner, Intergovernmental Coordination Section
South Florida Water Management District



SOUTH FLORIDA WATER MANAGEMENT DISTRICT

RECEIVED
MAY 05 2021

COMMUNITY DEVELOPMENT

April 23rd, 2021

David Loveland, AICP
Community Development Director
Lee County
1500 Monroe St.
Fort Myers, FL 33901

**Subject: Integration of Regional and Local Water Supply Plans -
Water Supply Facilities Work Plan Update Notification**

Dear Mr. Loveland:

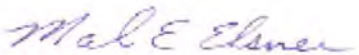
With South Florida's growing demands for water, it is especially important that water supply infrastructure be securely in place to meet anticipated demands. A local government's Water Supply Facilities Work Plan (Work Plan) identifies and plans for the water supply sources and facilities needed to serve any existing and new development within the County's jurisdiction. Recognizing the important linkage between the water management districts' regional water supply planning and local government planning, the Florida Legislature requires local governments to update their Work Plan within 18 months of the water management district approval of the applicable regional water supply plan (Section 163.3177(6)(c)3., Florida Statutes).

The Governing Board of the South Florida Water Management District (District) approved the 2017 Lower West Coast Water Supply Plan Update (LWC Plan) on December 14, 2017. This plan contains an assessment of projected water demands and potential water sources to meet these demands through 2040. Lee County (County) is located within the LWC planning area and was required to update its Work Plan by **June 14, 2019**. According to our records, we have not received an updated Work Plan from the County.

We would like to help you complete your Work Plan to comply with the law and ensure that your water supply facilities are able to meet demand needs for your residents. The County's update of the Work Plan will need to include updated water demand projections, cover at least a 10-year planning period, identify alternative and traditional water supply projects, and identify conservation and reuse activities needed to meet the projected future demands. Planning tools are available on the District's website for your use, and District staff are available to provide technical assistance to assist you with updating your Work Plan, including reviewing draft Work Plans prior to formal submittal. The planning tools are located at this link: <https://www.sfwmd.gov/doing-business-with-us/work-plans>.

Integration of our plans supports a safe and reliable water supply for your local government's future. **We respectfully request the status of Lee County's Work Plan update within two weeks of receipt of this letter.** If you have any questions, would like to arrange a meeting, or need further information, please do not hesitate to contact Deborah Oblaczynski, at 561-682-2544, or doblaczy@sfwmd.gov.

Sincerely,



Mark E. Elsner, P.E.
Bureau Chief – Water Supply
South Florida Water Management District

ME/jh/do/ldc

Cc: Mikki Rozdolski, Planning Manager
Pamela Keyes, P.E., Utility Director

Bcc: Deborah Oblaczynski
Jim Harmon
Phil Flood
Robert Verrastro

Dunn, Brandon

From: Beals, Nathan
Sent: Tuesday, May 4, 2021 2:27 PM
To: Dunn, Brandon
Subject: FW: Lee County Water Supply Facilities Work Plan Update Notification

FYI

Nathan Beals, PMP
Manager, Public Utilities
New Development and Planning
Lee County Utilities
239-533-8157 (Office)



1500 Monroe Street
Fort Myers, FL 33901
Nbeals@leegov.com

From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Tuesday, May 4, 2021 8:53 AM
To: Beals, Nathan <NBeals@leegov.com>
Cc: Sunyak, Mark <MSunyak@leegov.com>; Manning, Terese <tmanning@sfwmd.gov>
Subject: RE: Lee County Water Supply Facilities Work Plan Update Notification

Hi Nathan,

Thank you for updating the status of the Lee County's Water Supply Facilities Work Plan (Work Plan). We look forward to reviewing the Work Plan amendment soon. A bit of information, please send the amendment to Terry Manning at tmanning@SFWMD.gov. I am retiring on June 2nd, 2021. In the interim Terry will review the amendments until another planner takes my place. If you have any questions you can contact Terry at 561-682-6779 or contact me before June 1st, 2021.

Sincerely,

Deb Oblaczynski
Policy & Planning Analyst - Senior
Water Supply Implementation Unit

Please be advised I am working from home until further notice. I can be contacted at:
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
Email: doblaczy@sfwmd.gov or
Cell Phone: 561-315-1474



From: Oblaczynski, Deborah <doblaczy@sfwmd.gov>
Sent: Monday, May 3, 2021 2:17 PM
To: Loveland, David <DLoveland@leegov.com>
Cc: Keyes, Pamela <PKeyes@leegov.com>; Rozdolski, Mikki <MRozdolski@leegov.com>
Subject: Lee County Water Supply Facilities Work Plan Update Notification

Hello,

Please find attached a copy of the letter sent to the Lee County on April 23, 2021. If you need further information and please contact me at 561-315-1474 or doblaczy@sfwmd.gov.

Thank you

Deb Oblaczynski
Policy & Planning Analyst - Senior
Water Supply Implementation Unit

Please be advised I am working from home until further notice. I can be contacted at:
South Florida Water Management District
3301 Gun Club Road
West Palm Beach, FL 33406
Email: doblaczy@sfwmd.gov or
Cell Phone: 561-315-1474

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

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

From: Suguri, Vitor

Sent: Monday, June 21, 2021 8:04 AM

To: Dunn, Brandon <BDunn@leegov.com>

Cc: 'DEO - CPA Comments (DCPexternalagencycomments@deo.myflorida.com)'

<DCPexternalagencycomments@deo.myflorida.com>; Reina, Bessie <Bessie.Reina@dot.state.fl.us>; Todd Engala
(Todd.Engala@dot.state.fl.us) <Todd.Engala@dot.state.fl.us>; jzaballero@vhb.com; Babuji Ambikapathy
<BAmbikapathy@VHB.com>; Mikki Rozdolski (MRozdolski@leegov.com) <MRozdolski@leegov.com>

Subject: Proposed CPA-21-01ESR / Lee County / FDOT Review Comments / 6-20-21

Mr. Dunn,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the Lee County's Proposed Comprehensive Plan Amendment (CPA) package 21-03ESR (locally known as CPA21-00001).

The County initiated Comprehensive Plan Amendment proposes the following changes:

1. Updates text that references the 2030 planning horizon to the new planning horizon year of 2045.
2. Deletes any text that is date sensitive and the time frame has passed or the intent of the text has been satisfied or is no longer applicable.
3. Reorganizes text and references for clarity.
4. Simplifies the Lee Plan's vision statement.
5. Updates Table 1(b) to reflect the 2045 population projection and accommodation.
6. Updates or deletes Maps based on current data and requirements as well as consistency with the adopted Lee County MPO's 2045 Long Range Transportation Plan.

FDOT Review Comment:

The proposed changes do not impact the adopted future land use category densities and intensities or the roadway network. As a result, FDOT determined the proposed amendment will not have adverse impacts to transportation resources or facilities of state importance and will not form a basis of challenge.

FDOT appreciates your commitment to intergovernmental coordination and the opportunity to review and comment on the proposed amendment.

Vitor Suguri, Ph.D.

Community Planner

Florida Department of Transportation - District One

10041 Daniels Parkway

Fort Myers, FL 33913

(239) 225-1959 - Desk

(863) 221-1707 - Cell



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

Miller, Janet

From: Dunn, Brandon
Sent: Tuesday, June 22, 2021 3:50 PM
To: Miller, Janet
Subject: FW: Proposed CPA-21-03ESR / Lee County / FDOT Review Comments / 6-22-21

For CPA2021-01.

From: Suguri, Vitor <Vitor.Suguri@dot.state.fl.us>
Sent: Tuesday, June 22, 2021 2:56 PM
To: Dunn, Brandon <BDunn@leegov.com>
Cc: 'DEO - CPA Comments (DCPexternalagencycomments@deo.myflorida.com)' <DCPexternalagencycomments@deo.myflorida.com>; Reina, Bessie <Bessie.Reina@dot.state.fl.us>; Engala, Todd <Todd.Engala@dot.state.fl.us>; jzaballero@vhb.com; Babuji Ambikapathy <BAmbikapathy@VHB.com>; Rozdolski, Mikki <MRozdolski@leegov.com>
Subject: [EXTERNAL] RE: Proposed CPA-21-03ESR / Lee County / FDOT Review Comments / 6-22-21

Correction

Mr. Dunn,

Pursuant to Section 163.3184(3), Florida Statutes (F.S.), in its role as a reviewing agency as identified in Section 163.3184(1)(c), F.S., the Florida Department of Transportation (FDOT) reviewed the Lee County's Proposed Comprehensive Plan Amendment (CPA) package 21-03ESR (locally known as CPA21-00001).

The County initiated Comprehensive Plan Amendment proposes the following changes:

1. Updates text that references the 2030 planning horizon to the new planning horizon year of 2045.
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FDOT appreciates your commitment to intergovernmental coordination and the opportunity to review and comment on the proposed amendment.

Miller, Janet

From: Dunn, Brandon
Sent: Friday, June 25, 2021 3:46 PM
To: Miller, Janet; Rozdolski, Mikki
Subject: FW: Lee County 21-03ESR (CPA2021-00001)

Please see correspondence below:

From: Cucinella, Josh <Josh.Cucinella@MyFWC.com>
Sent: Friday, June 25, 2021 3:17 PM
To: Dunn, Brandon <BDunn@leegov.com>
Cc: DCPexternalagencycomments@deo.myflorida.com; Conservation Planning Services <conservationplanningservices@MyFWC.com>; Calyniuk, Cori <Cori.Calyniuk@MyFWC.com>
Subject: [EXTERNAL] Lee County 21-03ESR (CPA2021-00001)

Dear Mr. Dunn:

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

If you have specific technical questions, please contact Cori Calyniuk at (850) 556-5948 or by email at Cori.Calyniuk@MyFWC.com. For all other inquiries, please contact our office by email at ConservationPlanningServices@MyFWC.com.

Sincerely,

Josh Cucinella
Biological Administrator II
Office of Conservation Planning Services
Florida Fish and Wildlife Conservation Commission
1239 SW 10th Street
Ocala, Florida 34471
(352) 620-7330

Lee County 21-03ESR_44673

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From: [Dunn, Brandon](#)
To: [Miller, Janet](#)
Subject: FW: Lee County 21-03ESR Proposed
Date: Friday, July 16, 2021 1:51:07 PM
Attachments: [image001.png](#)

Please see correspondence

From: Plan_Review <Plan.Review@dep.state.fl.us>
Sent: Thursday, July 1, 2021 4:53 PM
To: Dunn, Brandon <BDunn@leegov.com>; dcexternalagencycomments@deo.myflorida.com
Cc: Plan_Review <Plan.Review@dep.state.fl.us>
Subject: Lee County 21-03ESR Proposed

To: Mr. Brandon Dunn, Principal Planner

Re: Lee County 21-03ESR – Expedited State Review of Proposed Comprehensive Plan Amendment

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

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

Please submit all future amendments by email to Plan.Review@FloridaDEP.gov. If your submittal is too large to send via email or if you need other assistance, contact Lindsay Weaver at (850) 717-9037.



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