



**CPA2005-29**  
**PUBLIC FACILITIES UPDATE**  
**AMENDMENT**  
**TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**BoCC Adoption Document**

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*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 479-8585*

**May 16, 2007**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2005-29**

☐

Text Amendment

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Map Amendment

This Document Contains the Following Reviews:	
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
✓	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 18, 2006

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT/REPRESENTATIVE:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

- 2. REQUEST:** Amend the Future Land Use Map series, Map 1, by updating the mapped Public Facilities future land use category by adding and/or removing lands to more accurately identify publicly owned lands.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by re-designating the parcels listed in Table 1 to the Public Facilities future land use category.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- A variety of parcels of land owned by Lee County are being used for public facilities are not included in the Public Facilities future land use category.



- Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public facilities and uses.
- Lee County has acquired several parcels since the last public facilities amendment in 1998. In addition, County staff have identified other properties that are currently being used as public facilities.

## C. BACKGROUND INFORMATION

On June 3, 1998 the Board of County Commissioners adopted Lee Plan Amendment PAM96-14. This was the last time the Board amended the Public Facilities future land use category on a county-wide basis. This amendment proposes to redesignate parcels throughout the County to the Public Facilities future land use category. The decision is based on the parcel either being acquired by a public agency to be used as a public facility or the parcel is currently being used as a public facility, per Lee Plan Policy 1.1.8, which is reproduced below:

***POLICY 1.1.8:** The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, and other government facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.*

Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public buildings, grounds and other facilities. In order to remain consistent with this state mandate, the Future Land Use Map should be periodically updated.

## PART II - STAFF ANALYSIS

### A. STAFF DISCUSSION

Lee County has acquired several parcels of land since the last county-wide review of the Public Facilities future land use category. Some of these parcels have been acquired through the acquisition of private utility services by Lee County. Others have been acquired to accommodate new County facilities such as school sites or expanded County office space in downtown Fort Myers. Additional properties in the County's inventory which are currently being used as public facilities are also included in the proposed amendment. Table 1 lists the parcels as well as the future land use category from which each one is being changed.

The North Fort Myers senior center, including facilities such as the parking and tennis courts, are included in this amendment.

Three Fire Stations are included in this amendment. The fire station on Upper Captiva and an abutting parcel are proposed to be changed from Outer Island to Public Facility. The Tice and Alva fire stations are also proposed to be included in the Public Facilities category.

New school sites such as the new schools on Homestead Road in Lehigh Acres are proposed for re-designation to the Public Facilities category. These two schools are located near the Buckingham Airfield.

A vacant parcel of land owned by the Mosquito Control District in the Buckingham Park subdivision is being included in this proposal. This parcel abuts the current mosquito control facilities.

The Lee County DOT facilities at Billy Creek and on Evergreen Road are proposed to be included in the Public facilities category, as is the County Fleet Maintenance facility on Van Buren Street and the MARS operations south of Michigan Avenue. County offices such as the Medical Examiner, the County-City Building on Hendry Street, The Veterans Service building on Victoria Avenue, and the County departments located on Pondella road are also included. These departments include a sheriff's substation, and the Departments of Health, Human Services, and Social Services.

The Suntrust Building in downtown Fort Myers was recently acquired by Lee County. It is proposed to become part of the Public Facilities future land use category.

Parking lots are also part of this amendment. The Lee Tran Parking for Fort Myers Beach is proposed to be included in the Public facilities category. Additional County-owned parking in downtown Fort Myers on Thompson Street and Cottage Street are included as is the parking lot acquired as part of the Suntrust Building. Like the Suntrust building, many of these parcels are within incorporated Fort Myers which has its own future land use categories. Planning staff are recommending redesignating the parcels on the Lee Plan Future Land Use map for informational purposes.

The boat ramps on Barrancas Avenue in Bokeelia and on Davis Road in Fort Myers Shores are proposed to be classified in the Public Facilities category.

Several water tanks, such as the Miners Corner and Alico booster plants and the water towers in Tice and on Pine Island Road next to J. Colin English Elementary School, are proposed to be included in the Public Facility category. Other utility parcels include the pump stations and warehouses on San Carlos Island and Ballard Road in Fort Myers, two pump stations on State Road 80, the Fort Myers Beach sewage treatment plant on Pine Ridge Road, the Greenmeadow water treatment plant, and the waste water treatment plants at Fiesta Village and Gateway.

Facilities acquired by Lee County from private service providers are also included in this amendment. These consist of the facilities the County acquired from Gulf Environmental at Shadow Creek Boulevard, Corkscrew Road, Three Oaks Parkway, and San Carlos Parkway in San Carlos Park. The County also acquired a utilities customer service center from the Florida Cities utility provider. Items such as the Pine Island Waste Water Plant and the Olga Water Plant include vacant land abutting the physical facilities.

Recreational parks are part of this amendment. These include Mary Moody Park and Judd Park in North Fort Myers, Hunter Community Park in Pine Manor, the South Fort Myers Community Park on Bass Road and Alva Community Park in Alva. A small vacant parcel that is part of Veterans Park in Lehigh Acres is proposed to be redesignated as Public Facility. Also included is the recently opened Ten Mile Canal Linear Park.

Toll facilities for the Midpoint Bridge are included in this amendment, as is the parcel that provides access to these facilities. These parcels are in Cape Coral which has its own future land use categories. The parcels should still be redesignated on the Lee County Future Land Use Map to indicate their status as publicly-owned facilities.

Some community centers and their associated facilities are proposed to be changed to the Public Facilities category. These include the Boca Grande Community Center, the Matlacha Community Center, the Charleston Park Community Center, the Olga Community Center and the Schandler Hall Recreation Center.

The East County Regional Library and the parcel providing access to it are part of this amendment. Other library facilities to be amended include the Lakes Regional Library, the South Regional Library, and the Library Administration Expansion in Fort Myers.

#### **B. CONCLUSIONS**

Lee Plan Map 1, the Future Land Use Map, should be updated in order to be as accurate as possible and maintain consistency with the requirements of Florida Administrative Code.

#### **C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, The Future Land Use Map, by adding the parcels listed in Table 1 to the Public facilities future land use category.

**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

PUBLIC HEARING DATE: August 28, 2006

**A. LOCAL PLANNING AGENCY REVIEW**

Planning staff gave a brief presentation. One LPA member had a question concerning a symbol on a general location map for the amendment. Staff noted that the symbol in question was an error created by the mapping software. The LPA had no further comments.

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

The LPA recommends that the Board of Commissioners transmit the proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by re-designating the parcels listed in Table 1 to the Public Facilities future land use category.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The LPA accepted the facts advanced by planning staff.

**C. VOTE:**

NOEL ANDRESS	AYE
DEREK BURR	AYE
RONALD INGE	AYE
CARLETON RYFFEL	AYE
RAYMOND SCHUMANN, ESQ	AYE
RAE ANN WESSEL	AYE
VACANT	

**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

**DATE OF TRANSMITTAL HEARING:** December 13, 2006

**A. BOARD REVIEW:** The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed amendment.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact advanced by staff and the LPA

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<u>AYE</u>
<b>TAMMARA HALL</b>	<u>AYE</u>
<b>BOB JANES</b>	<u>AYE</u>
<b>RAY JUDAH</b>	<u>AYE</u>
<b>FRANKLIN B. MANN</b>	<u>AYE</u>

**PART V – DEPARTMENT OF COMMUNITY AFFAIRS  
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

**DATE OF ORC REPORT:** March 2, 2007

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS:**

The Department of Community Affairs provided no objections, recommendations, or comments concerning the proposed amendment.

**B. STAFF RESPONSE:**

Adopt the proposed amendment as transmitted.

**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

**DATE OF ADOPTION HEARING:** May 16, 2007

**A. BOARD REVIEW:**

The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

The Board of County Commissioners adopted the proposed plan amendment.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The Board of County Commissioners accepted the facts advanced by staff and the LPA.








**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<u>AYE</u>
<b>TAMMARA HALL</b>	<u>AYE</u>
<b>BOB JANES</b>	<u>AYE</u>
<b>RAY JUDAH</b>	<u>AYE</u>
<b>FRANKLIN B. MANN</b>	<u>AYE</u>

CPA2005-00029

Map 1A Existing Future Land Use Category

### #4 Boca Grande Community Center

-  Subject Parcels
- Future Land Use Category**
-  Urban Community
  -  Public Facilities
  -  Outer Island
  -  Conservation Lands Upland
  -  Conservation Lands Wetland
  -  Wetlands



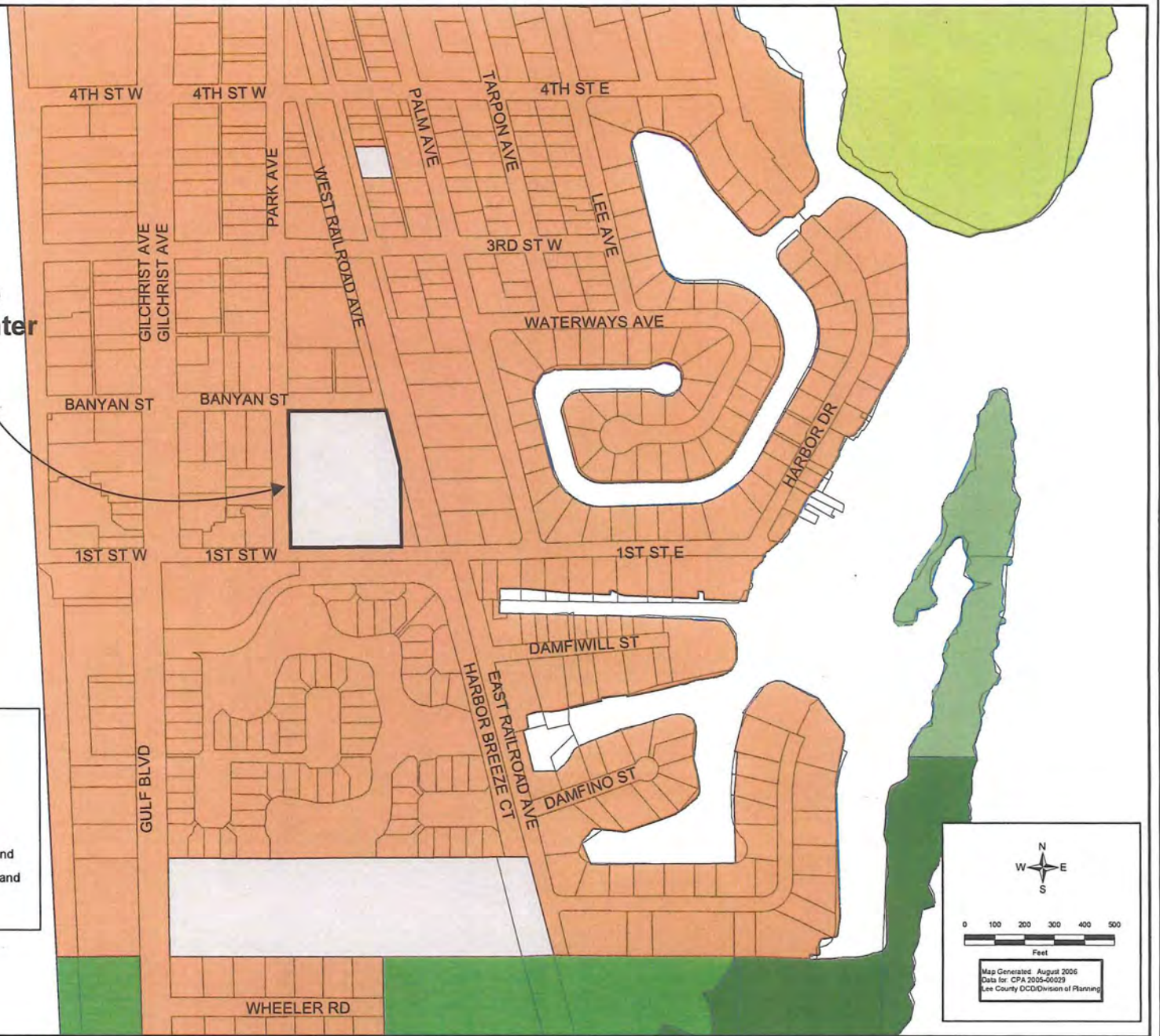
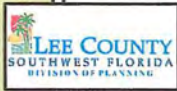


CPA2005-00029

Map 18 Proposed Future Land Use Category

## #4 Boca Grande Community Center

- Subject Parcels
- Future Land Use Category
  - Urban Community
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland
  - Wetlands





CPA2005-00029

Map 2A Existing Future Land Use Category



	Subject Parcels
Future Land Use Category	
	Suburban
	Outlying Suburban
	Public Facilities
	Coastal Rural
	Conservation Lands Wetland
	Wetlands

#7 & #8 County Boat Ramps

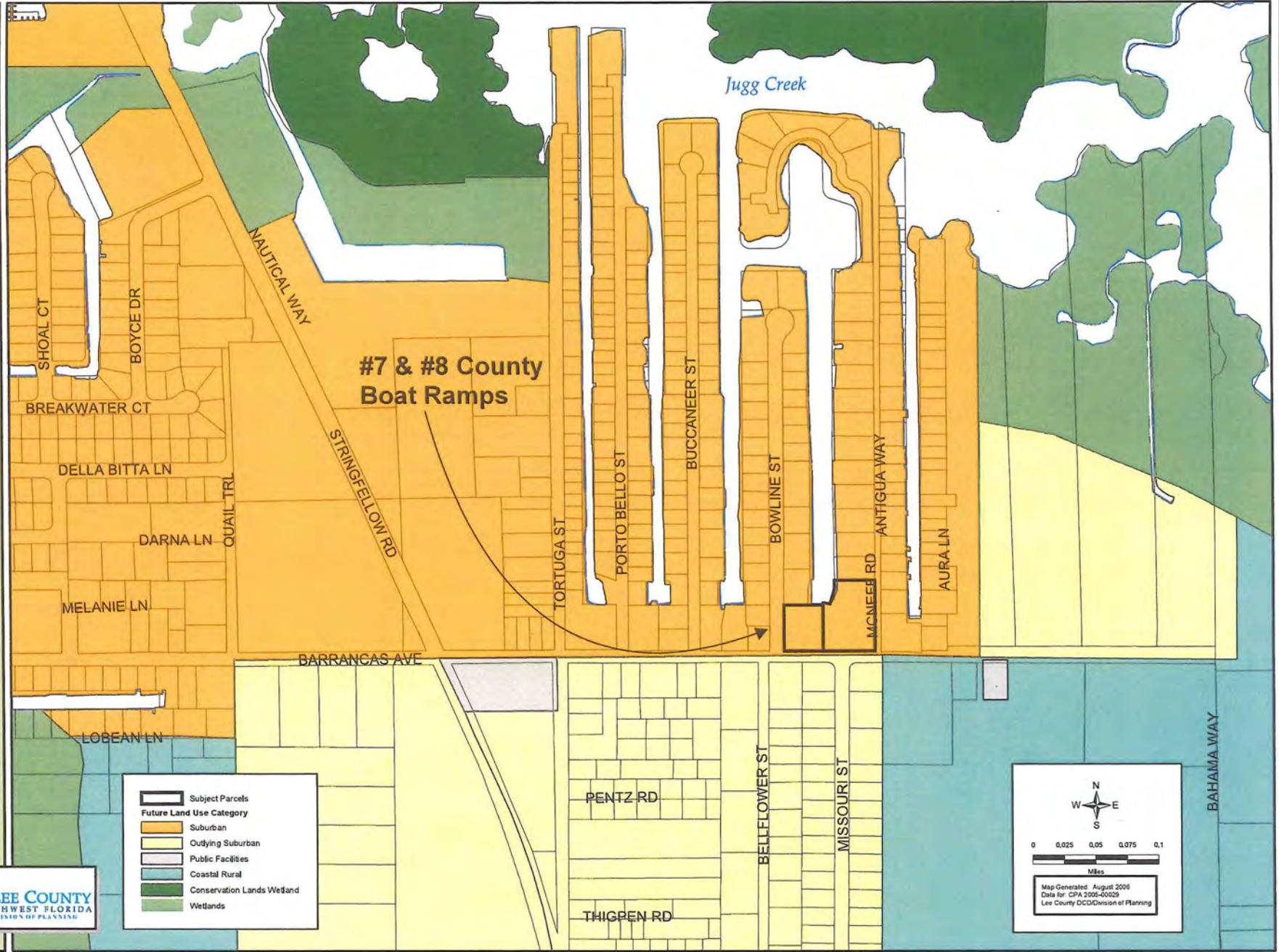
Jugg Creek

BAHAMIA WAY

N  
W  
E  
S

0 0.025 0.05 0.075 0.1  
Miles

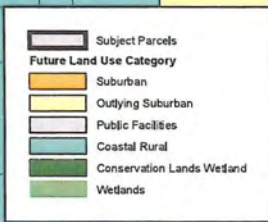
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Lee County DCDD/Division of Planning





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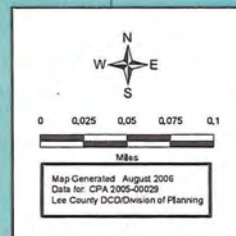
Map 2B Proposed Future Land Use Category



#7 & #8 County Boat Ramps

Jugg Creek

BAHAMIA WAY





CPA 2005-00029

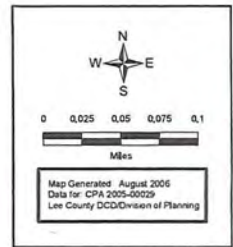
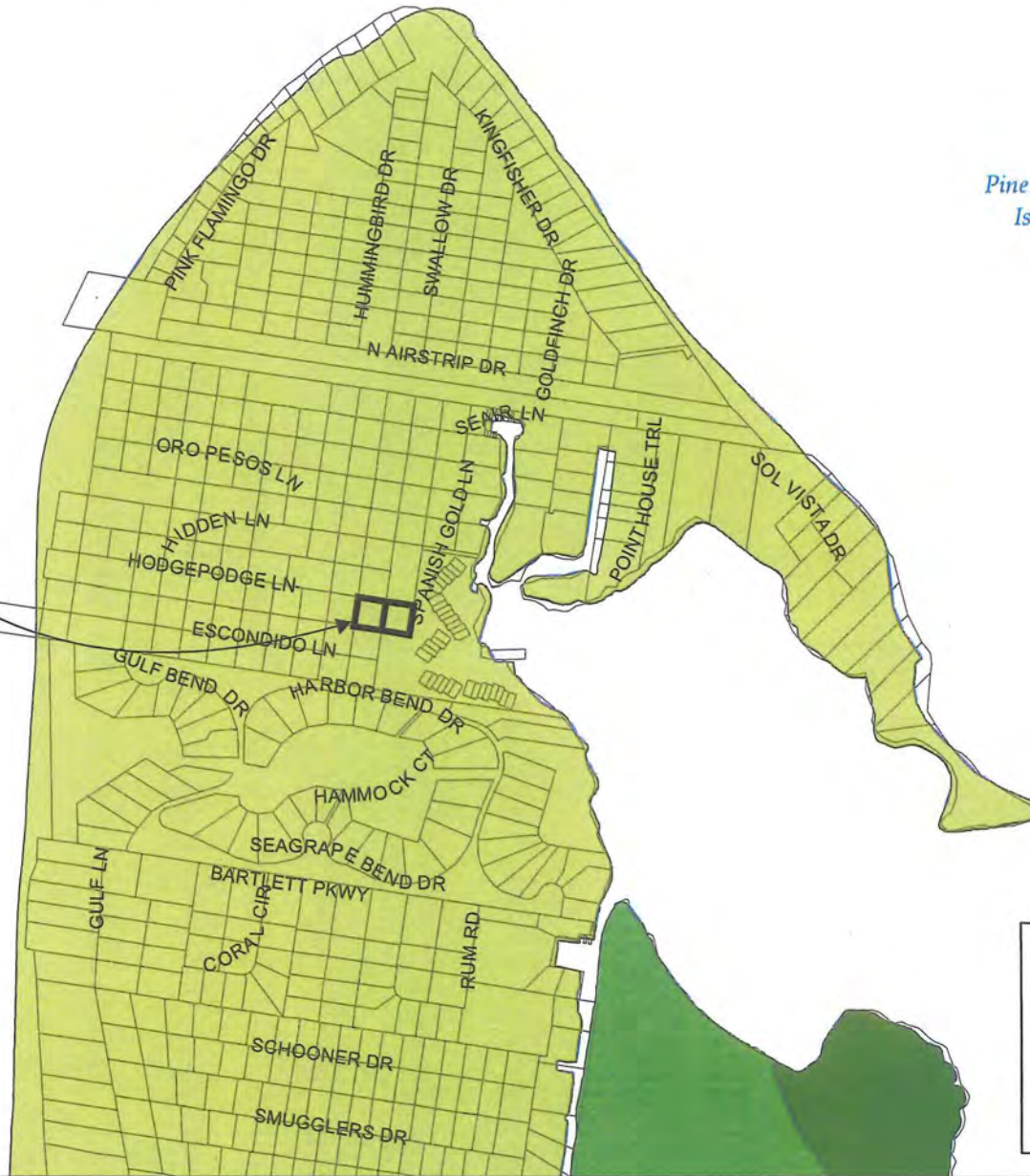
Map 14 Existing Future Land Use Category

Gulf  
Of  
Mexico

# #82 & #83 Upper Captiva Fire District

Pine  
Island  
Sound

- Subject Parcels
- Future Land Use Category
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland



CPA 2005-00029

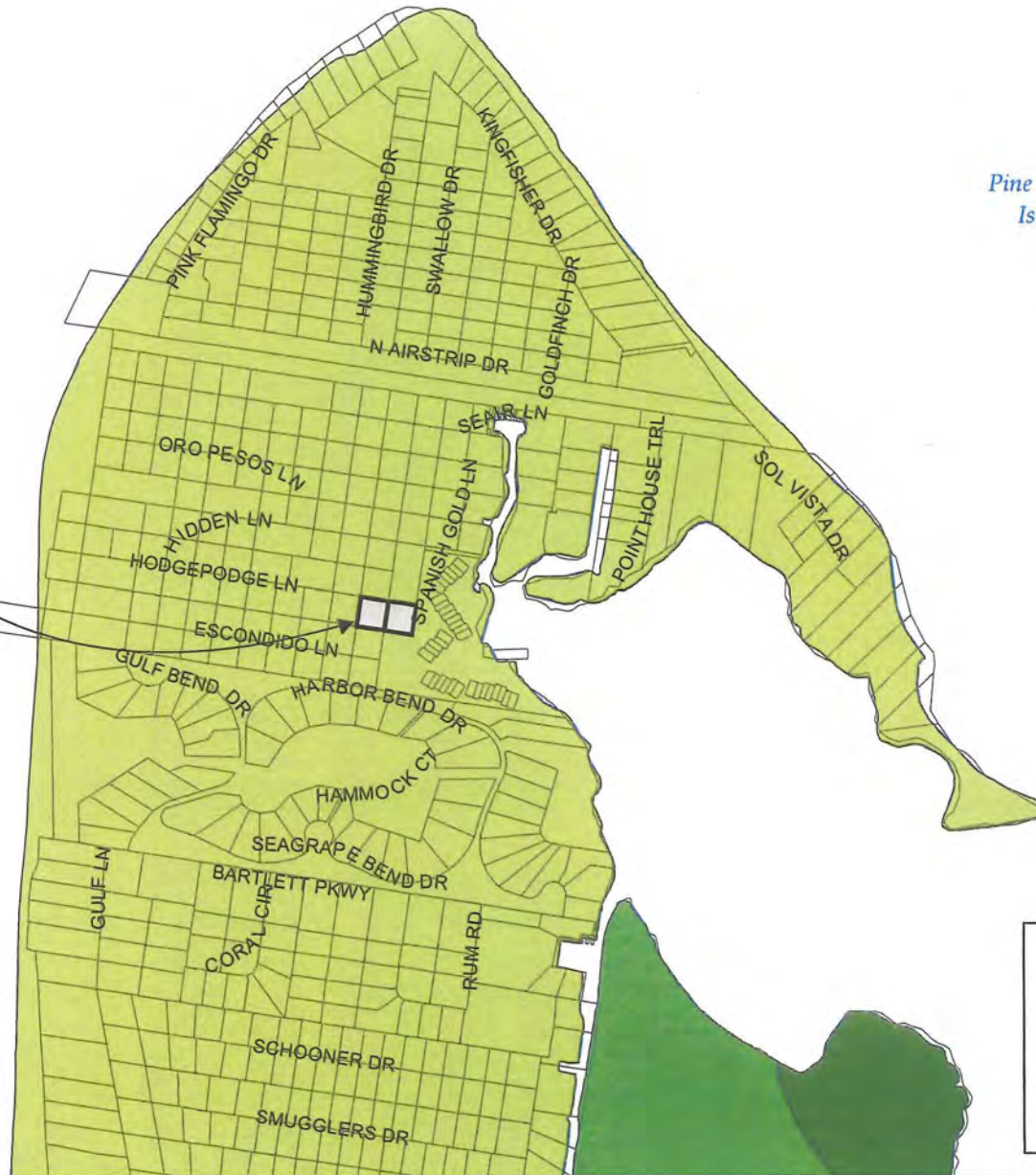
Map 3B Proposed Future Land Use Category



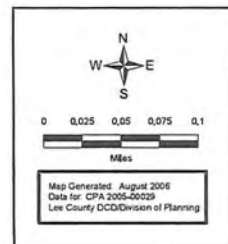
Gulf  
Of  
Mexico

# #82 & #83 Upper Captiva Fire District

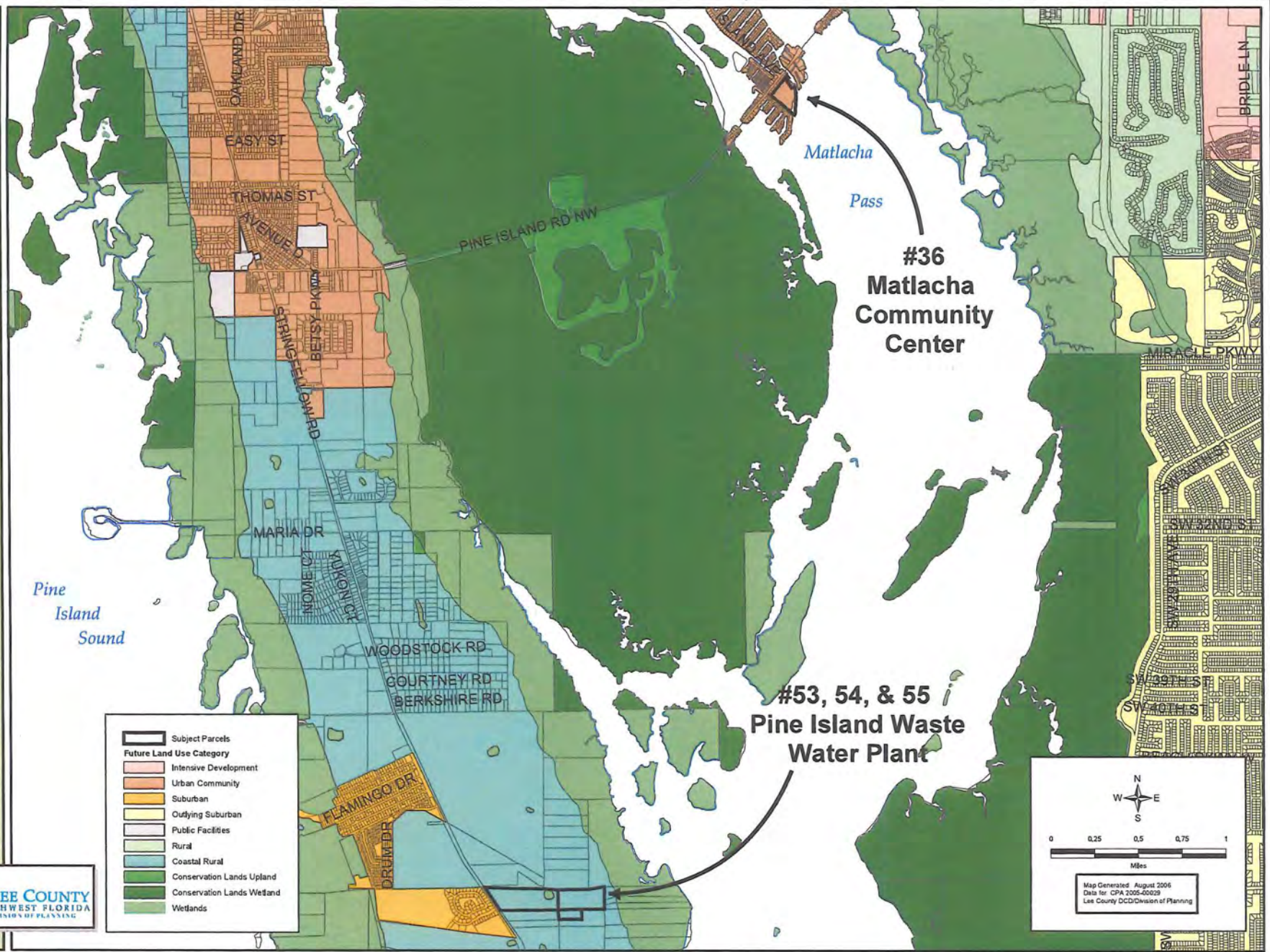
- Subject Parcels
- Future Land Use Category
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland



Pine  
Island  
Sound



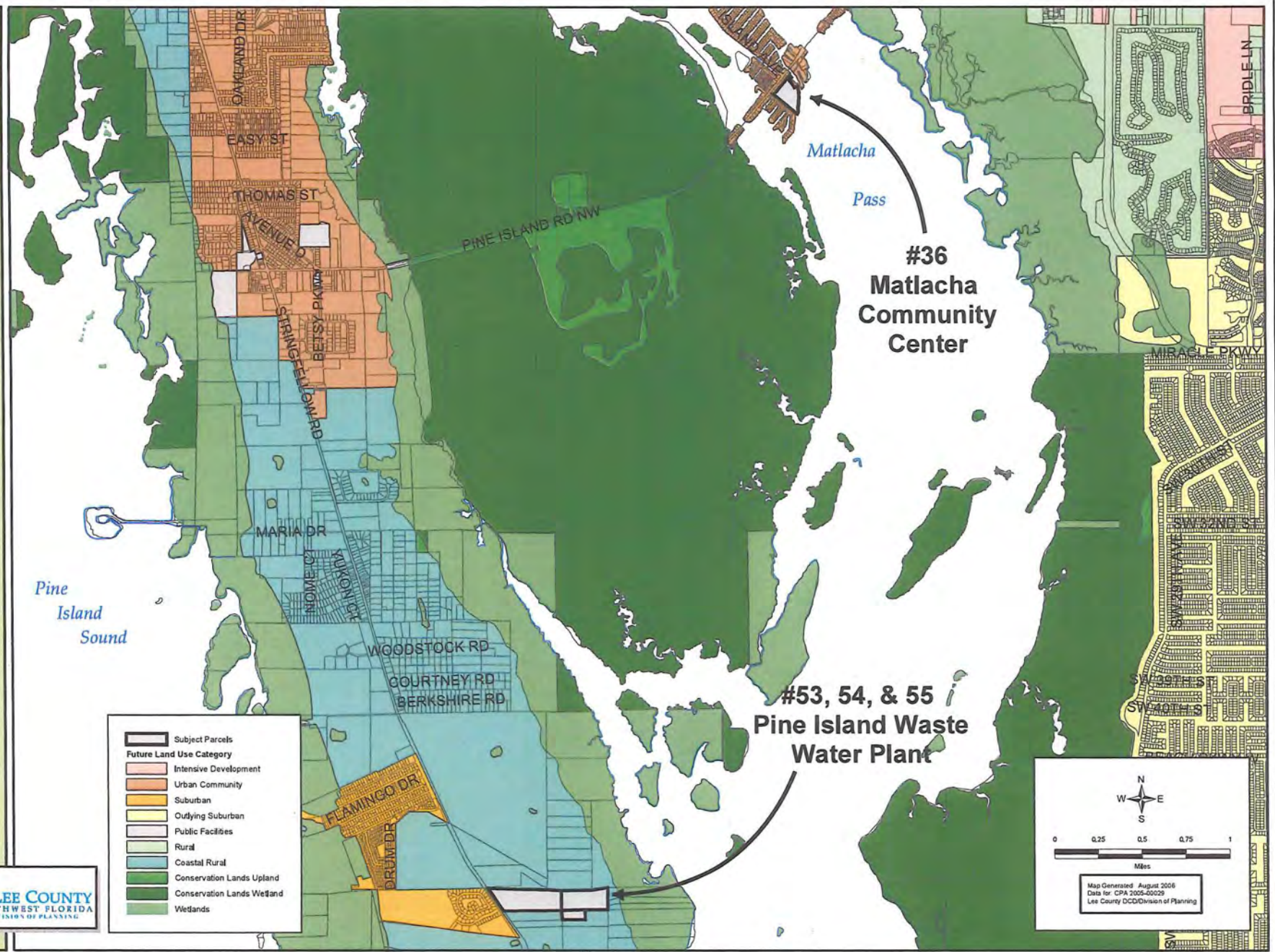




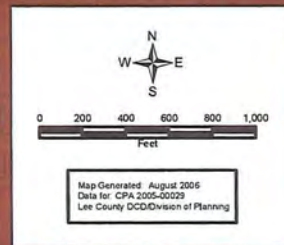
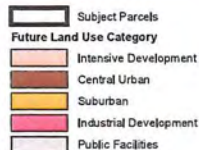


CPA2005-00029

Map AB Proposed Future Land Use Category









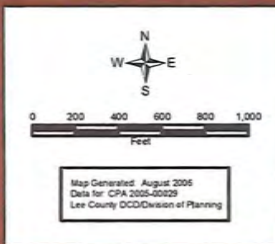
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Map 6B Proposed Future Land Use Category



- Subject Parcels
- Future Land Use Category
- Intensive Development
- Central Urban
- Suburban
- Industrial Development
- Public Facilities

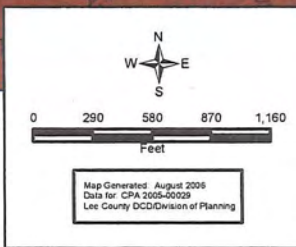
#9 Lee County  
Cape Coral Complex







### #37 & 38 Midpoint Bridge Toll Facilities





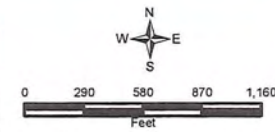
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Map 6B Proposed Future Land Use Category

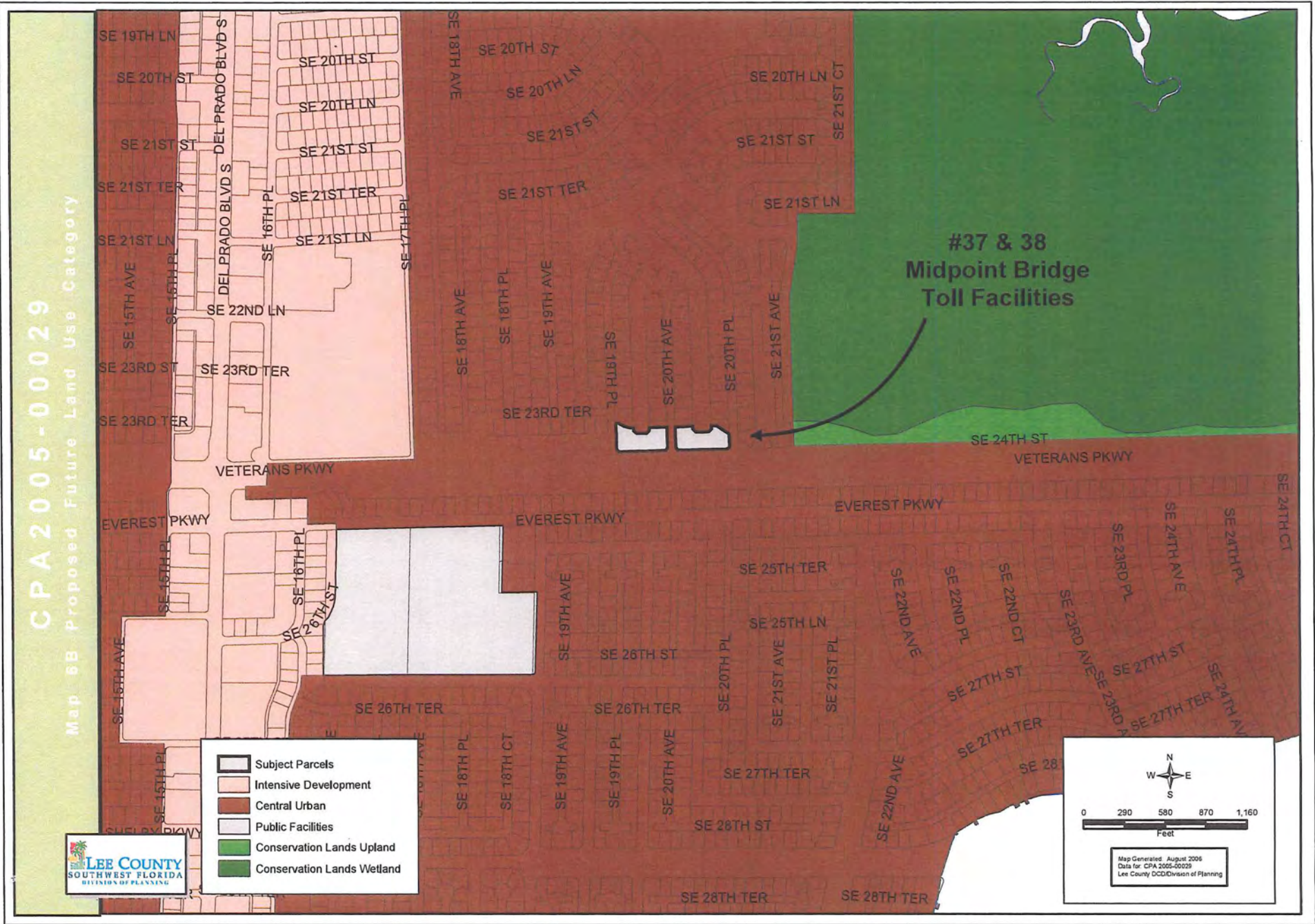


- Subject Parcels
- Intensive Development
- Central Urban
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland

#37 & 38  
Midpoint Bridge  
Toll Facilities



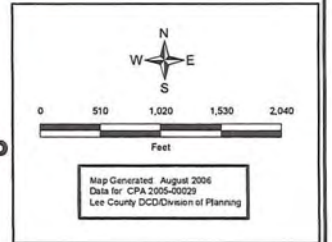
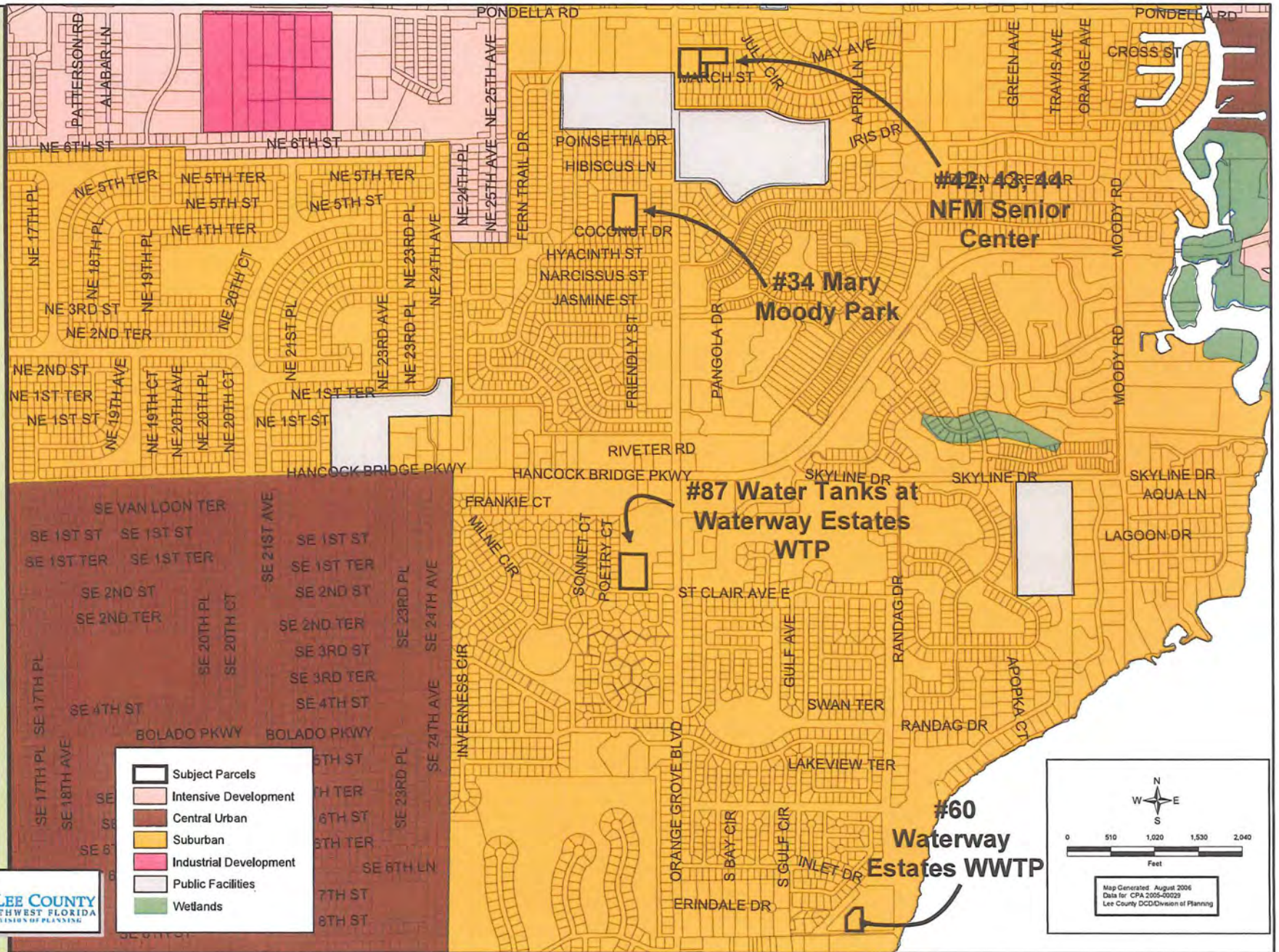
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Lee County OCDDivision of Planning







- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Industrial Development
- Public Facilities
- Wetlands



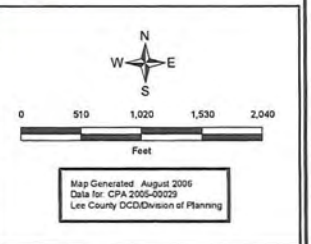
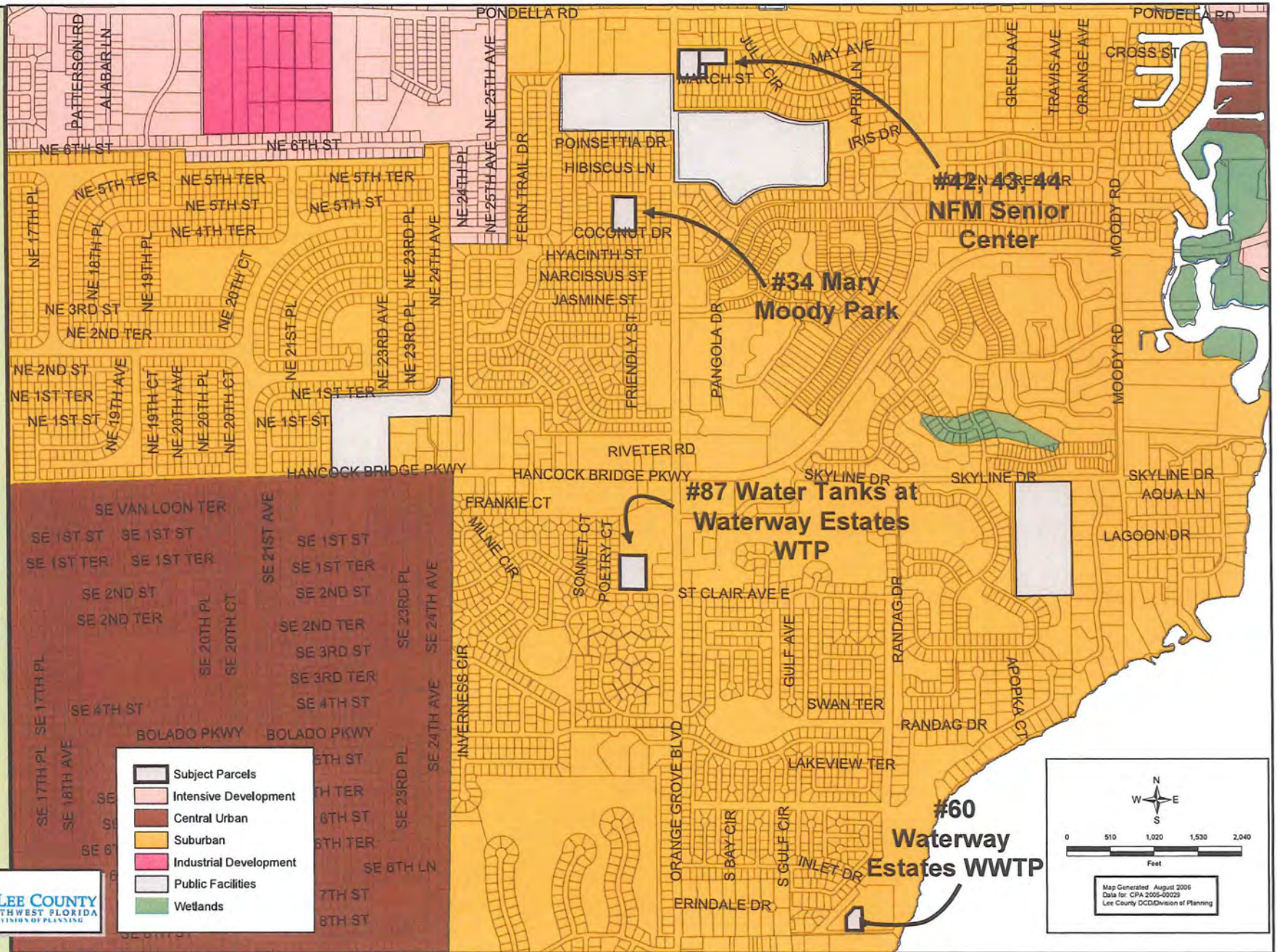


CPA 2005-00029

Map 7B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Industrial Development
- Public Facilities
- Wetlands



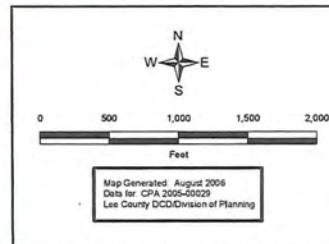
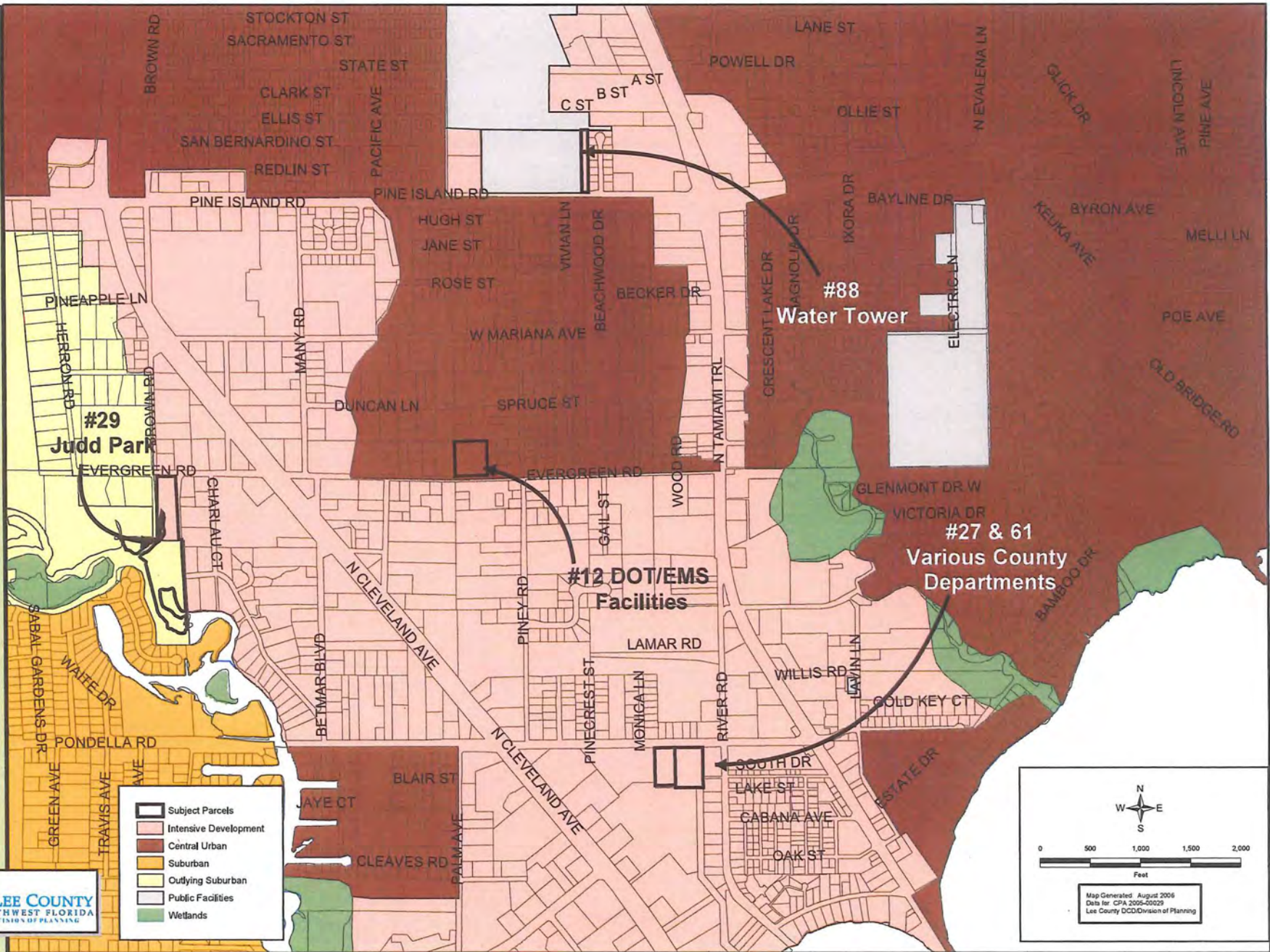


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Map 8A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



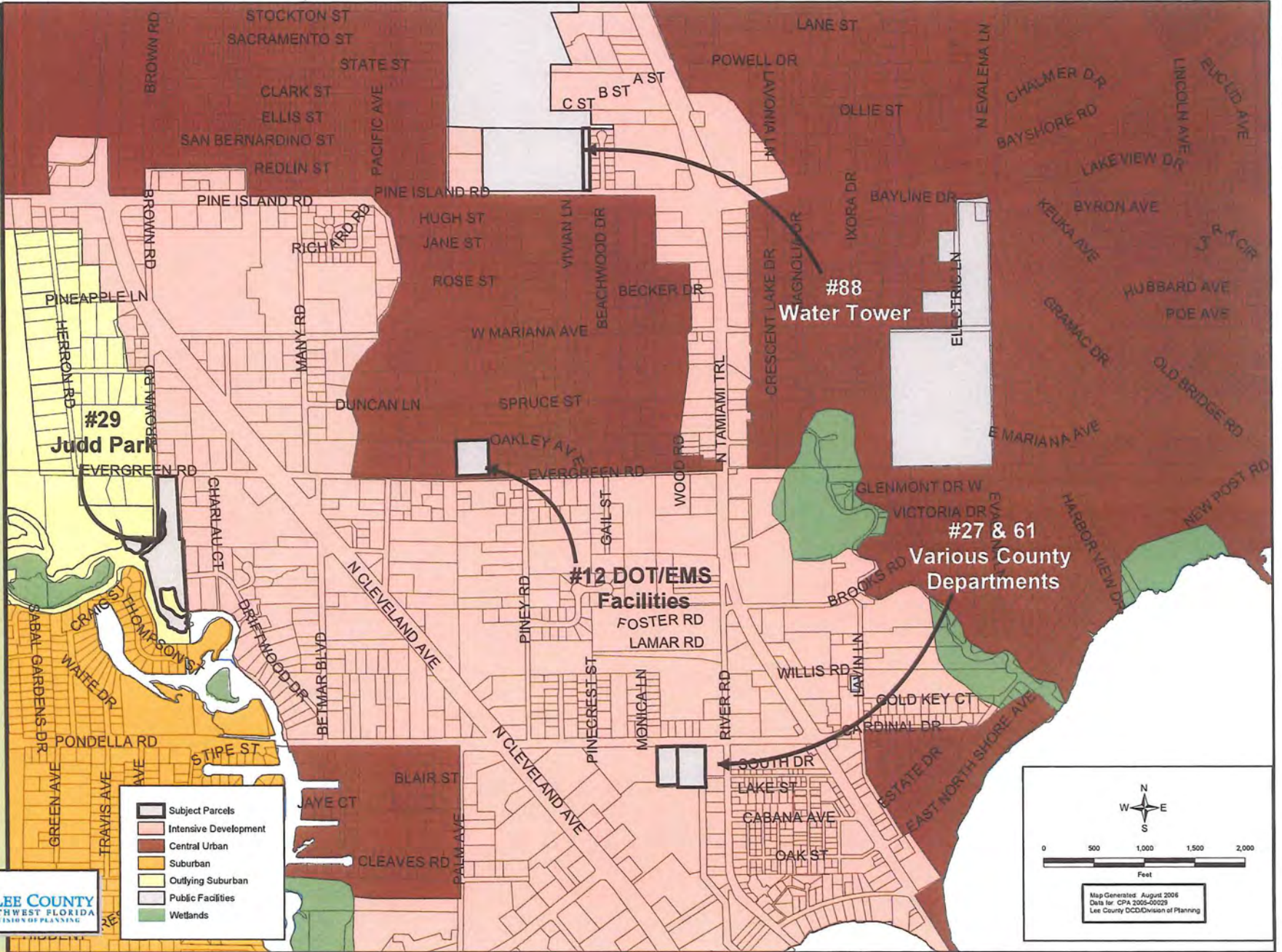


CPA2005-00029

Map 8B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



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Data for CPA 2005-00029  
Lee County CCD/Division of Planning

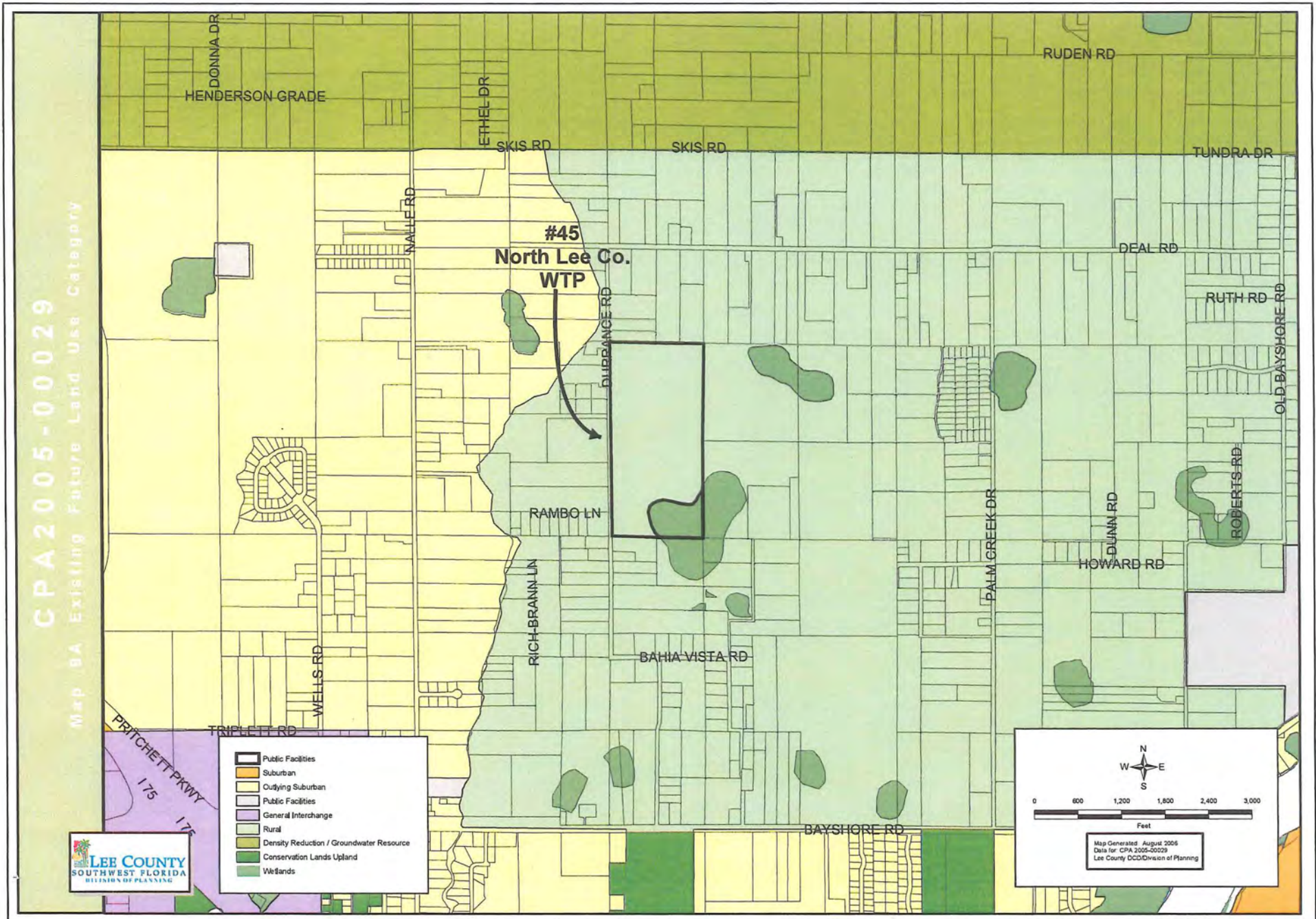
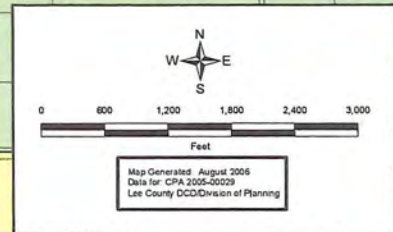


CPA2005-00029

Map 8A Existing Future Land Use Category



- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands





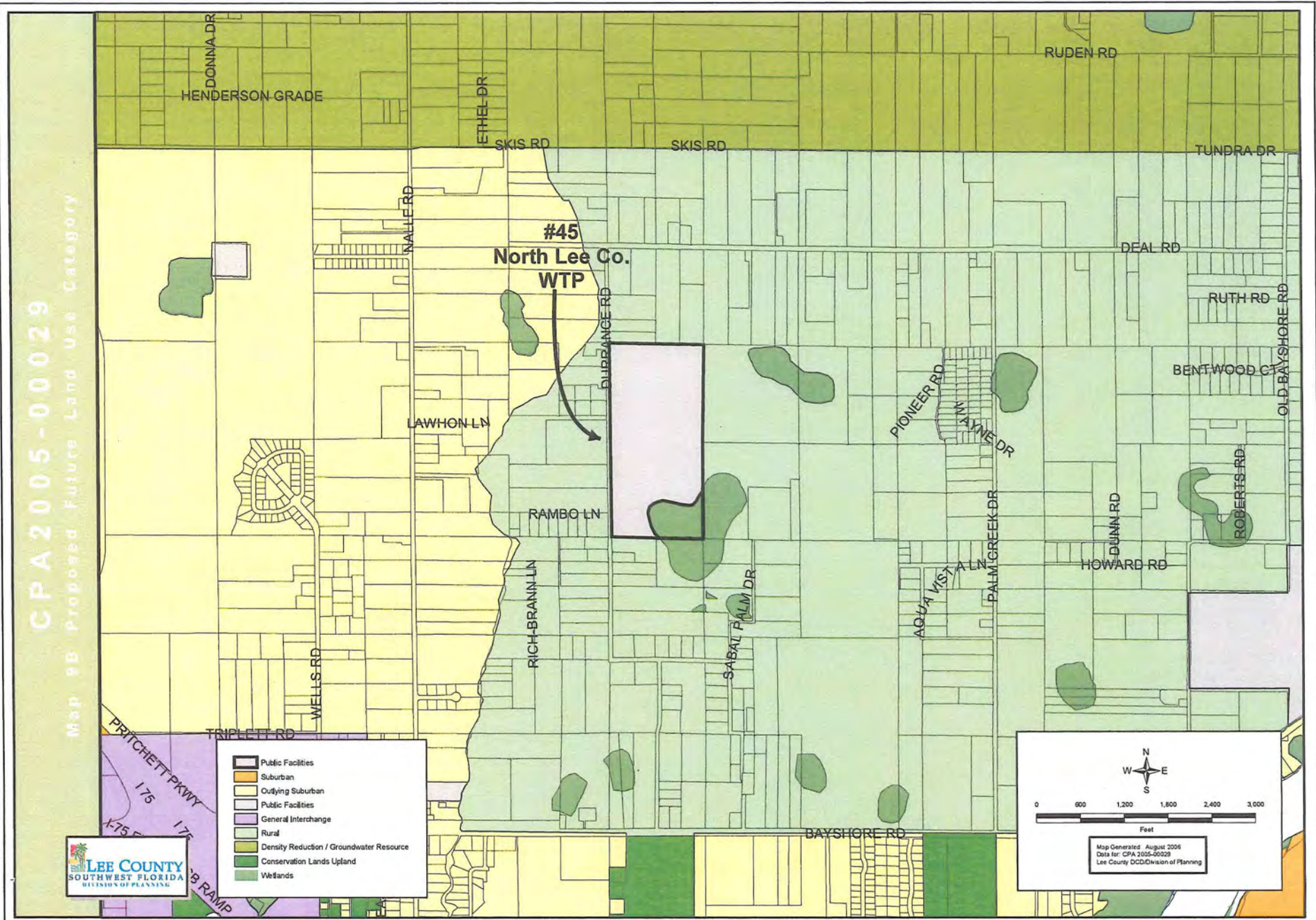
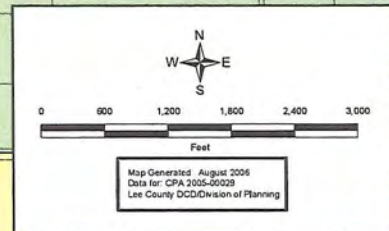
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Map 9B Proposed Future Land Use Category



- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands

#45  
North Lee Co.  
WTP



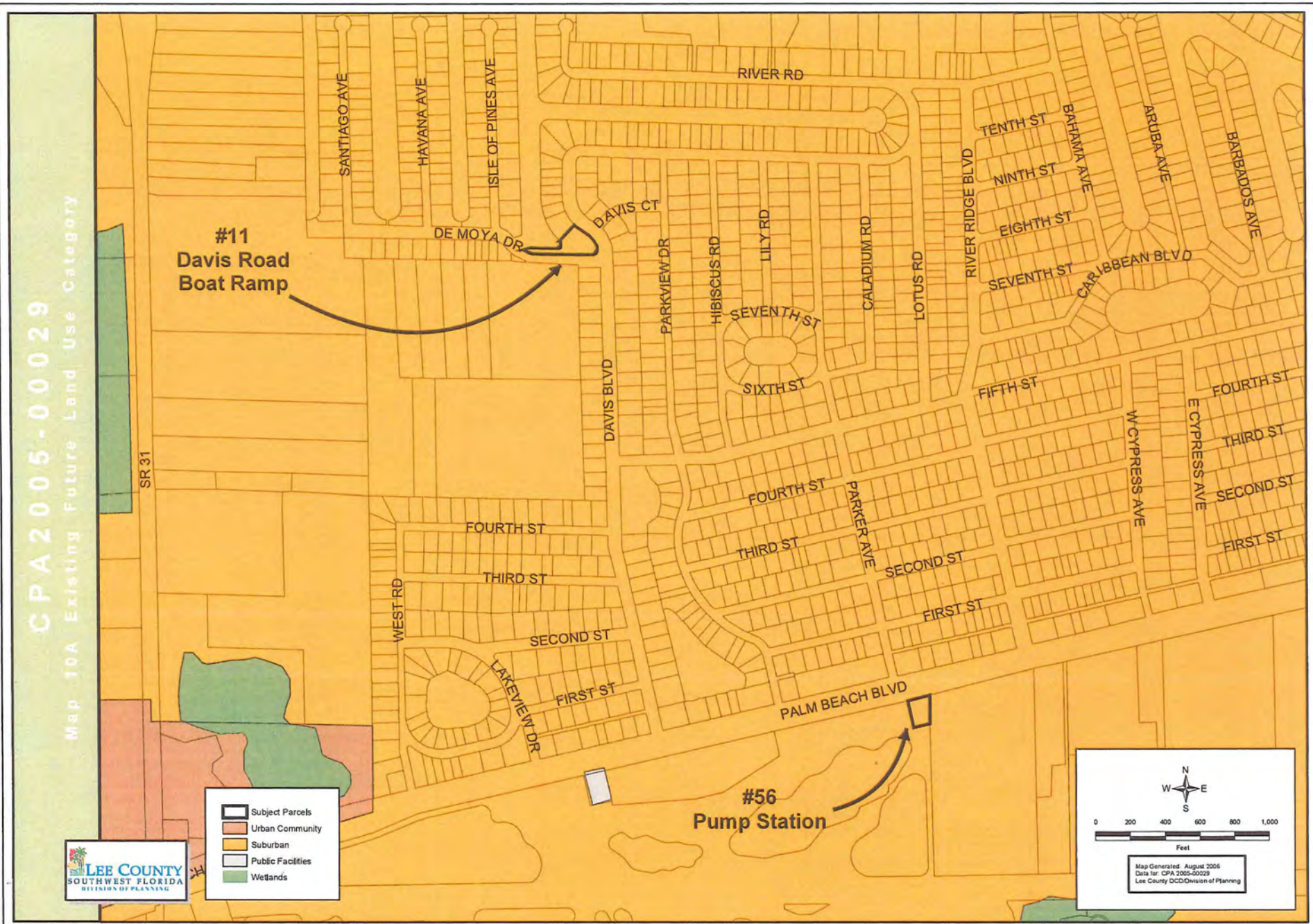
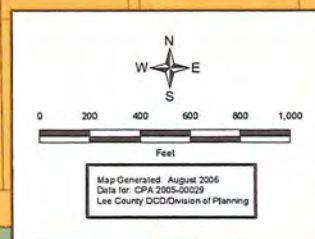




- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands

#11  
Davis Road  
Boat Ramp

#56  
Pump Station





CPA2005-00029

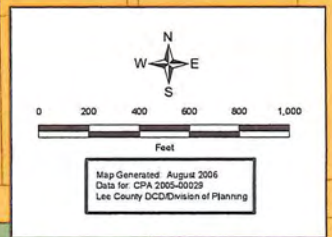
Map 10B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands

#11  
Davis Road  
Boat Ramp

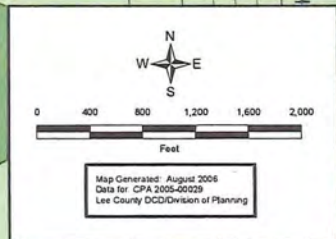
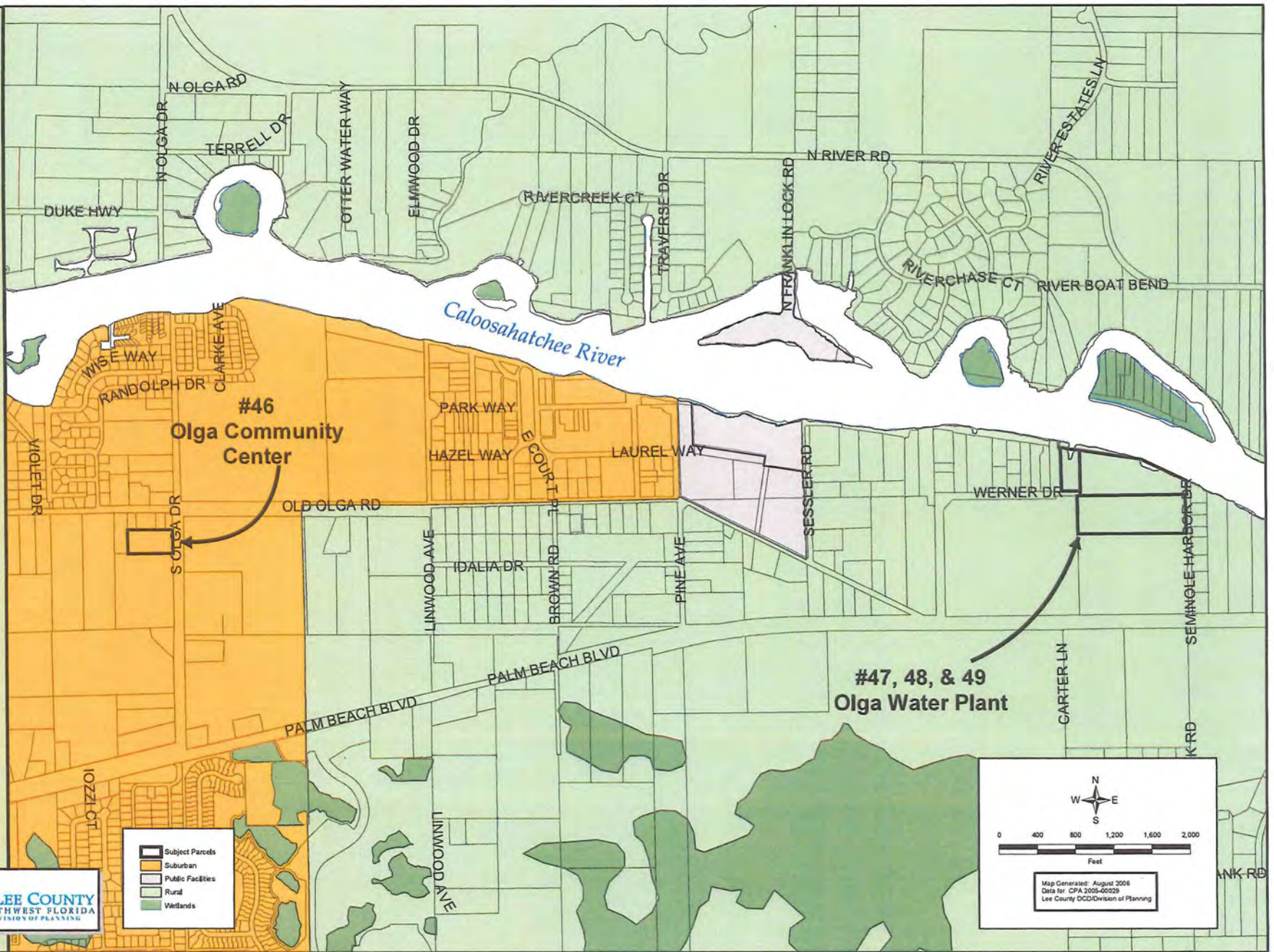
#56  
Pump Station





CPA2005-00029

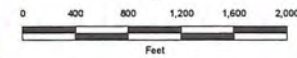
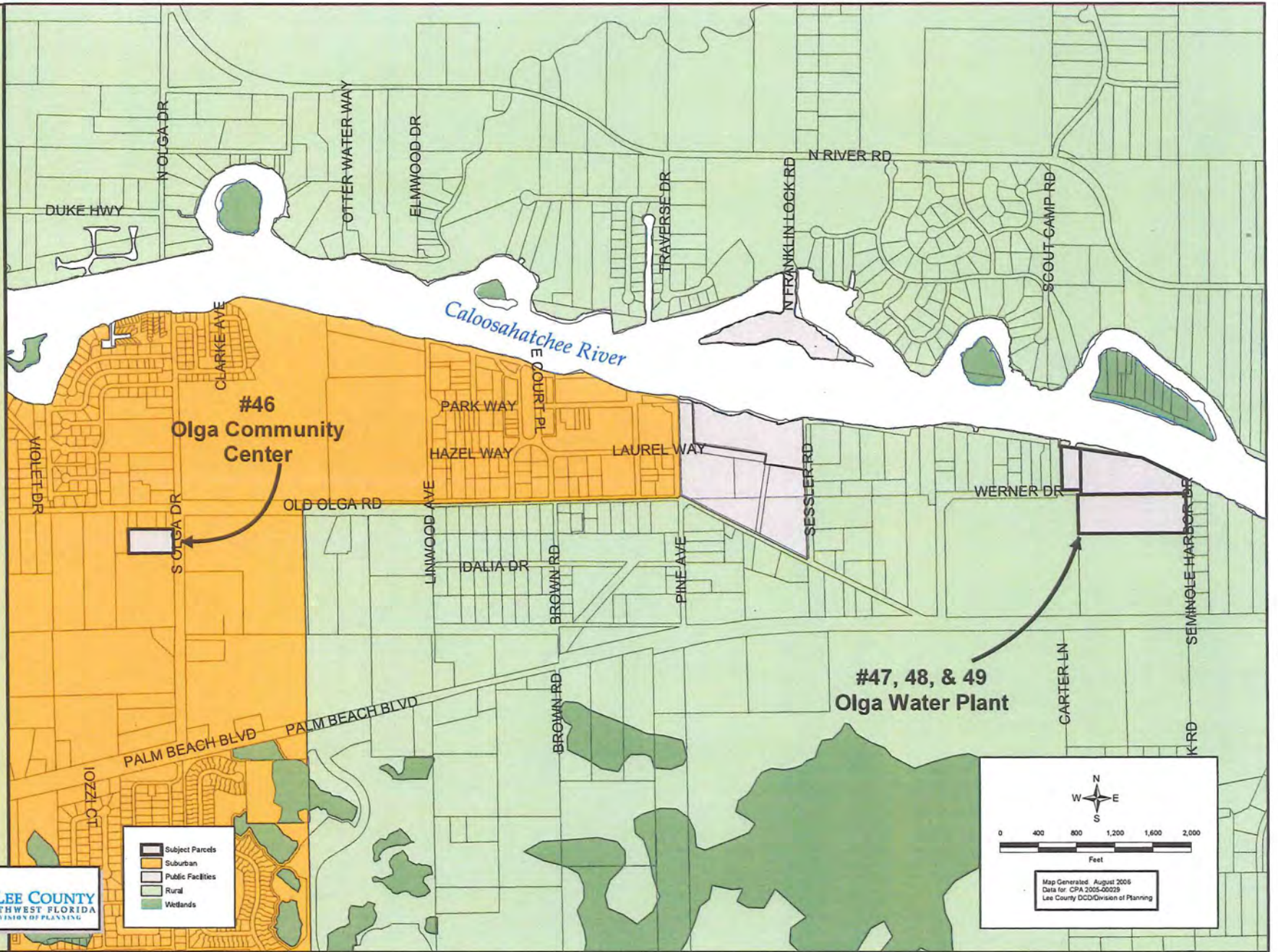
Map 11A Existing Future Land Use Category





CPA2005-00029

Map 11B Proposed Future Land Use Category



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Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 13A Existing Future Land Use Category

Caloosahatchee River

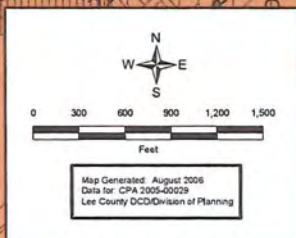
#58 & 59  
Schandler Hall  
Rec. Center

#57  
Pump  
Station

#81  
Water  
Tower

#3 & 80  
DOT Ops &  
Tice Fire Station

- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





CPA 2005-00029

Map 10B Proposed Future Land Use Category

Caloosahatchee River

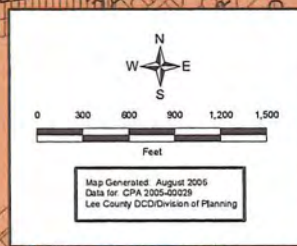
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Station

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Water  
Tower

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DOT Ops &  
Tice Fire Station

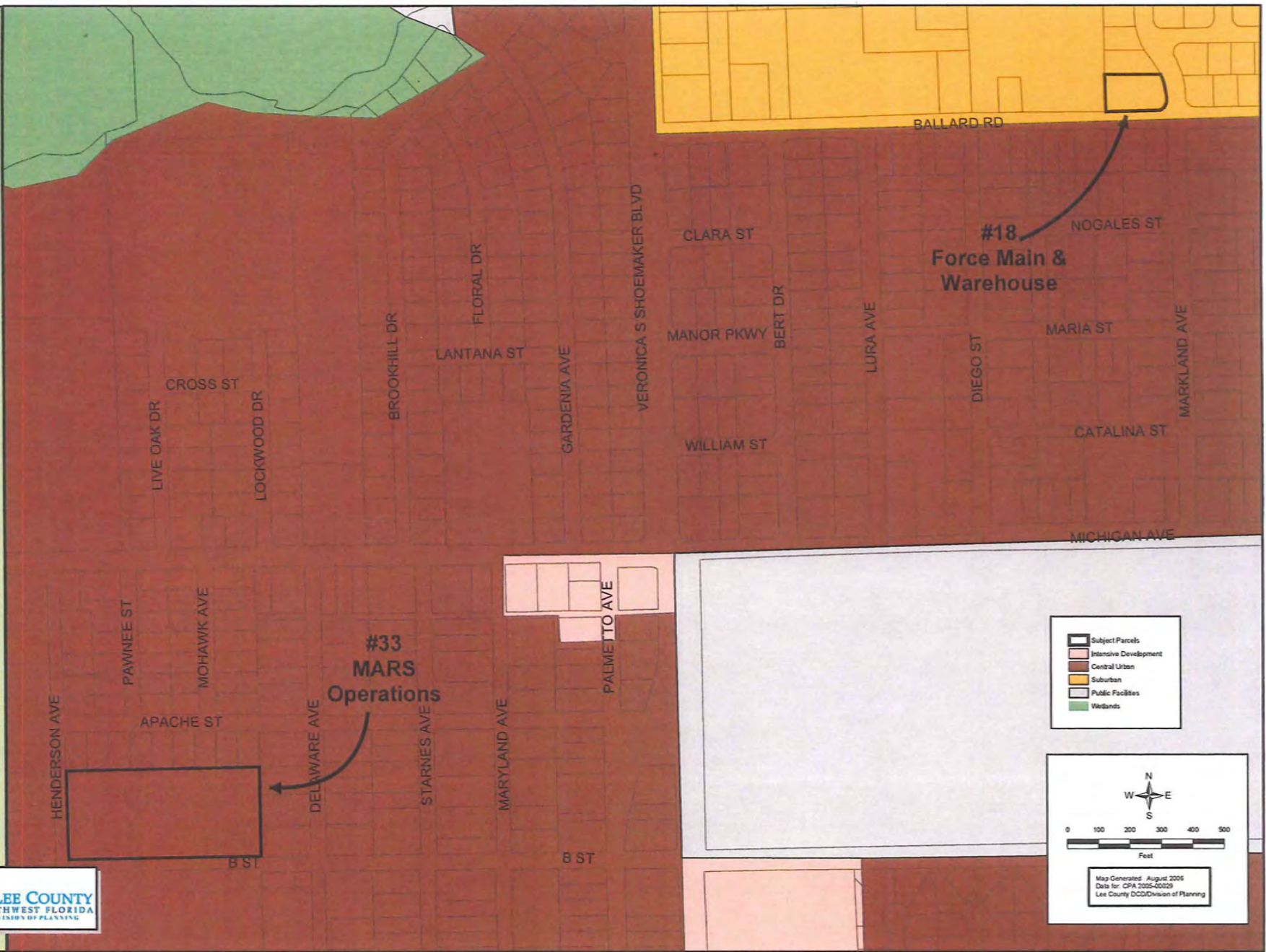
- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





# CPA 2005-00029

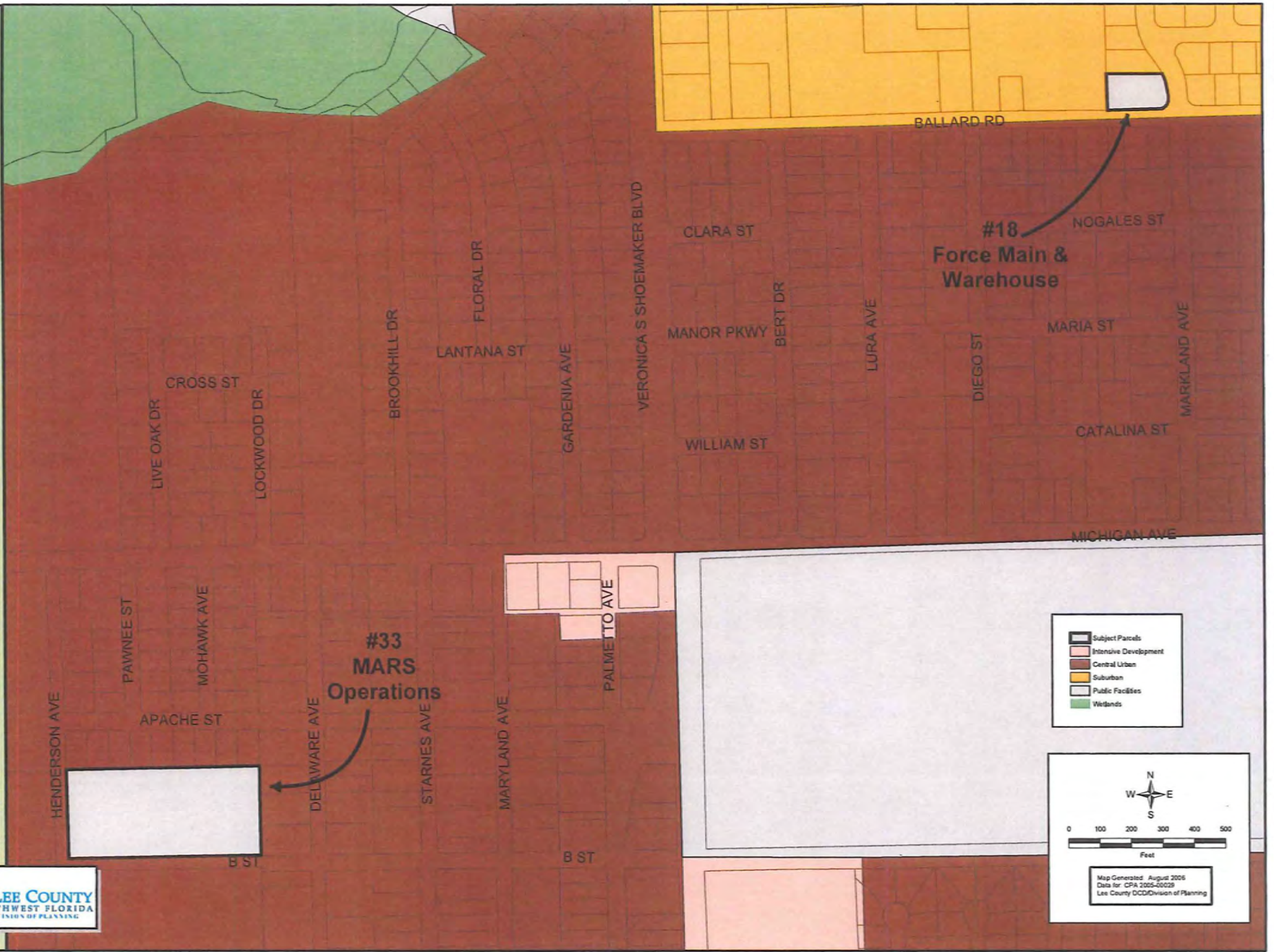
## Map 14A Existing Future Land Use Category



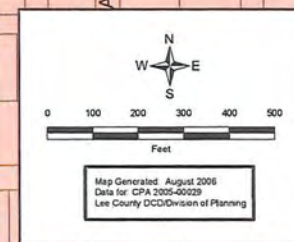
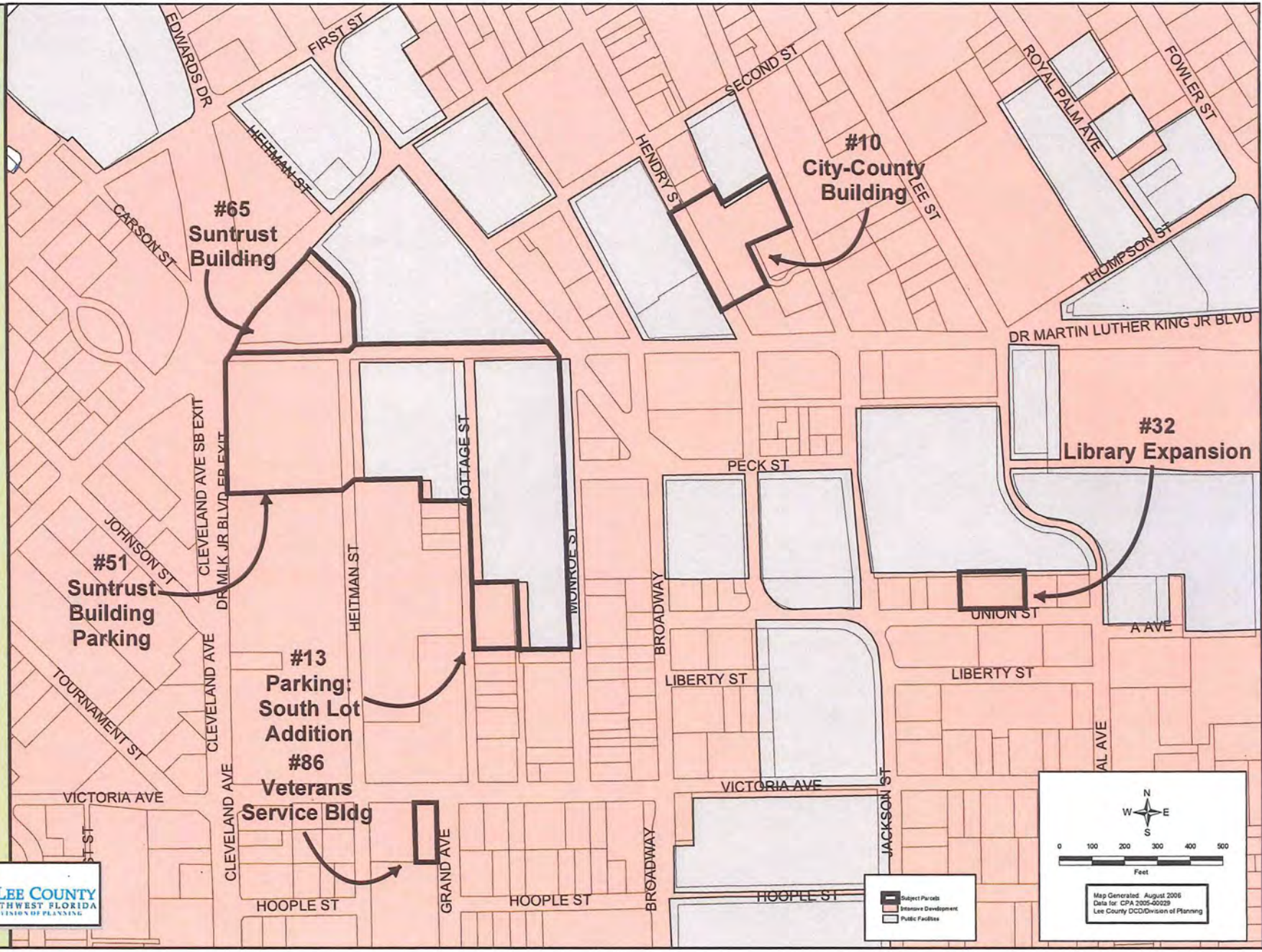


CPA 2005-00029

Map 14B Proposed Future Land Use Category



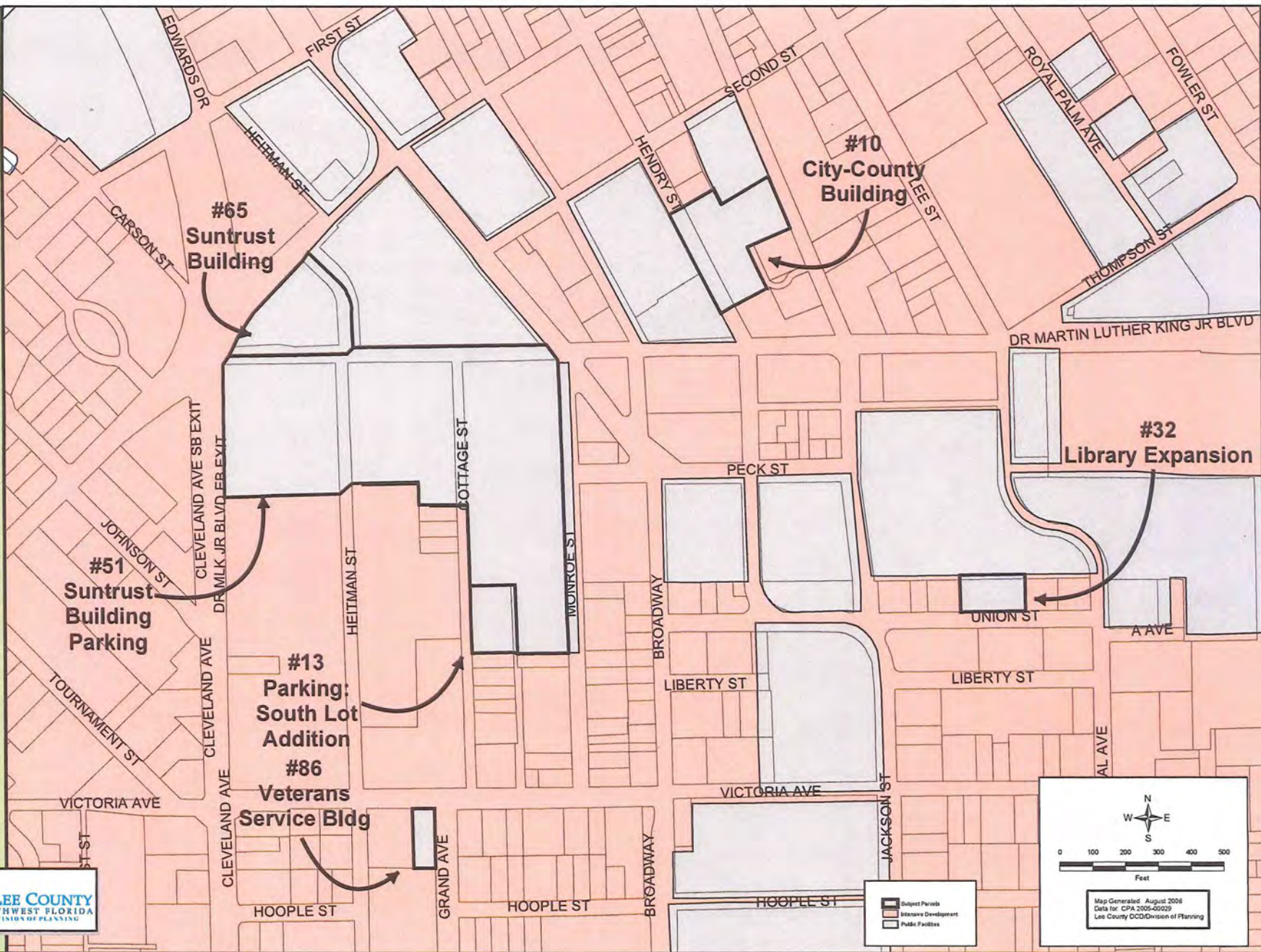






CPA2005-00029

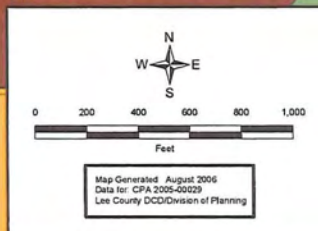
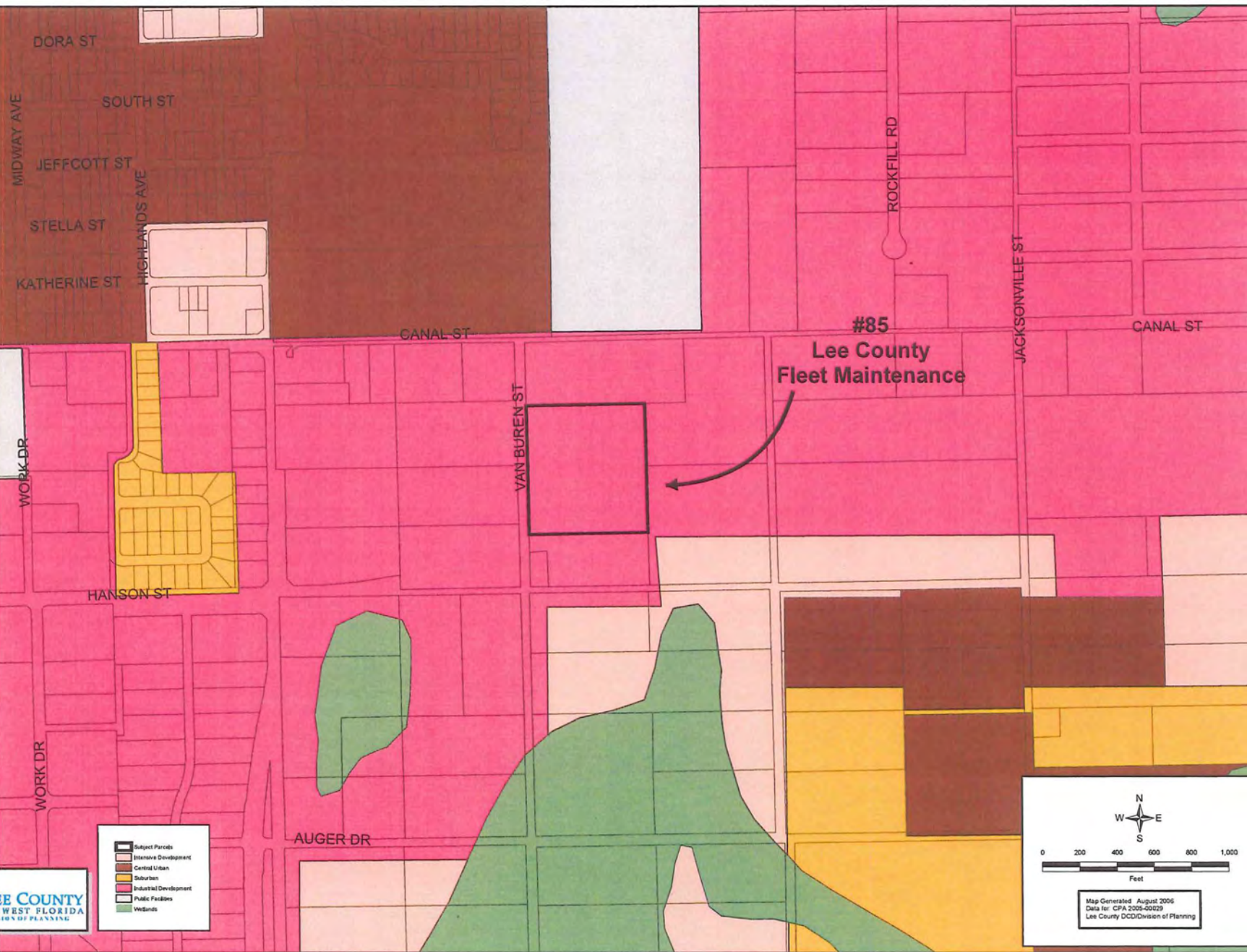
Map 15B Proposed Future Land Use Category





CPA2005-00029

Map 16A Existing Future Land Use Category



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Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

Map 16B Proposed Future Land Use Category



AUGER DR

HANSON ST

WORK DR

WORK DR

MIDWAY AVE

JEFFCOTT ST

STELLA ST

KATHERINE ST

HIGHLANDS AVE

DORA ST

SOUTH ST

CANAL ST

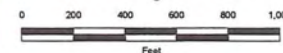
VAN BUREN ST

ROCKFILL RD

JACKSONVILLE ST

CANAL ST

#85  
Lee County  
Fleet Maintenance



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County OCDD/Division of Planning



CPA 2005-00029

Map 17A Existing Future Land Use Category



East County  
Regional Library  
& Access

Varsity Lakes Dr

BELROSE ST

BENTON ST

BRISTO ST

BARON ST

BALMER ST

BUTTE ST

#14 & 15

Varsity Lakes Dr

Varsity Lakes Dr

Varsity Lakes Dr

Varsity Lakes Dr

Varsity Lakes Dr

Varsity Lakes Dr

Varsity Lakes Dr

Varsity Lakes Dr

Varsity Lakes Dr

Varsity Lakes Dr

Varsity Lakes Dr

#40  
Lee County  
Mosquito Control  
District

#41  
Lee County  
School District

18TH ST W  
CORNELL AVE N

ORDNANCE RD

16TH ST W

15TH ST W

14TH ST W

13TH ST W

12TH ST W

11TH ST W

10TH ST W

9TH ST W

8TH ST W

7TH ST W

6TH ST W

5TH ST W

4TH ST W

3TH ST W

2TH ST W

1TH ST W

0TH ST W

-1TH ST W

-2TH ST W

-3TH ST W

-4TH ST W

-5TH ST W

-6TH ST W

-7TH ST W

-8TH ST W

-9TH ST W

-10TH ST W

-11TH ST W

-12TH ST W

-13TH ST W

-14TH ST W

-15TH ST W

-16TH ST W

-17TH ST W

-18TH ST W

-19TH ST W

-20TH ST W

-21ST ST W

-22ND ST W

-23RD ST W

-24TH ST W

-25TH ST W

-26TH ST W

-27TH ST W

-28TH ST W

-29TH ST W

-30TH ST W

-31ST ST W

-32ND ST W

-33RD ST W

-34TH ST W

-35TH ST W

-36TH ST W

-37TH ST W

-38TH ST W

-39TH ST W

-40TH ST W

-41ST ST W

-42ND ST W

-43RD ST W

-44TH ST W

-45TH ST W

-46TH ST W

-47TH ST W

-48TH ST W

-49TH ST W

-50TH ST W

-51ST ST W

-52ND ST W

-53RD ST W

-54TH ST W

-55TH ST W

-56TH ST W

-57TH ST W

-58TH ST W

-59TH ST W

-60TH ST W

-61ST ST W

-62ND ST W

-63RD ST W

-64TH ST W

-65TH ST W

-66TH ST W

-67TH ST W

-68TH ST W

-69TH ST W

-70TH ST W

-71ST ST W

-72ND ST W

-73RD ST W

-74TH ST W

-75TH ST W

-76TH ST W

-77TH ST W

-78TH ST W

-79TH ST W

-80TH ST W

-81ST ST W

-82ND ST W

-83RD ST W

-84TH ST W

-85TH ST W

-86TH ST W

-87TH ST W

-88TH ST W

-89TH ST W

-90TH ST W

-91ST ST W

-92ND ST W

-93RD ST W

-94TH ST W

-95TH ST W

-96TH ST W

-97TH ST W

-98TH ST W

-99TH ST W

-100TH ST W

-101ST ST W

-102ND ST W

-103RD ST W

-104TH ST W

-105TH ST W

-106TH ST W

-107TH ST W

-108TH ST W

-109TH ST W

-110TH ST W

-111ST ST W

-112ND ST W

-113RD ST W

-114TH ST W

-115TH ST W

-116TH ST W

-117TH ST W

-118TH ST W

-119TH ST W

-120TH ST W

-121ST ST W

-122ND ST W

-123RD ST W

-124TH ST W

-125TH ST W

-126TH ST W

-127TH ST W

-128TH ST W

-129TH ST W

-130TH ST W

-131ST ST W

-132ND ST W

-133RD ST W

-134TH ST W

-135TH ST W

-136TH ST W

-137TH ST W

-138TH ST W

-139TH ST W

-140TH ST W

-141ST ST W

-142ND ST W

-143RD ST W

-144TH ST W

-145TH ST W

-146TH ST W

-147TH ST W

-148TH ST W

-149TH ST W

-150TH ST W

-151ST ST W

-152ND ST W

-153RD ST W

-154TH ST W

-155TH ST W

-156TH ST W

-157TH ST W

-158TH ST W

-159TH ST W

-160TH ST W

-161ST ST W

-162ND ST W

-163RD ST W

-164TH ST W

-165TH ST W

-166TH ST W

-167TH ST W

-168TH ST W

-169TH ST W

-170TH ST W

-171ST ST W

-172ND ST W

-173RD ST W

-174TH ST W

-175TH ST W

-176TH ST W

-177TH ST W

-178TH ST W

-179TH ST W

-180TH ST W

-181ST ST W

-182ND ST W

-183RD ST W

-184TH ST W

-185TH ST W

-186TH ST W

-187TH ST W

-188TH ST W

-189TH ST W

-190TH ST W

-191ST ST W

-192ND ST W

-193RD ST W

-194TH ST W

-195TH ST W

-196TH ST W

-197TH ST W

-198TH ST W

-199TH ST W

-200TH ST W

-201ST ST W

-202ND ST W

-203RD ST W

-204TH ST W

-205TH ST W

-206TH ST W

-207TH ST W

-208TH ST W

-209TH ST W

-210TH ST W

-211ST ST W

-212ND ST W

-213RD ST W

-214TH ST W

-215TH ST W

-216TH ST W

-217TH ST W

-218TH ST W

-219TH ST W

-220TH ST W

-221ST ST W

-222ND ST W

-223RD ST W

-224TH ST W

-225TH ST W

-226TH ST W

-227TH ST W

-228TH ST W

-229TH ST W

-230TH ST W

-231ST ST W

-232ND ST W

-233RD ST W

-234TH ST W

-235TH ST W

-236TH ST W



CPA2005-00029

Map 17B Proposed Future Land Use Category

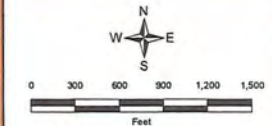


**#14 & 15  
East County  
Regional Library  
& Access**

**#40  
Lee County  
Mosquito Control  
District**

**#41  
Lee County  
School District**

- Subject Parcels
- Central Urban
- Urban Community
- Public Facilities
- Rural Community Preserve
- Conservation Lands Upland
- Conservation Lands Wetland



Map Generated: August 2005  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



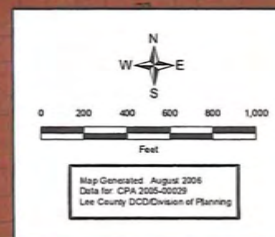
CPA 2005-00029

Map 18A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Public Facilities

#52  
Part of Lehigh Acres  
Veterans Park





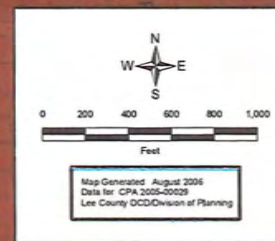
CPA 2005-00029

Map 18B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Public Facilities

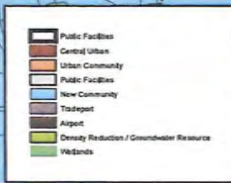
#52  
Part of Lehigh Acres  
Veterans Park



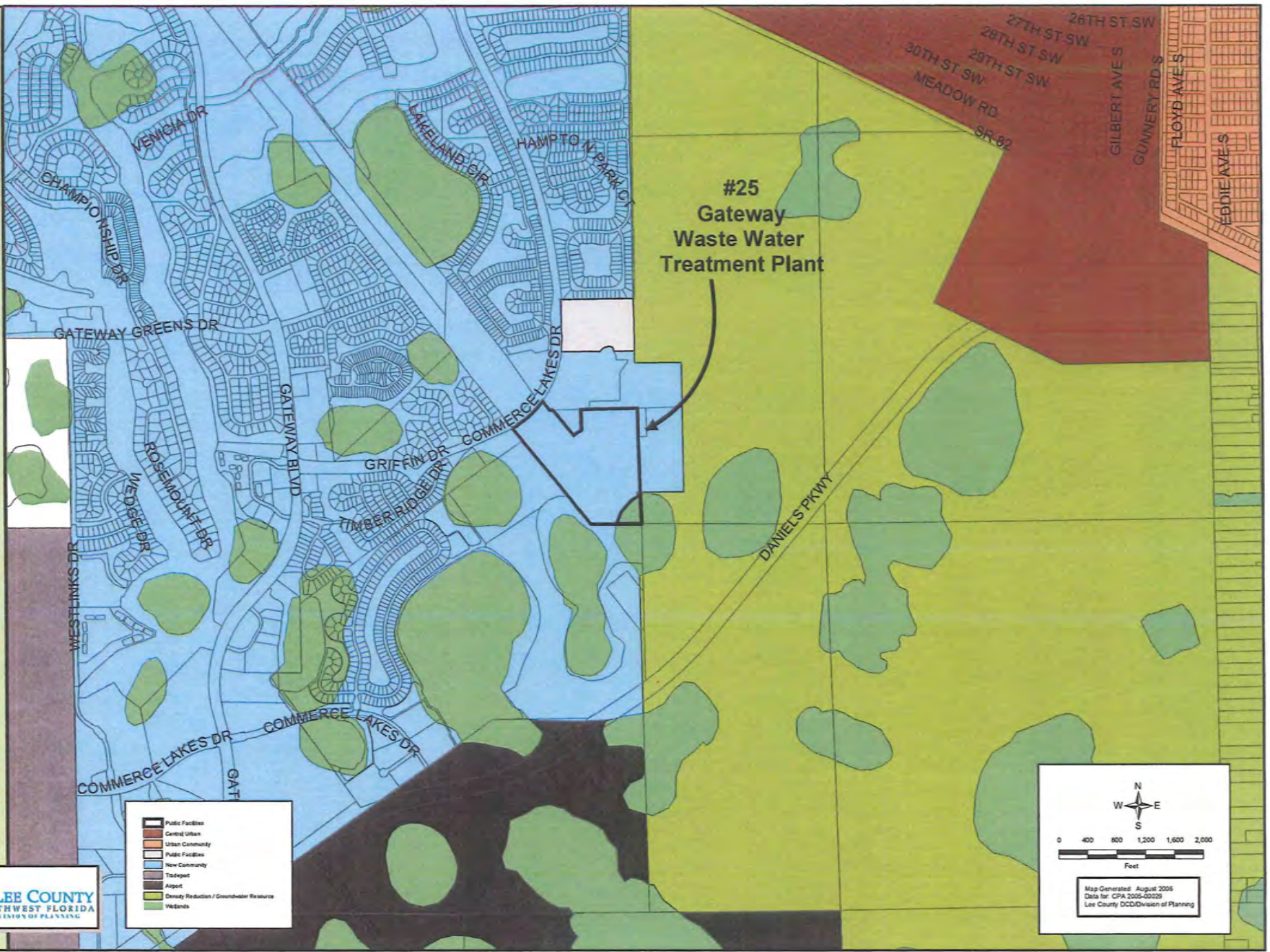
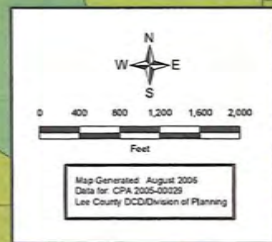


CPA 2005-00029

Map 19A Existing Future Land Use Category



#25  
Gateway  
Waste Water  
Treatment Plant





CPA 2005-00029

Map 19B Proposed Future Land Use Category



#25  
Gateway  
Waste Water  
Treatment Plant

DANIELS PKWY

GATEWAY BLVD

VENUE DR

WESTLINKS DR

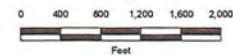
30TH ST SW  
MEADOW RD  
SR 82

GILBERT AVE S

GUNNERY RD S

FLOYD AVE S

EDDIE AVE S



Map Generated August 2008  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 20A Existing Future Land Use Category

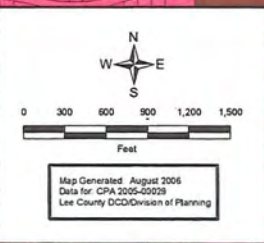


- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

**#50**  
**Page Field**  
**Avigation**  
**Equipment**

**#66, 68, 69, 70, 71, 72, 75**  
**78, 79, 89, 90, 91, 92, 93, 94**  
**Ten-Mile Canal**  
**Linear Park**  
Note: Continues southward

**#16**  
**Environmental Lab**  
**& Medical Examiner**





CPA2005-00029

Map 20B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

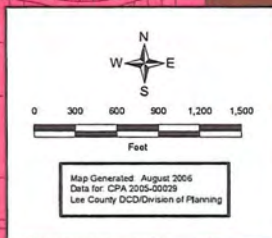
**#50**  
Page Field  
Avigation  
Equipment

**#66, 68, 69, 70, 71, 72, 75**  
**78, 79, 89, 90, 91, 92, 93, 94**

**Ten-Mile Canal**  
**Linear Park**

Note: Continues southward

**#16**  
**Environmental Lab**  
**& Medical Examiner**





CPA2005-00029

Map 21A Existing Future Land Use Category

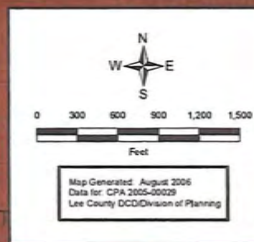


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

**#84**  
**Utilities Customer**  
**Service Area**

**#67, 76, 93, 94, 95,**  
**96, 97, 98, 99, 100,**  
**101, 102, 103**  
**Ten-Mile Canal**  
**Linear Park**

Note: Continues northward  
And Southward





CPA 2005-00029

Map 21B Existing Future Land Use Category

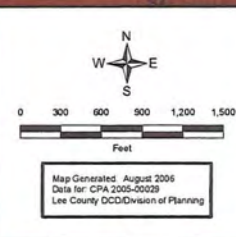


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

**#84**  
**Utilities Customer**  
**Service Area**

**#67, 76, 93, 94, 95,**  
**96, 97, 98, 99, 100,**  
**101, 102, 103**  
**Ten-Mile Canal**  
**Linear Park**

Note: Continues northward  
And Southward





CPA2005-00029

Map 22A Existing Future Land Use Category

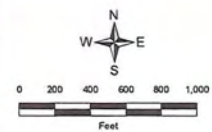


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#73, 74, 77,  
104, 105, 106  
Ten-Mile Canal  
Linear Park  
Note: Continues northward

GALEANA AVE  
STAMIAMI TRL  
ELECTRONICS LN  
GAMMA DR  
HARPER RD  
ANDREA LN  
BRUNER LN  
HEMINGWAY DR  
HALIFAX AVE  
BANNER DR  
SIX MILE CYPRESS PKWY  
LE CYPRESS PKWY

N GULF COAST LN  
METROPOLIS AVE  
ALLIANCE LN  
METRO PKWY  
METRO PKWY  
MOLEY LN  
PLANTATION RD



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



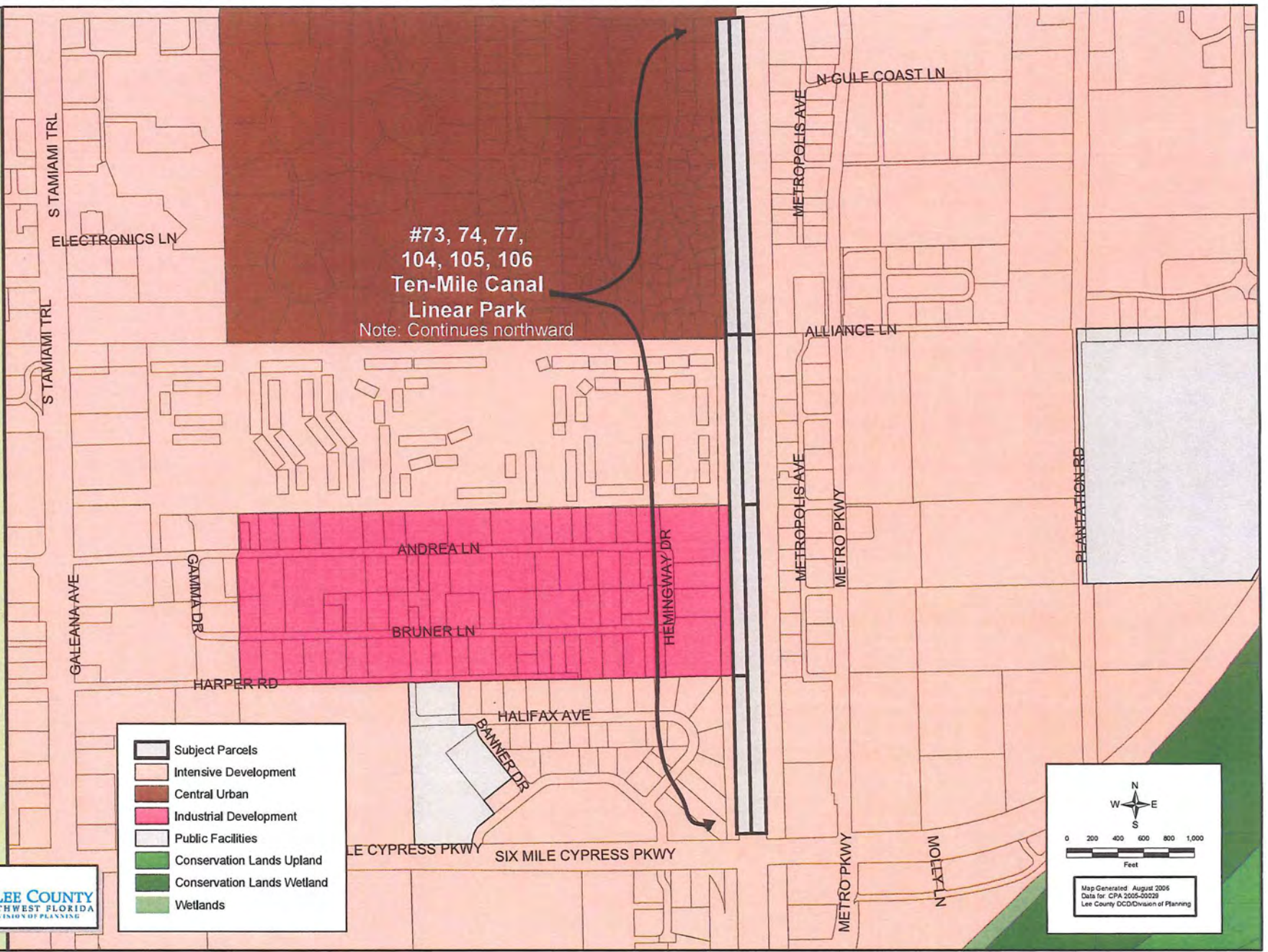
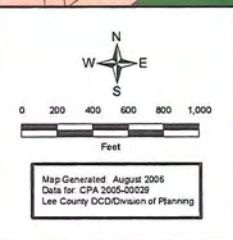
CPA2005-00029

Map 228 Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#73, 74, 77,  
104, 105, 106  
Ten-Mile Canal  
Linear Park  
Note: Continues northward





CPA 2005-00029

Map 23A Existing Future Land Use Category

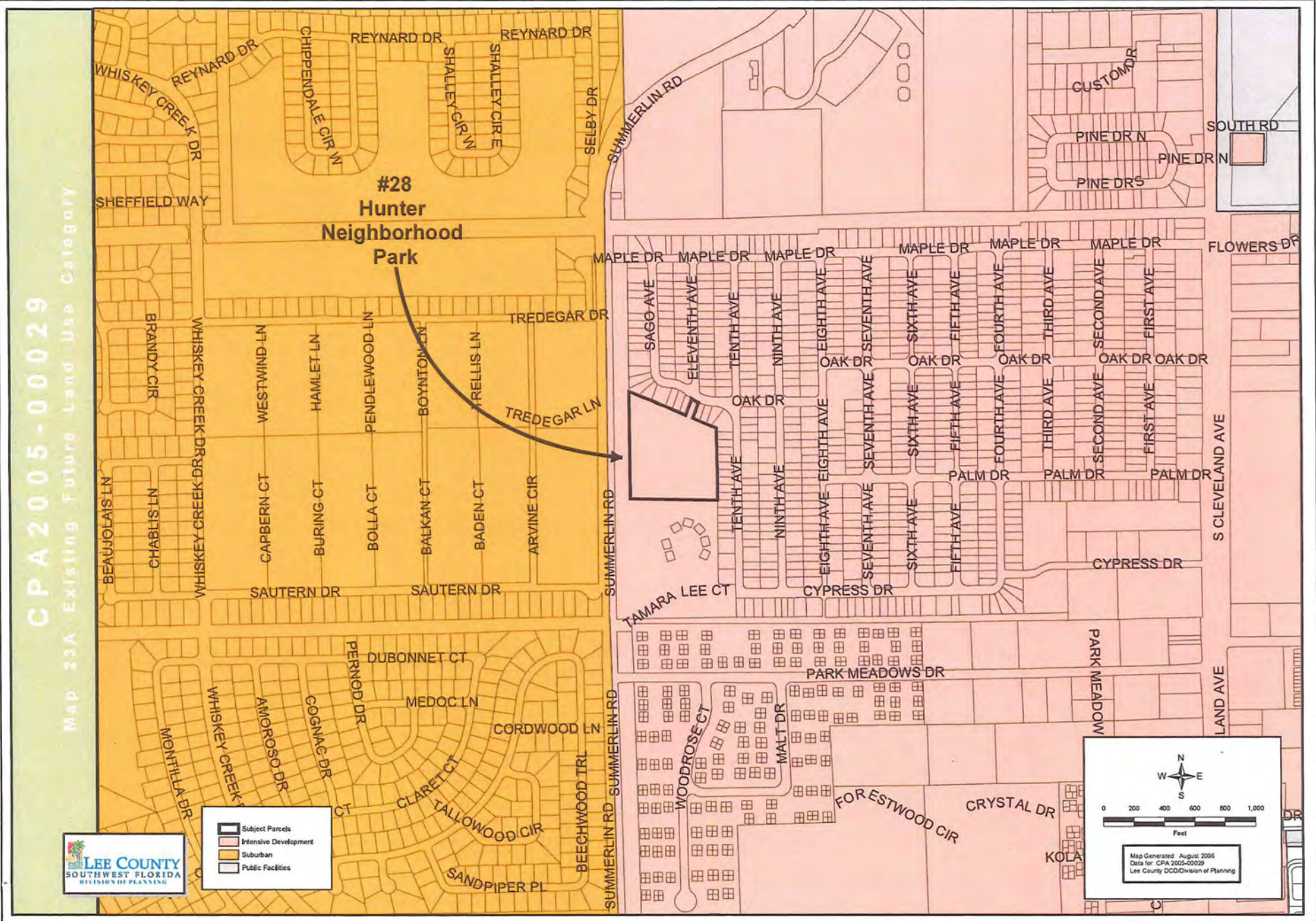


- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

# #28 Hunter Neighborhood Park

0 200 400 600 800 1,000  
Feet

Map Generated August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning





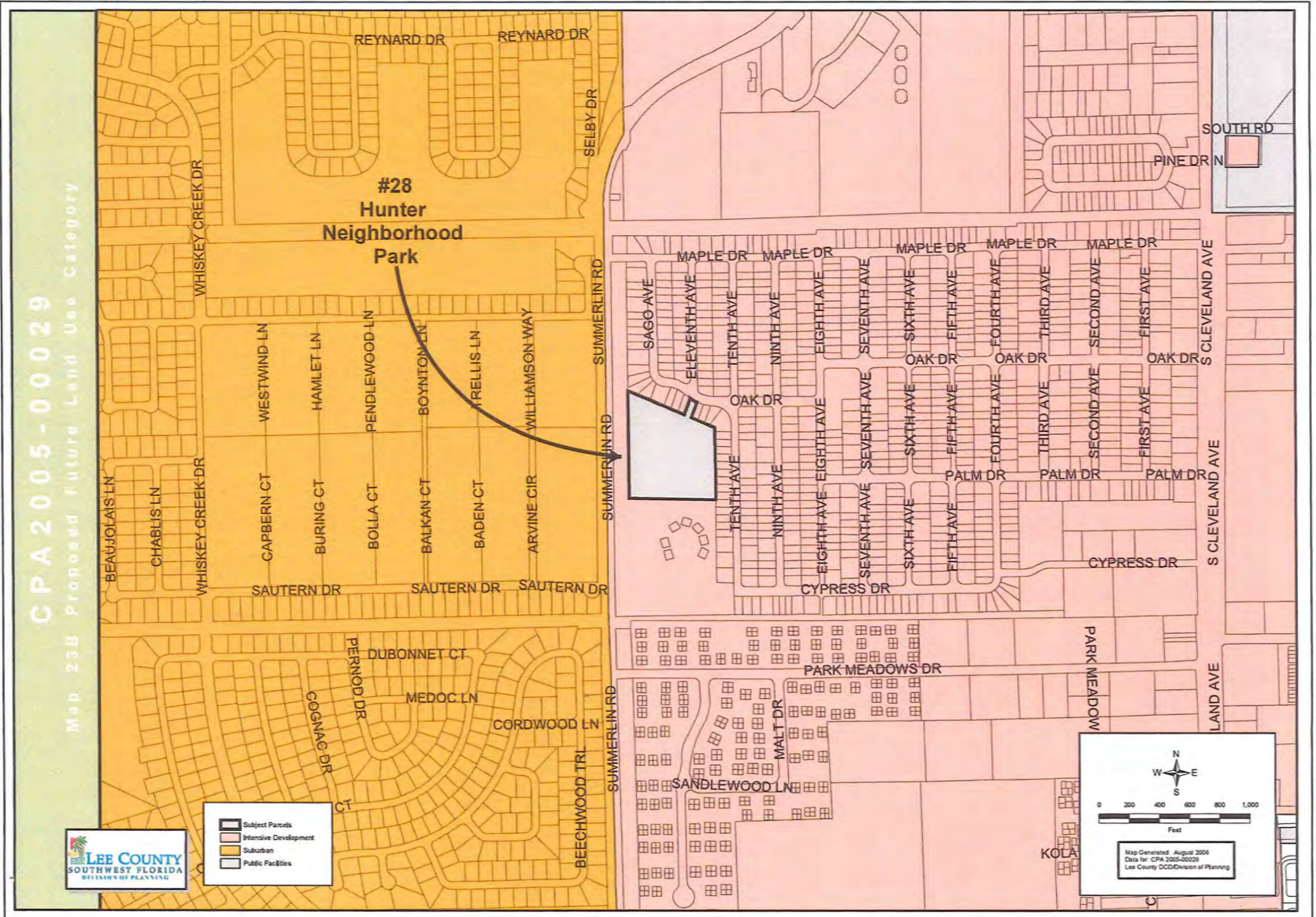
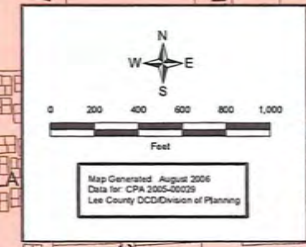
CPA 2005-00029

Map 23B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

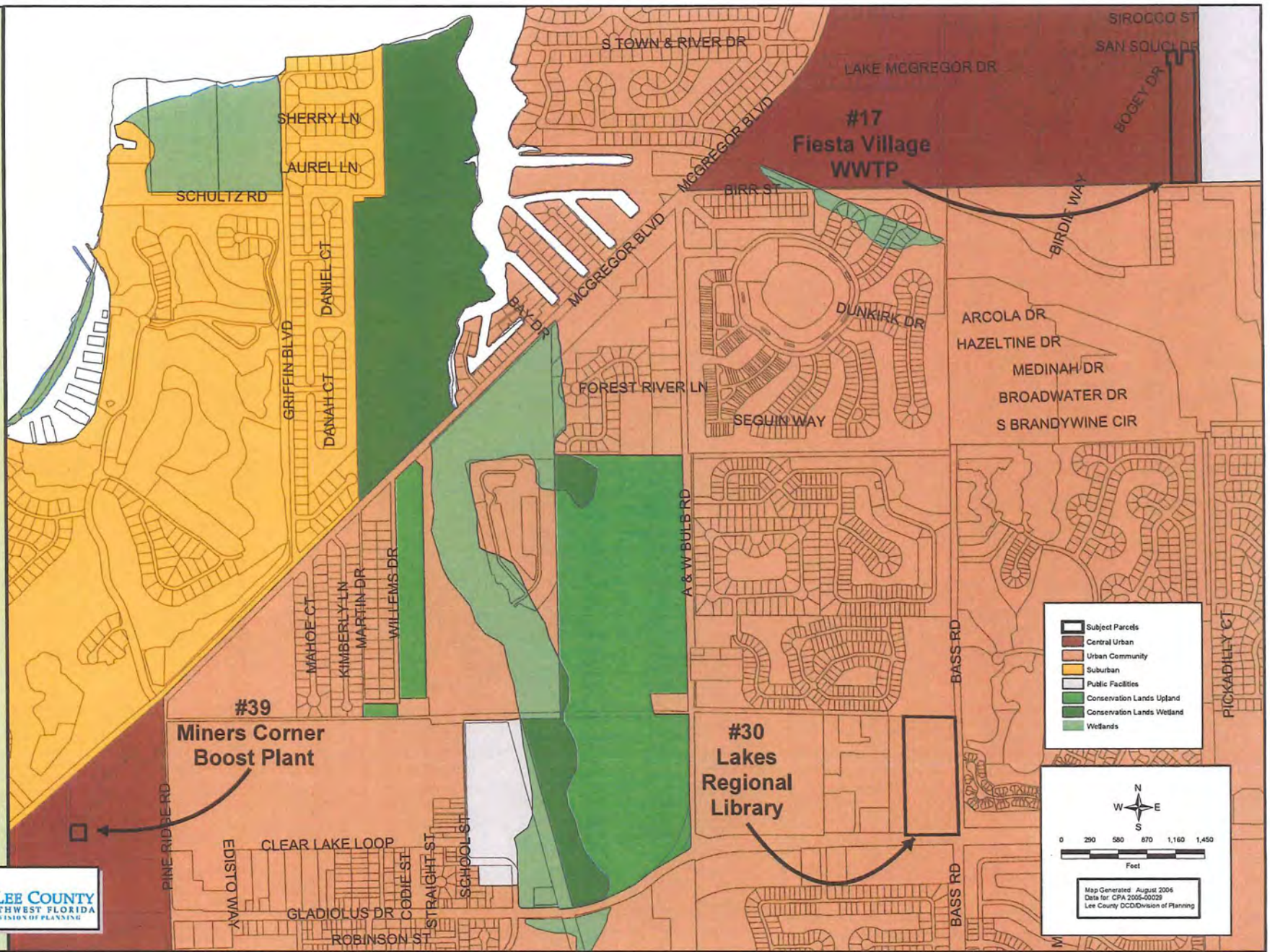
# #28 Hunter Neighborhood Park



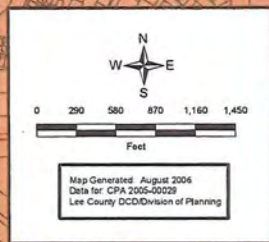


CPA2005-00029

Map 24A Existing Future Land Use Category



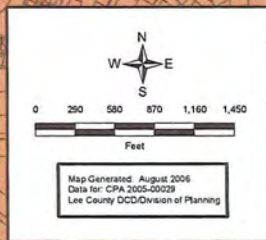
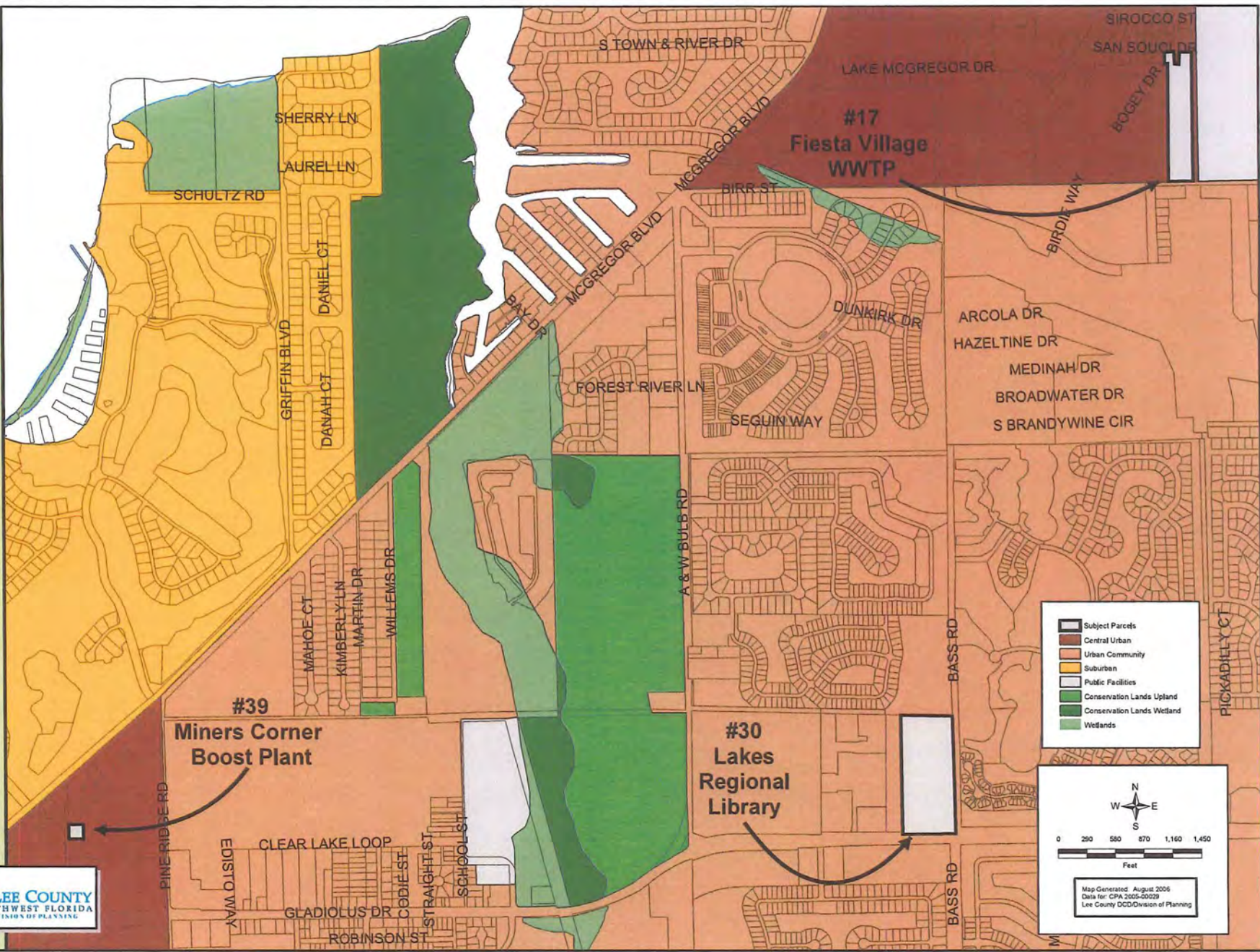
- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





CPA2005-00029

Map 24B Proposed Future Land Use Category





CPA2005-00029

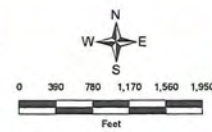
Map 25A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#62 & 63  
South Fort Myers  
Community Park

#24  
FMB  
Sewage  
Plant



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

Map 25B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#62 & 63  
South Fort Myers  
Community Park

#24  
FMB  
Sewage  
Plant

0 390 780 1,170 1,560 1,950

Feet







Map Generated August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



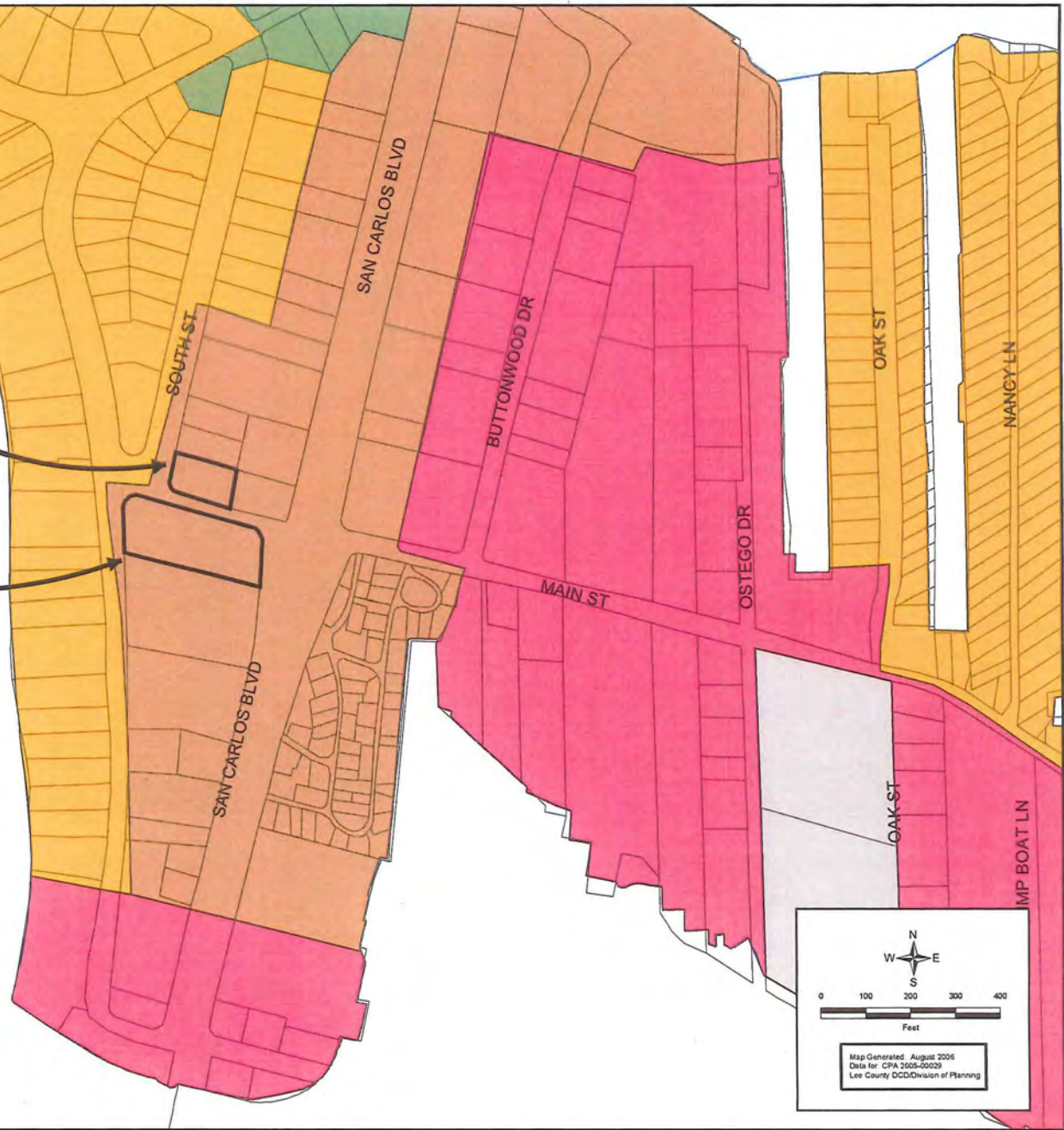
CPA 2005-00029

Map 26A Existing Future Land Use Category



-  Subject Parcels
-  Urban Community
-  Suburban
-  Industrial Development
-  Public Facilities
-  Wetlands

- #35**  
**Master Pump & Warehouse**
- #31**  
**Lee Tran Beach Parking**

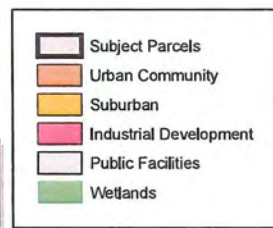


Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



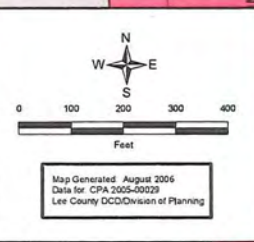
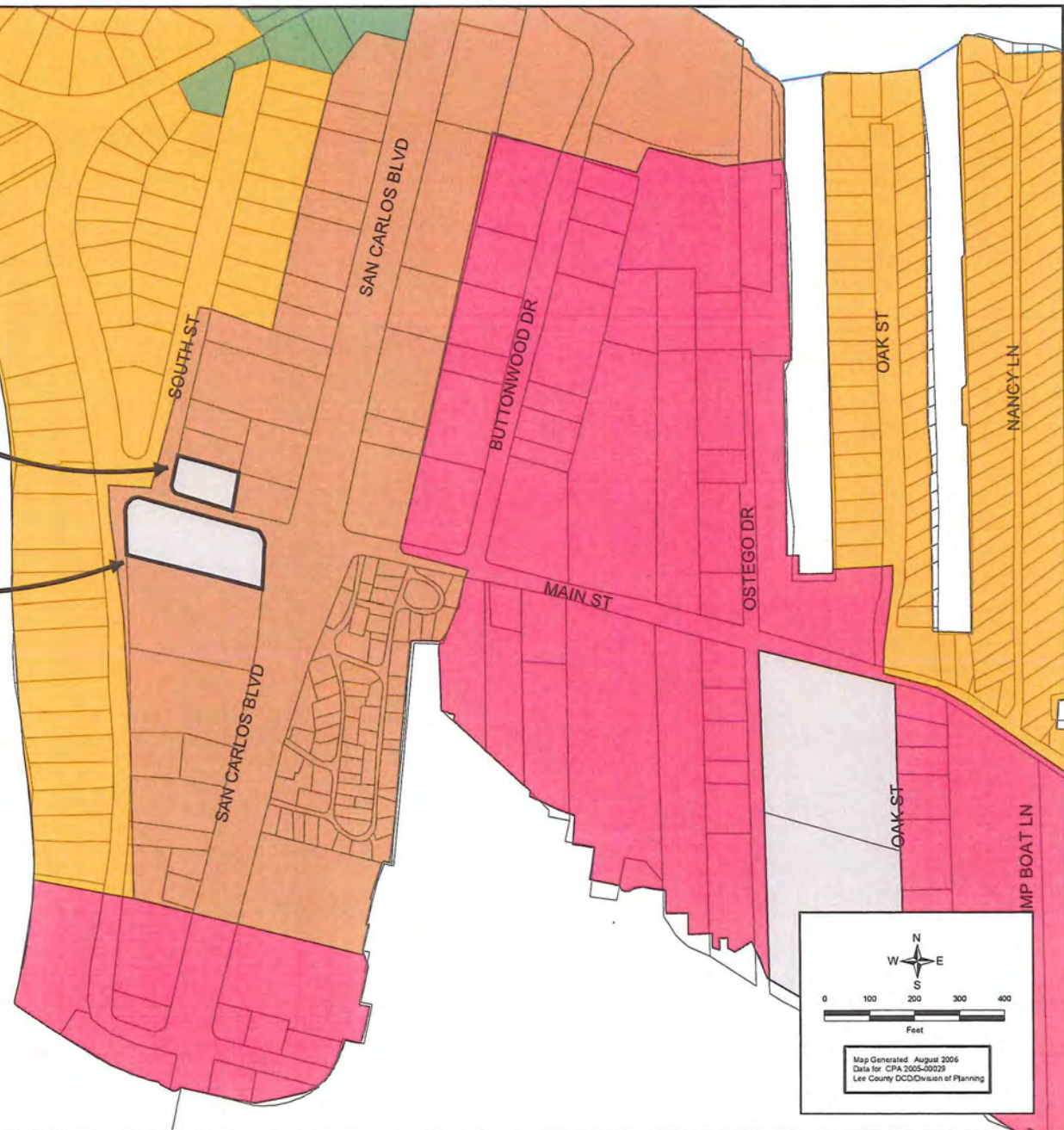
CPA2005-00029

Map 26B Proposed Future Land Use Category



**#35**  
**Master Pump**  
**& Warehouse**

**#31**  
**Lee Tran**  
**Beach Parking**











CPA2005-00029

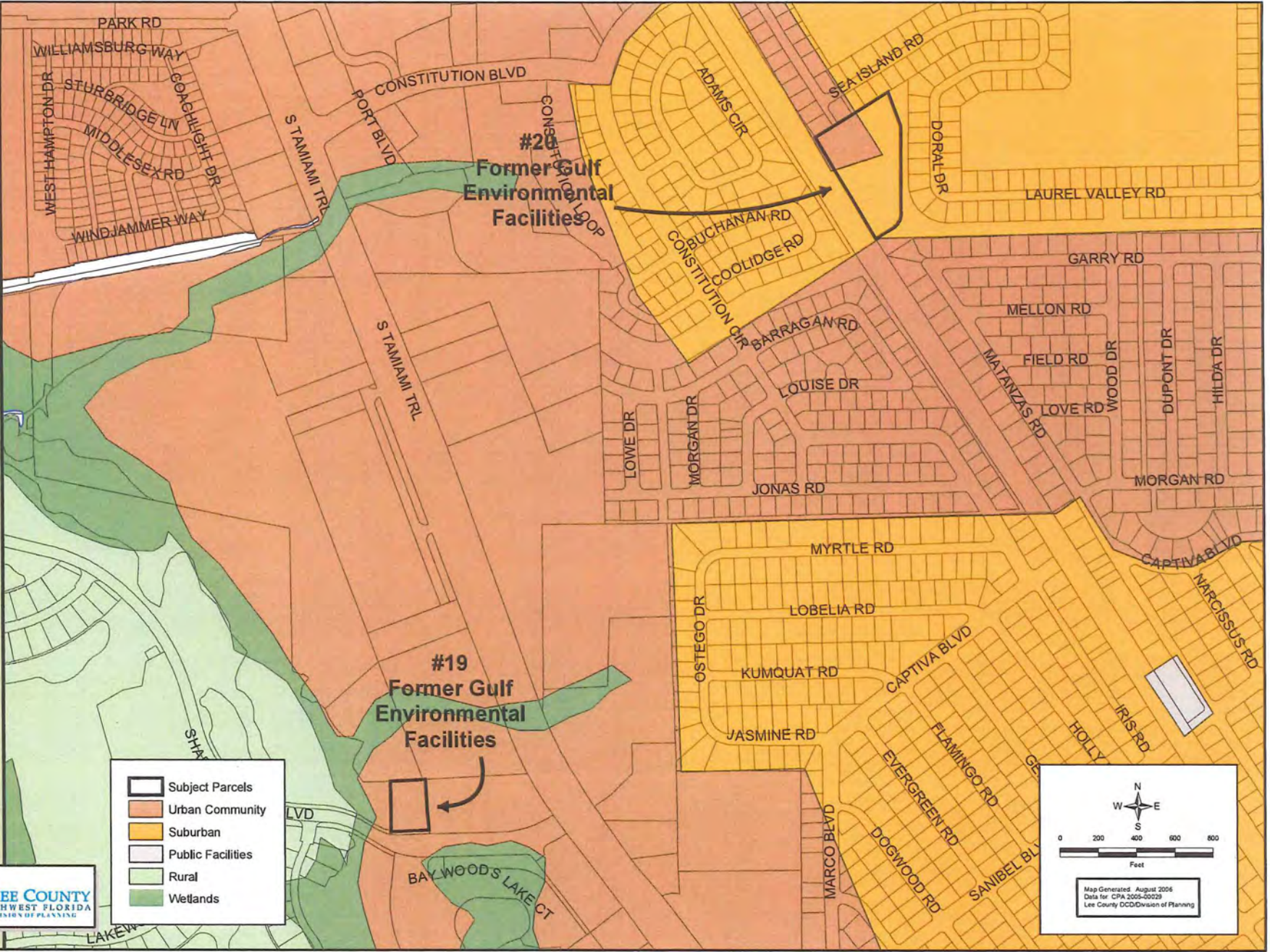
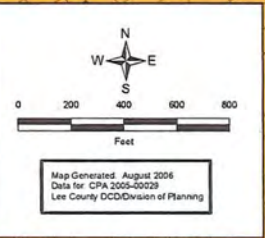
Map 27A Existing Future Land Use Category



-  Subject Parcels
-  Urban Community
-  Suburban
-  Public Facilities
-  Rural
-  Wetlands

#19  
Former Gulf  
Environmental  
Facilities

#26  
Former Gulf  
Environmental  
Facilities









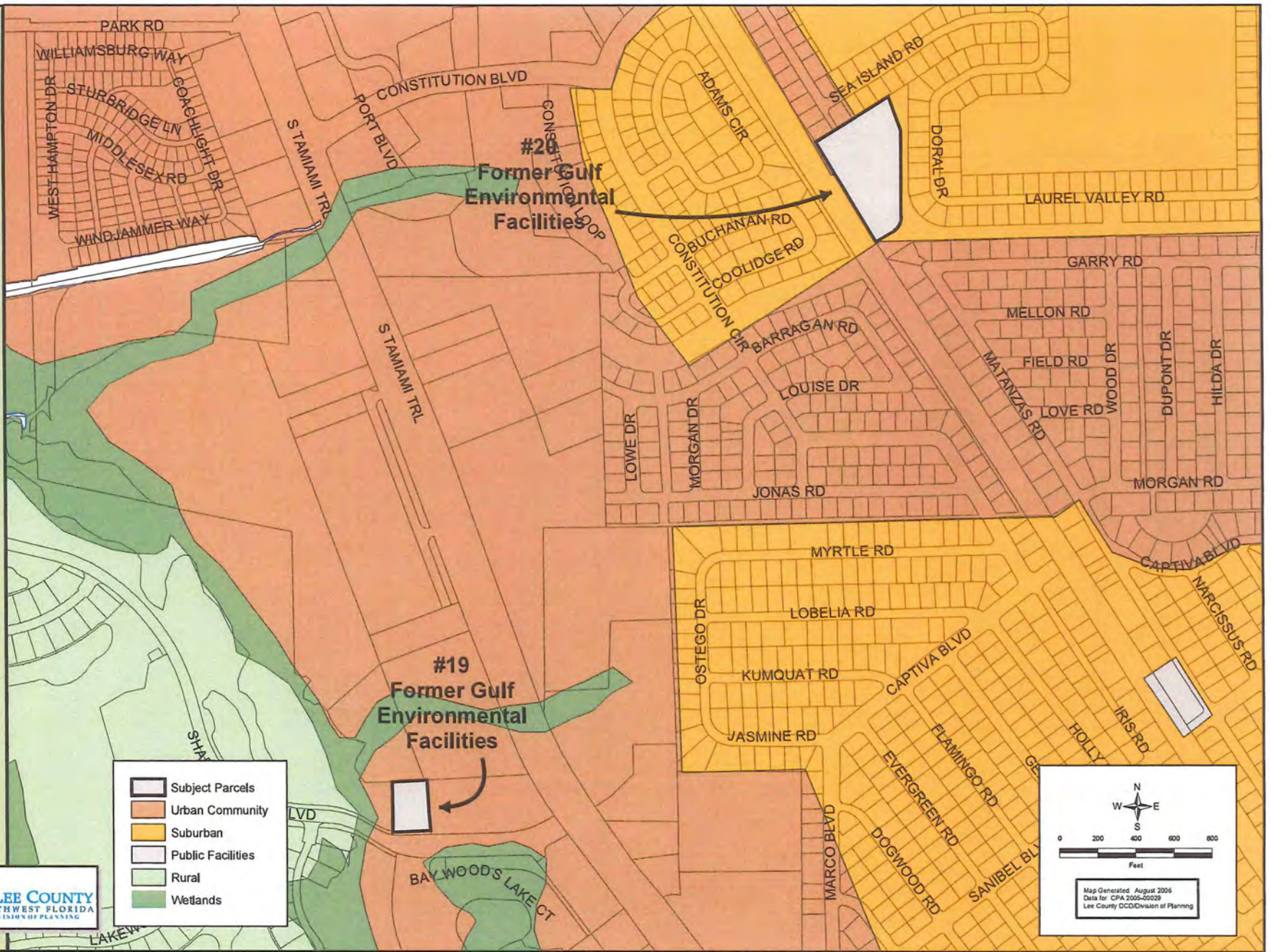



CPA2005-00029

Map 27B Proposed Future Land Use Category

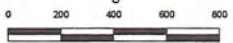


-  Subject Parcels
-  Urban Community
-  Suburban
-  Public Facilities
-  Rural
-  Wetlands





N  
W E  
S



0 200 400 600 800  
Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County OCDDivision of Planning



CPA2005-00029

Map 28A Existing Future Land Use Category



ALICO RD

ALOHA RD

BAHAMAS RD

TAHITI RD

BOUNTY RD

PLANTATION DR

MALAGA RD

CANE RD

LEMON RD

GARDEN RD

TRELLIS RD

ORIOLE RD

KNIGHT DR

GROVE RD

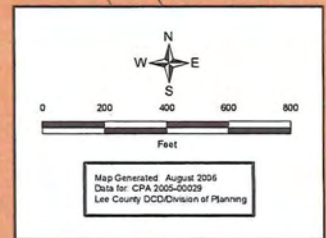
CORAL DR

#1  
Alico Booster  
Plant

ALICO RD

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY





CPA2005-00029

Map 26B Proposed Future Land Use Category



#1  
Alico Booster  
Plant

ALICO RD

ALICO RD

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY

CALOOSA TRACE CIR

LEE RD

BOUNTY RD

BAHAMAS RD

TAHITI RD

PLANTATION DR

MALAGA RD

LEMON RD

KNIGHT DR

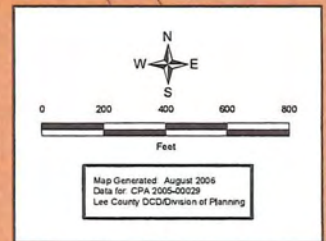
GROVE RD

CORAL DR

GARDEN RD

TRELLIS RD

ORIOLE RD





CPA2005-00029

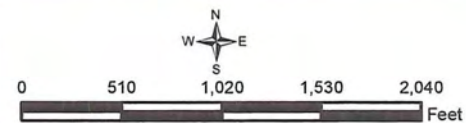
Map 29A Existing Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant

AIRPORT HAUL RD



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 29B Proposed Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant

AIRPORT HAUL RD



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

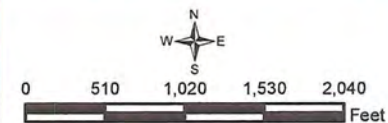
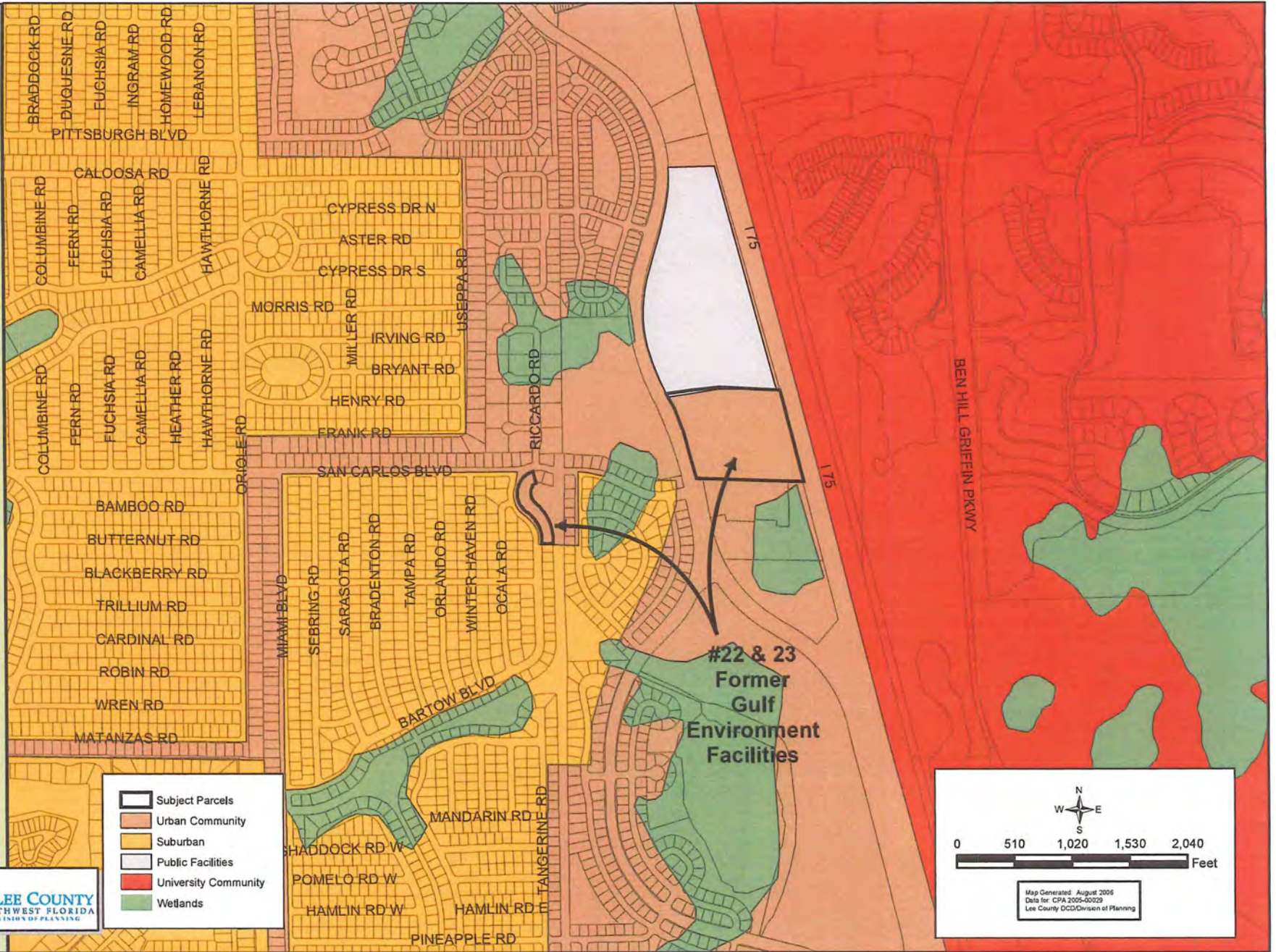


CPA2005-00029

Map 30A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- Wetlands



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County OGD/Division of Planning

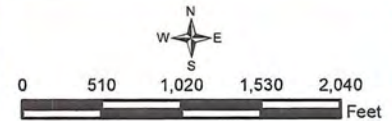
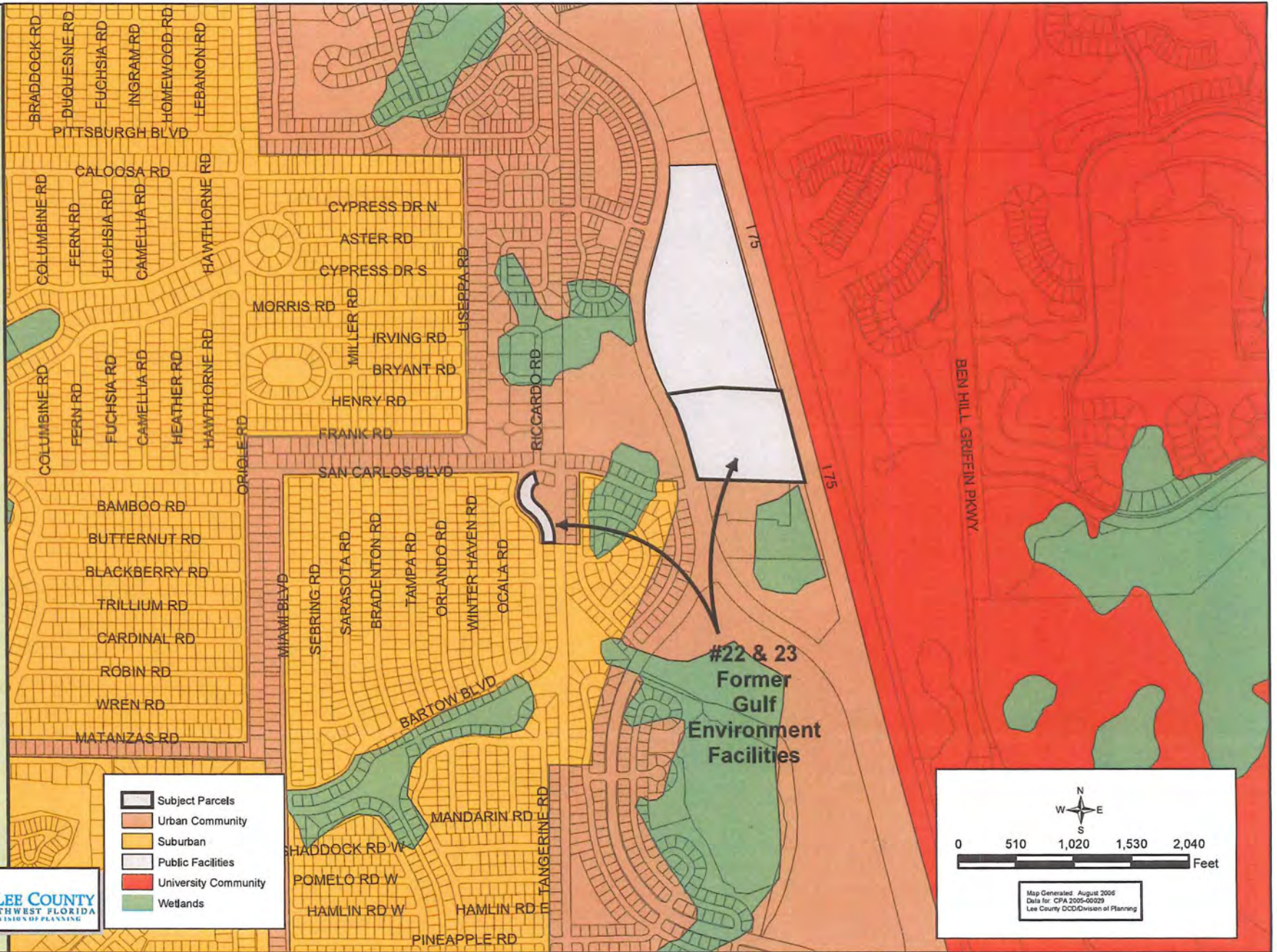


# CPA2005-00029

Map 30B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- Wetlands



Map Generated: August 2006  
Data for: CPA2005-00029  
Lee County CCD/Division of Planning

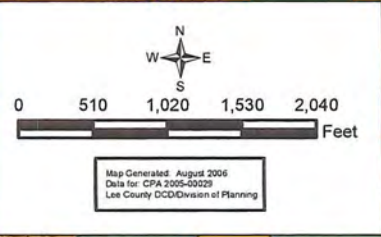
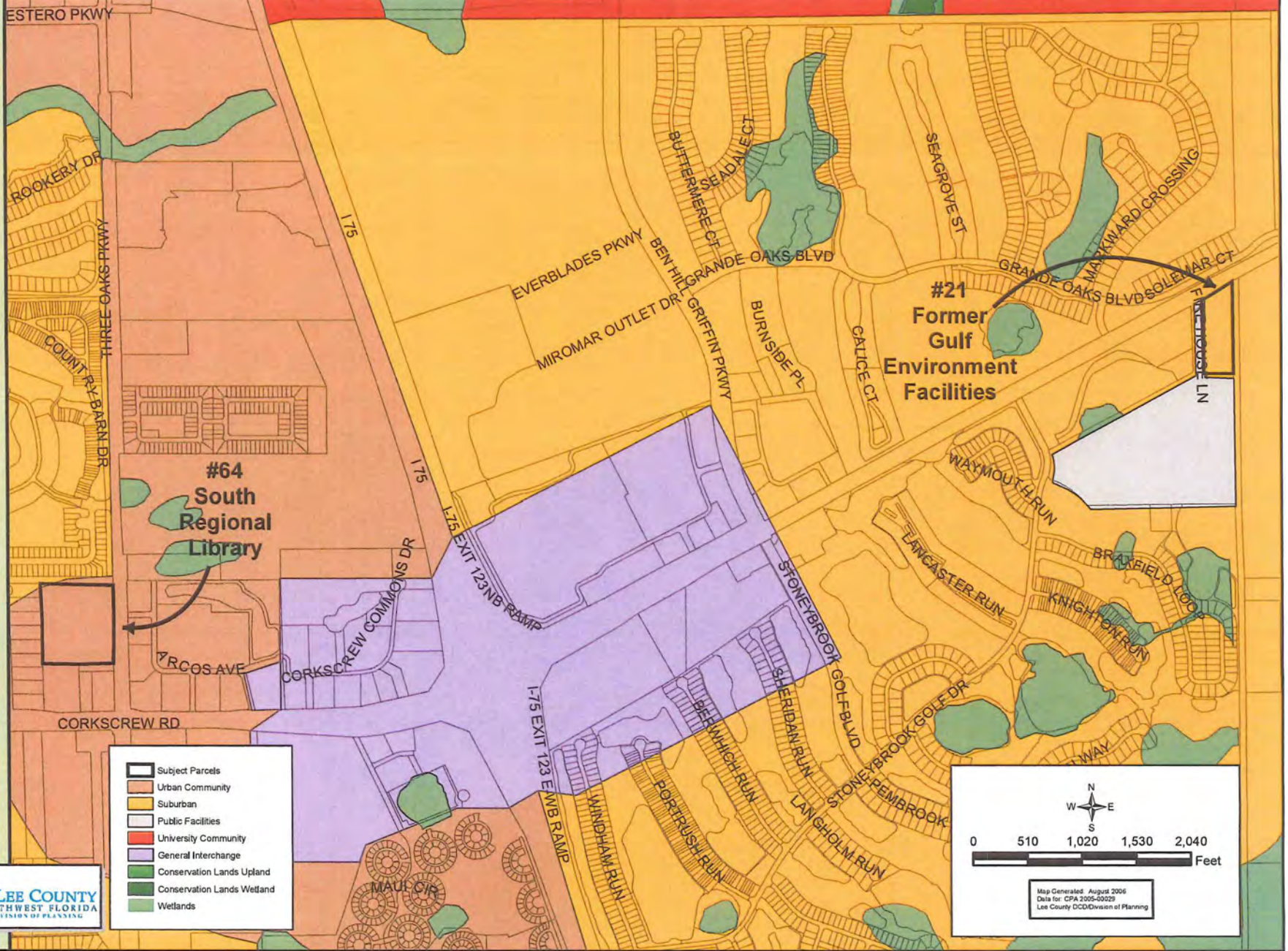


CPA2005-00029

Map 31A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- General Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands



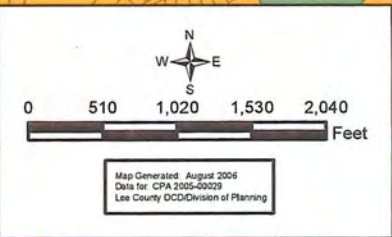
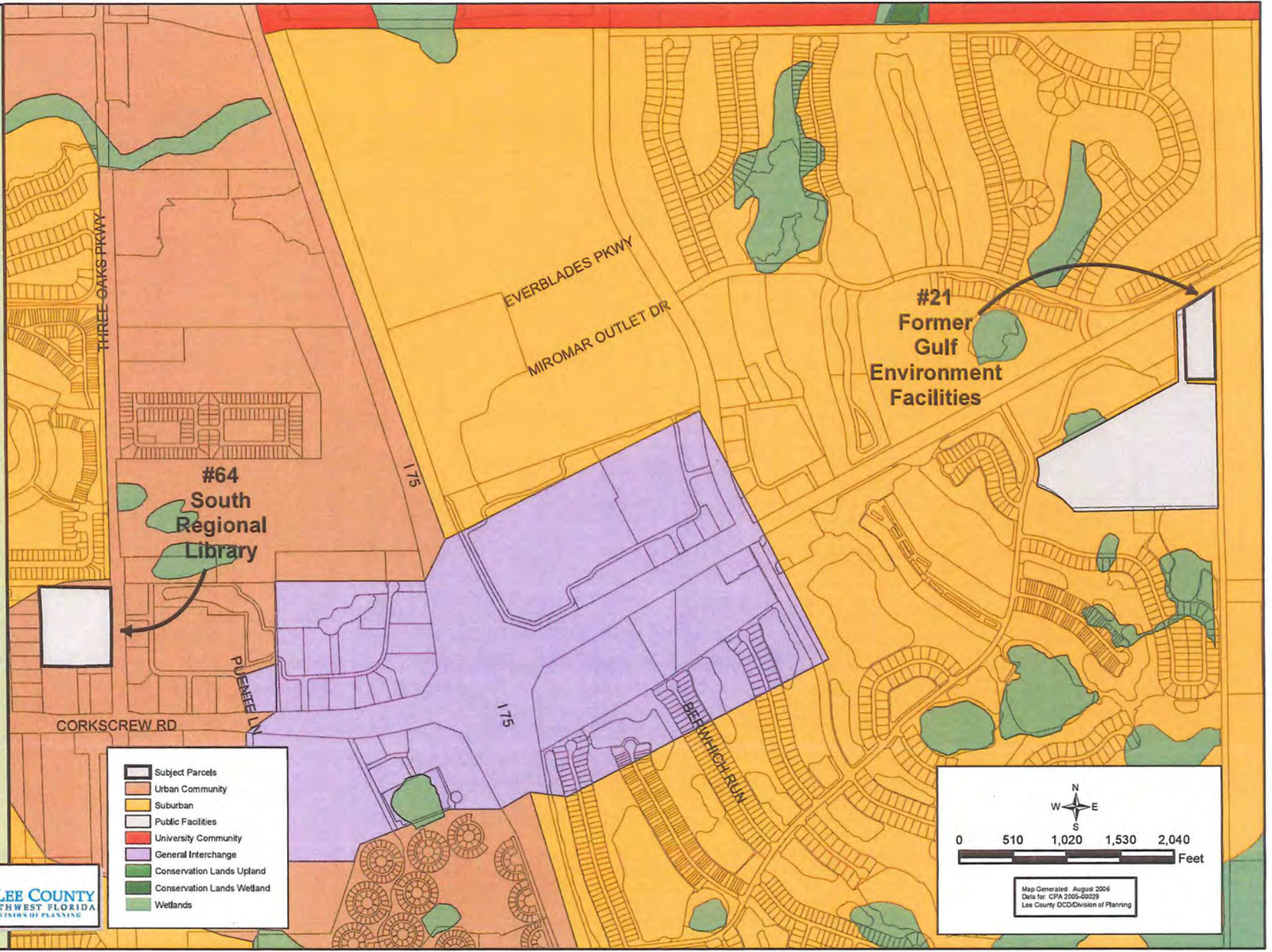


CPA2005-00029

Map 31B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- General Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





**CPA2005-29  
PUBLIC FACILITIES UPDATE  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

---

**THE LEE PLAN**

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**BoCC Public Hearing Document  
for the  
April 11<sup>th</sup> Adoption Hearing**

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*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 479-8585*

**March 2, 2007**



**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2005-29**

☐

Text Amendment

☒

Map Amendment

This Document Contains the Following Reviews:	
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
✓	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 18, 2006

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT/REPRESENTATIVE:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

- 2. REQUEST:** Amend the Future Land Use Map series, Map 1, by updating the mapped Public Facilities future land use category by adding and/or removing lands to more accurately identify publicly owned lands.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by re-designating the parcels listed in Table 1 to the Public Facilities future land use category.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- A variety of parcels of land owned by Lee County are being used for public facilities are not included in the Public Facilities future land use category.



- Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public facilities and uses.
- Lee County has acquired several parcels since the last public facilities amendment in 1998. In addition, County staff have identified other properties that are currently being used as public facilities.

### C. BACKGROUND INFORMATION

On June 3, 1998 the Board of County Commissioners adopted Lee Plan Amendment PAM96-14. This was the last time the Board amended the Public Facilities future land use category on a county-wide basis. This amendment proposes to redesignate parcels throughout the County to the Public Facilities future land use category. The decision is based on the parcel either being acquired by a public agency to be used as a public facility or the parcel is currently being used as a public facility, per Lee Plan Policy 1.1.8, which is reproduced below:

***POLICY 1.1.8:** The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, and other government facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.*

Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public buildings, grounds and other facilities. In order to remain consistent with this state mandate, the Future Land Use Map should be periodically updated.

## PART II - STAFF ANALYSIS

### A. STAFF DISCUSSION

Lee County has acquired several parcels of land since the last county-wide review of the Public Facilities future land use category. Some of these parcels have been acquired through the acquisition of private utility services by Lee County. Others have been acquired to accommodate new County facilities such as school sites or expanded County office space in downtown Fort Myers. Additional properties in the County's inventory which are currently being used as public facilities are also included in the proposed amendment. Table 1 lists the parcels as well as the future land use category from which each one is being changed.

The North Fort Myers senior center, including facilities such as the parking and tennis courts, are included in this amendment.

Three Fire Stations are included in this amendment. The fire station on Upper Captiva and an abutting parcel are proposed to be changed from Outer Island to Public Facility. The Tice and Alva fire stations are also proposed to be included in the Public Facilities category.

New school sites such as the new schools on Homestead Road in Lehigh Acres are proposed for re-designation to the Public Facilities category. These two schools are located near the Buckingham Airfield.



A vacant parcel of land owned by the Mosquito Control District in the Buckingham Park subdivision is being included in this proposal. This parcel abuts the current mosquito control facilities.

The Lee County DOT facilities at Billy Creek and on Evergreen Road are proposed to be included in the Public facilities category, as is the County Fleet Maintenance facility on Van Buren Street and the MARS operations south of Michigan Avenue. County offices such as the Medical Examiner, the County-City Building on Hendry Street, The Veterans Service building on Victoria Avenue, and the County departments located on Pondella road are also included. These departments include a sheriff's substation, and the Departments of Health, Human Services, and Social Services.

The Suntrust Building in downtown Fort Myers was recently acquired by Lee County. It is proposed to become part of the Public Facilities future land use category.

Parking lots are also part of this amendment. The Lee Tran Parking for Fort Myers Beach is proposed to be included in the Public facilities category. Additional County-owned parking in downtown Fort Myers on Thompson Street and Cottage Street are included as is the parking lot acquired as part of the Suntrust Building. Like the Suntrust building, many of these parcels are within incorporated Fort Myers which has its own future land use categories. Planning staff are recommending redesignating the parcels on the Lee Plan Future Land Use map for informational purposes.

The boat ramps on Barrancas Avenue in Bokeelia and on Davis Road in Fort Myers Shores are proposed to be classified in the Public Facilities category.

Several water tanks, such as the Miners Corner and Alico booster plants and the water towers in Tice and on Pine Island Road next to J. Colin English Elementary School, are proposed to be included in the Public Facility category. Other utility parcels include the pump stations and warehouses on San Carlos Island and Ballard Road in Fort Myers, two pump stations on State Road 80, the Fort Myers Beach sewage treatment plant on Pine Ridge Road, the Greenmeadow water treatment plant, and the waste water treatment plants at Fiesta Village and Gateway.

Facilities acquired by Lee County from private service providers are also included in this amendment. These consist of the facilities the County acquired from Gulf Environmental at Shadow Creek Boulevard, Corkscrew Road, Three Oaks Parkway, and San Carlos Parkway in San Carlos Park. The County also acquired a utilities customer service center from the Florida Cities utility provider. Items such as the Pine Island Waste Water Plant and the Olga Water Plant include vacant land abutting the physical facilities.

Recreational parks are part of this amendment. These include Mary Moody Park and Judd Park in North Fort Myers, Hunter Community Park in Pine Manor, the South Fort Myers Community Park on Bass Road and Alva Community Park in Alva. A small vacant parcel that is part of Veterans Park in Lehigh Acres is proposed to be redesignated as Public Facility. Also included is the recently opened Ten Mile Canal Linear Park.



Toll facilities for the Midpoint Bridge are included in this amendment, as is the parcel that provides access to these facilities. These parcels are in Cape Coral which has its own future land use categories. The parcels should still be redesignated on the Lee County Future Land Use Map to indicate their status as publicly-owned facilities.

Some community centers and their associated facilities are proposed to be changed to the Public Facilities category. These include the Boca Grande Community Center, the Matlacha Community Center, the Charleston Park Community Center, the Olga Community Center and the Schandler Hall Recreation Center.

The East County Regional Library and the parcel providing access to it are part of this amendment. Other library facilities to be amended include the Lakes Regional Library, the South Regional Library, and the Library Administration Expansion in Fort Myers.

## **B. CONCLUSIONS**

Lee Plan Map 1, the Future Land Use Map, should be updated in order to be as accurate as possible and maintain consistency with the requirements of Florida Administrative Code.

## **C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, The Future Land Use Map, by adding the parcels listed in Table 1 to the Public facilities future land use category.



**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

PUBLIC HEARING DATE: August 28, 2006

**A. LOCAL PLANNING AGENCY REVIEW**

Planning staff gave a brief presentation. One LPA member had a question concerning a symbol on a general location map for the amendment. Staff noted that the symbol in question was an error created by the mapping software. The LPA had no further comments.

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

The LPA recommends that the Board of Commissioners transmit the proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by re-designating the parcels listed in Table 1 to the Public Facilities future land use category.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The LPA accepted the facts advanced by planning staff.

**C. VOTE:**

NOEL ANDRESS	AYE
DEREK BURR	AYE
RONALD INGE	AYE
CARLETON RYFFEL	AYE
RAYMOND SCHUMANN, ESQ	AYE
RAE ANN WESSEL	AYE
VACANT	



**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

**DATE OF TRANSMITTAL HEARING:** December 13, 2006

**A. BOARD REVIEW:** The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

- 1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed amendment.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact advanced by staff and the LPA

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<u>AYE</u>
<b>TAMMARA HALL</b>	<u>AYE</u>
<b>BOB JANES</b>	<u>AYE</u>
<b>RAY JUDAH</b>	<u>AYE</u>
<b>FRANKLIN B. MANN</b>	<u>AYE</u>



**PART V – DEPARTMENT OF COMMUNITY AFFAIRS  
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

**DATE OF ORC REPORT:** March 2, 2007

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS:**

The Department of Community Affairs provided no objections, recommendations, or comments concerning the proposed amendment.

**B. STAFF RESPONSE:**

Adopt the proposed amendment as transmitted.



**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

**DATE OF ADOPTION HEARING:** April 11, 2007

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

**TAMMARA HALL**

**BOB JANES**

**RAY JUDAH**

**FRANKLIN B. MANN**

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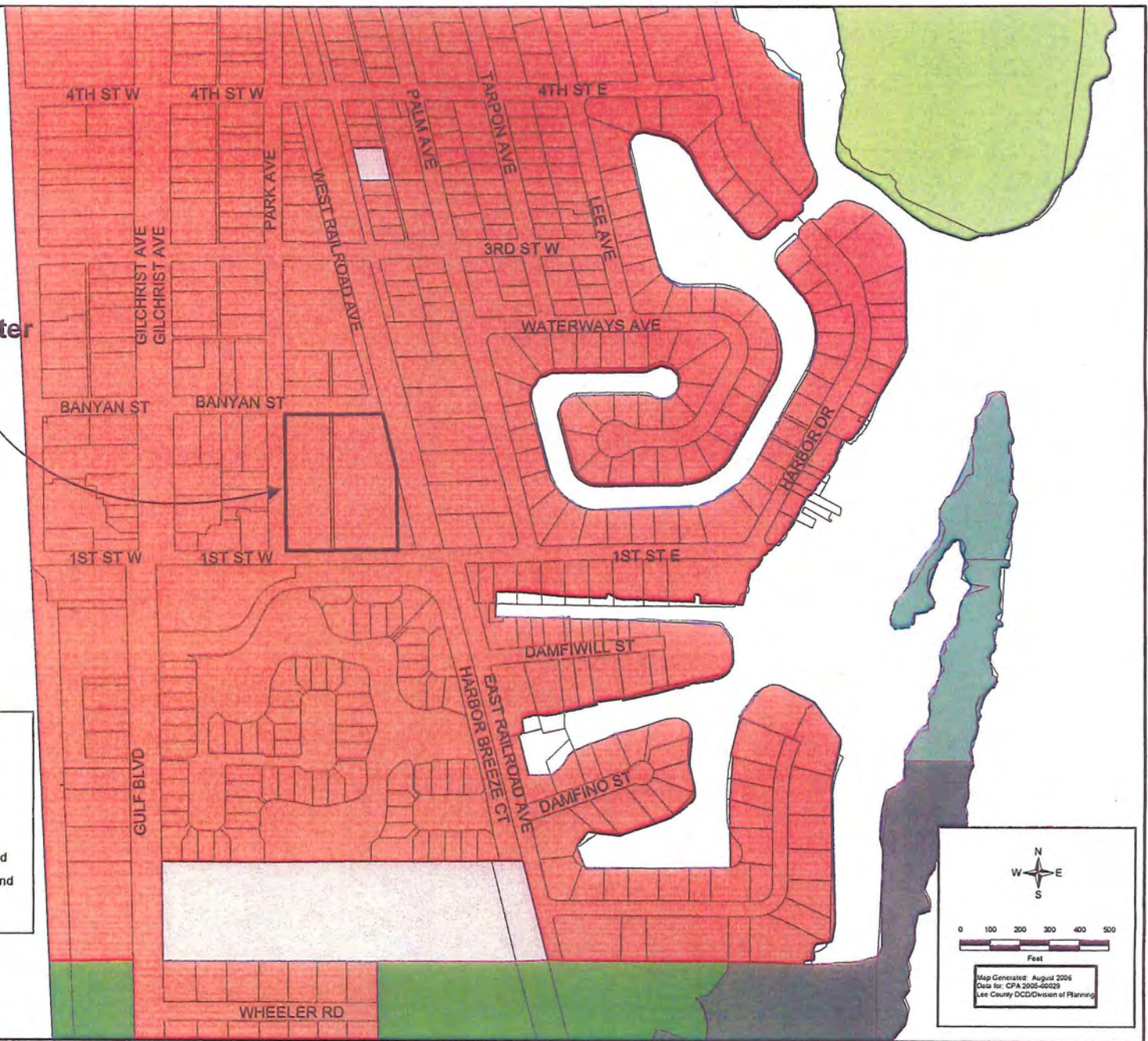


CPA 2005-00029

Map 1A Existing Future Land Use Category

### #4 Boca Grande Community Center

- Subject Parcels
- Future Land Use Category
  - Urban Community
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland
  - Wetlands



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Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

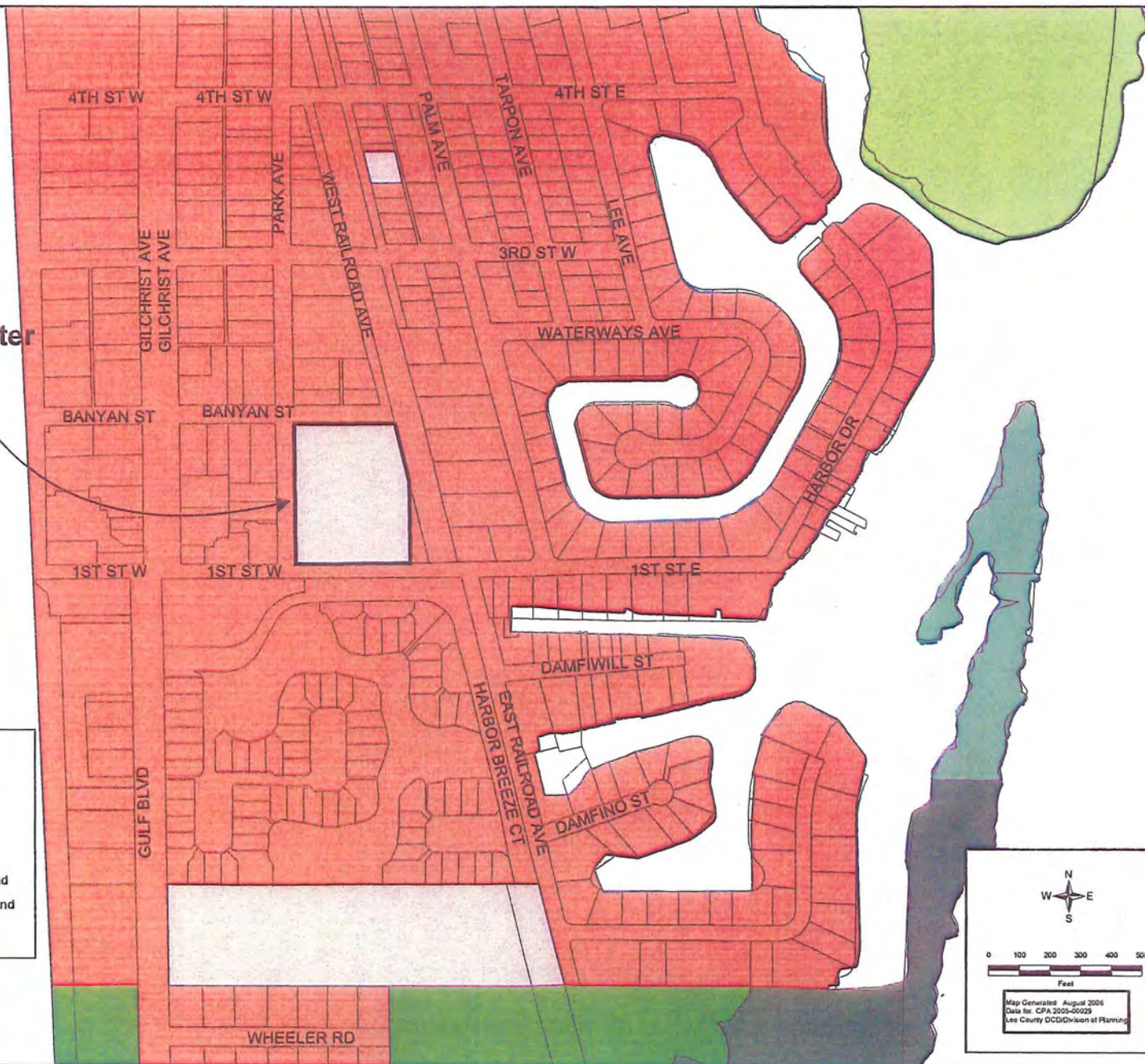


CPA 2005-00029

Map 18 Proposed Future Land Use Category

# #4 Boca Grande Community Center

- Subject Parcels
- Future Land Use Category
  - Urban Community
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland
  - Wetlands



Map Generated: August 2006  
 Date for CPA 2005-00029  
 Lee County DCD/Division of Planning



CPA2005-00029  
Map 2A Existing Future Land Use Category

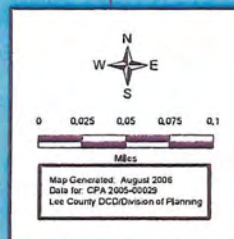


- |  |                            |
|--|----------------------------|
|  | Subject Parcels            |
|  | Future Land Use Category   |
|  | Suburban                   |
|  | Outlying Suburban          |
|  | Public Facilities          |
|  | Coastal Rural              |
|  | Conservation Lands Wetland |
|  | Wetlands                   |

#7 & #8 County Boat Ramps

Jugg Creek

BAHAMIA WAY





CPA2005-00029

Map 28 Proposed Future Land Use Category

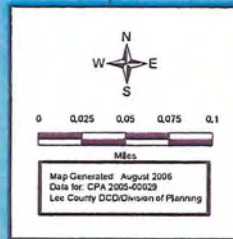


- Subject Parcels**
- Future Land Use Category**
- Suburban
  - Outlying Suburban
  - Public Facilities
  - Coastal Rural
  - Conservation Lands Wetland
  - Wetlands

#7 & #8 County Boat Ramps

Jugg Creek

BAHAMA WAY





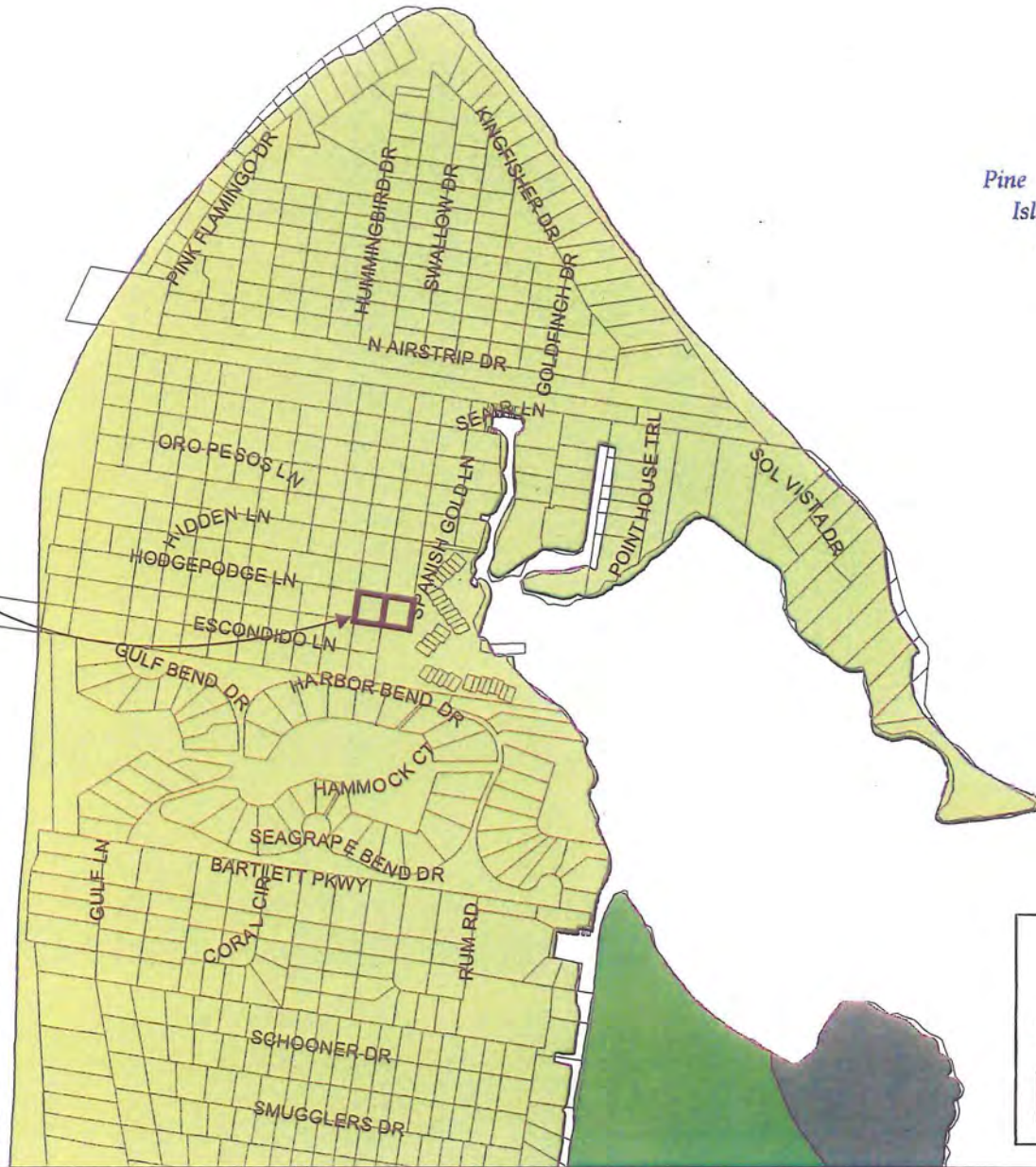
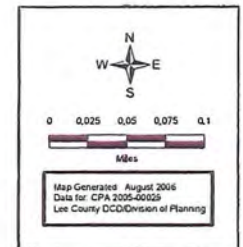
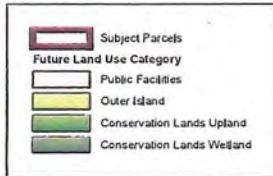
CPA2005-00029

MAP 3A EXISTING FUTURE LAND USE CATEGORY

Gulf  
Of  
Mexico

#82 & #83  
Upper Captiva  
Fire District

Pine  
Island  
Sound





CPA 2005-00029

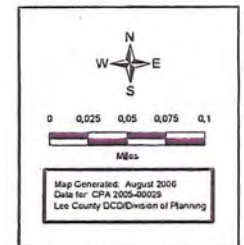
Map 30 Proposed Future Land Use Category

Gulf  
Of  
Mexico

## #82 & #83 Upper Captiva Fire District

Pine  
Island  
Sound

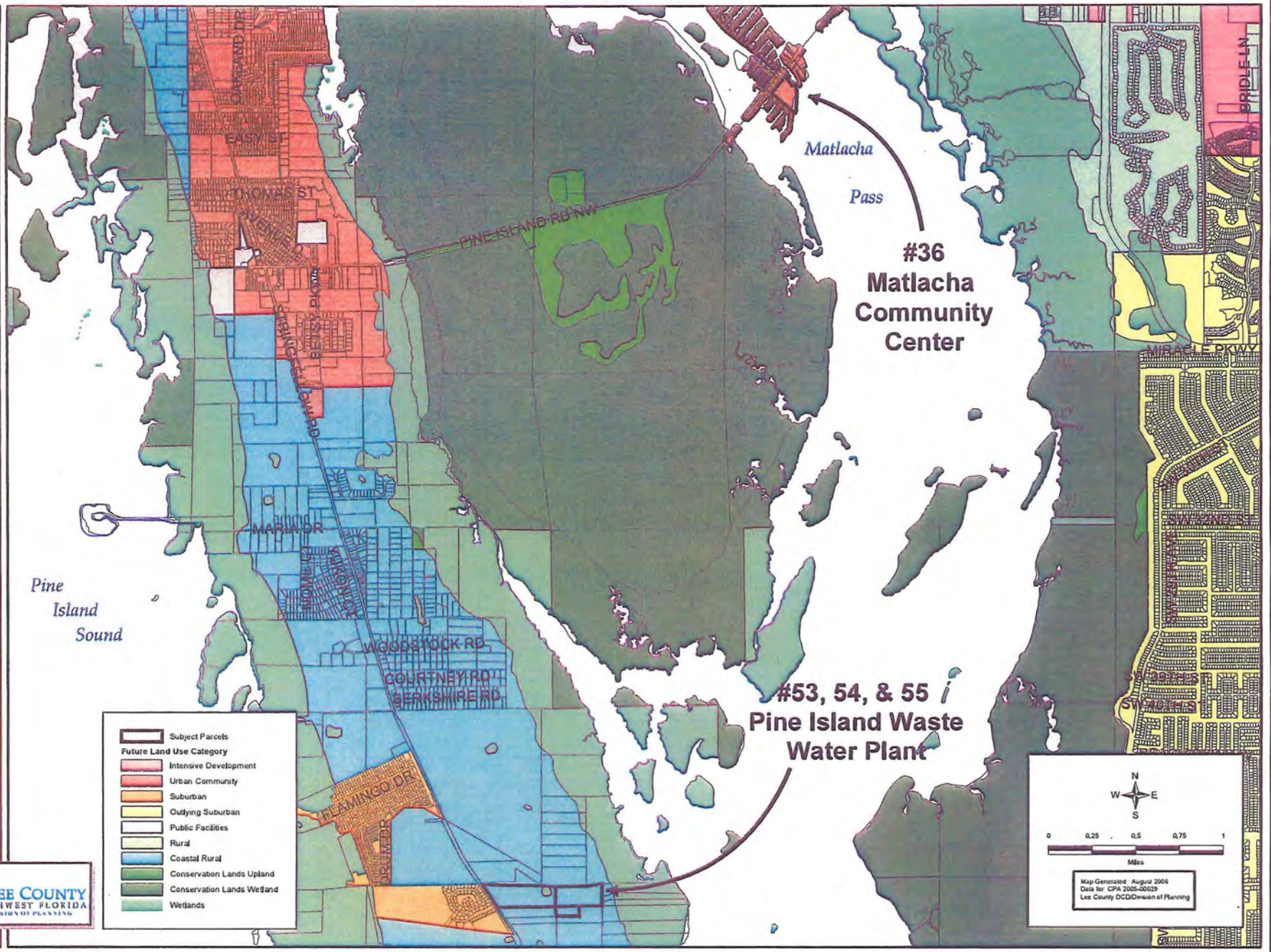
- Subject Parcels
- Future Land Use Category
- Public Facilities
- Outer Island
- Conservation Lands Upland
- Conservation Lands Wetland





CPA 2005-00029

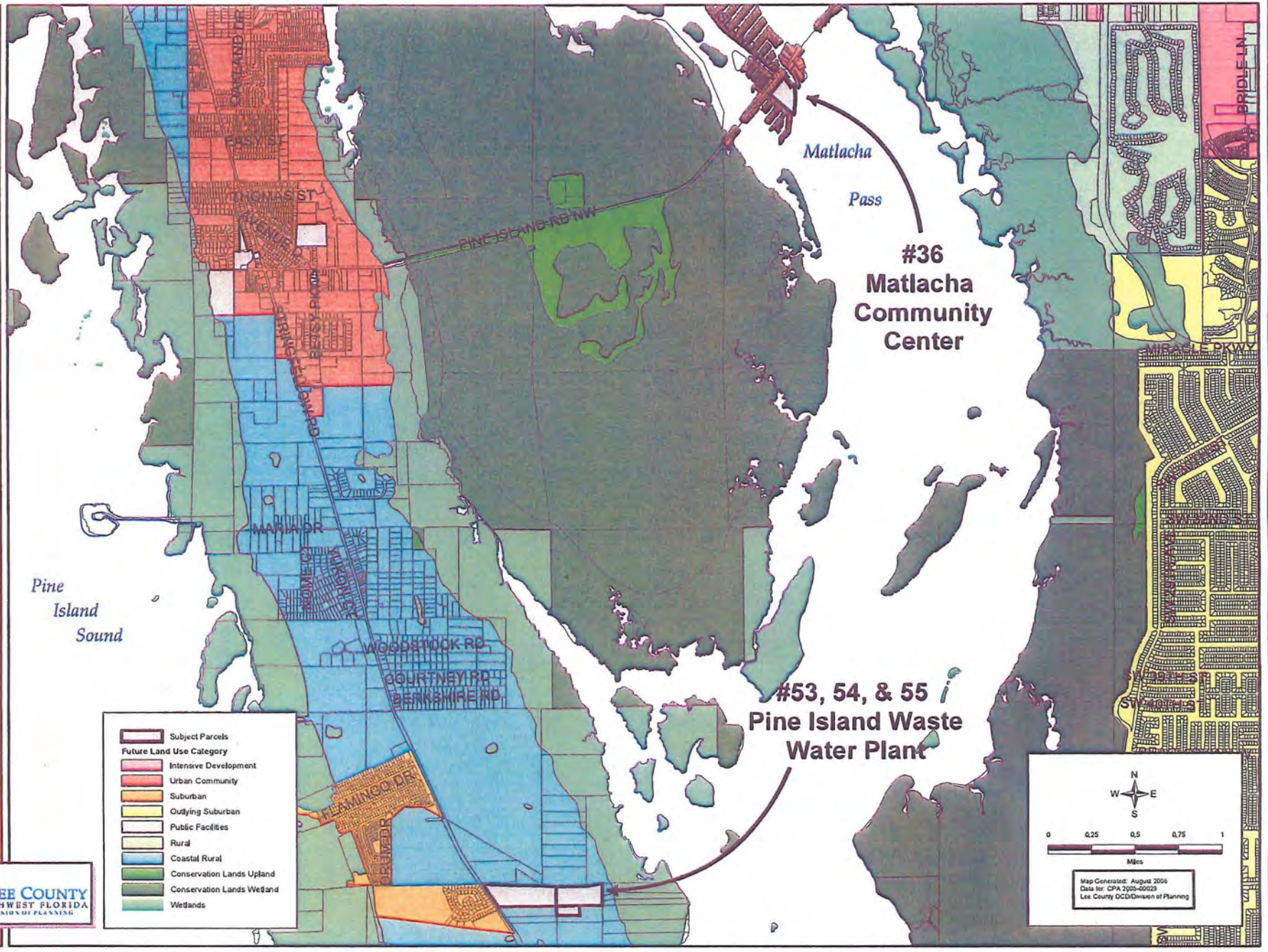
Map 4A: Existing Future Land Use Category





CPA 2005-00029

Map 40 Proposed Future Land Use Categories



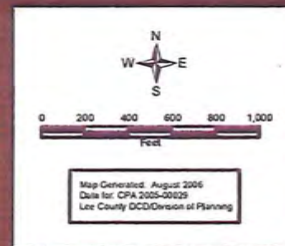
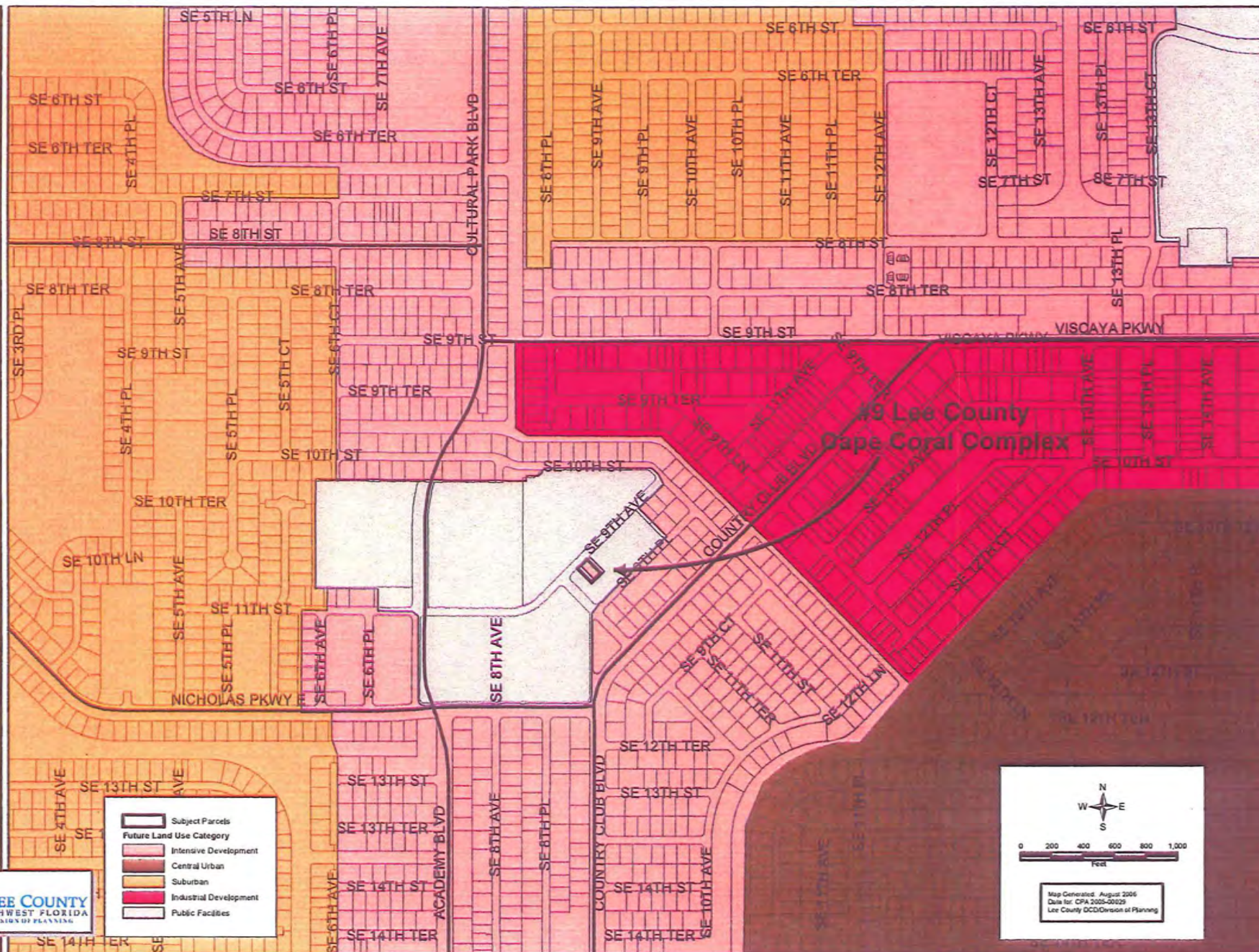


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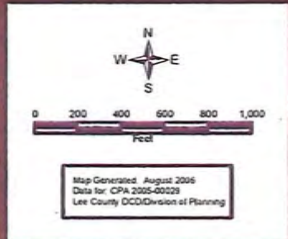
Map 5A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
  - Central Urban
  - Suburban
  - Industrial Development
  - Public Facilities









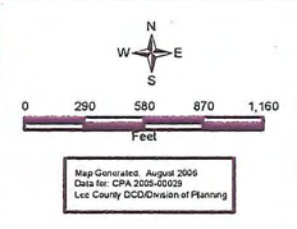
CPA 2005-00029

Map 6B Proposed Future Land Use Category



-  Subject Parcels
-  Intensive Development
-  Central Urban
-  Public Facilities
-  Conservation Lands Upland
-  Conservation Lands Wetland

#37 & 38  
Midpoint Bridge  
Toll Facilities





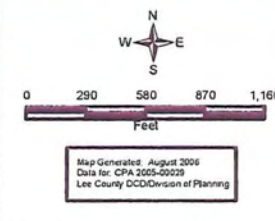
CPA2005-00029

Map 5A Existing Future Land Use Category



-  Subject Parcels
-  Intensive Development
-  Central Urban
-  Public Facilities
-  Conservation Lands Upland
-  Conservation Lands Wetland

#37 & 38  
Midpoint Bridge  
Toll Facilities



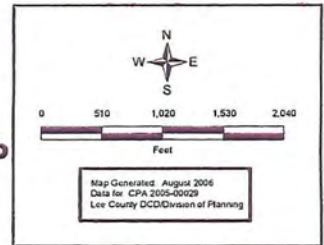
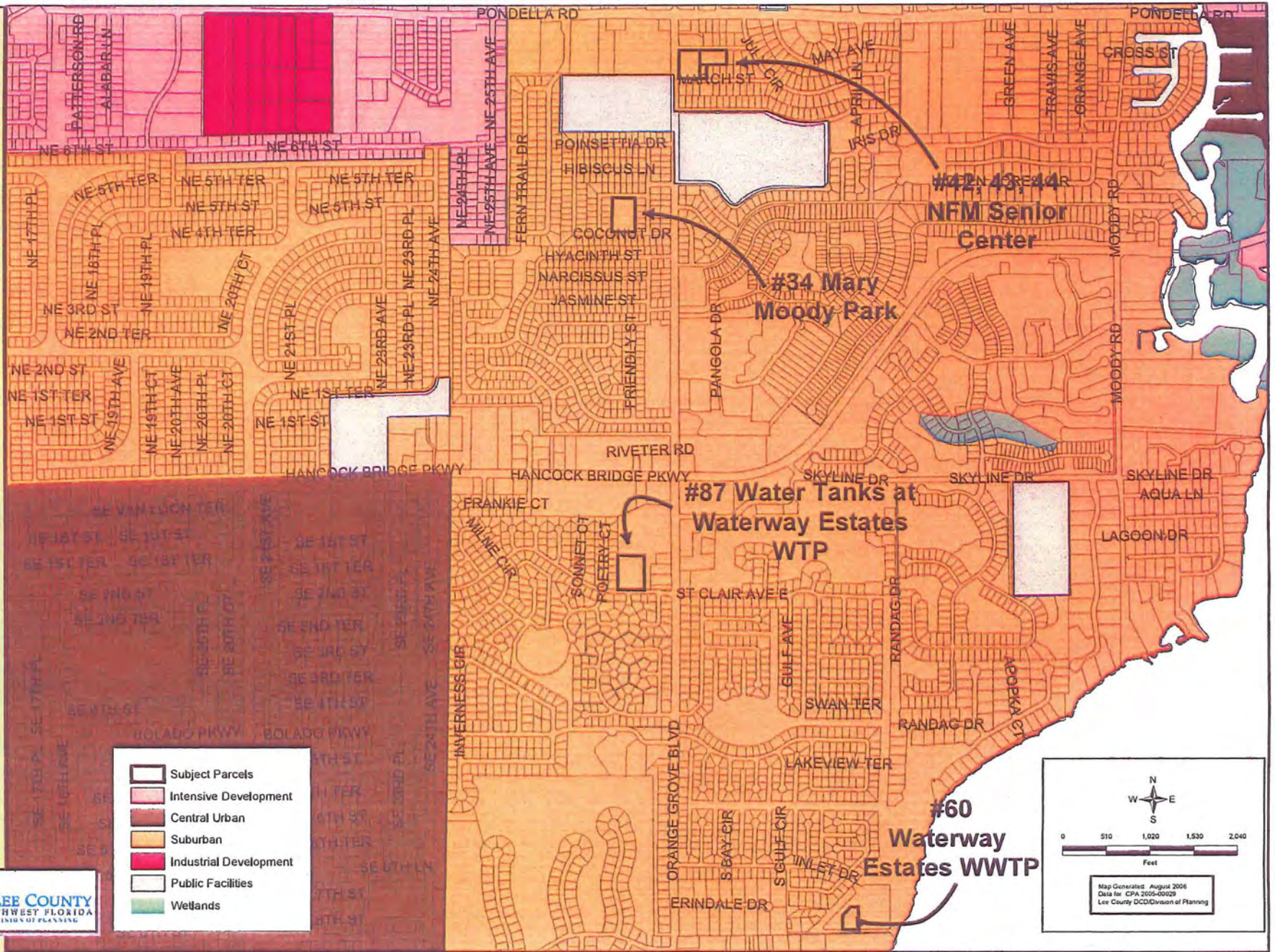


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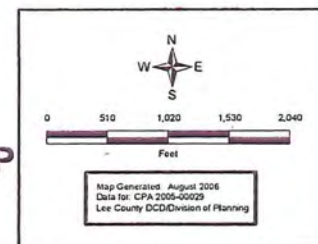
Map 7A: Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Industrial Development
- Public Facilities
- Wetlands







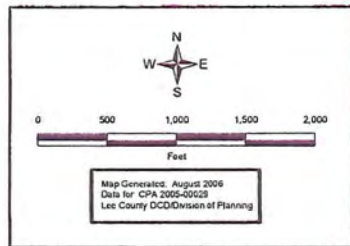
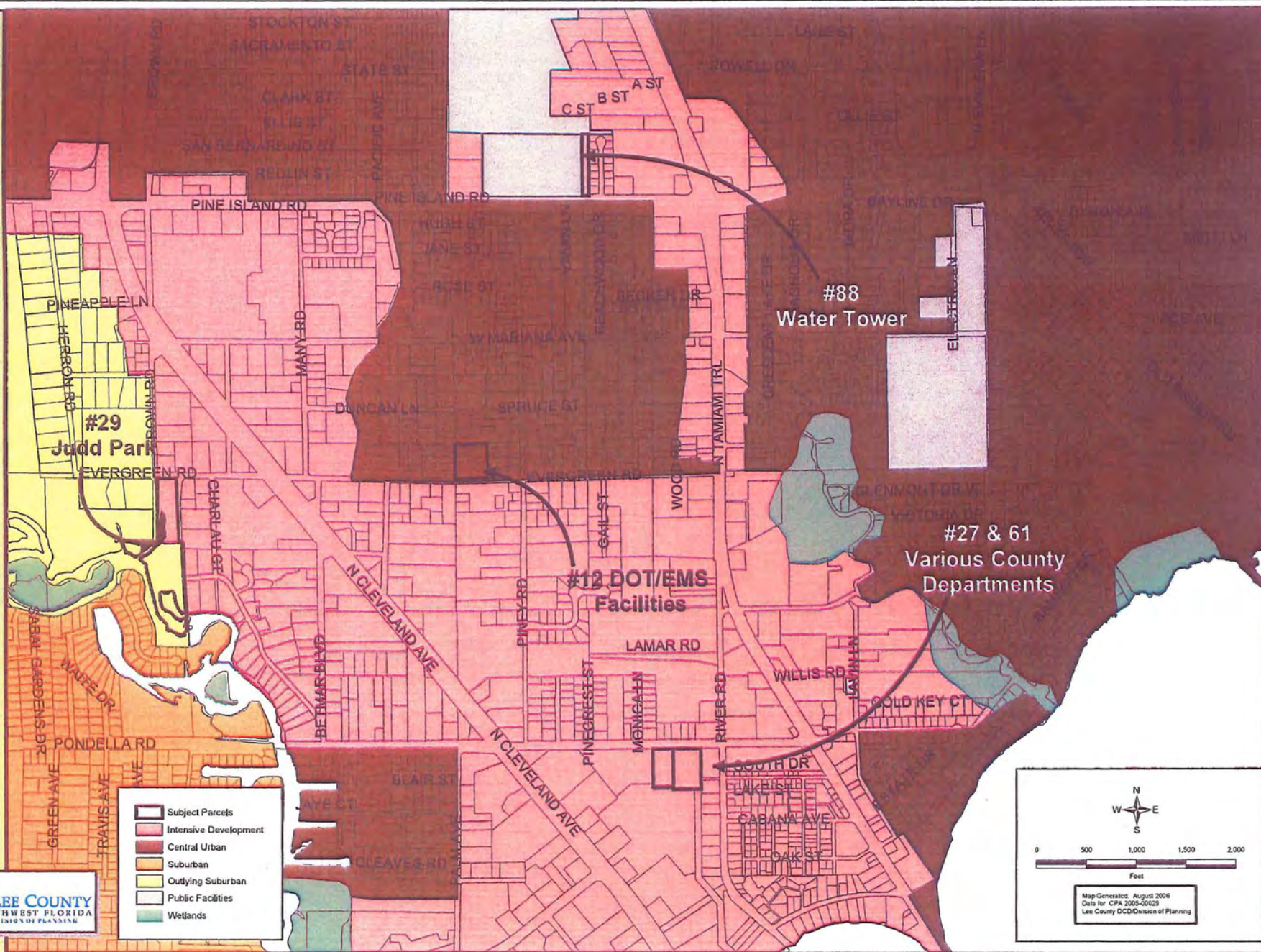


CPA2005-00029

Map 1A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



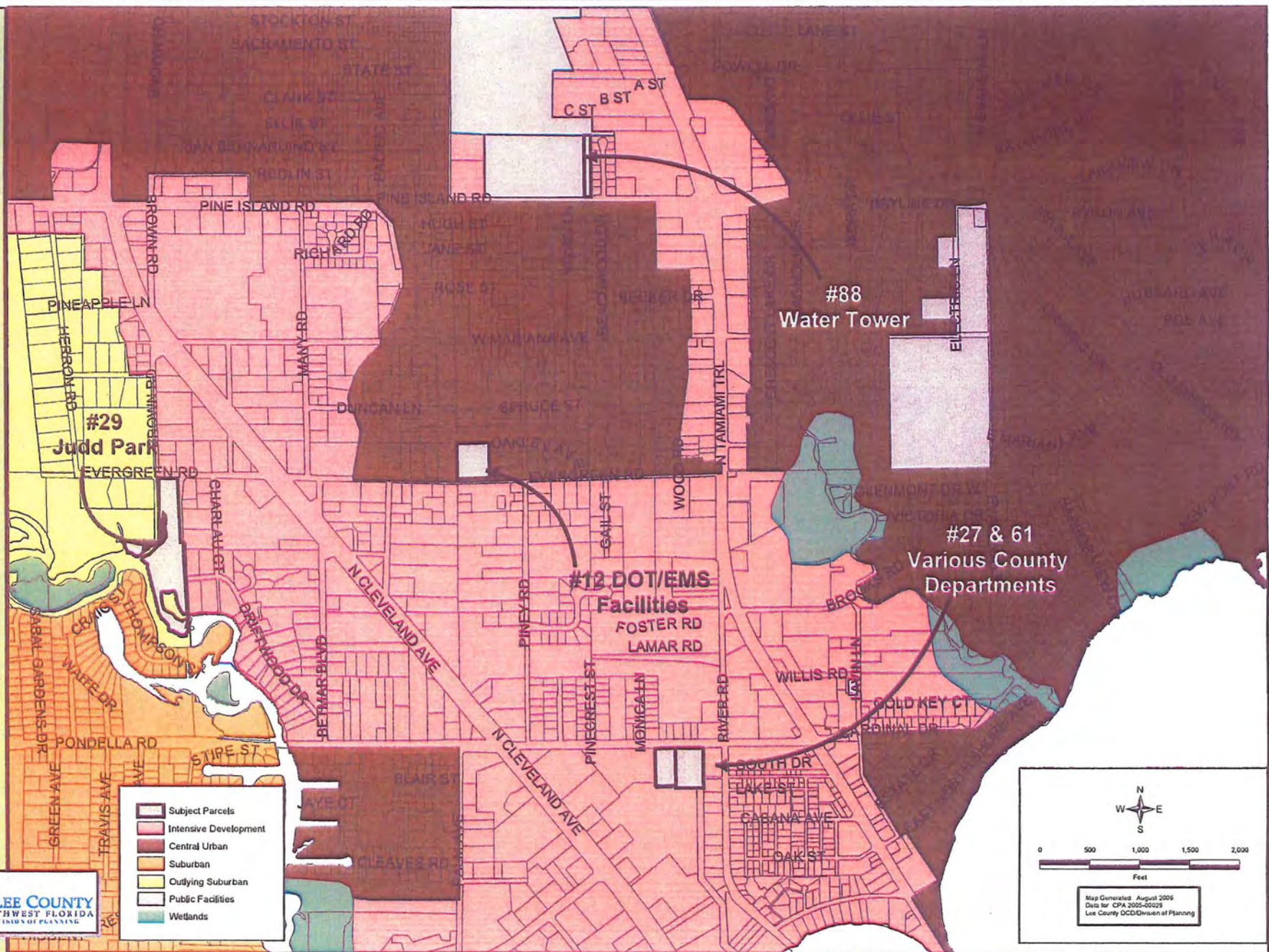


CPA 2005-00029

Map #8 Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



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Feet

Map Generated August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning

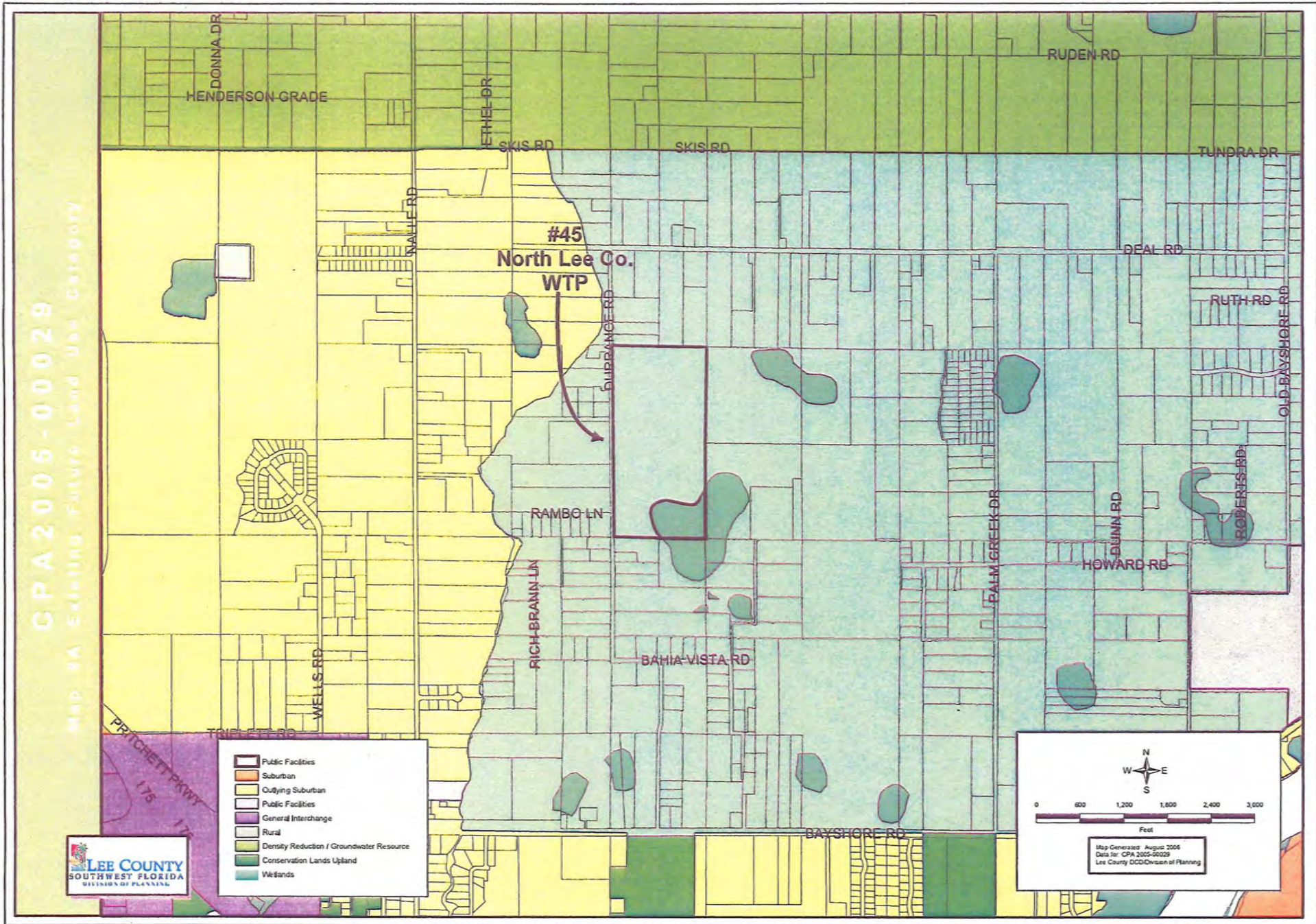
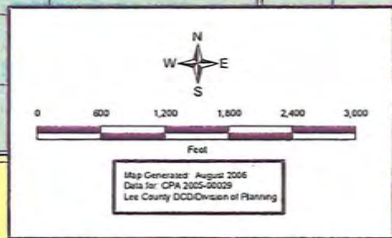


CPA2006-00029

Map 8A Existing Future Land Use Category



- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands



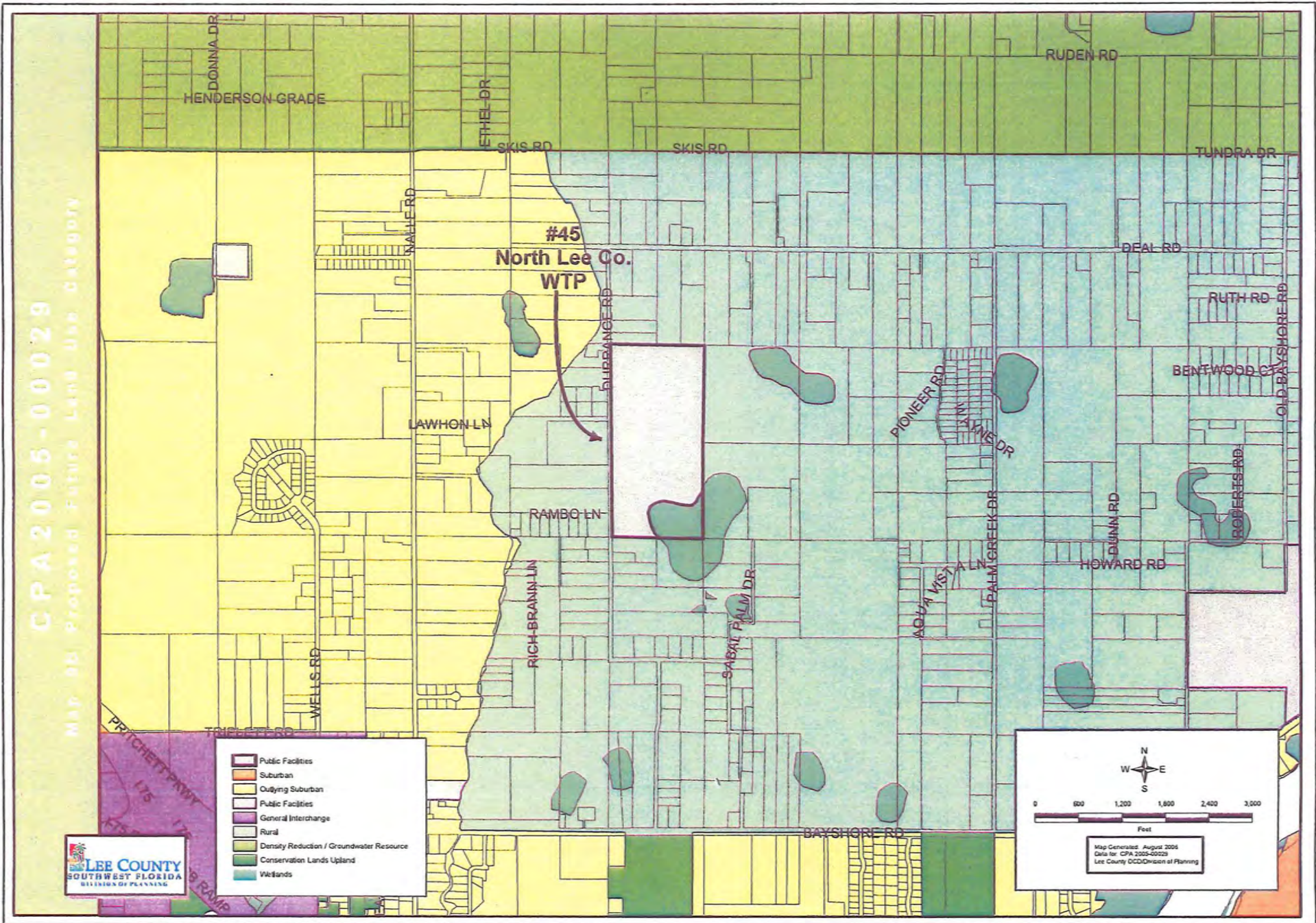
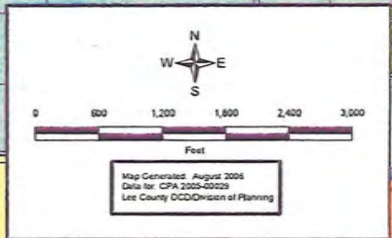


CPA2005-00029

Map 9B Proposed Future Land Use Category



- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands





CPA2005-00029

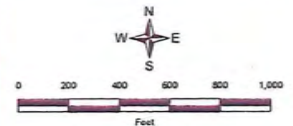
Map 10A Existing Future Land Use Category

#11  
Davis Road  
Boat Ramp

#56  
Pump Station

- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands

LEE COUNTY  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 10B Proposed Future Land Use Category

SR 31

#11  
Davis Road  
Boat Ramp

DE MOYA DR

DAVIS CT

RIVER RD

SANTIAGO AVE

HAVANA AVE

ISLE OF PINES AVE

PARKVIEW DR

HIBISCUS RD

LILY RD

CALADIUM RD

LOTUS RD

RIVER RIDGE BLVD

TENTH ST

NINTH ST

EIGHTH ST

SEVENTH ST

BAHAMIA AVE

ARUBA AVE

BARBADOS AVE

CARIBBEAN BLVD

FIFTH ST

FOURTH ST

THIRD ST

SECOND ST

FIRST ST

WYOMISS AVE

EXPRESS AVE

FOURTH ST

THIRD ST

SECOND ST

FIRST ST

FOURTH ST

THIRD ST

SECOND ST

FIRST ST

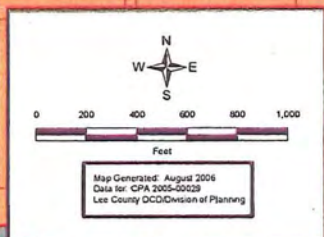
WEST RD

LAKEVIEW DR

PALM BEACH BLVD

#56  
Pump Station

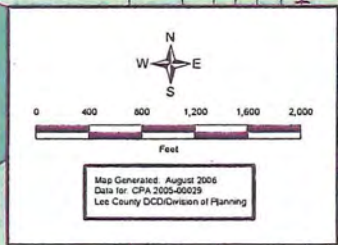
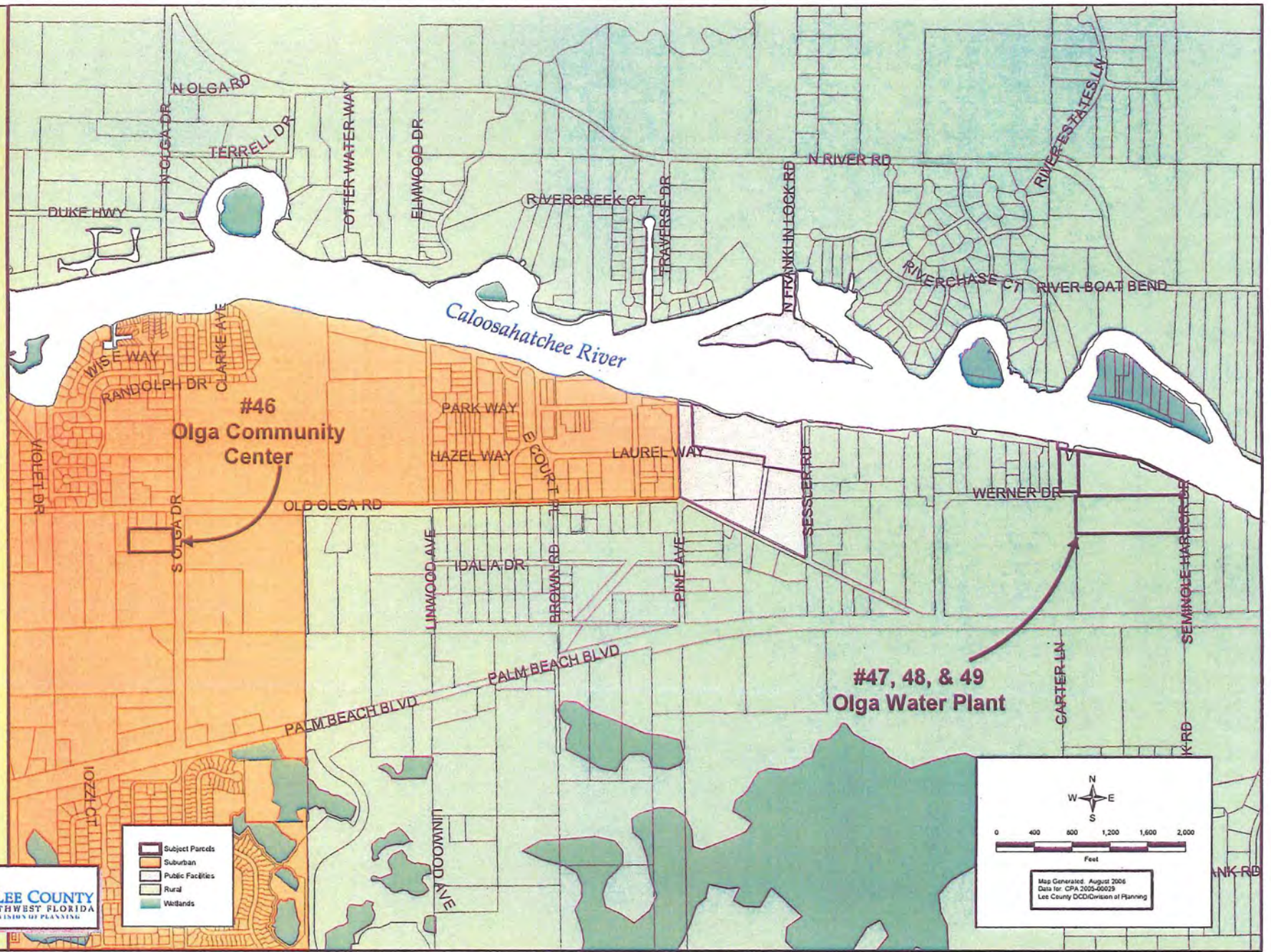
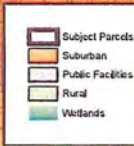
- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands





CPA 2005-00029

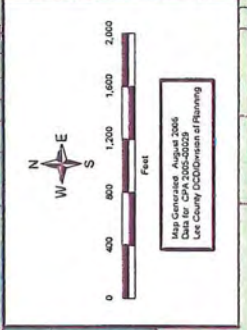
Map 11A Existing Future Land Use Category







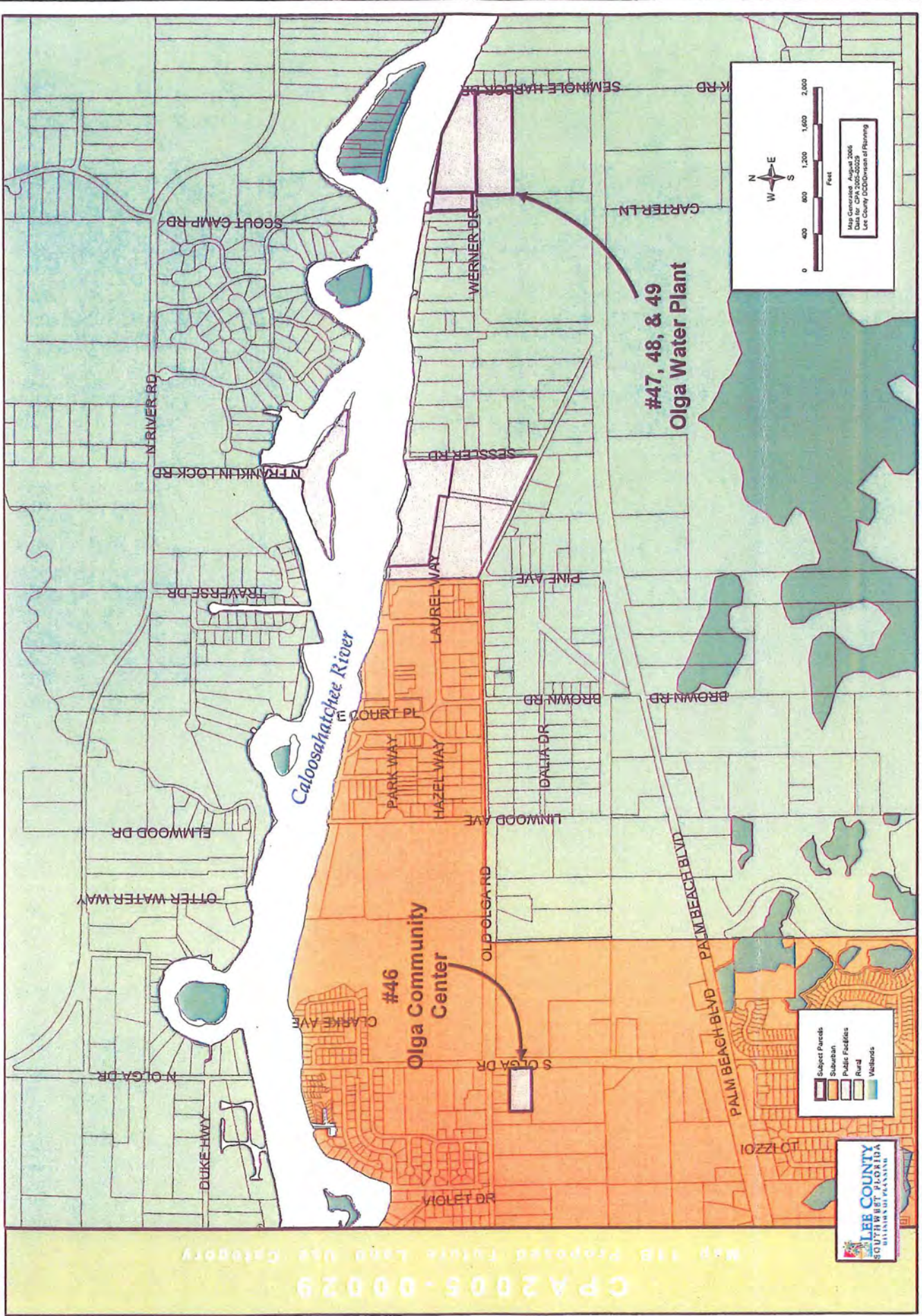
- Subject Parcels
- Suburban
- Public Facilities
- Rural
- Wetlands



#47, 48, & 49  
Olga Water Plant

#46  
Olga Community Center

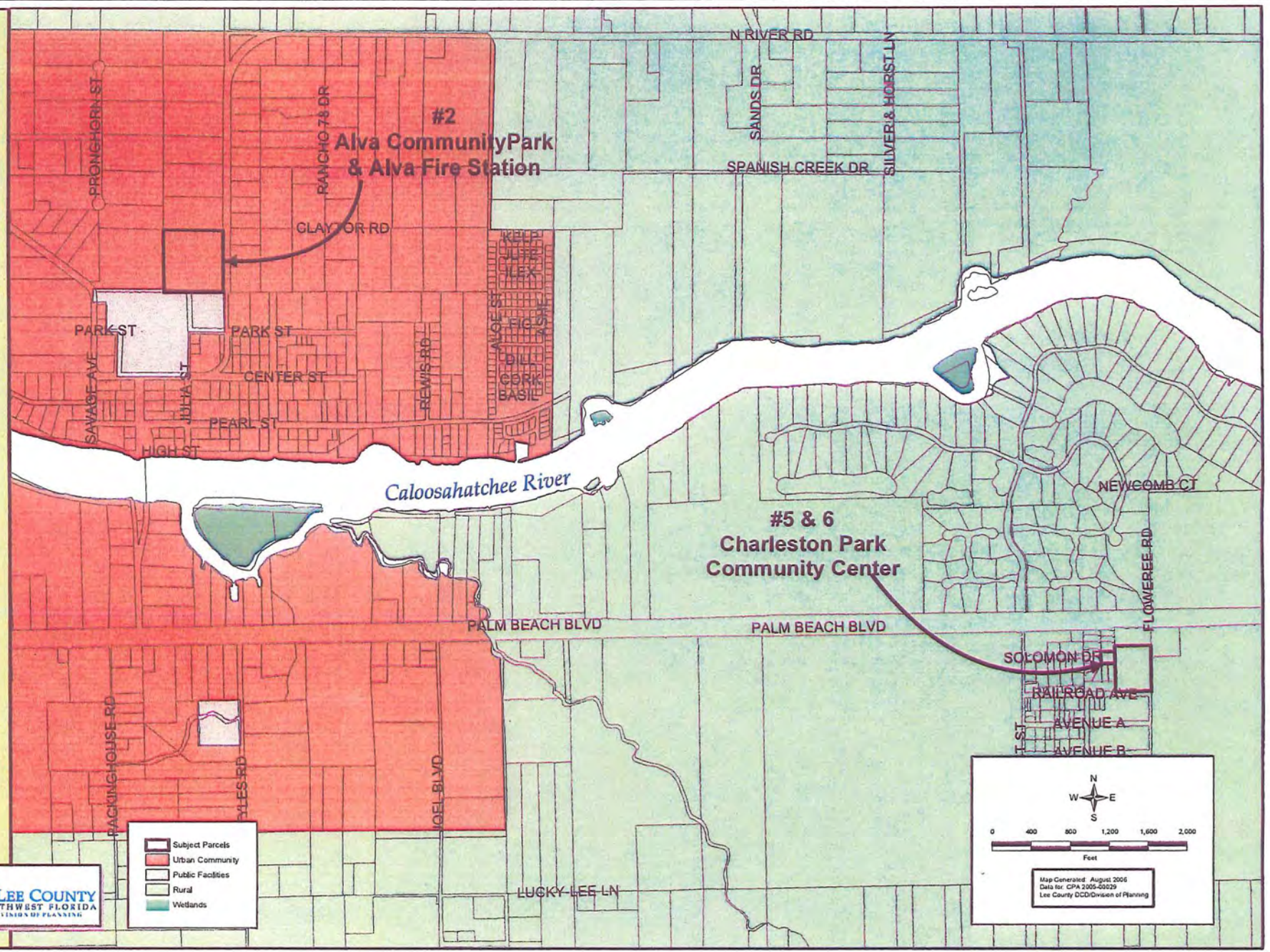
Caloosahatchee River







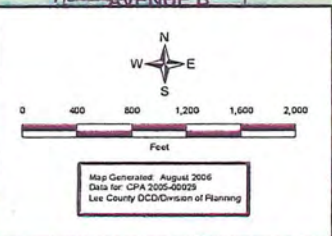
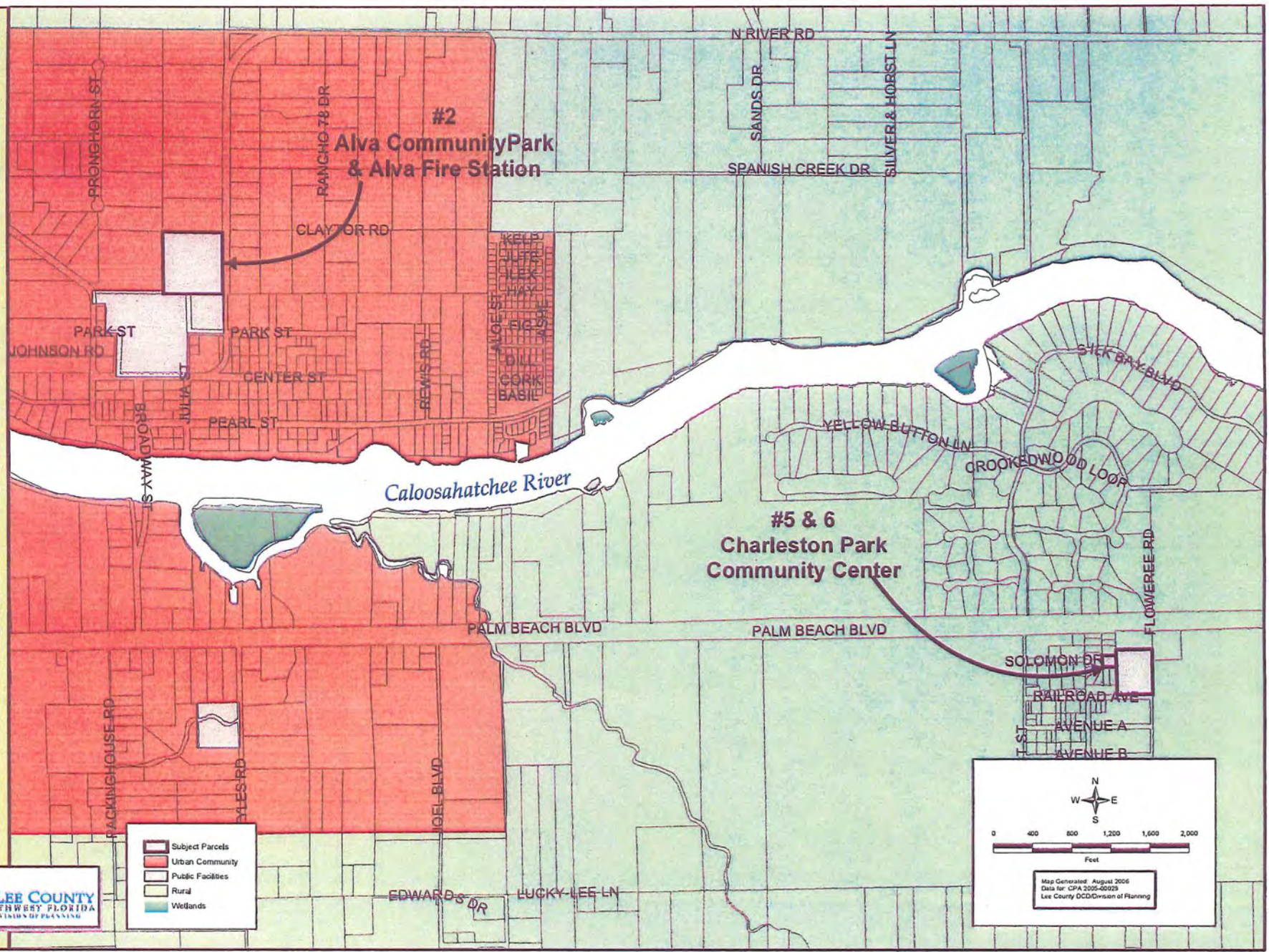
- Subject Parcels
- Urban Community
- Public Facilities
- Rural
- Wetlands







- Subject Parcels
- Urban Community
- Public Facilities
- Rural
- Wetlands





CPA2005-00029

Map 13A Existing Future Land Use Category

Caloosahatchee River

#58 & 59  
Schandler Hall  
Rec. Center

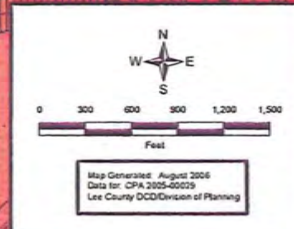
#57  
Pump  
Station

#81  
Water  
Tower

#3 & 80  
DOT Ops &  
Tice Fire Station

- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

LEE COUNTY  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING





CPA2005-00029

Map 13B Proposed Future Land Use Category

Caloosahatchee River

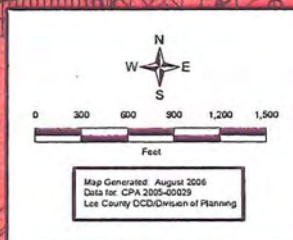
#58 & 59  
Schandler Hall  
Rec. Center

#57  
Pump  
Station

#81  
Water  
Tower

#3 & 80  
DOT Ops &  
Tice Fire Station

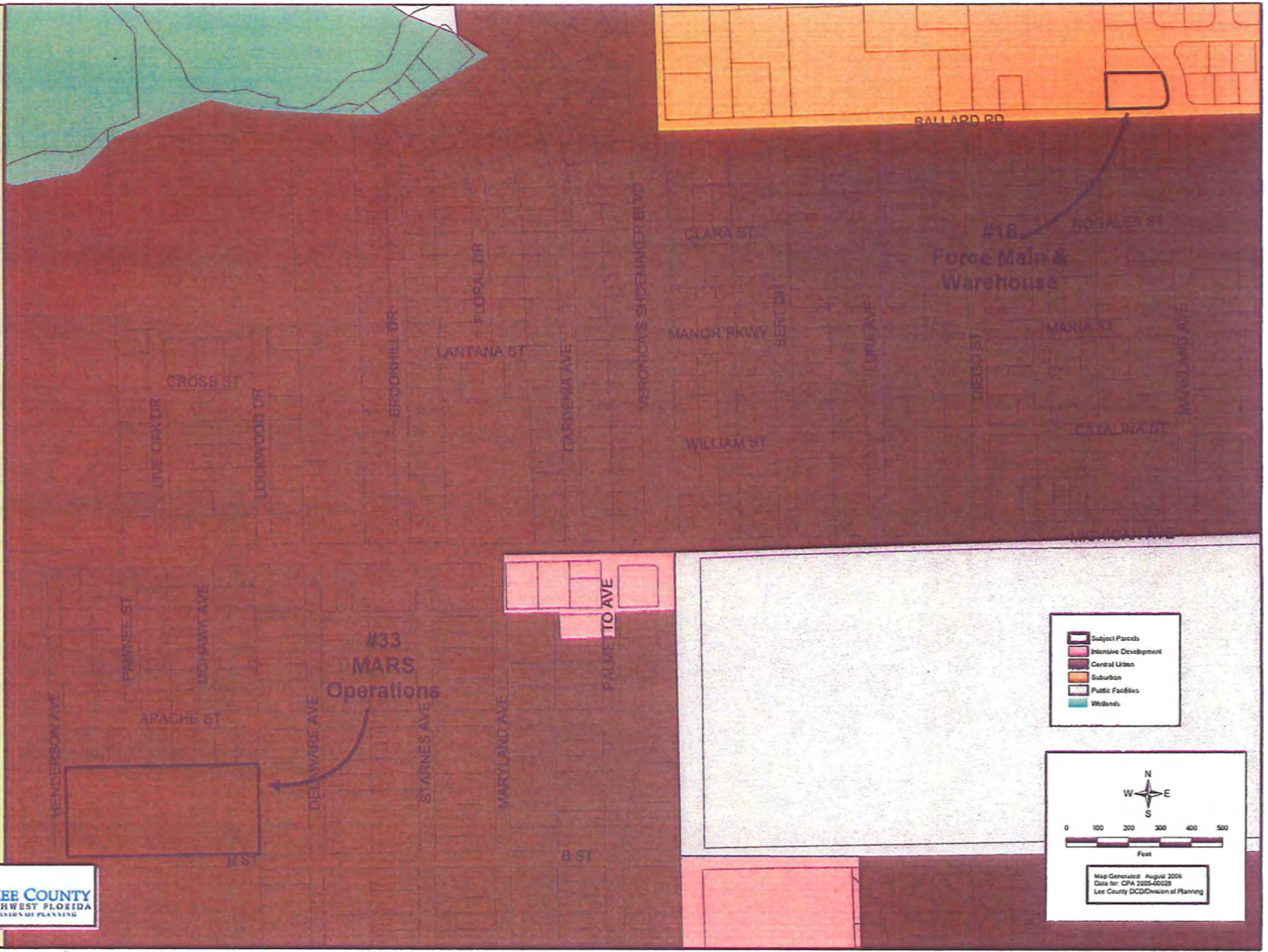
-  Subject Parcels
-  Intensive Development
-  Central Urban
-  Urban Community
-  Suburban
-  Industrial Development
-  Public Facilities
-  General Commercial Interchange
-  Conservation Lands Upland
-  Conservation Lands Wetland
-  Wetlands



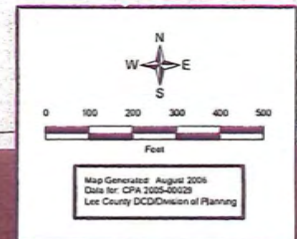


CPA2005-00029

Map 14A Existing Future Land Use Category



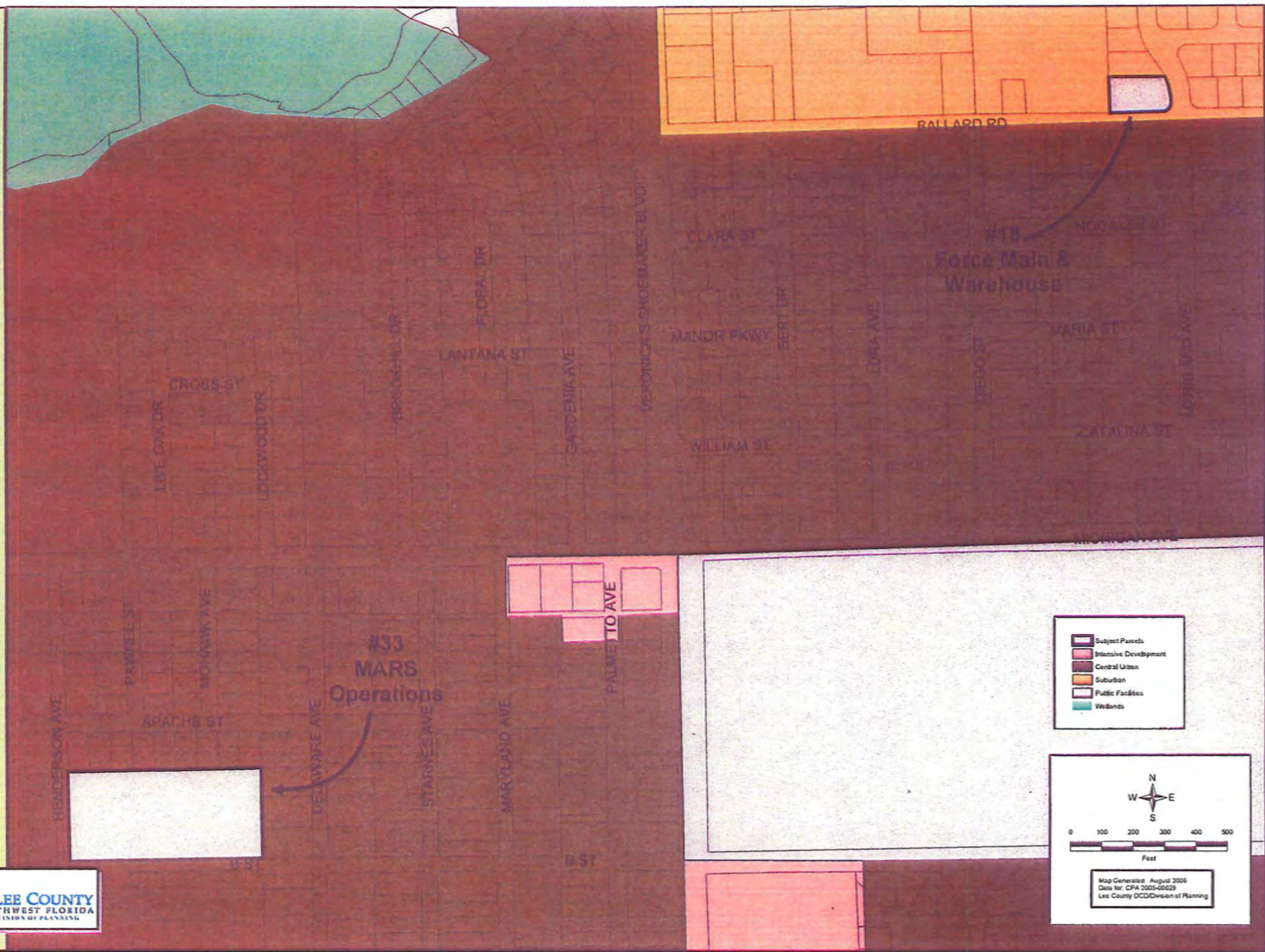
- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Public Facilities
- Wetlands





CPA2005-00029

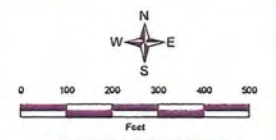
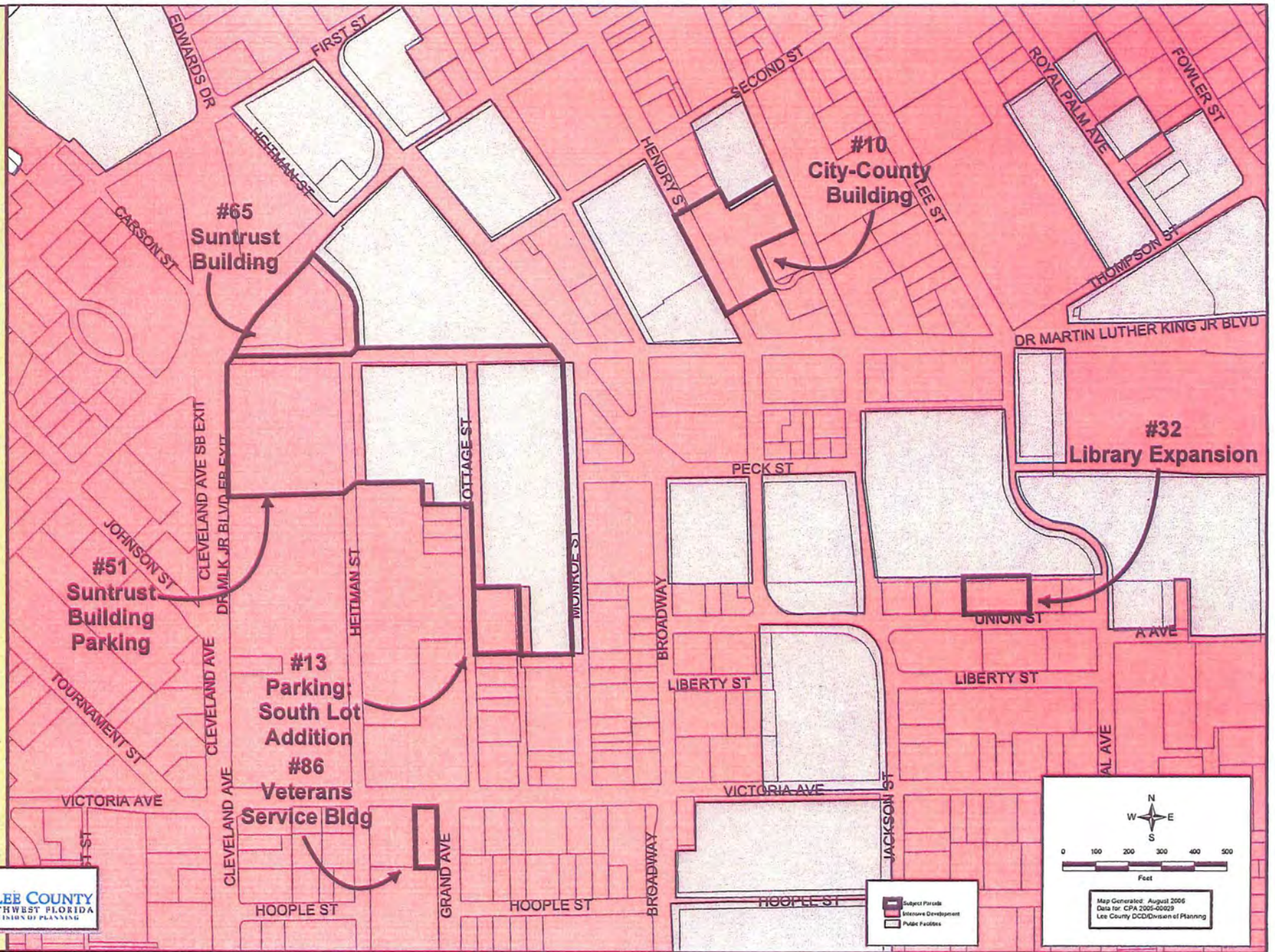
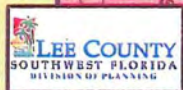
Map 14B Proposed Future Land Use Category





CPA2005-00029

Map 18A Existing Future Land Use Category

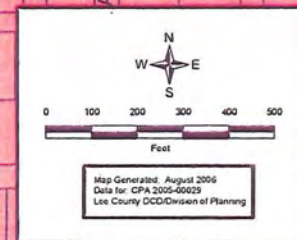
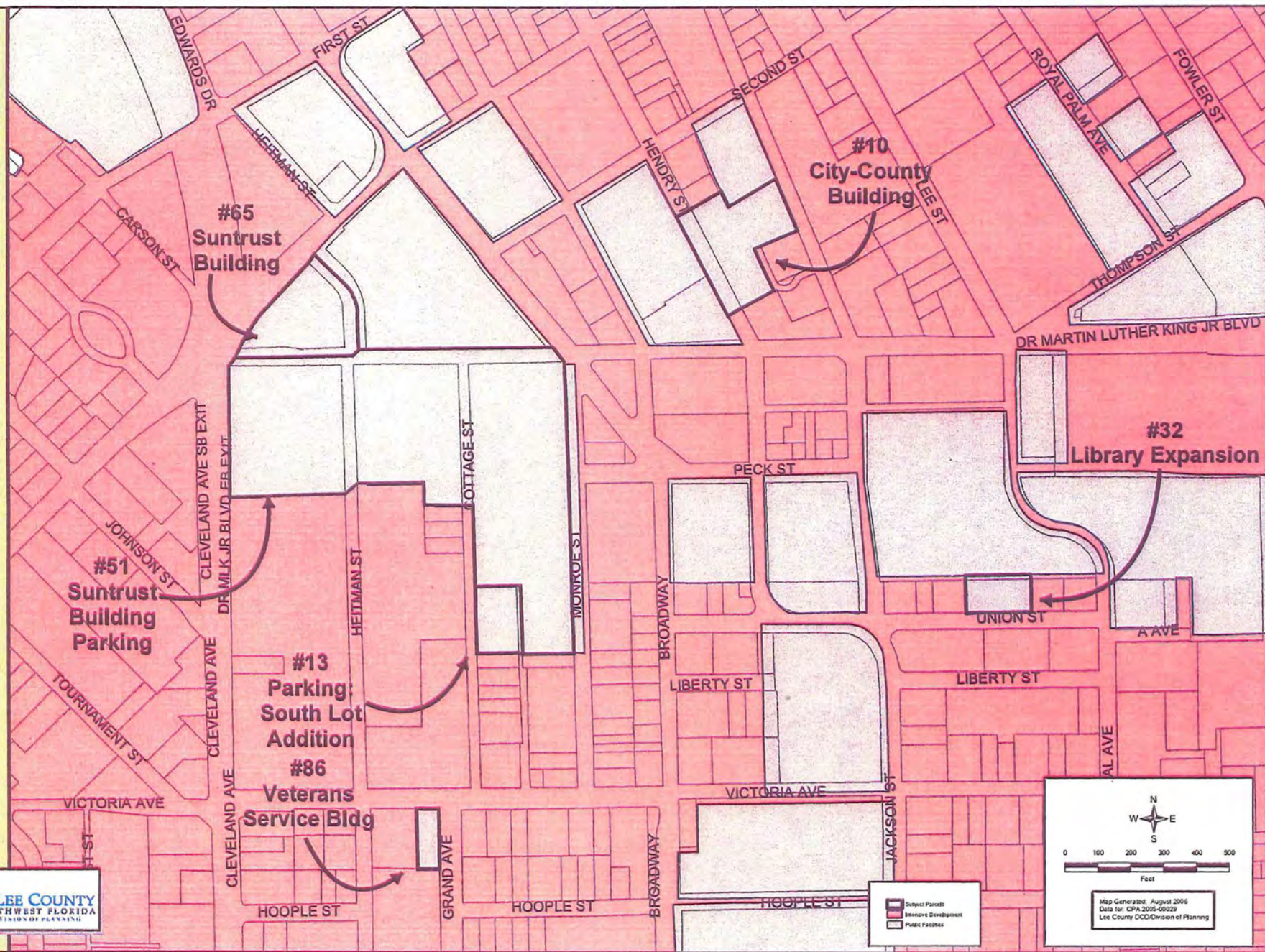


Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

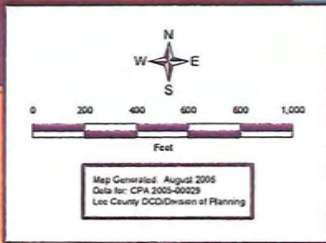
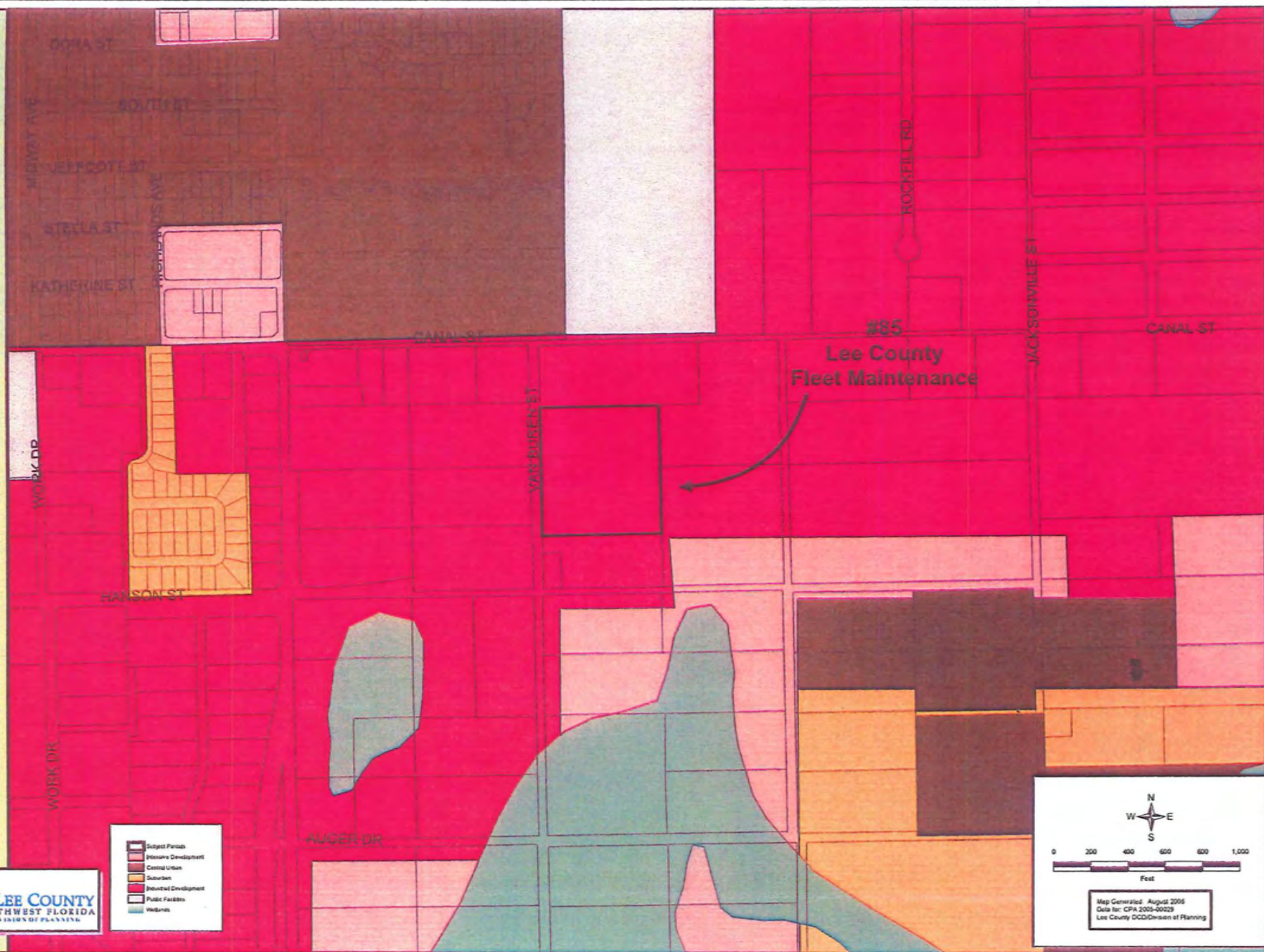
Map 15B Proposed Future Land Use Category





CPA2005-00029

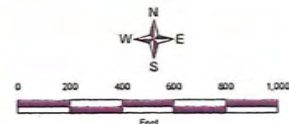
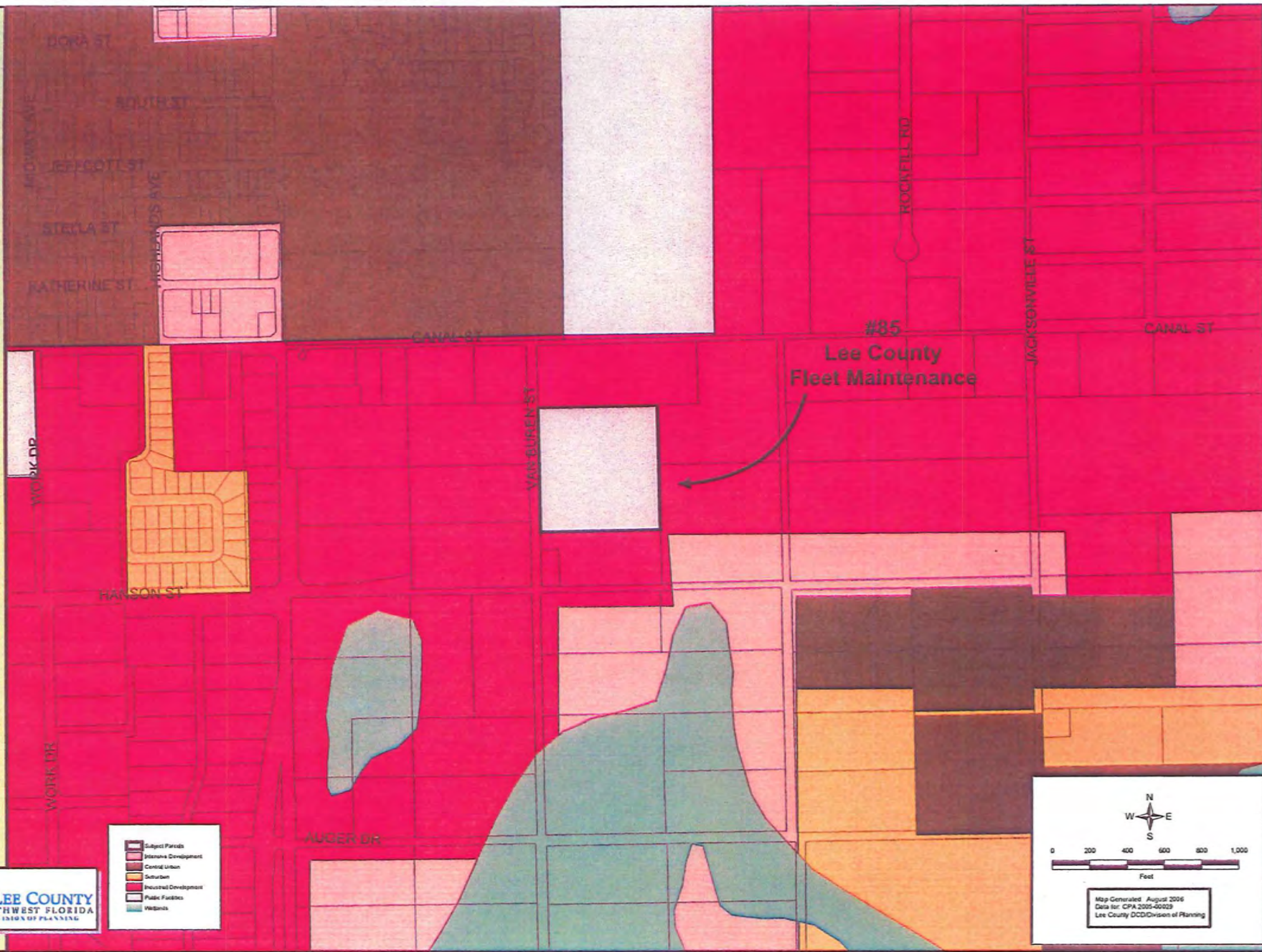
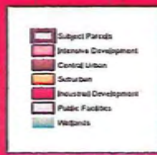
Map 10A Existing Future Land Use Category





CPA 2005-00029

Map 16B Proposed Future Land Use Category



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

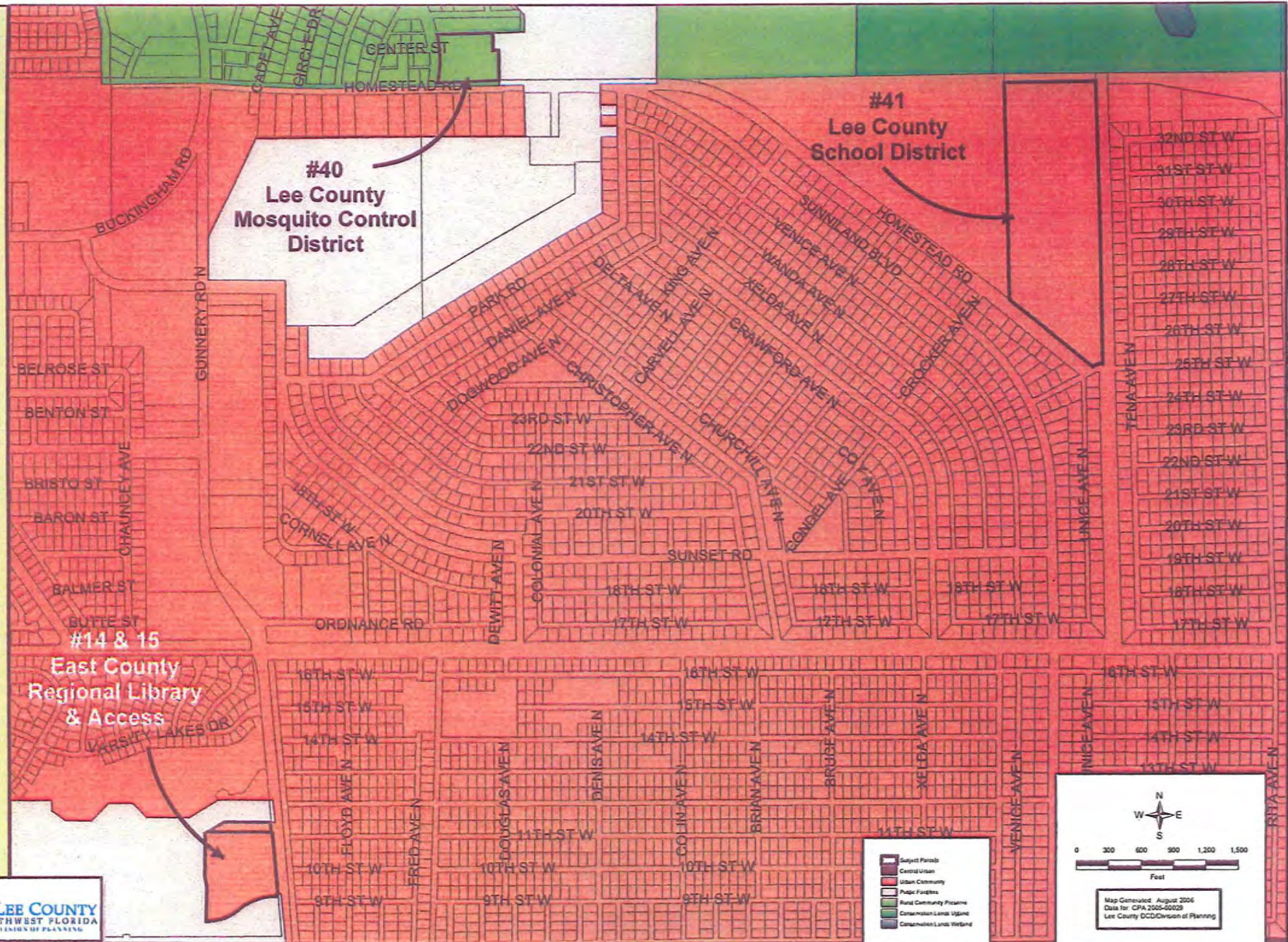
Map 17A Existing Future Land Use Category



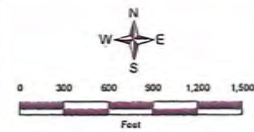
**#14 & 15  
East County  
Regional Library  
& Access**

**#40  
Lee County  
Mosquito Control  
District**

**#41  
Lee County  
School District**



- Subject Periods
- Central Urban
- Urban Community
- Public Facilities
- Rural Community Preserve
- Conservation Lands Upland
- Conservation Lands Wetland

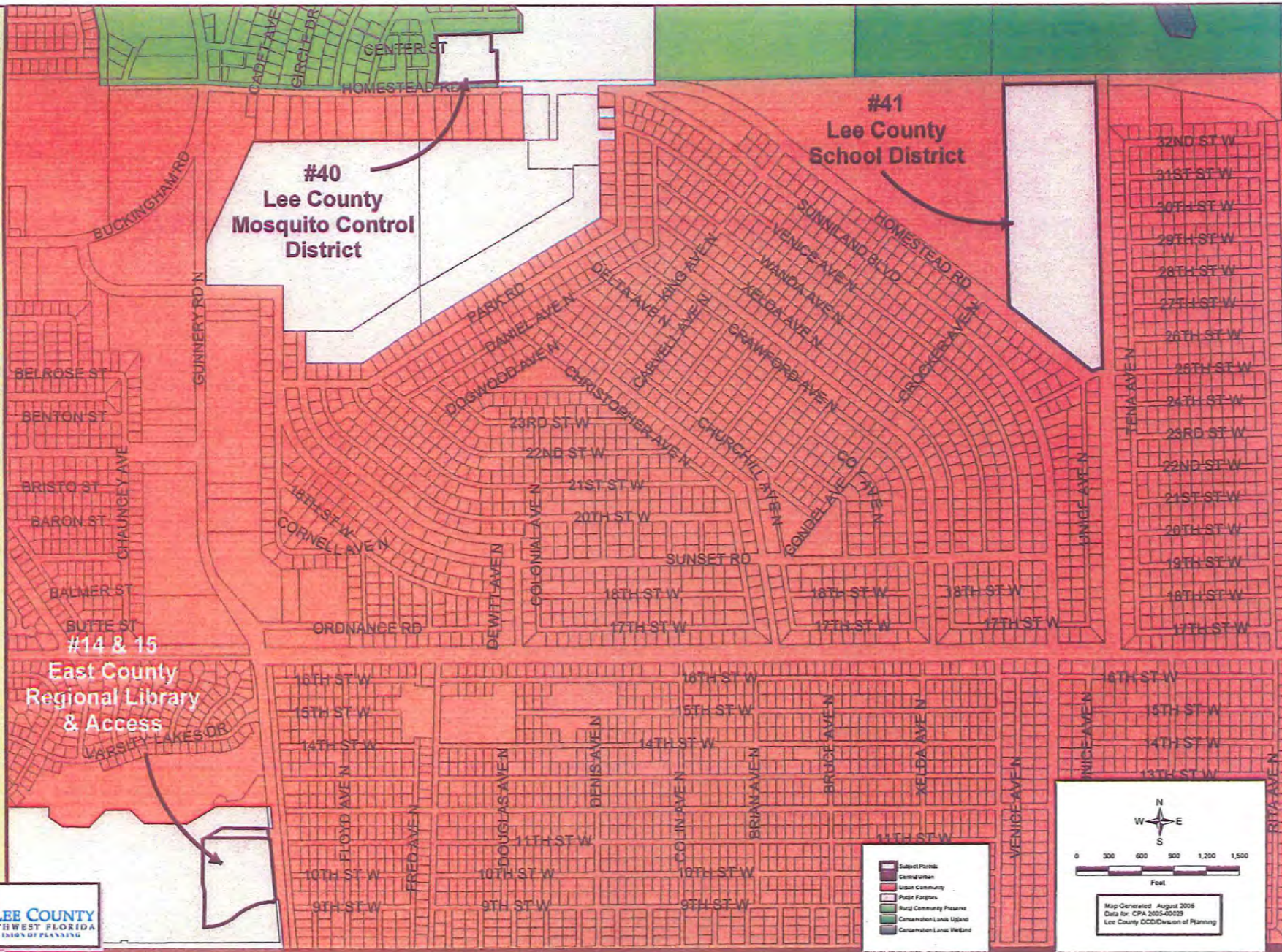


Map Generated: August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 178 Proposed Future Land Use Category





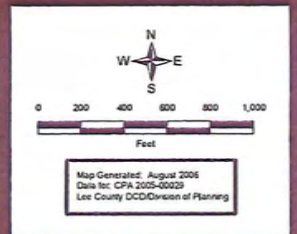
CPA2005-00029

Map 18A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Public Facilities

#52  
Part of Lehigh Acres  
Veterans Park

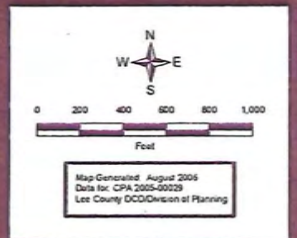




CPA 2005-00029

Map 18B Proposed Future Land Use Category

#52  
Part of Lehigh Acres  
Veterans Park





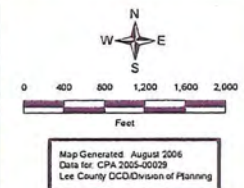
CPA 2005-00029

Map 19A Existing Future Land Use Category



- Public Facilities
- Central Urban
- Urban Community
- Public Facilities
- New Community
- Transport
- Density Reduction / Groundwater Resource
- Wildlands

#25  
Gateway  
Waste Water  
Treatment Plant





CPA 2005-00029

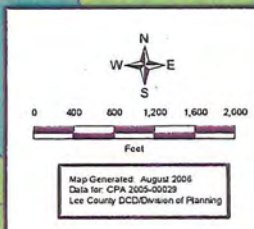
Map 19B Proposed Future Land Use Category



- Public Facilities
- Central Urban
- Urban Community
- Public Facilities
- New Community
- Traseport
- Arpent
- Density Reduction / Groundwater Resource
- Volcano

#25  
Gateway  
Waste Water  
Treatment Plant

DANIELS PKWY





CPA 2005-00029

Map 20A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

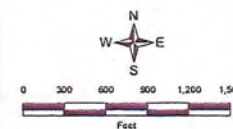
#50  
Page Field  
Avigation  
Equipment

#66, 68, 69, 70, 71, 72, 75  
78, 79, 89, 90, 91, 92, 93, 94

Ten-Mile Canal  
Linear Park

Note: Continues southward

#16  
Environmental Lab  
& Medical Examiner



Map Generated: August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

Map 30B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

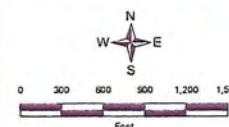
**#50**  
**Page Field**  
**Avigation**  
**Equipment**

**#66, 68, 69, 70, 71, 72, 75**  
**78, 79, 89, 90, 91, 92, 93, 94**

**Ten-Mile Canal**  
**Linear Park**

Note: Continues southward

**#16**  
**Environmental Lab**  
**& Medical Examiner**



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

Map 21A Existing Future Land Use Category

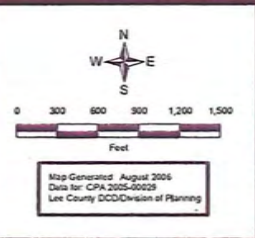


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

**#84**  
**Utilities Customer**  
**Service Area**

**#67, 76, 93, 94, 95,**  
**96, 97, 98, 99, 100,**  
**101, 102, 103**  
**Ten-Mile Canal**  
**Linear Park**

Note: Continues northward  
And southward





CPA2005-00029

Map 218 Existing Future Land Use Category

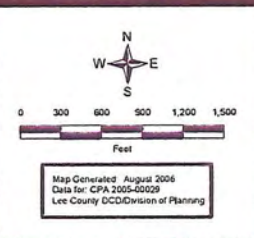


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

**#84**  
**Utilities Customer**  
**Service Area**

**#67, 76, 93, 94, 95,**  
**96, 97, 98, 99, 100,**  
**101, 102, 103**  
**Ten-Mile Canal**  
**Linear Park**

Note: Continues northward  
And southward





CPA2005-00029

Map 22A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#73, 74, 77,  
104, 105, 106  
Ten-Mile Canal  
Linear Park  
Note: Continues northward

LE CYPRESS PKWY  
SIX MILE CYPRESS PKWY

N GULF COAST LN

METROPOLIS AVE

ALLIANCE LN

METROPOLIS AVE

METRO PKWY

PLANTATION RD

HEMINGWAY DR

ANDREA LN

BRUNER LN

GAMMA DR

HARPER RD

GALEANA AVE

STAMIAMI TRL

STAMIAMI TRL

ELECTRONICS LN

METRO PKWY

MOBILE LN



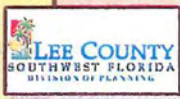
0 200 400 600 800 1,000  
Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



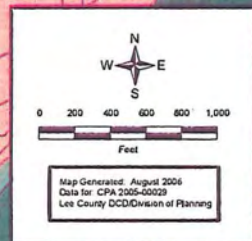
CPA 2005-00029

Map 328 Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

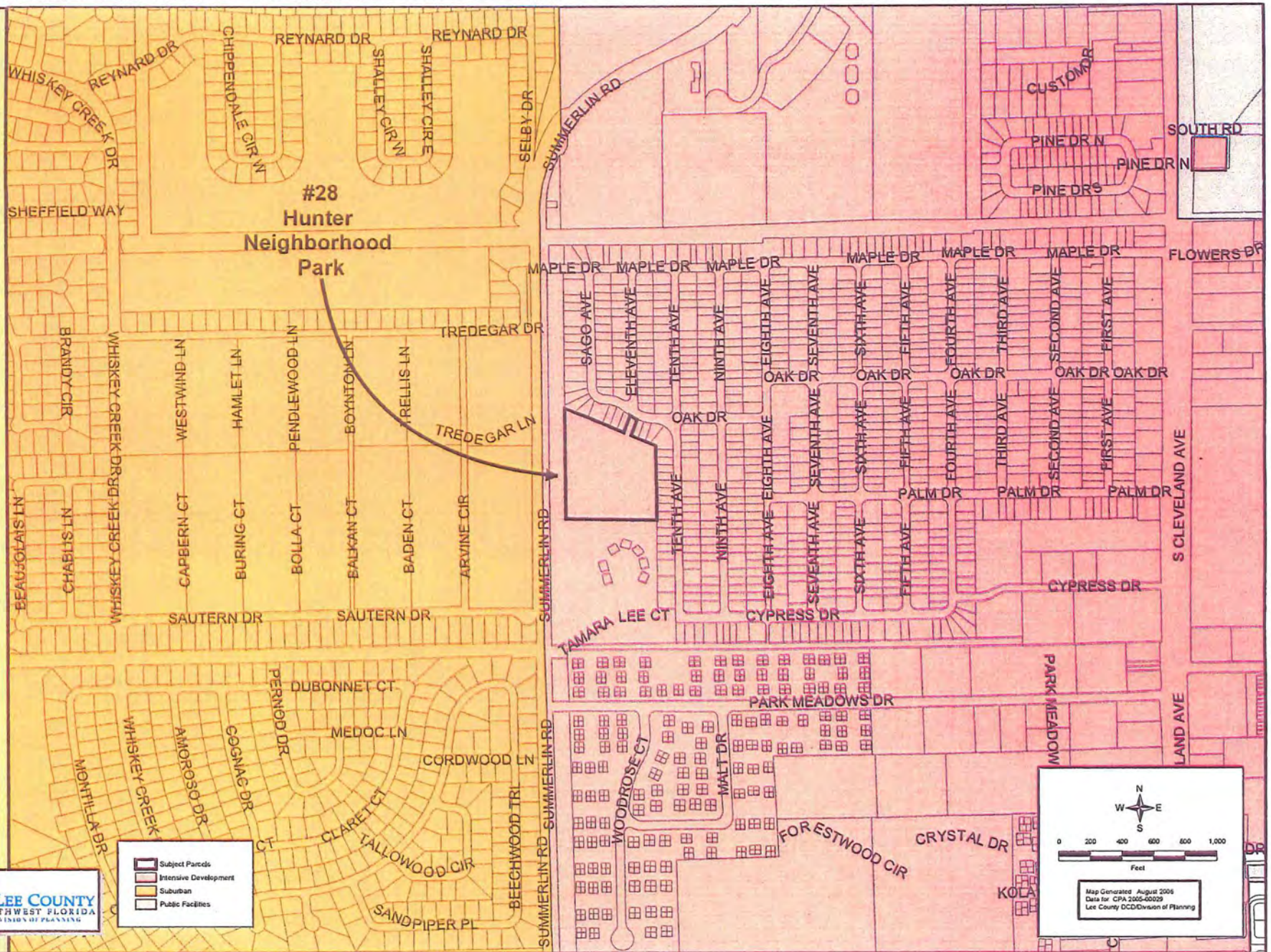
#73, 74, 77,  
104, 105, 106  
Ten-Mile Canal  
Linear Park  
Note: Continues northward





CPA 2005-00029

Map 23A Existing Future Land Use Category



LEE COUNTY  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING

Subject Parcels  
Intensive Development  
Suburban  
Public Facilities

Map Generated August 2006  
Data for CPA 2005-00029  
Lee County CCD/Division of Planning



CPA 2005-00029

Map 238 Proposed Future Land Use Category

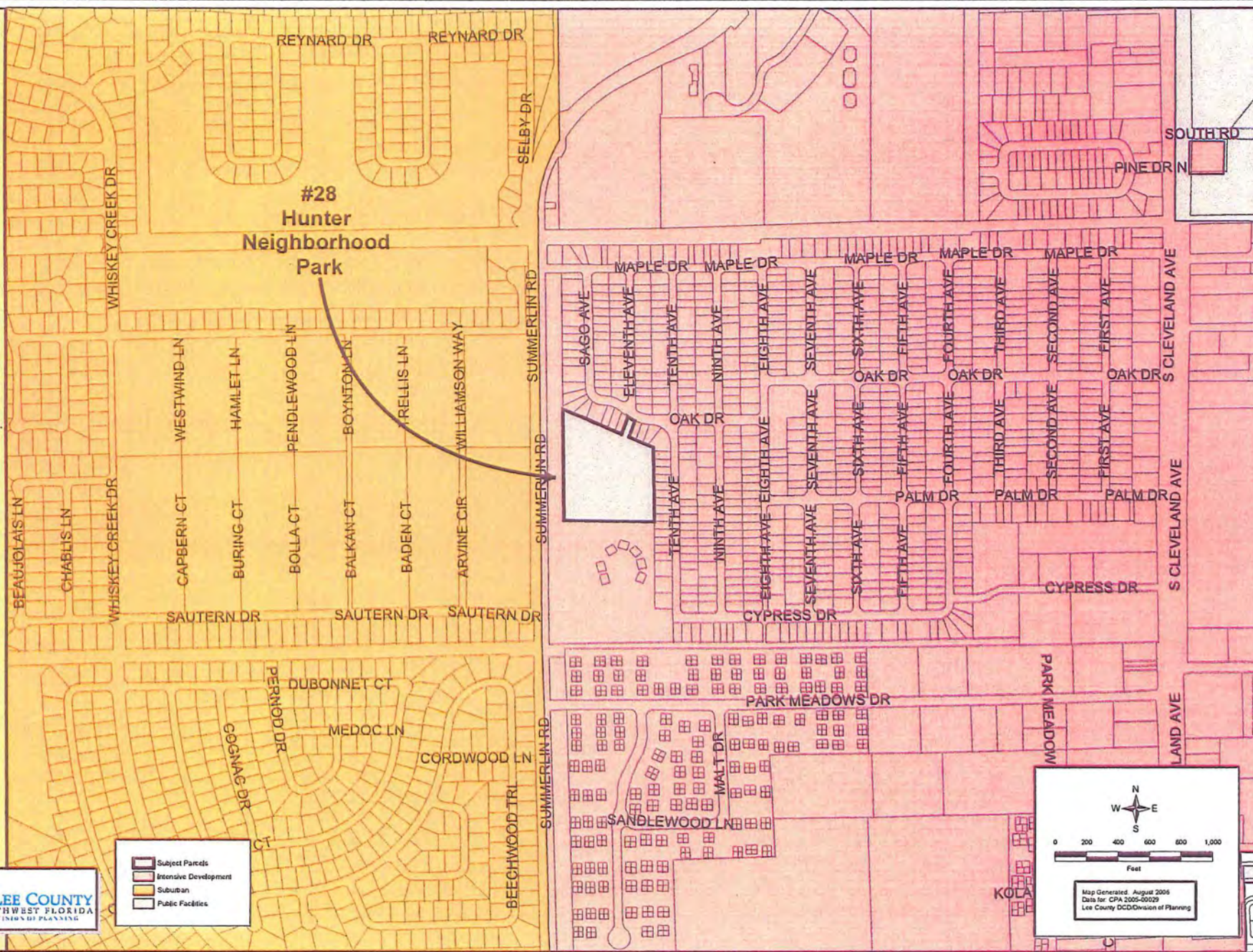


- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

#28  
Hunter  
Neighborhood  
Park

0 200 400 600 800 1,000  
Feet

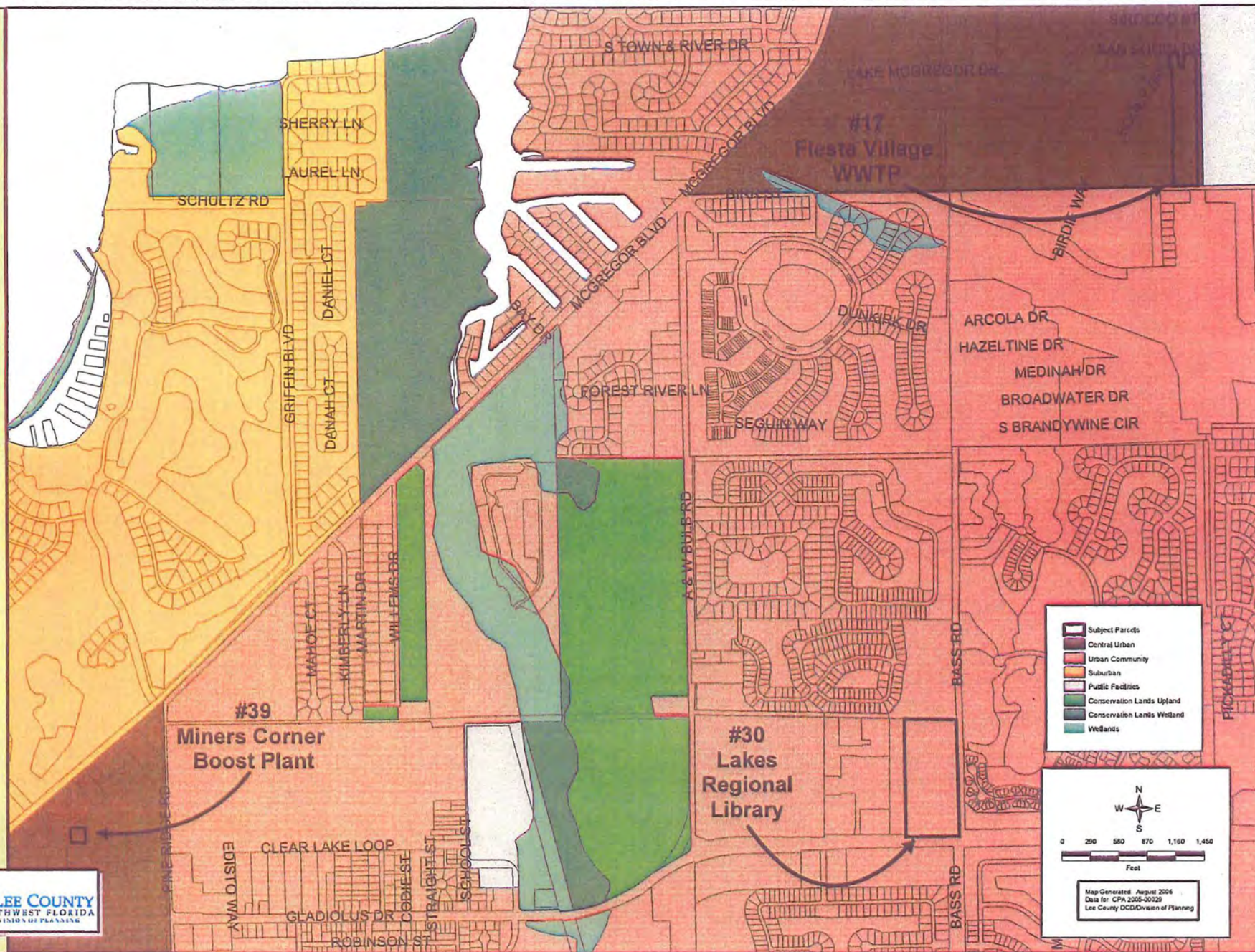
Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning





CPA2005-00029

Map 24A Existing Future Land Use Category



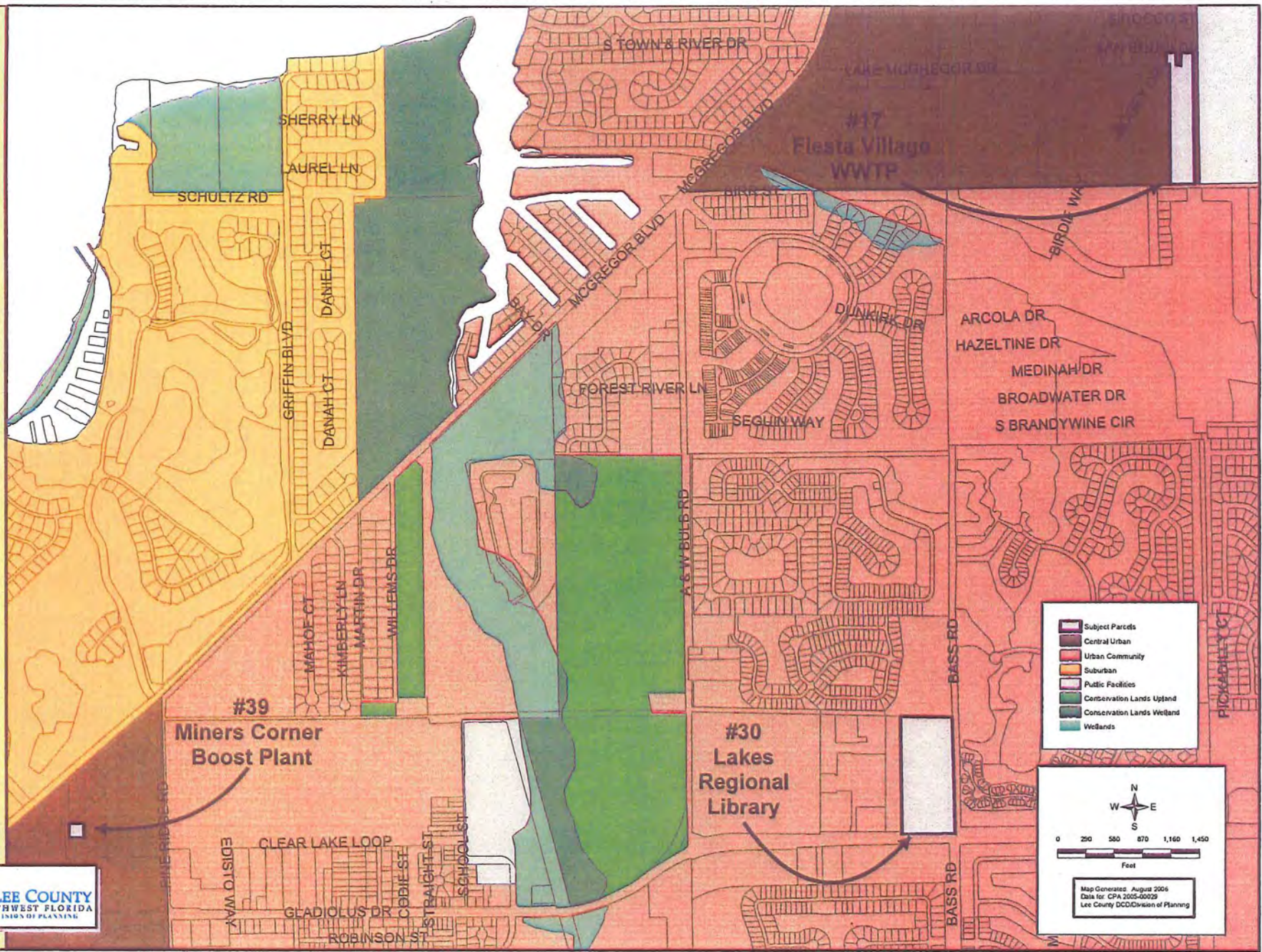
- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

Map Generated: August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 24B Proposed Future Land Use Category





CPA 2005-00029

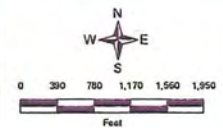
Map 25A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#62 & 63  
South Fort Myers  
Community Park

#24  
FMB  
Sewage  
Plant



Map Generated: August 2004  
Data for CPA 2005-00029  
Lee County CCD/Division of Planning



CPA 2005-00029

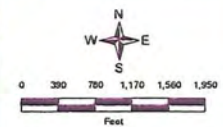
Map 26B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#62 & 63  
South Fort Myers  
Community Park

#24  
FMB  
Sewage  
Plant



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

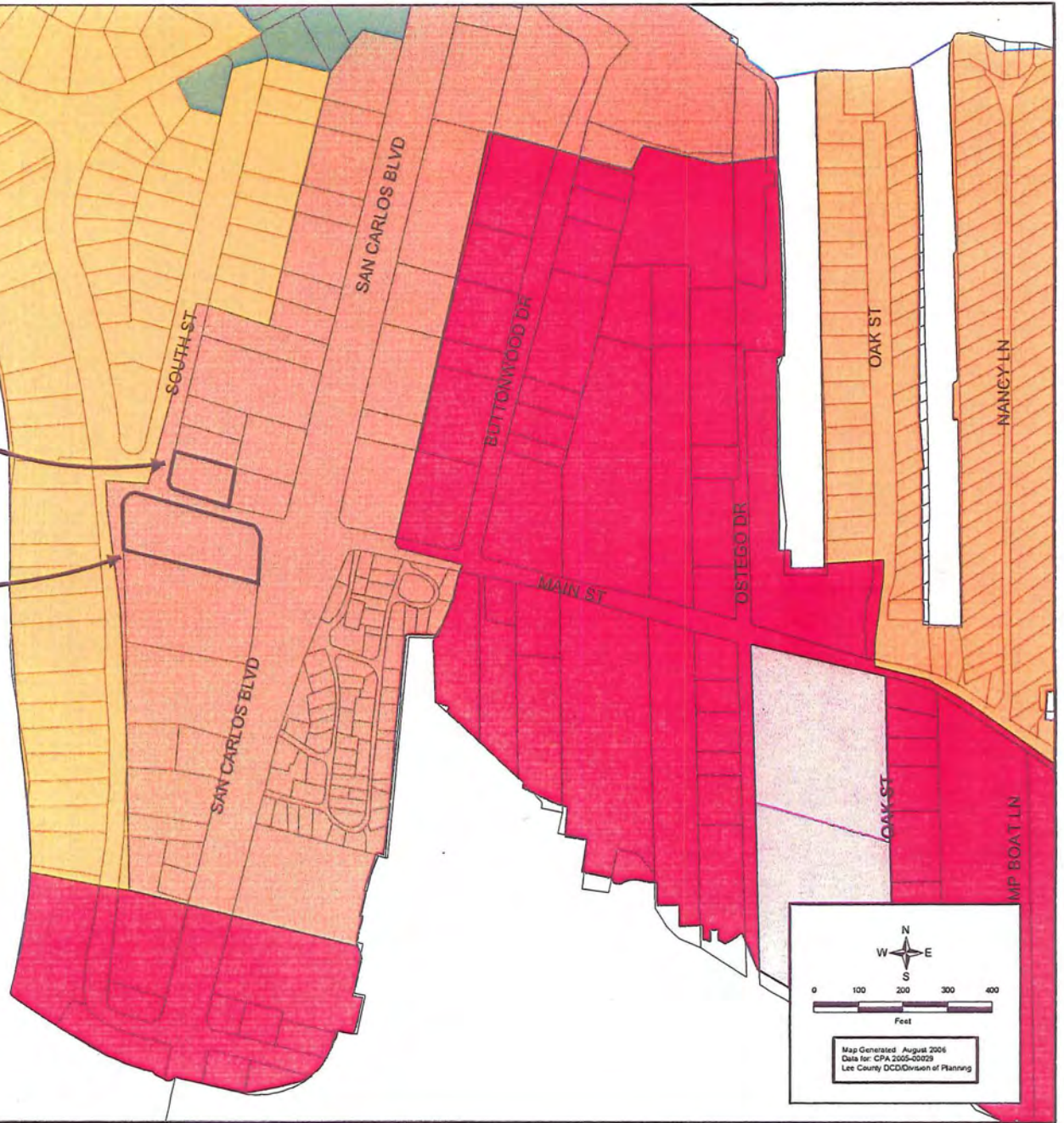
Map 25A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Wetlands

#35  
Master Pump  
& Warehouse

#31  
Lee Tran  
Beach Parking



Map Generated: August 2006  
Data for: CPA 2005-2020  
Lee County DCDD/Division of Planning



CPA 2005-00029

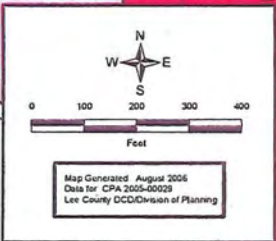
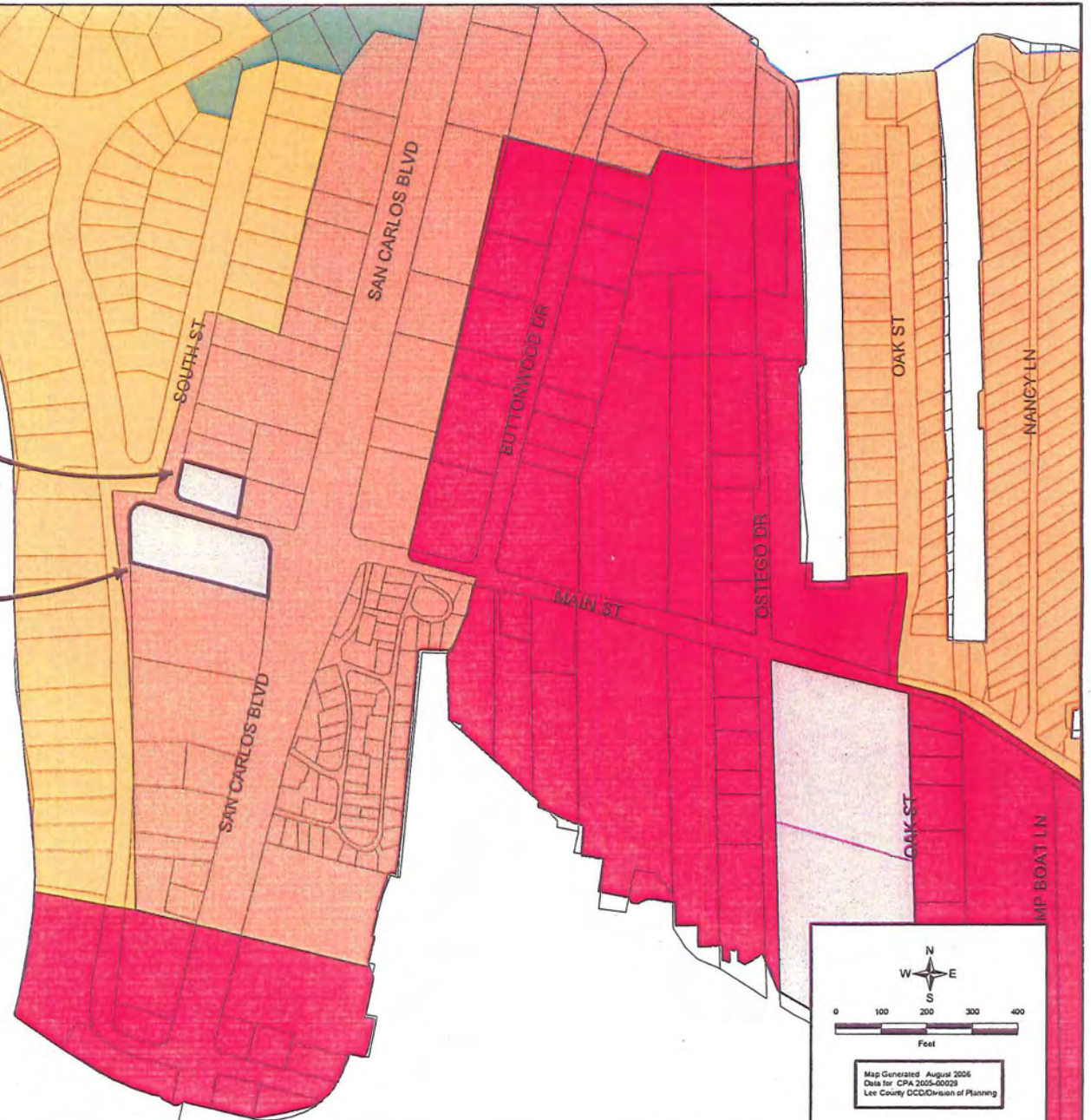
Map 200 Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Wetlands

#35  
Master Pump  
& Warehouse

#31  
Lee Tran  
Beach Parking



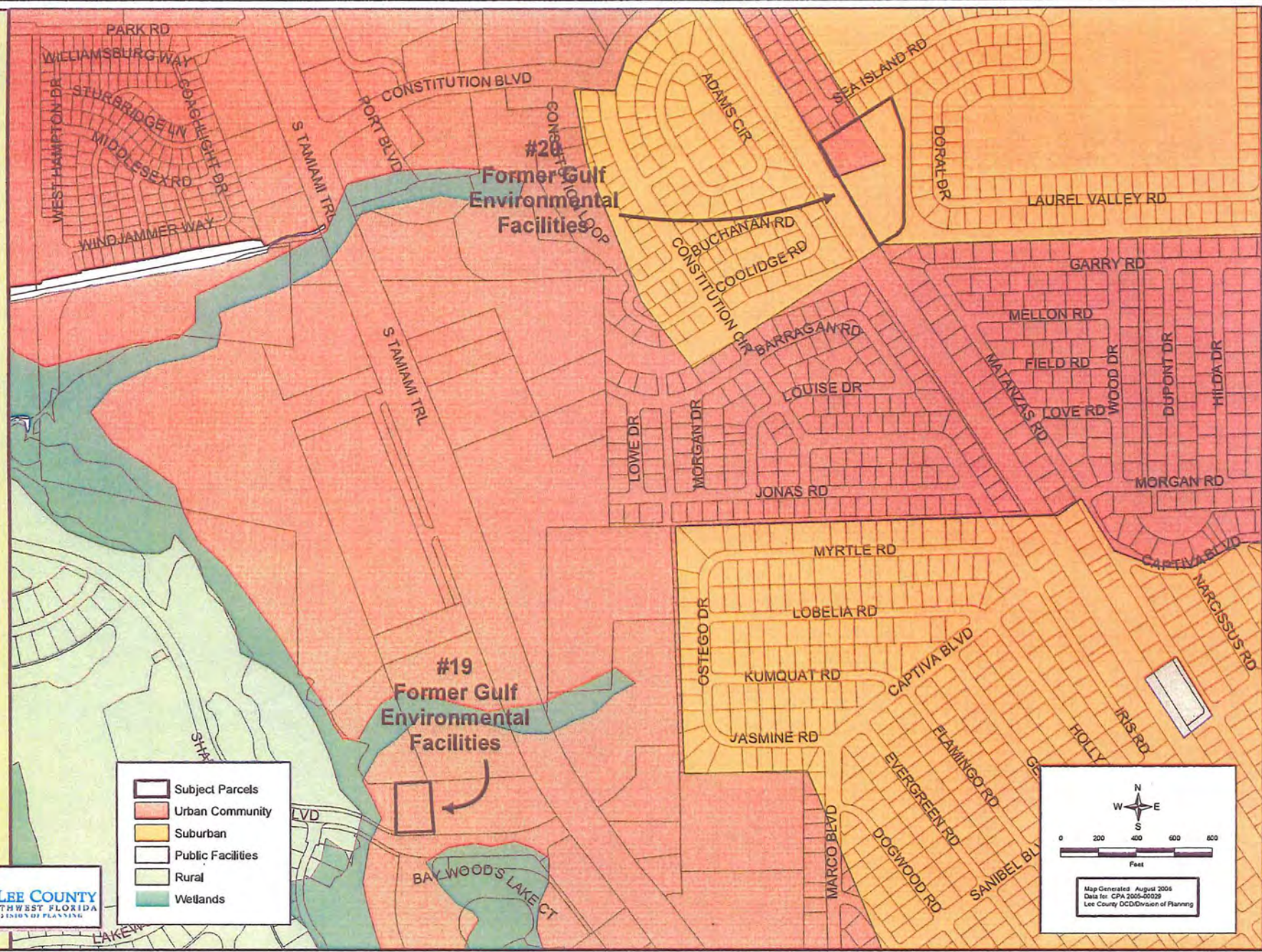


CPA2005-00029

Map 27A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Rural
- Wetlands



0 200 400 600  
Feet

Map Generated August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

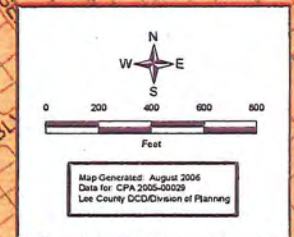
Map 27B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Rural
- Wetlands

#19  
Former Gulf  
Environmental  
Facilities

#20  
Former Gulf  
Environmental  
Facilities



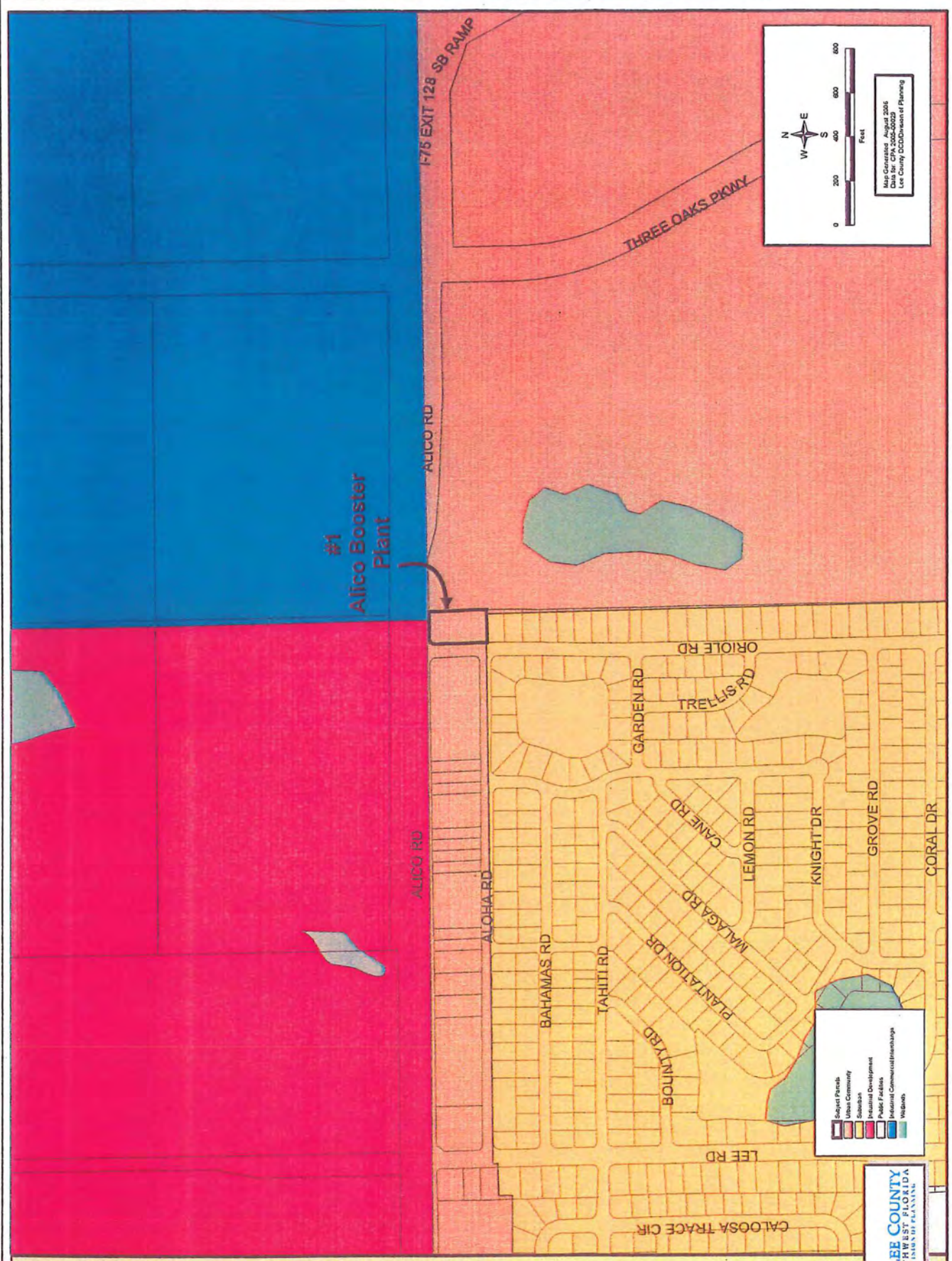
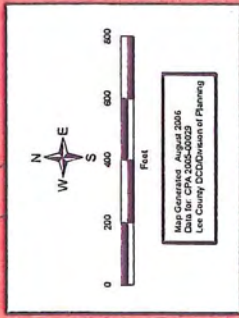


CPA2005-00029

Map 2NA Existing Future Land Use Category



- Adopt Parks
- Urban Community
- Urban
- General Development
- Public Facilities
- Historic Commercial/Heritage
- Religious





CPA 2005-00029

Map 28B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Industrial Commercial/Interchange
- Wetlands

#1  
Alico Booster  
Plant

ALICO RD

ALOHA RD

BAHAMAS RD

TAHITI RD

BOUNTY RD

PLANTATION DR

MALAGA RD

CANE RD

LEMON RD

GARDEN RD

TRELLIS RD

ORIOLE RD

KNIGHT DR

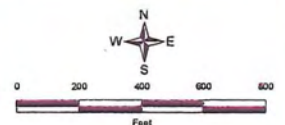
GROVE RD

CORAL DR

ALICO RD

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY



Map Generated August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

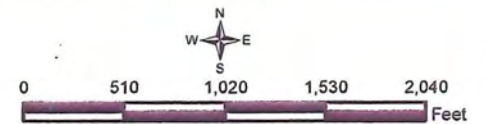
Map 29A Existing Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant

AIRPORT HAUL RD



Map Generated: August 2006  
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Map 29B Proposed Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant

AIRPORT HAUL RD



0 510 1,020 1,530 2,040 Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

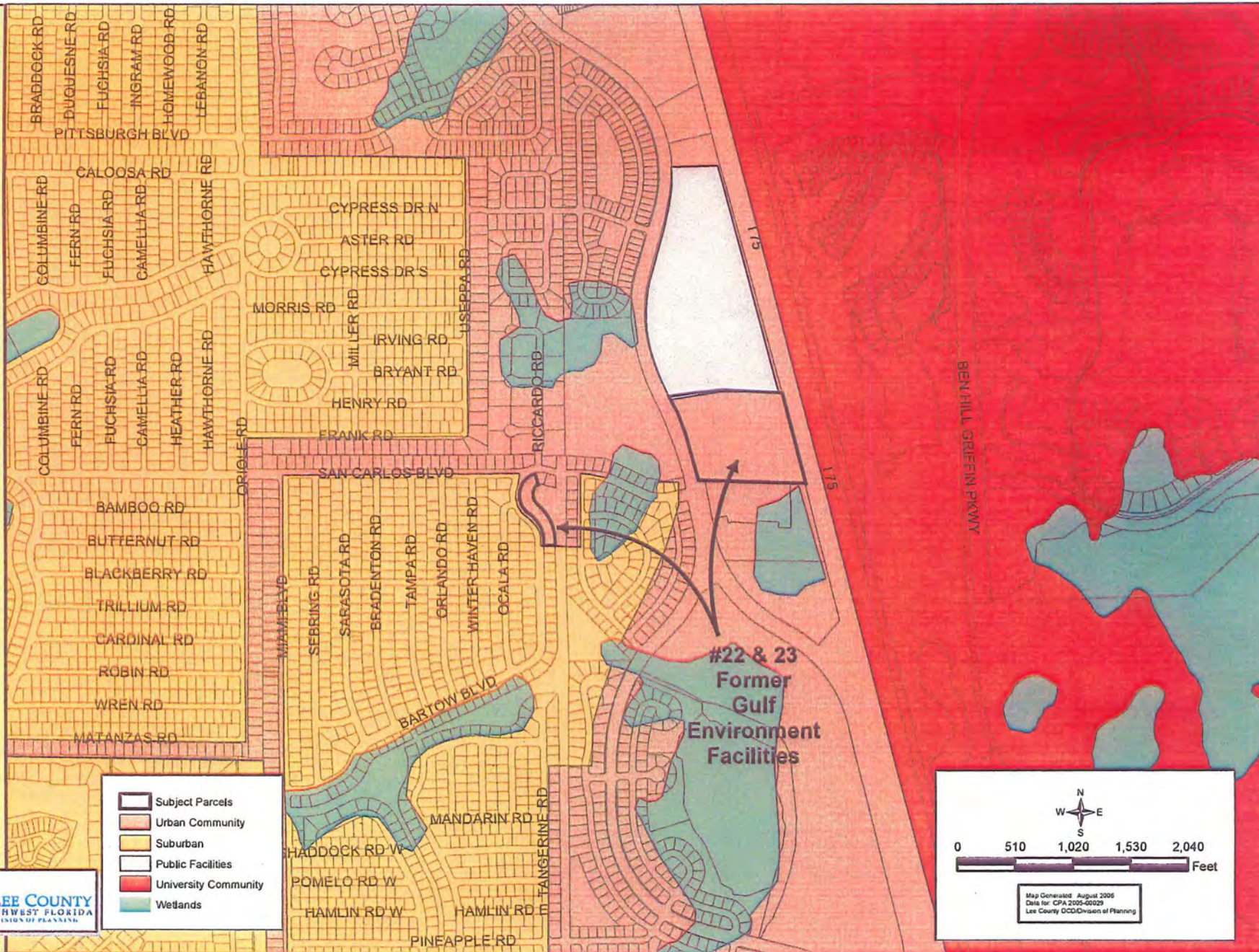


# CPA 2005-00029

Map 30A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- Wetlands

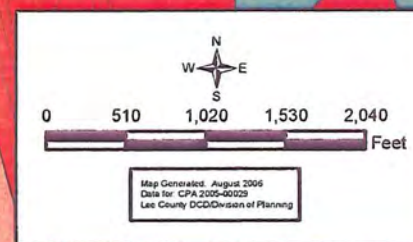


Map Generated August 2005  
Data for CPA 2005-00029  
Lee County OCDDivision of Planning





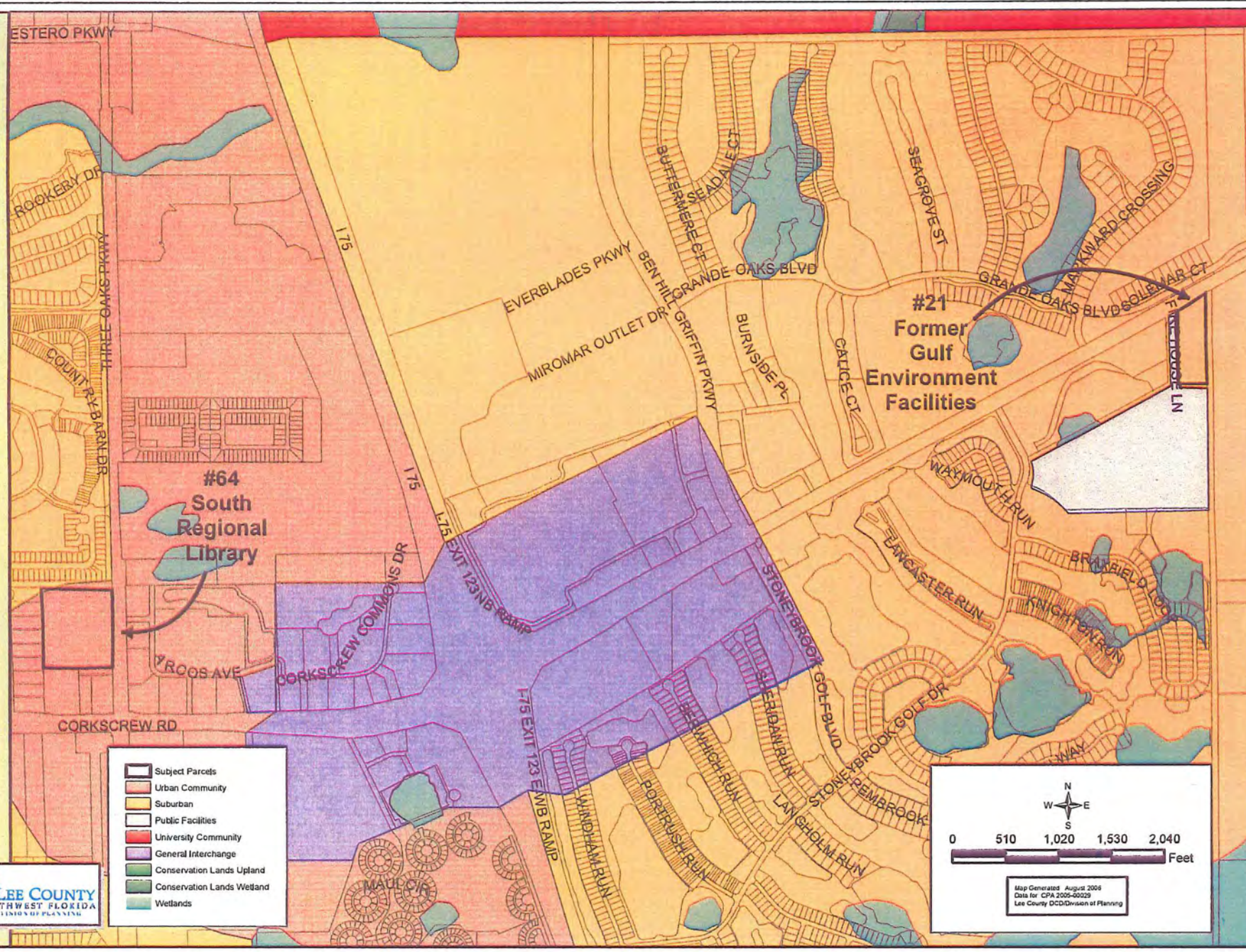
-  Subject Parcels
-  Urban Community
-  Suburban
-  Public Facilities
-  University Community
-  Wetlands





CPA2005-00029

Map 31A: Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- General Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

N  
W  
E  
S

0 510 1,020 1,530 2,040  
Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

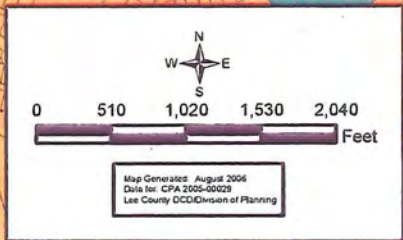
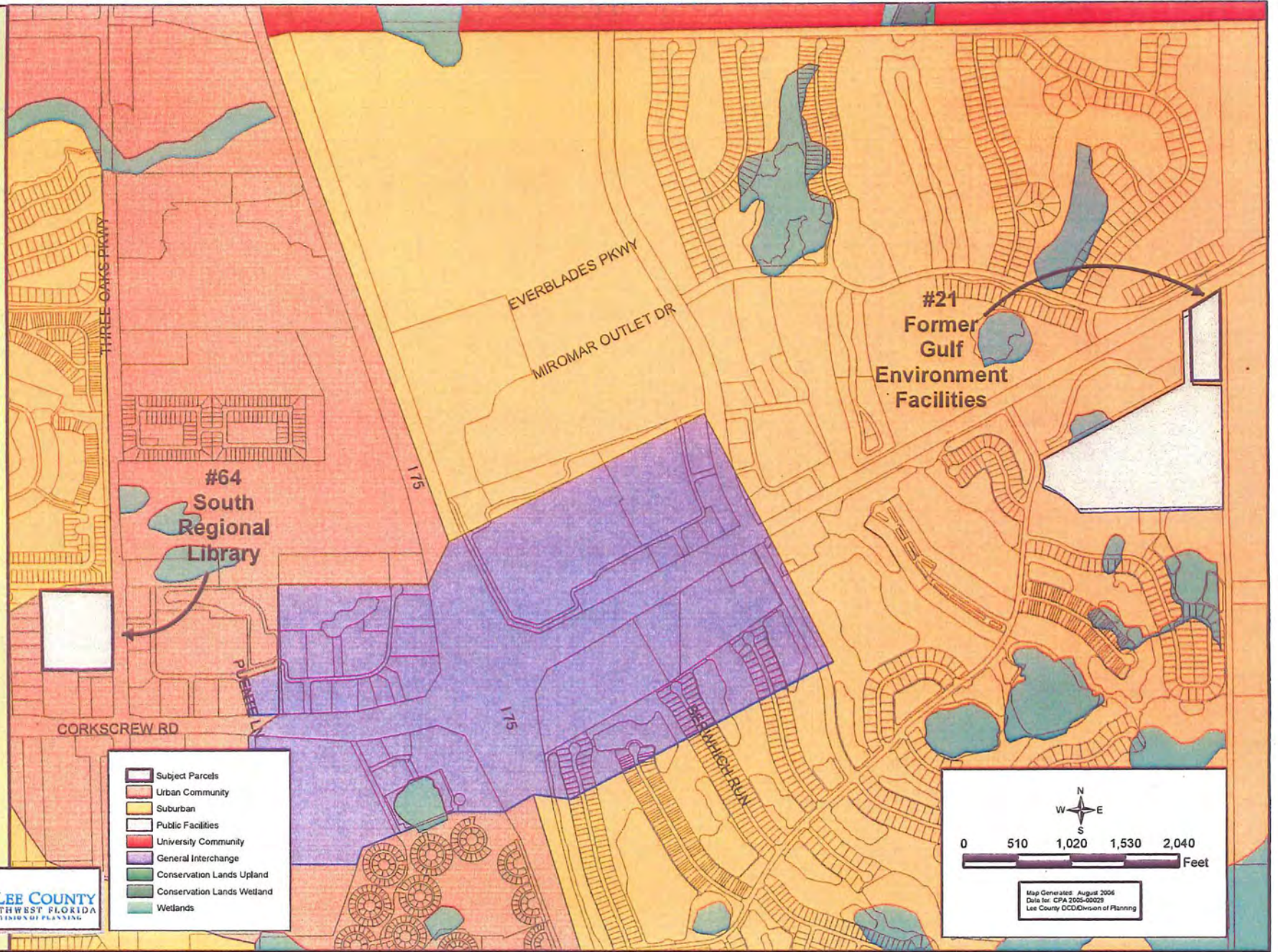


CPA2005-00029

Map 31B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- General Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





**CPA2005-29  
PUBLIC FACILITIES UPDATE  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

---

**THE LEE PLAN**

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**DCA Transmittal Document**

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*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 479-8585*

**December 21, 2006**



**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2005-29**

☐

Text Amendment

☒

Map Amendment

This Document Contains the Following Reviews:	
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 18, 2006

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT/REPRESENTATIVE:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

- 2. REQUEST:** Amend the Future Land Use Map series, Map 1, by updating the mapped Public Facilities future land use category by adding and/or removing lands to more accurately identify publicly owned lands.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by re-designating the parcels listed in Table 1 to the Public Facilities future land use category.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- A variety of parcels of land owned by Lee County are being used for public facilities are not included in the Public Facilities future land use category.



- Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public facilities and uses.
- Lee County has acquired several parcels since the last public facilities amendment in 1998. In addition, County staff have identified other properties that are currently being used as public facilities.

### C. BACKGROUND INFORMATION

On June 3, 1998 the Board of County Commissioners adopted Lee Plan Amendment PAM96-14. This was the last time the Board amended the Public Facilities future land use category on a county-wide basis. This amendment proposes to redesignate parcels throughout the County to the Public Facilities future land use category. The decision is based on the parcel either being acquired by a public agency to be used as a public facility or the parcel is currently being used as a public facility, per Lee Plan Policy 1.1.8, which is reproduced below:

***POLICY 1.1.8:** The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, and other government facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.*

Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public buildings, grounds and other facilities. In order to remain consistent with this state mandate, the Future Land Use Map should be periodically updated.

## PART II - STAFF ANALYSIS

### A. STAFF DISCUSSION

Lee County has acquired several parcels of land since the last county-wide review of the Public Facilities future land use category. Some of these parcels have been acquired through the acquisition of private utility services by Lee County. Others have been acquired to accommodate new County facilities such as school sites or expanded County office space in downtown Fort Myers. Additional properties in the County's inventory which are currently being used as public facilities are also included in the proposed amendment. Table 1 lists the parcels as well as the future land use category from which each one is being changed.

The North Fort Myers senior center, including facilities such as the parking and tennis courts, are included in this amendment.

Three Fire Stations are included in this amendment. The fire station on Upper Captiva and an abutting parcel are proposed to be changed from Outer Island to Public Facility. The Tice and Alva fire stations are also proposed to be included in the Public Facilities category.

New school sites such as the new schools on Homestead Road in Lehigh Acres are proposed for re-designation to the Public Facilities category. These two schools are located near the Buckingham Airfield.



A vacant parcel of land owned by the Mosquito Control District in the Buckingham Park subdivision is being included in this proposal. This parcel abuts the current mosquito control facilities.

The Lee County DOT facilities at Billy Creek and on Evergreen Road are proposed to be included in the Public facilities category, as is the County Fleet Maintenance facility on Van Buren Street and the MARS operations south of Michigan Avenue. County offices such as the Medical Examiner, the County-City Building on Hendry Street, The Veterans Service building on Victoria Avenue, and the County departments located on Pondella road are also included. These departments include a sheriff's substation, and the Departments of Health, Human Services, and Social Services.

The Suntrust Building in downtown Fort Myers was recently acquired by Lee County. It is proposed to become part of the Public Facilities future land use category.

Parking lots are also part of this amendment. The Lee Tran Parking for Fort Myers Beach is proposed to be included in the Public facilities category. Additional County-owned parking in downtown Fort Myers on Thompson Street and Cottage Street are included as is the parking lot acquired as part of the Suntrust Building. Like the Suntrust building, many of these parcels are within incorporated Fort Myers which has its own future land use categories. Planning staff are recommending redesignating the parcels on the Lee Plan Future Land Use map for informational purposes.

The boat ramps on Barrancas Avenue in Bokeelia and on Davis Road in Fort Myers Shores are proposed to be classified in the Public Facilities category.

Several water tanks, such as the Miners Corner and Alico booster plants and the water towers in Tice and on Pine Island Road next to J. Colin English Elementary School, are proposed to be included in the Public Facility category. Other utility parcels include the pump stations and warehouses on San Carlos Island and Ballard Road in Fort Myers, two pump stations on State Road 80, the Fort Myers Beach sewage treatment plant on Pine Ridge Road, the Greenmeadow water treatment plant, and the waste water treatment plants at Fiesta Village and Gateway.

Facilities acquired by Lee County from private service providers are also included in this amendment. These consist of the facilities the County acquired from Gulf Environmental at Shadow Creek Boulevard, Corkscrew Road, Three Oaks Parkway, and San Carlos Parkway in San Carlos Park. The County also acquired a utilities customer service center from the Florida Cities utility provider. Items such as the Pine Island Waste Water Plant and the Olga Water Plant include vacant land abutting the physical facilities.

Recreational parks are part of this amendment. These include Mary Moody Park and Judd Park in North Fort Myers, Hunter Community Park in Pine Manor, the South Fort Myers Community Park on Bass Road and Alva Community Park in Alva. A small vacant parcel that is part of Veterans Park in Lehigh Acres is proposed to be redesignated as Public Facility. Also included is the recently opened Ten Mile Canal Linear Park.



Toll facilities for the Midpoint Bridge are included in this amendment, as is the parcel that provides access to these facilities. These parcels are in Cape Coral which has its own future land use categories. The parcels should still be redesignated on the Lee County Future Land Use Map to indicate their status as publicly-owned facilities.

Some community centers and their associated facilities are proposed to be changed to the Public Facilities category. These include the Boca Grande Community Center, the Matlacha Community Center, the Charleston Park Community Center, the Olga Community Center and the Schandler Hall Recreation Center.

The East County Regional Library and the parcel providing access to it are part of this amendment. Other library facilities to be amended include the Lakes Regional Library, the South Regional Library, and the Library Administration Expansion in Fort Myers.

## **B. CONCLUSIONS**

Lee Plan Map 1, the Future Land Use Map, should be updated in order to be as accurate as possible and maintain consistency with the requirements of Florida Administrative Code.

## **C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, The Future Land Use Map, by adding the parcels listed in Table 1 to the Public facilities future land use category.



**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

PUBLIC HEARING DATE: August 28, 2006

**A. LOCAL PLANNING AGENCY REVIEW**

Planning staff gave a brief presentation. One LPA member had a question concerning a symbol on a general location map for the amendment. Staff noted that the symbol in question was an error created by the mapping software. The LPA had no further comments.

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

The LPA recommends that the Board of Commissioners transmit the proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by re-designating the parcels listed in Table 1 to the Public Facilities future land use category.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The LPA accepted the facts advanced by planning staff.

**C. VOTE:**

NOEL ANDRESS	AYE
DEREK BURR	AYE
RONALD INGE	AYE
CARLETON RYFFEL	AYE
RAYMOND SCHUMANN, ESQ	AYE
RAE ANN WESSEL	AYE
VACANT	



**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

**DATE OF TRANSMITTAL HEARING:** December 13, 2006

**A. BOARD REVIEW:** The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda.

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

- 1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed amendment.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact advanced by staff and the LPA

**C. VOTE:**

<b>A. BRIAN BIGELOW</b>	<u>AYE</u>
<b>TAMMARA HALL</b>	<u>AYE</u>
<b>BOB JANES</b>	<u>AYE</u>
<b>RAY JUDAH</b>	<u>AYE</u>
<b>FRANKLIN B. MANN</b>	<u>AYE</u>



**PART V – DEPARTMENT OF COMMUNITY AFFAIRS  
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

**DATE OF ORC REPORT:**

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS:**

**B. STAFF RESPONSE:**



**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

**DATE OF ADOPTION HEARING:**

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**A. BRIAN BIGELOW**

**TAMMARA HALL**

**BOB JANES**

**RAY JUDAH**

**FRANKLIN B. MANN**

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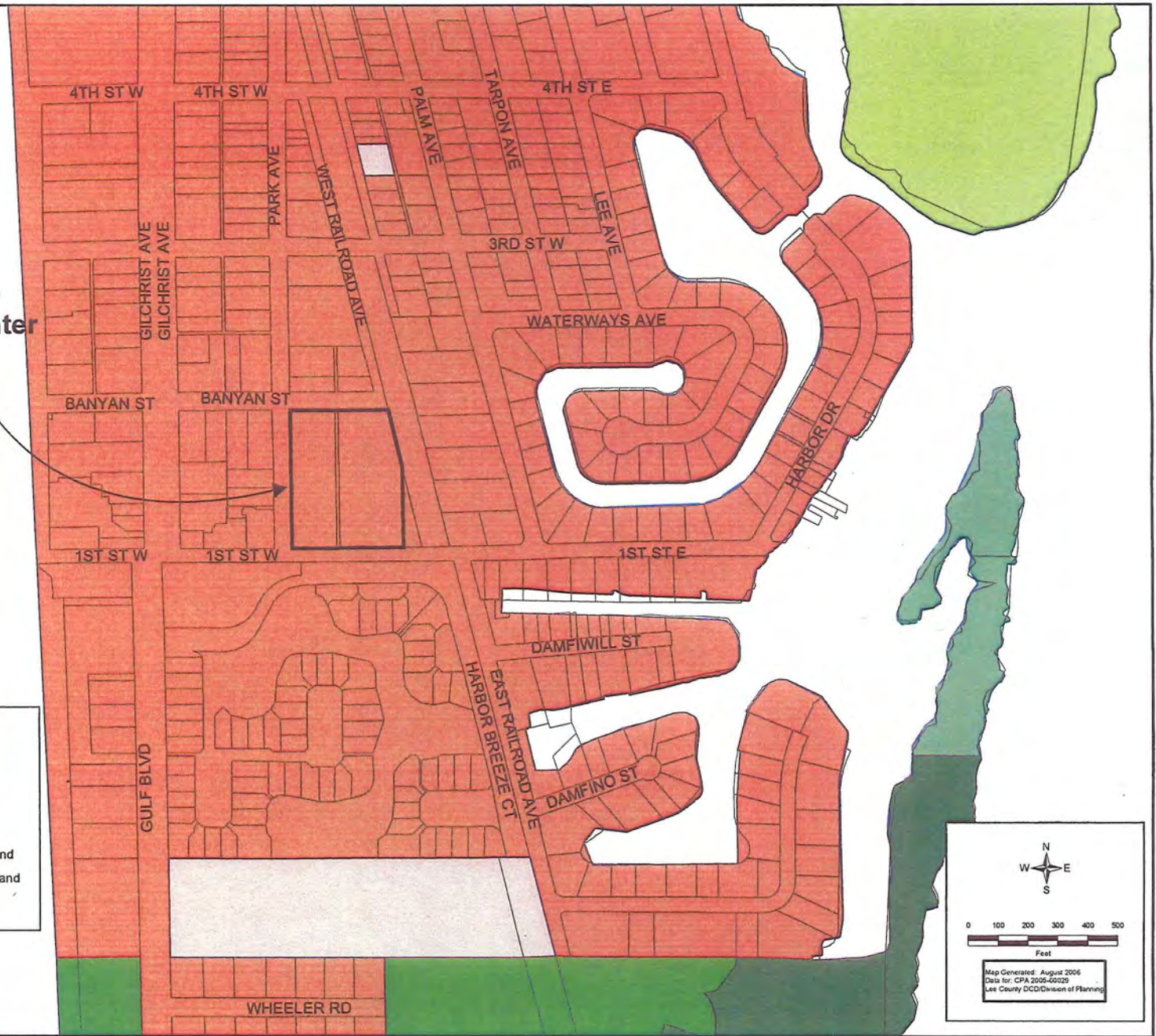


CPA2005-00029

Map 1A Existing Future Land Use Category

# #4 Boca Grande Community Center

- Subject Parcels**
- Future Land Use Category**
- Urban Community
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland
  - Wetlands



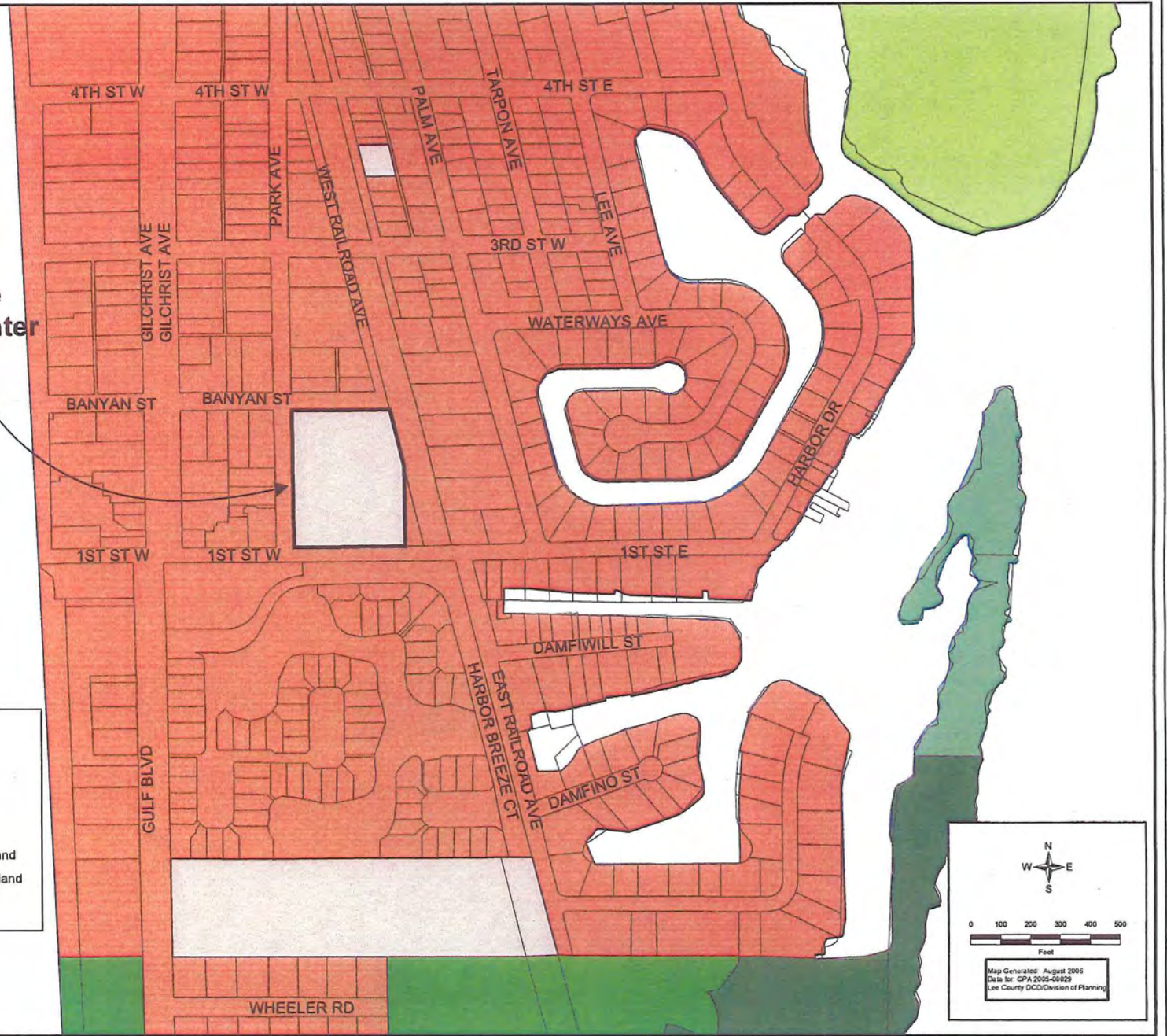


CPA2005-00029

Map 18 Proposed Future Land Use Category

# #4 Boca Grande Community Center

- Subject Parcels
- Future Land Use Category
  - Urban Community
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland
  - Wetlands



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Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 2A Existing Future Land Use Category



- Subject Parcels
- Future Land Use Category
- Suburban
  - Outlying Suburban
  - Public Facilities
  - Coastal Rural
  - Conservation Lands Wetland
  - Wetlands

#7 & #8 County Boat Ramps

Jugg Creek

BAHAMA WAY



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Miles

Map Generated August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

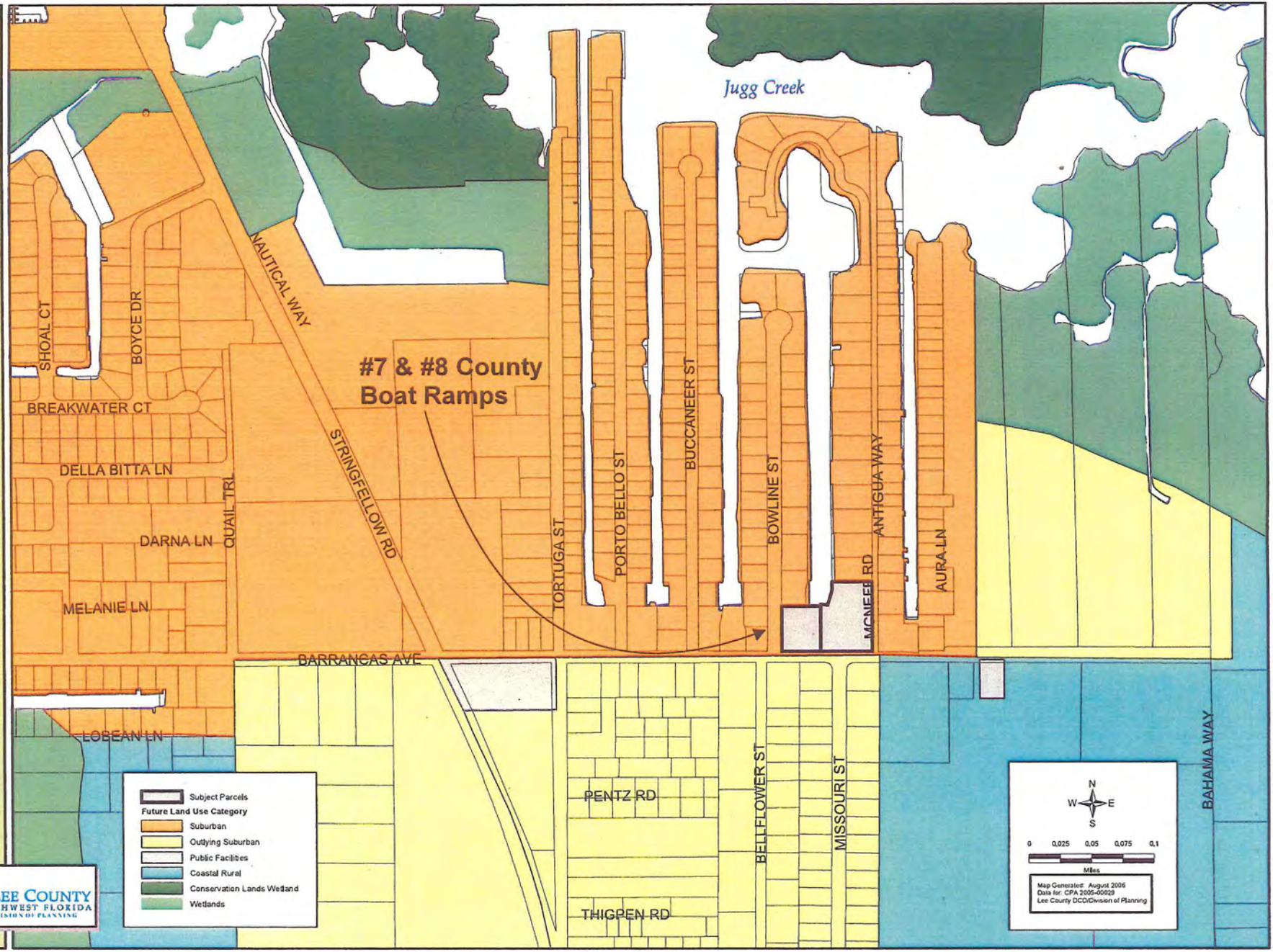


CPA 2005-00029

Map 2B Proposed Future Land Use Category



	Subject Parcels
<b>Future Land Use Category</b>	
	Suburban
	Outlying Suburban
	Public Facilities
	Coastal Rural
	Conservation Lands/Wetlands
	Wetlands



0 0.025 0.05 0.075 0.1

Miles

Map Generated: August 2006  
 Data for: CPA 2005-00029  
 Lee County DCD/Division of Planning



CPA2005-00029

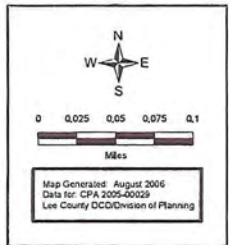
MAP 1A Existing Future Land Use Category

Gulf  
Of  
Mexico

#82 & #83  
Upper Captiva  
Fire District

Pine  
Island  
Sound

- Subject Parcels
- Future Land Use Category
- Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland





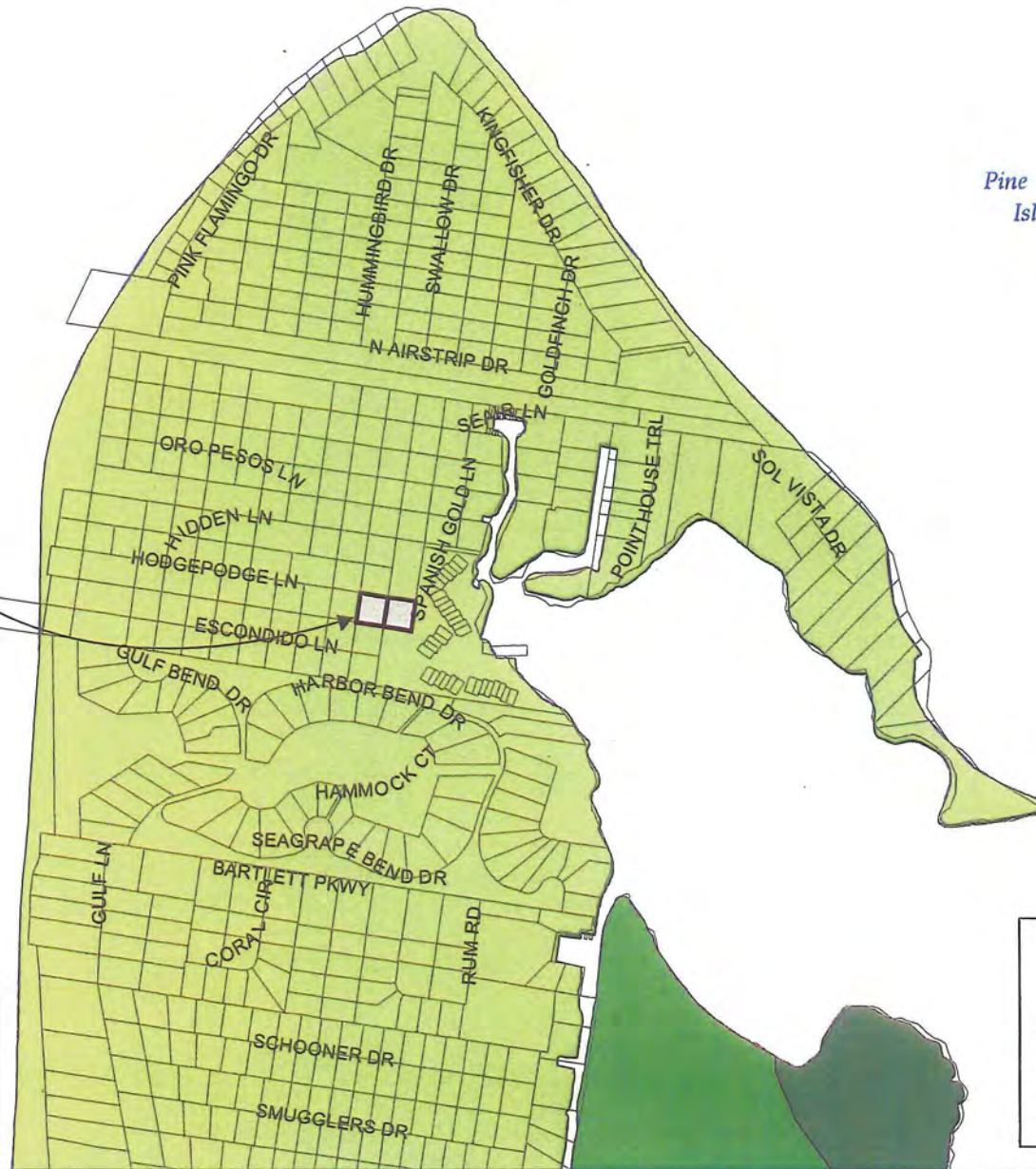
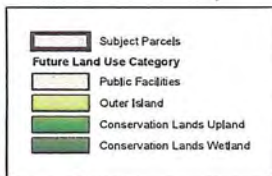
CPA 2005-00029

Map 3B Proposed Future Land Use Category

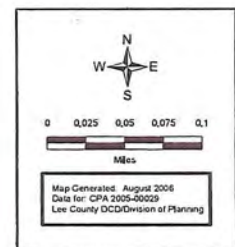


Gulf  
Of  
Mexico

**#82 & #83  
Upper Captiva  
Fire District**



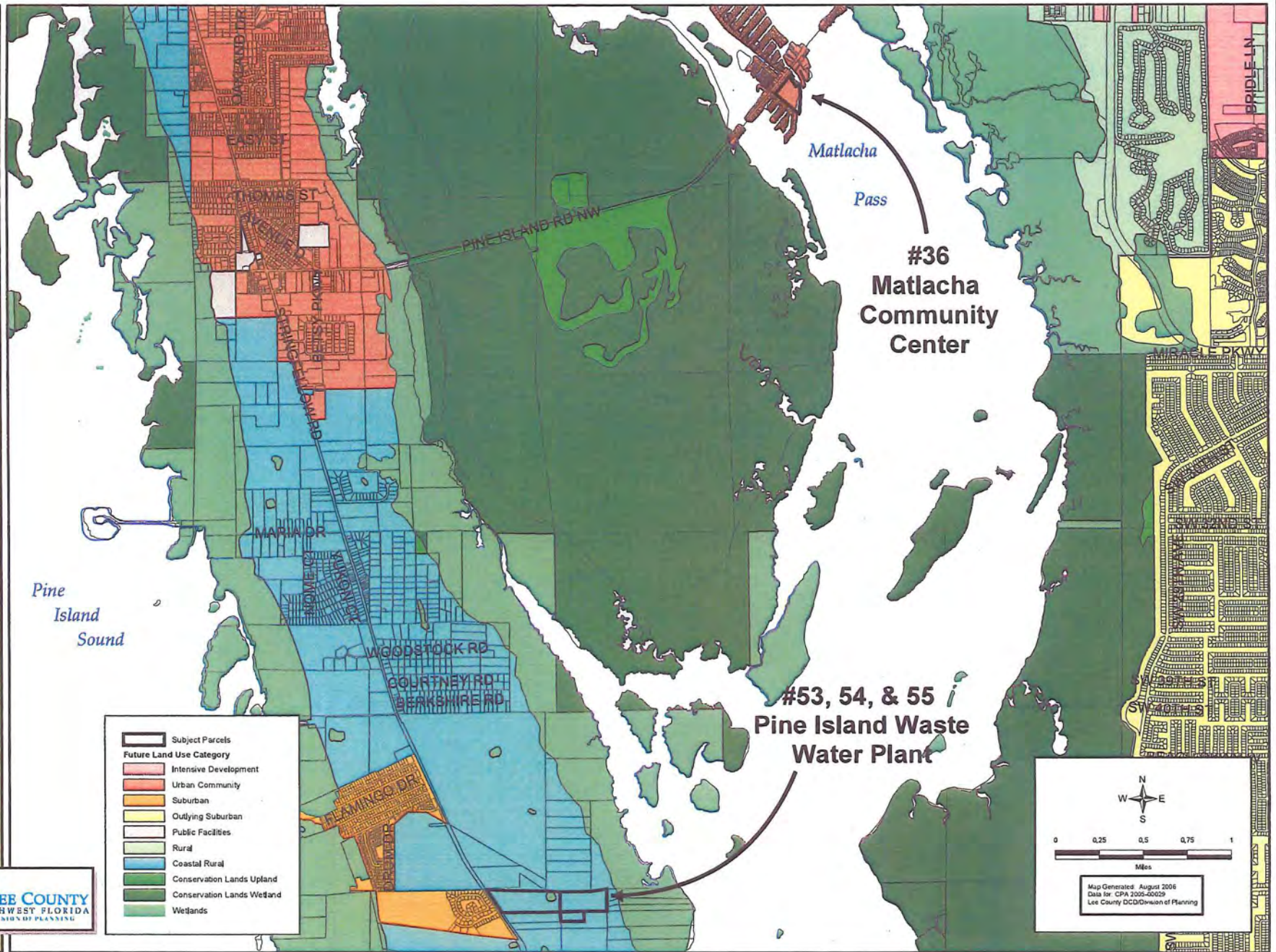
Pine  
Island  
Sound





CPA 2005-00029

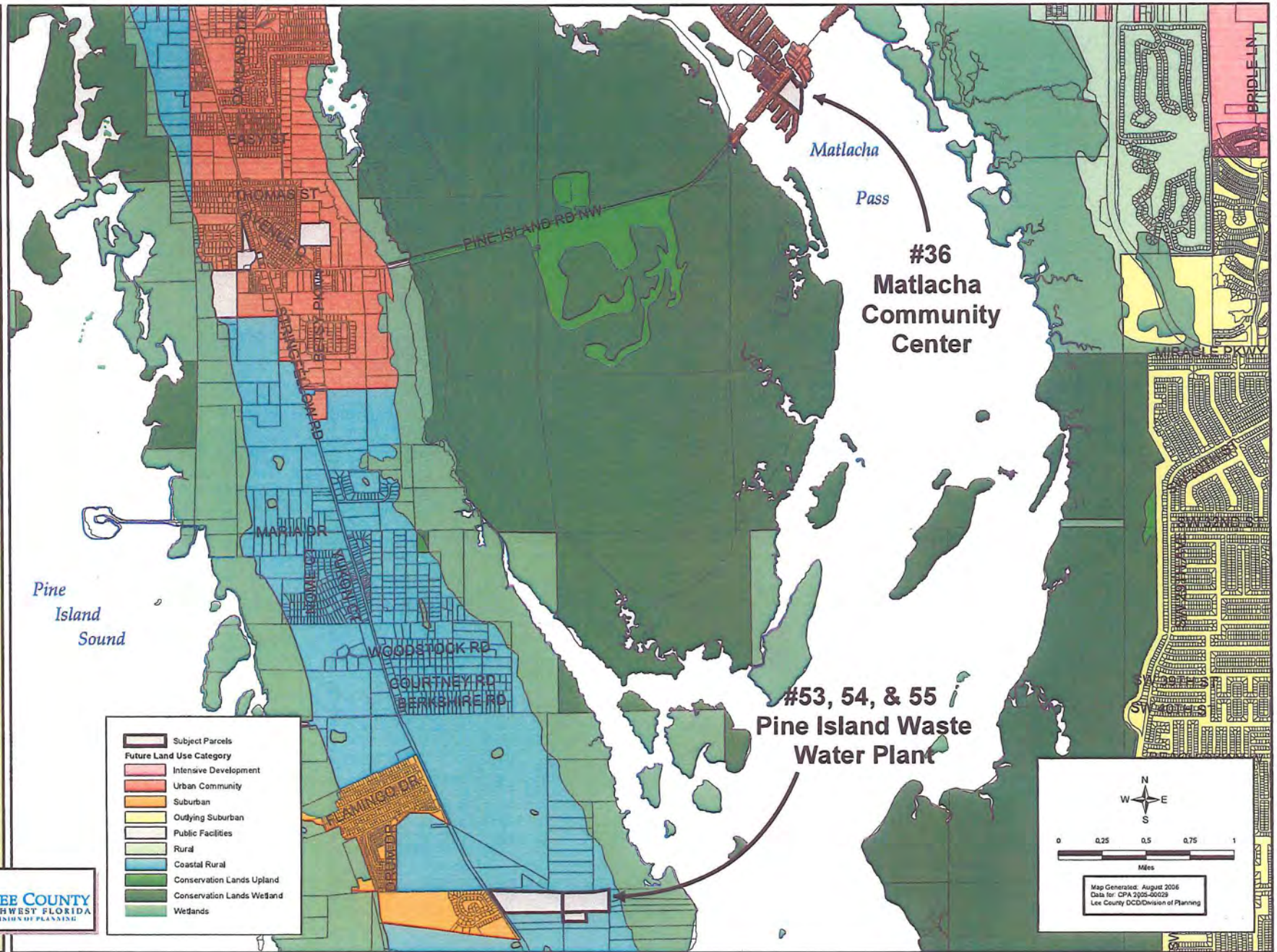
Map 4A Existing Future Land Use Category



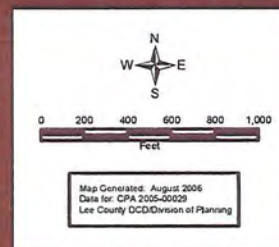


CPA 2005-00029

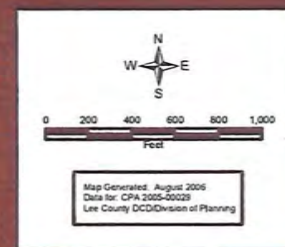
Map #8 Proposed Future Land Use Category













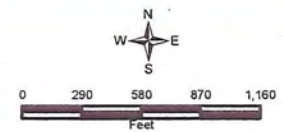
CPA2005-00029

Map 6B Proposed Future Land Use Category



-  Subject Parcels
-  Intensive Development
-  Central Urban
-  Public Facilities
-  Conservation Lands Upland
-  Conservation Lands Wetland

#37 & 38  
Midpoint Bridge  
Toll Facilities



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County OCC/Division of Planning



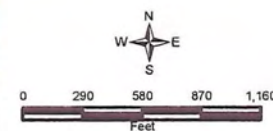
CPA2005-00029

Map 5A Existing Future Land Use Category



-  Subject Parcels
-  Intensive Development
-  Central Urban
-  Public Facilities
-  Conservation Lands Upland
-  Conservation Lands Wetland

#37 & 38  
Midpoint Bridge  
Toll Facilities



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

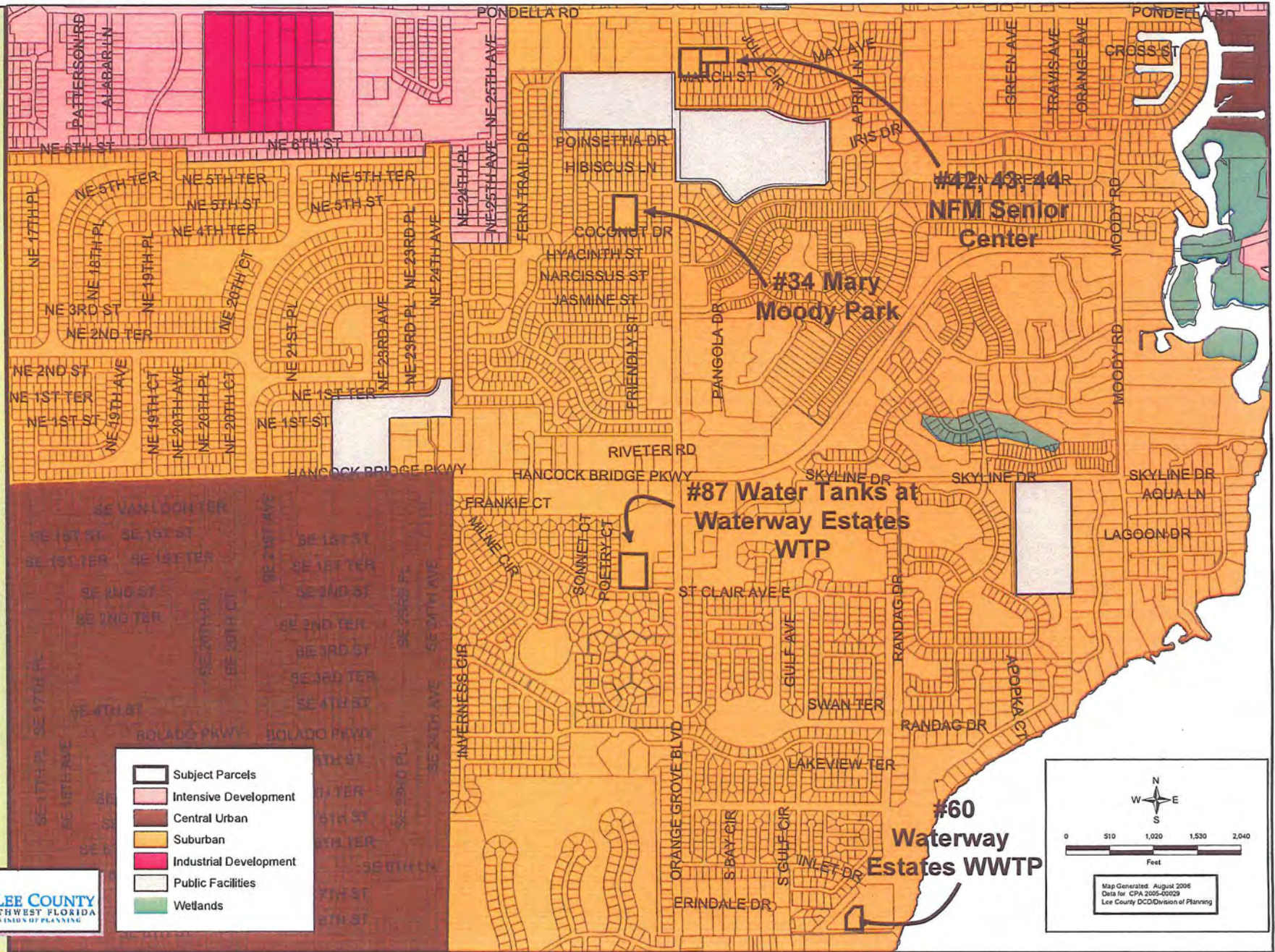


CPA 2005-00029

Map 7A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Industrial Development
- Public Facilities
- Wetlands



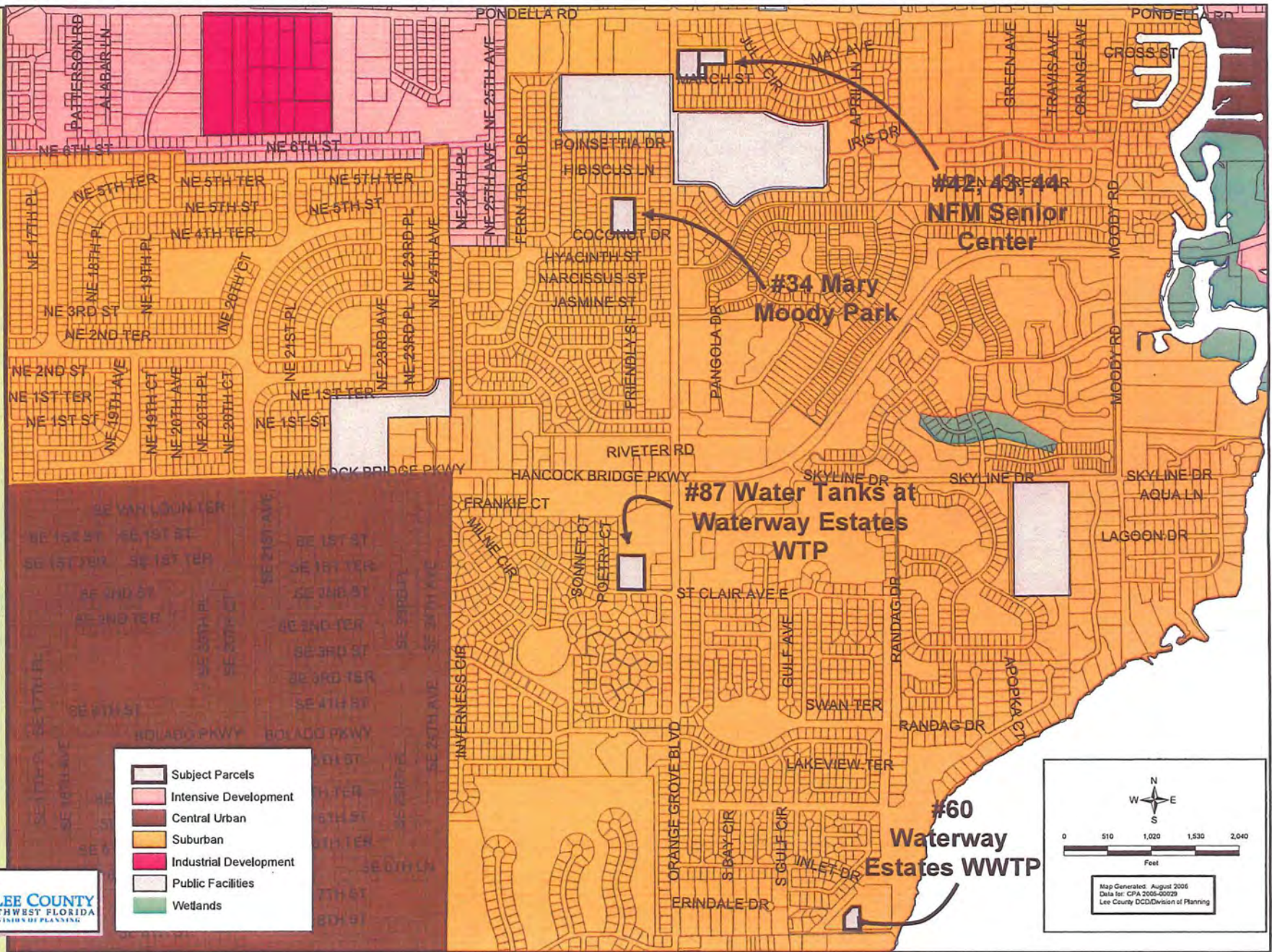


CPA2005-00029

Map 7B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Industrial Development
- Public Facilities
- Wetlands



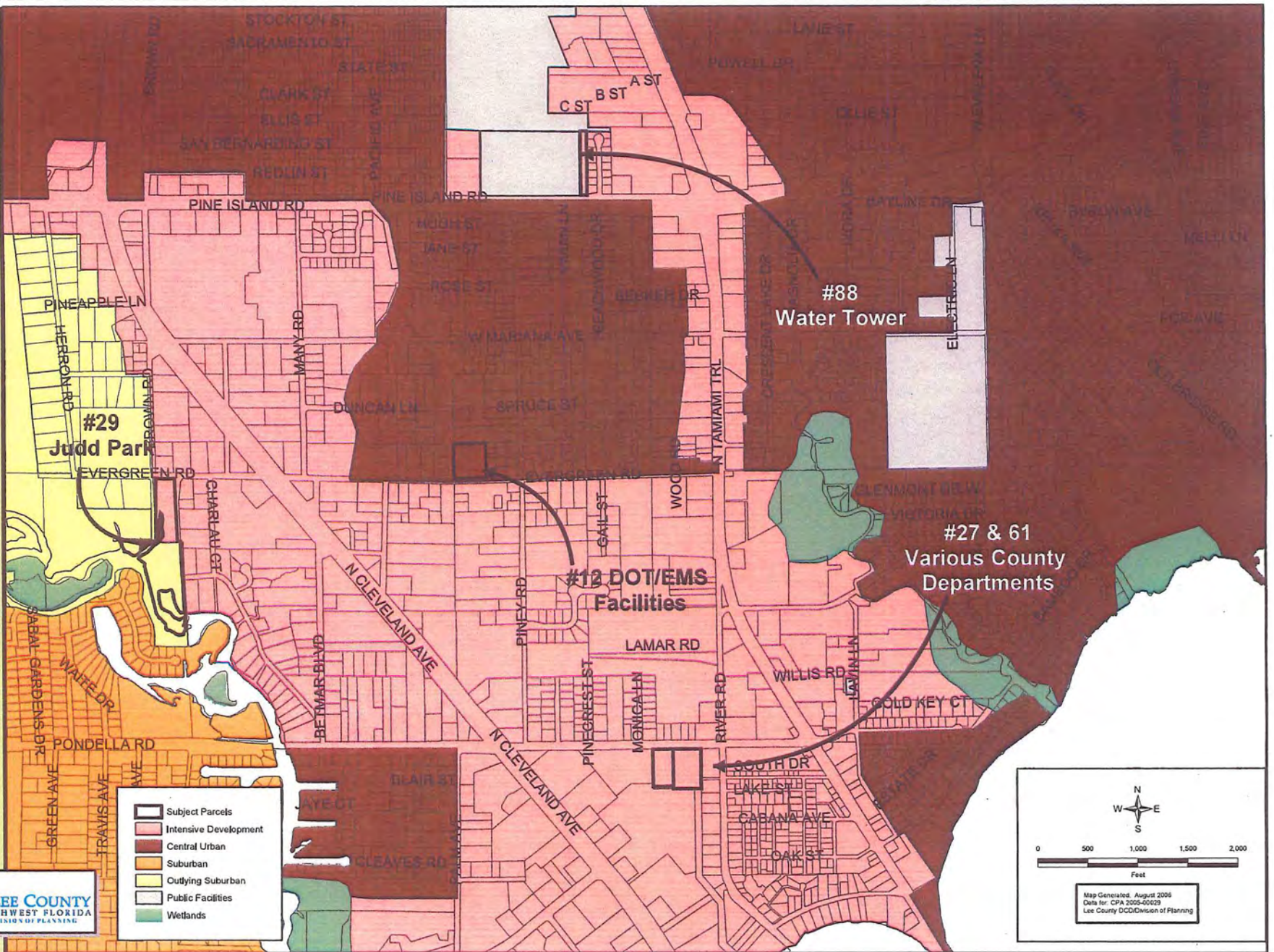


CPA2005-00029

Map 8A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County CDD/Division of Planning

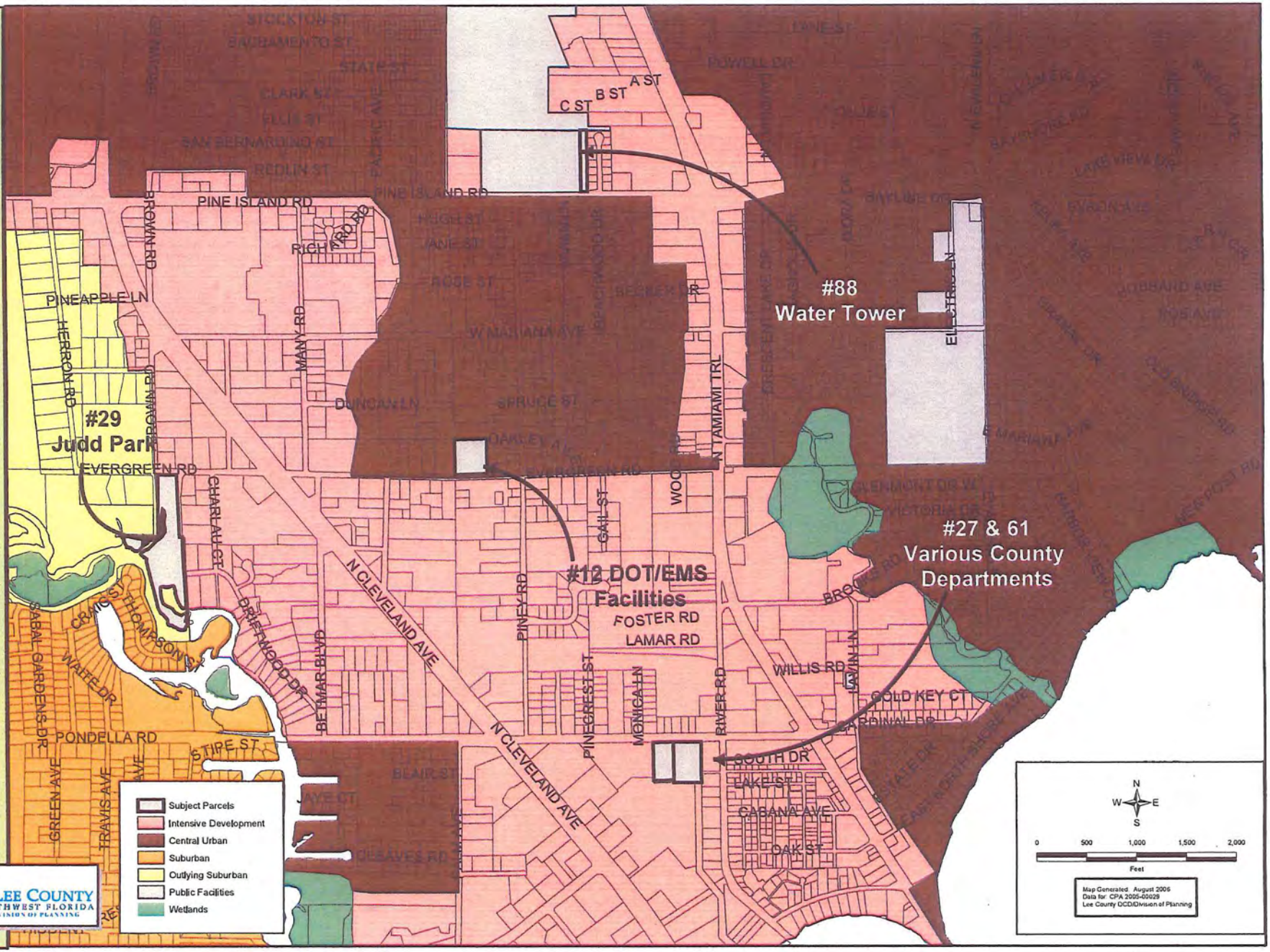


CPA2005-00029

Map BB Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



Feet

Map Generated: August 2006  
 Data for: CPA 2005-00029  
 Lee County OCDDivision of Planning

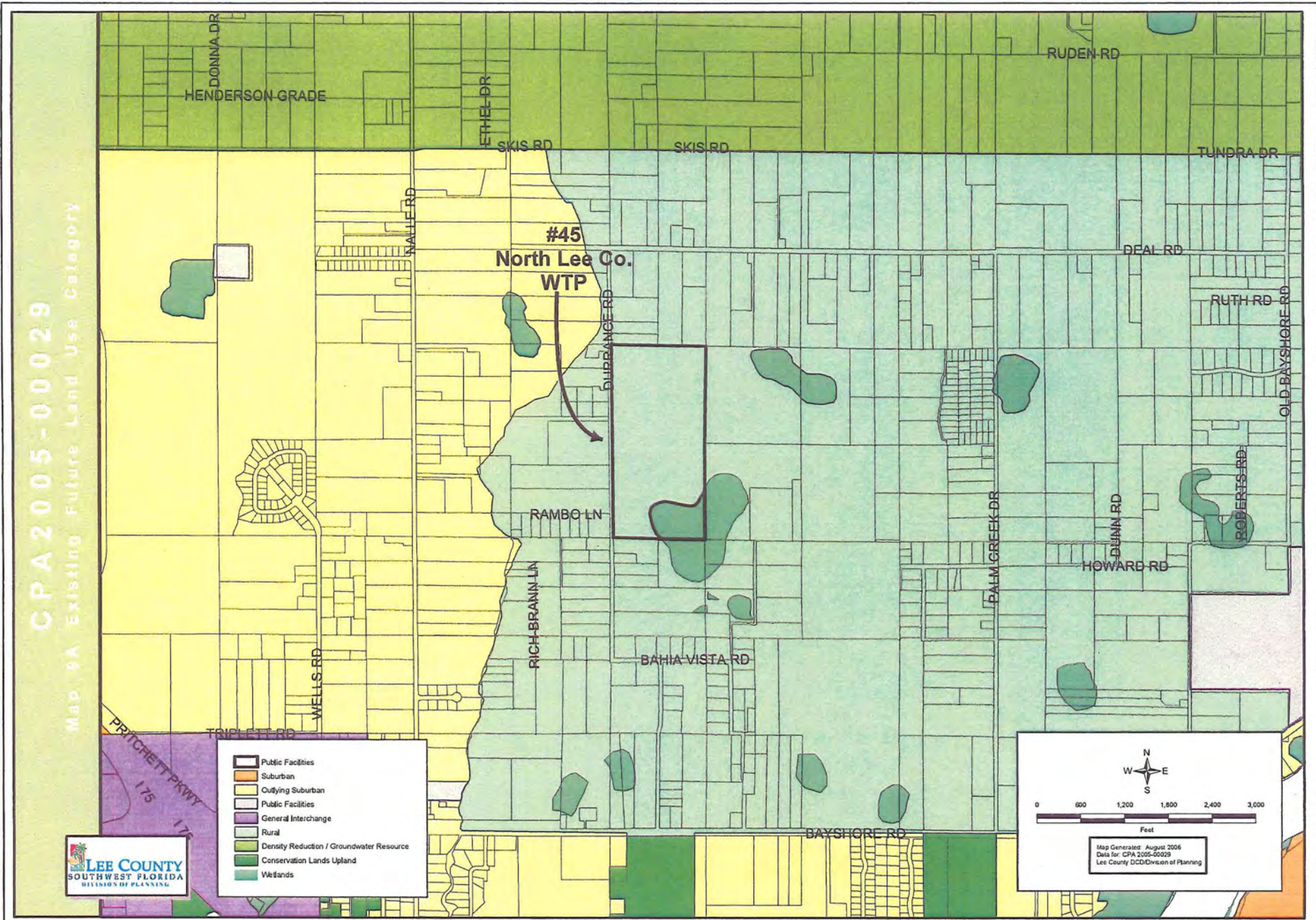
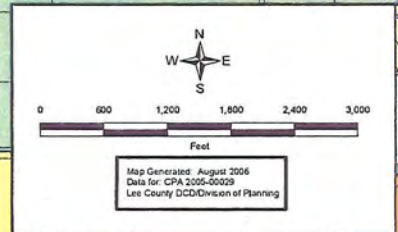


CPA 2005-00029

Map 9A Existing Future Land Use Category



- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands





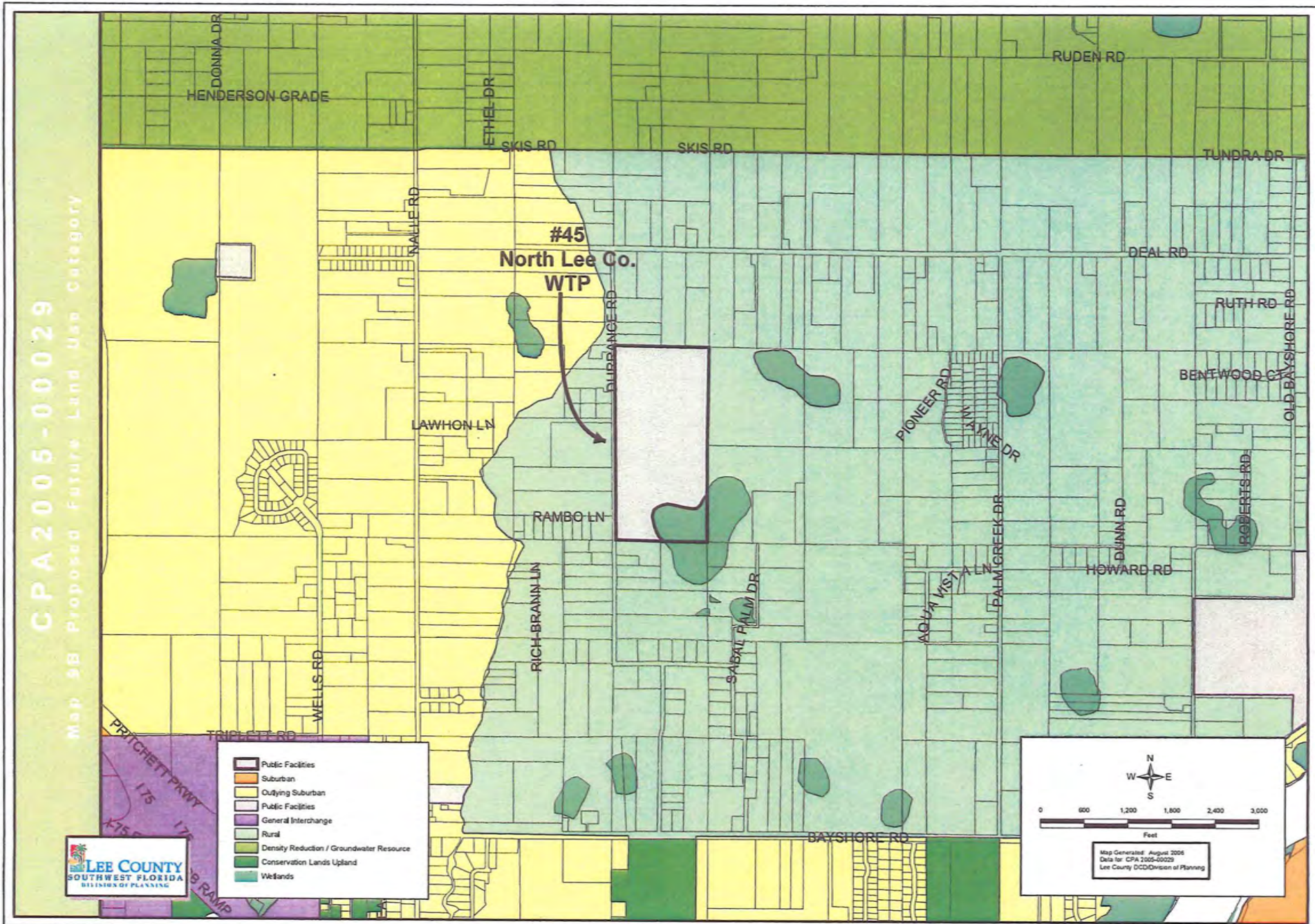
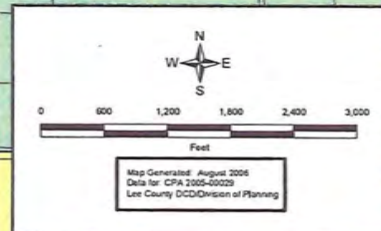
CPA 2005-00029

Map 9B Proposed Future Land Use Category



- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands

#45  
North Lee Co.  
WTP





CPA2005-00029

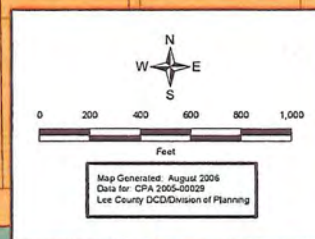
Map 10A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands

#11  
Davis Road  
Boat Ramp

#56  
Pump Station





CPA 2005-00029

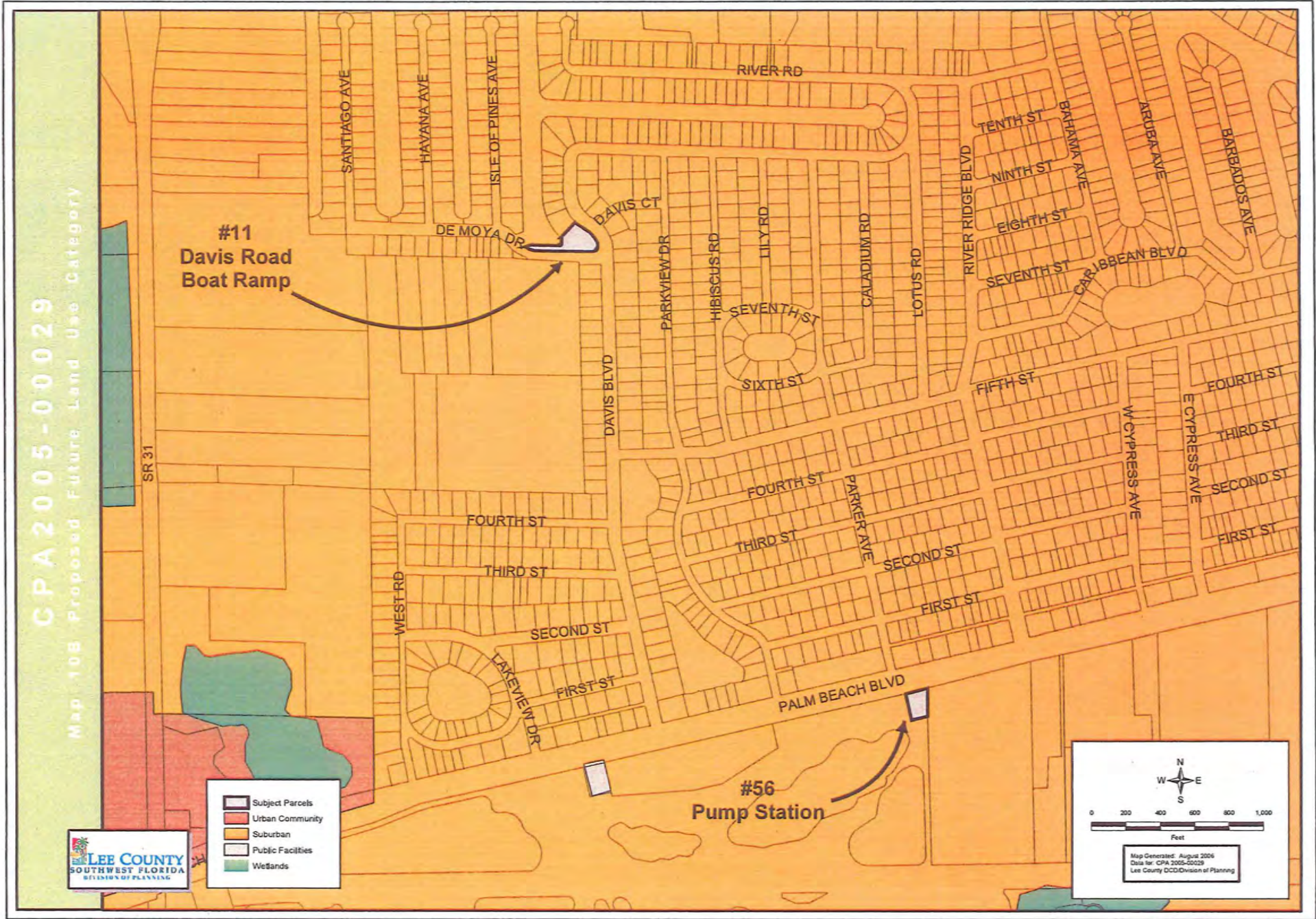
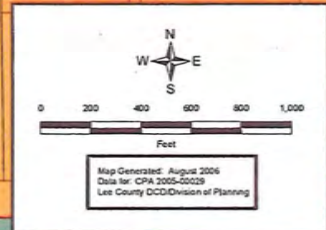
Map 10B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands

#11  
Davis Road  
Boat Ramp

#56  
Pump Station



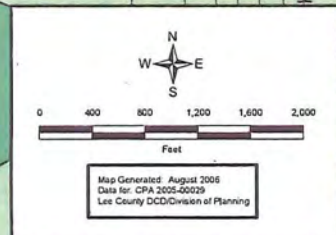
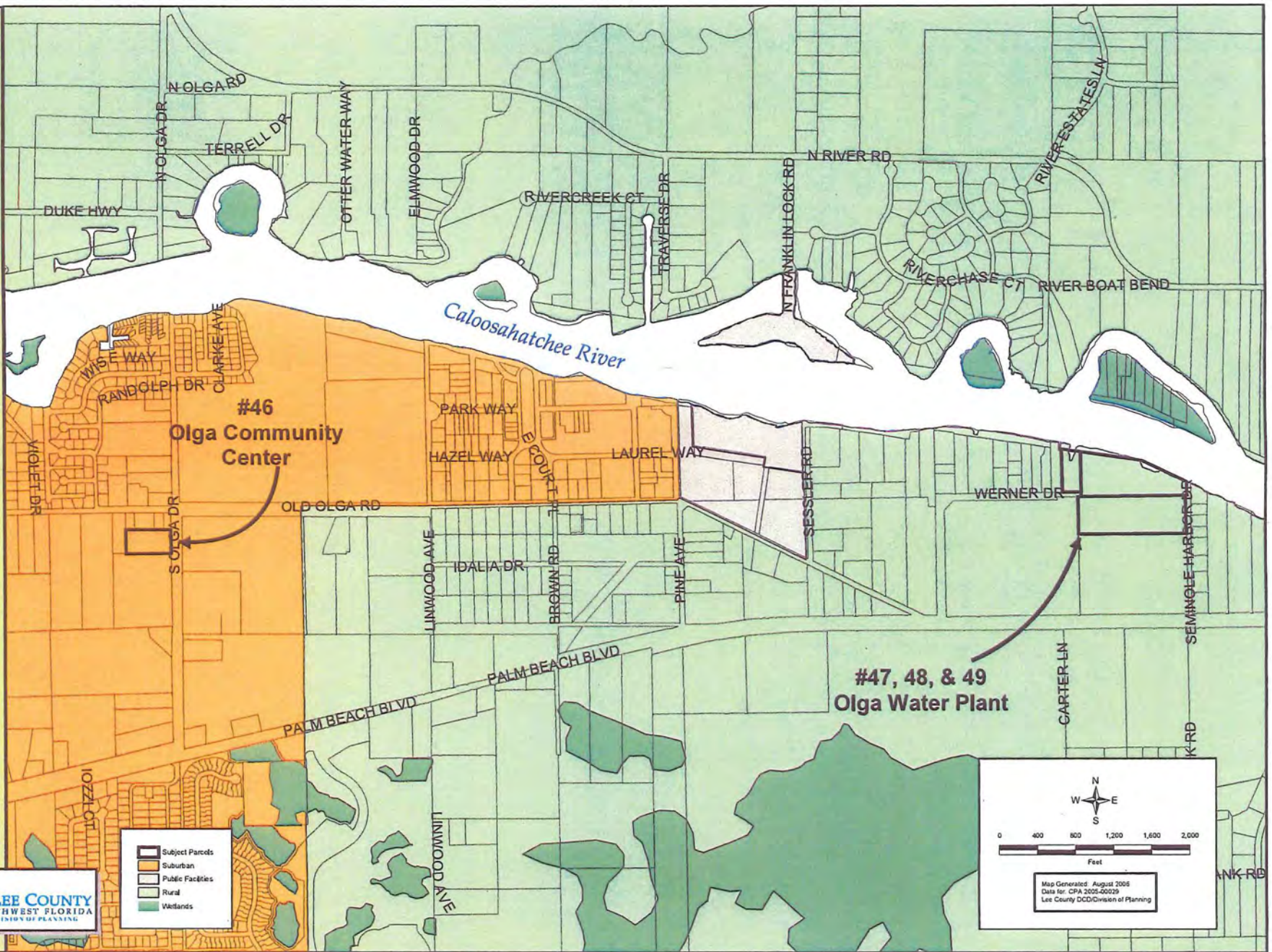


CPA 2005-00029

Map 11A Existing Future Land Use Category



- Subject Parcels
- Suburban
- Public Facilities
- Rural
- Wetlands



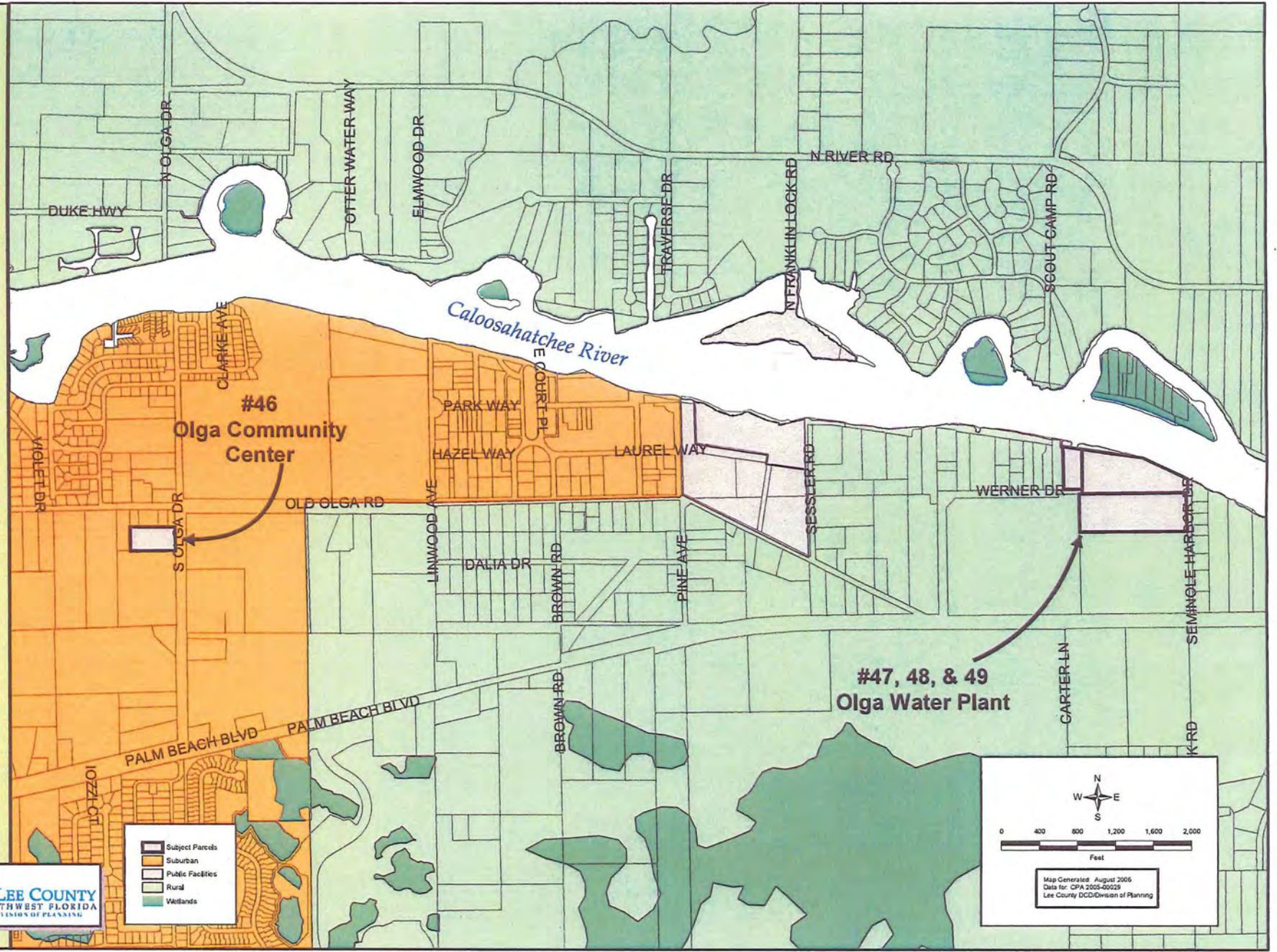


CPA 2005-00029

Map 11B Proposed Future Land Use Category



- Subject Parcels
- Suburban
- Public Facilities
- Rural
- Wetlands



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 12A Existing Future Land Use Category

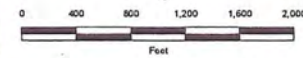


- Subject Parcels
- Urban Community
- Public Facilities
- Rural
- Wetlands

#2  
Alva Community Park  
& Alva Fire Station

#5 & 6  
Charleston Park  
Community Center

Caloosahatchee River



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



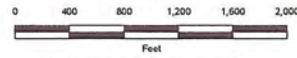


- Subject Parcels
- Urban Community
- Public Facilities
- Rural
- Wetlands

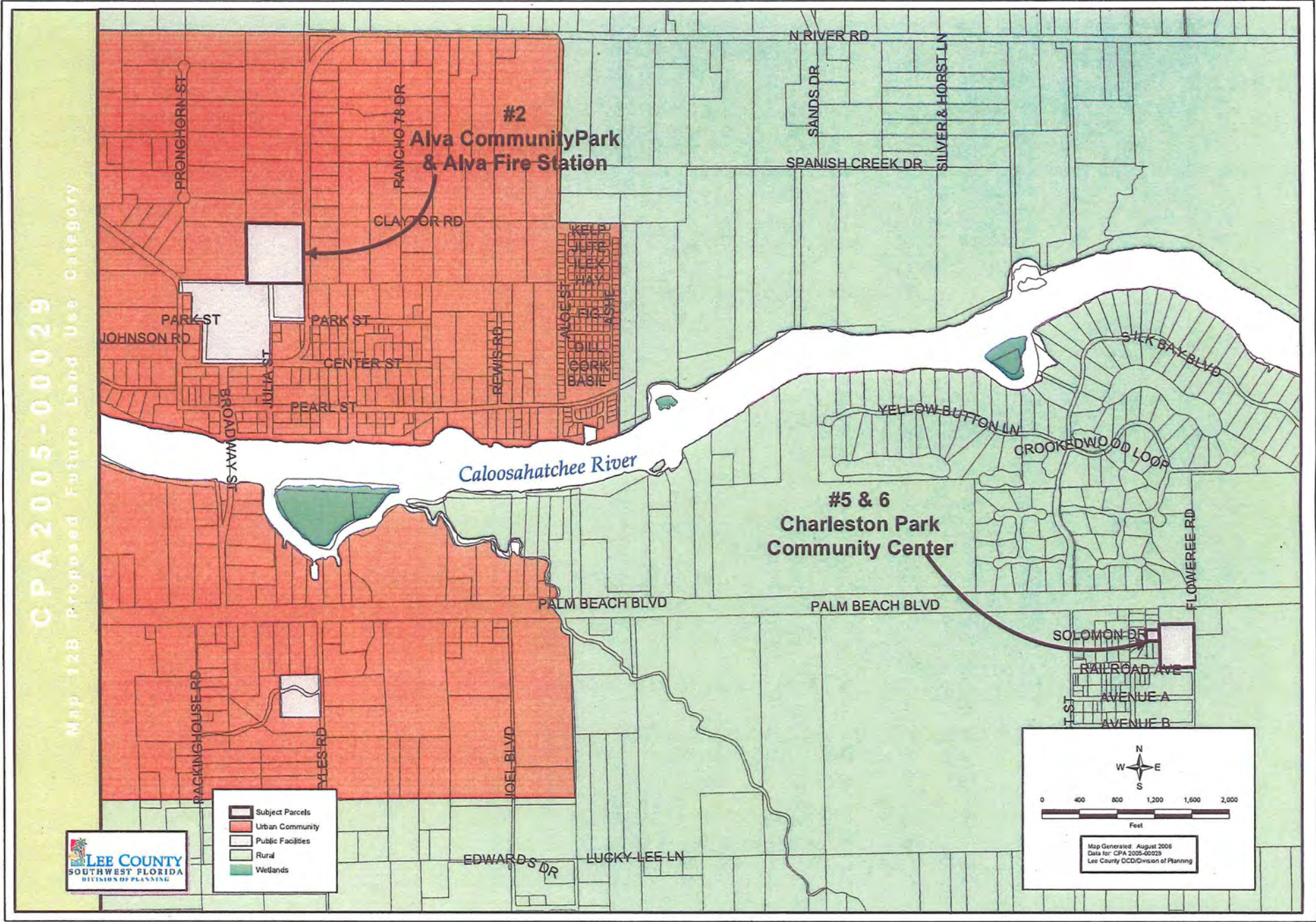
**#2  
Alva Community Park  
& Alva Fire Station**

**#5 & 6  
Charleston Park  
Community Center**

*Caloosahatchee River*



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County OGD/Division of Planning





CPA 2005-00029

Map 13A Existing Future Land Use Category

Caloosahatchee River

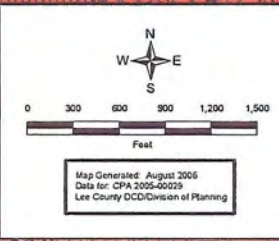
#58 & 59  
Schandler Hall  
Rec. Center

#57  
Pump  
Station

#81  
Water  
Tower

#3 & 80  
DOT Ops &  
Tice Fire Station

- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





CPA2005-00029

Map 13B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

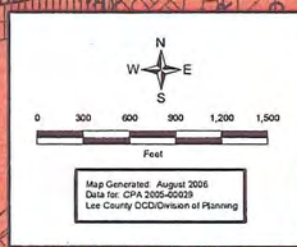
Caloosahatchee River

#58 & 59  
Schandler Hall  
Rec. Center

#57  
Pump  
Station

#31  
Water  
Tower

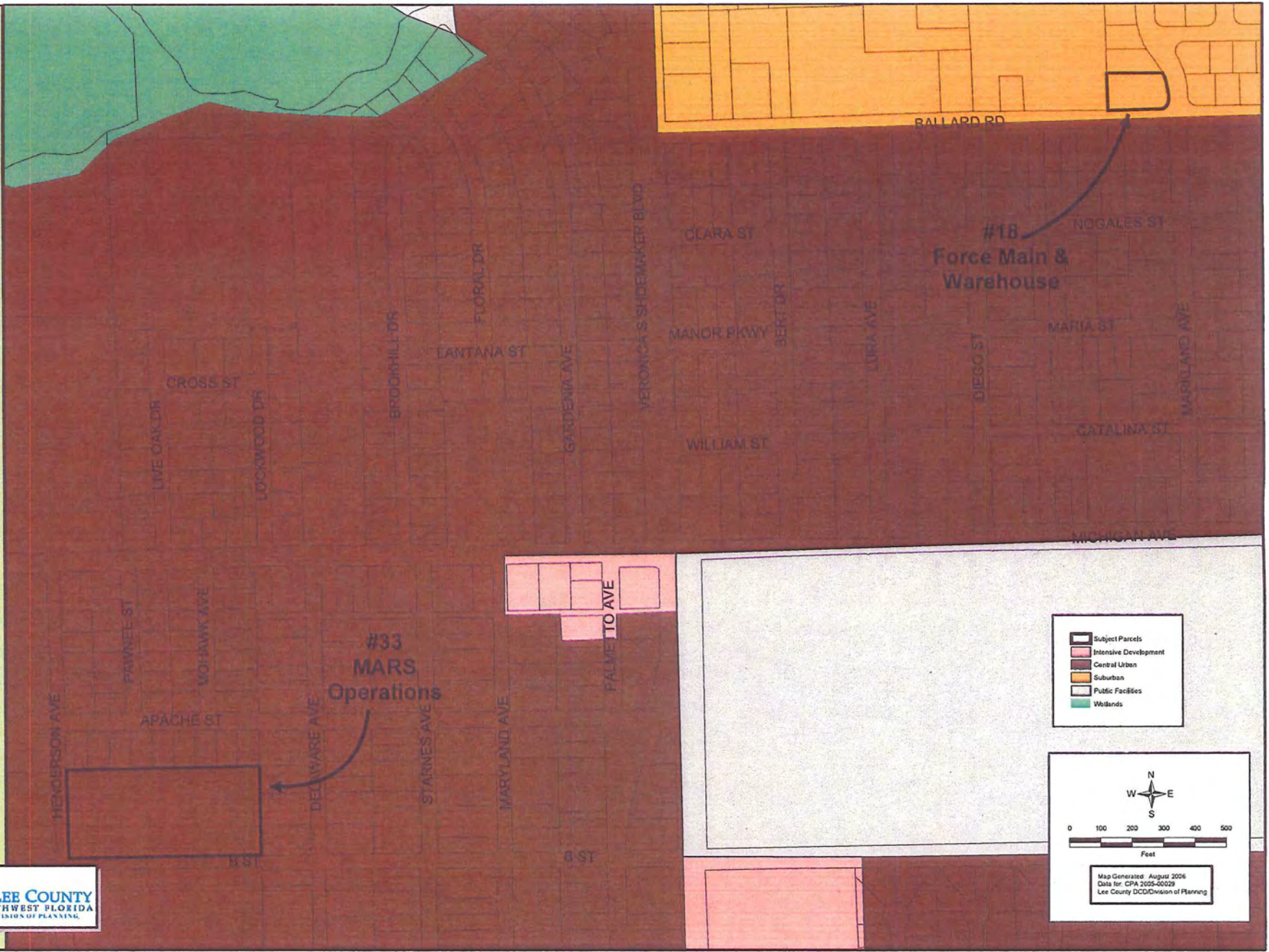
#3 & 80  
DOT Ops &  
Tice Fire Station





CPA2005-00029

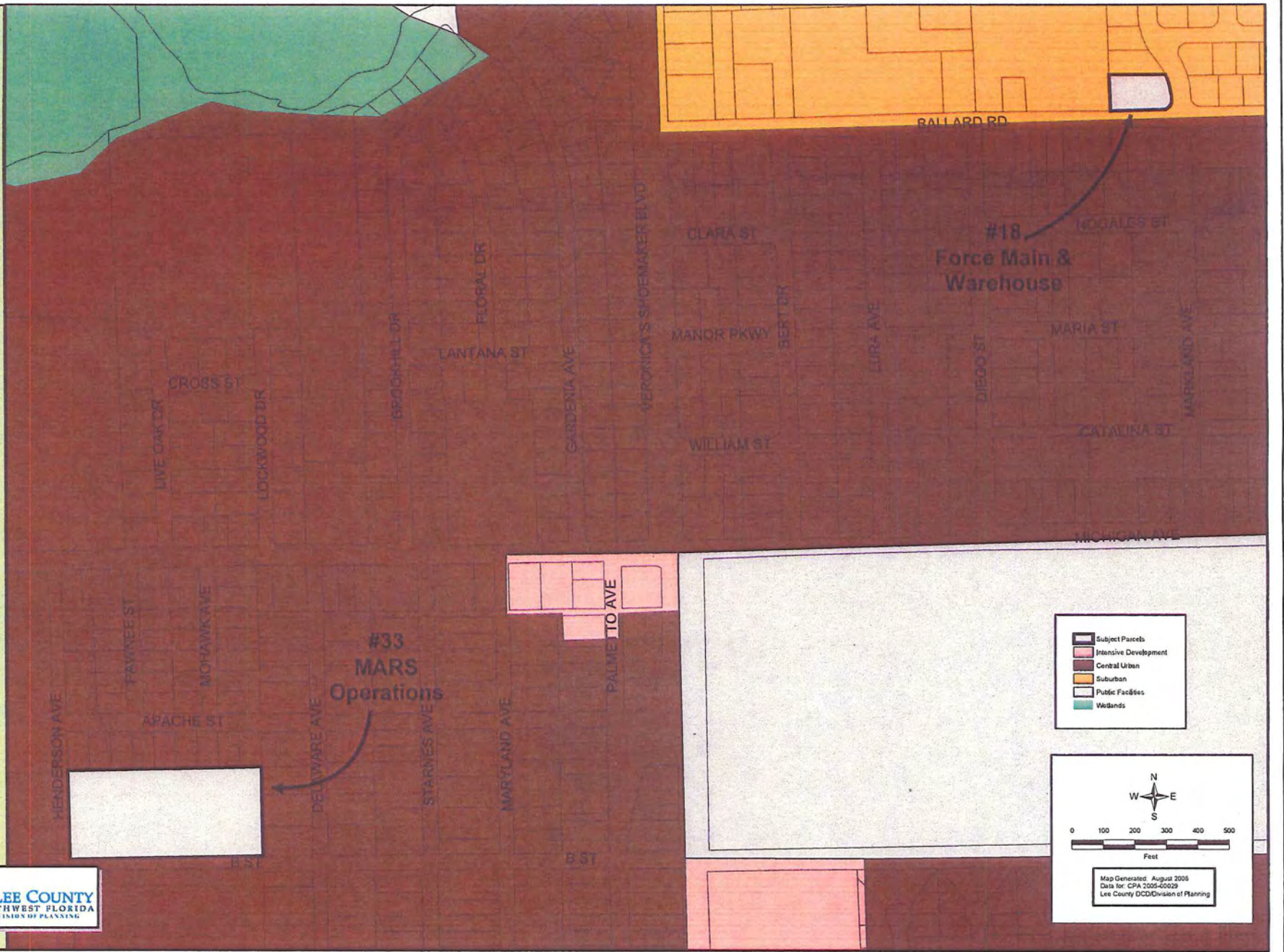
Map 14A Existing Future Land Use Category





CPA2005-00029

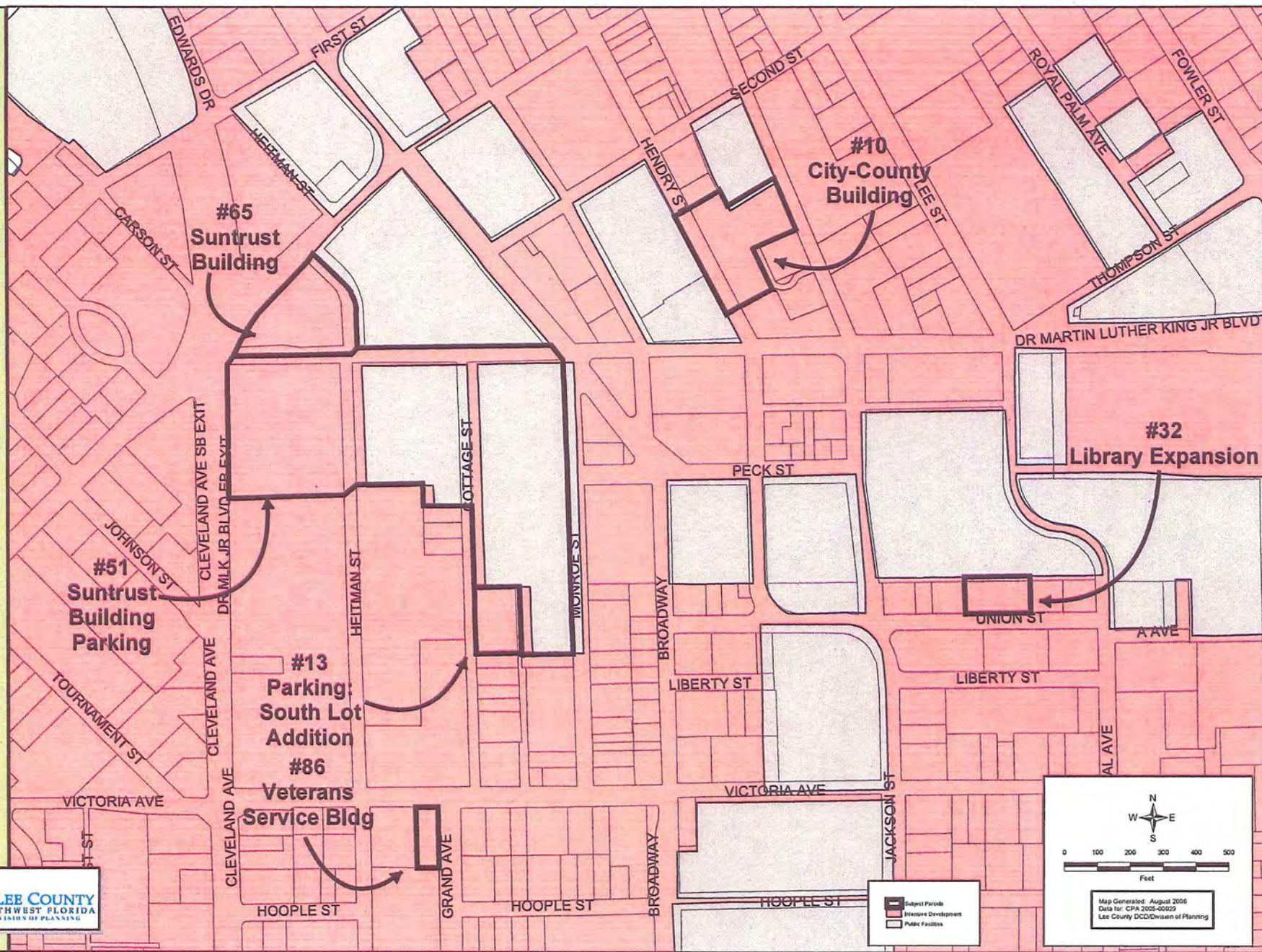
Map 14B Proposed Future Land Use Category





CPA 2005-00029

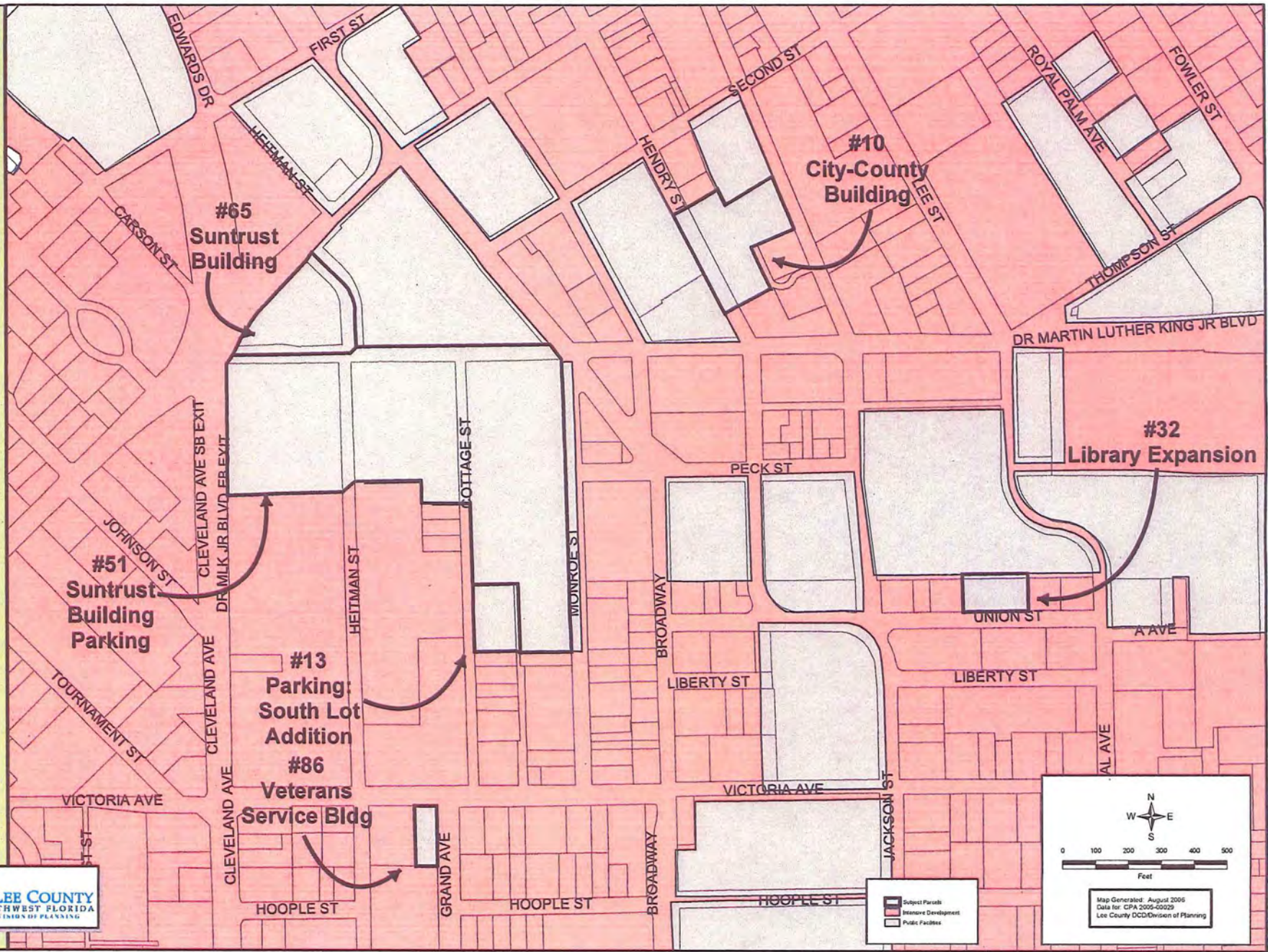
Map 15A Existing Future Land Use Category





CPA2005-00029

Map 15B Proposed Future Land Use Category





CPA 2005-00029

Map 16A Existing Future Land Use Category



AUGER DR

HANSON ST

WORK DR

WORK DR

STELLA ST

JEFF COTT ST

SOUTH ST

DORA ST

KATHERINE ST

WILSON ST

CANAL ST

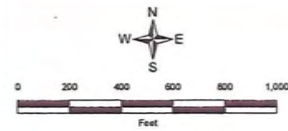
VAN EUREN ST

#85  
Lee County  
Fleet Maintenance

ROCKFELL RD

JACKSONVILLE ST

CANAL ST

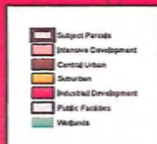


Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 168 Proposed Future Land Use Category



AUGER DR

HANSON ST

WORK DR

WORK DR

KATHERINE ST  
STELLA ST  
JEFFCOTT ST  
SOUTH ST  
DORA ST

HIGHWAYS AVE

CANAL ST

VAN BUREN ST

#85  
Lee County  
Fleet Maintenance

ROCKFILL RD

JACKSONVILLE ST

CANAL ST



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

Map 17A Existing Future Land Use Category



**East County  
Regional Library  
& Access**

Varsity Lakes Dr

Butte St

Balmer St

Baron St

Bristo St

Benton St

Belrose St

Buckingham Rd

Gunnery Rd N

**#40  
Lee County  
Mosquito Control  
District**

Center St  
Homestead Rd

**#41  
Lee County  
School District**

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

4th St W

3rd St W

2nd St W

1st St W

0th St W

23rd St W

22nd St W

21st St W

20th St W

19th St W

18th St W

17th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

4th St W

3rd St W

2nd St W

1st St W

0th St W

23rd St W

22nd St W

21st St W

20th St W

19th St W

18th St W

17th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

4th St W

3rd St W

2nd St W

1st St W

0th St W

23rd St W

22nd St W

21st St W

20th St W

19th St W

18th St W

17th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

4th St W

3rd St W

2nd St W

1st St W

0th St W

23rd St W

22nd St W

21st St W

20th St W

19th St W

18th St W

17th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

4th St W

3rd St W

2nd St W

1st St W

0th St W

23rd St W

22nd St W

21st St W

20th St W

19th St W

18th St W

17th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

4th St W

3rd St W

2nd St W

1st St W

0th St W

23rd St W

22nd St W

21st St W

20th St W

19th St W

18th St W

17th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

4th St W

3rd St W

2nd St W

1st St W

0th St W

23rd St W

22nd St W

21st St W

20th St W

19th St W

18th St W

17th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

4th St W

3rd St W

2nd St W

1st St W

0th St W

23rd St W

22nd St W

21st St W

20th St W

19th St W

18th St W

17th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

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12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

16th St W

15th St W

14th St W

13th St W

12th St W

11th St W

10th St W

9th St W

8th St W

7th St W

6th St W

5th St W

4th St W

3rd St W

2nd St W

1st St W

0th St W

23rd St W

22nd St W

21st St W

20th St W

19th St W

18th St W

17th St W

16th St W

15th St W

14th St W

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10th St W

9th St W

8th St W



CPA 2005-00029

Map 17B Proposed Future Land Use Category



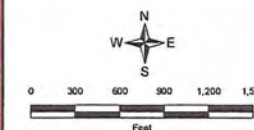
East County  
Regional Library  
& Access

#14 & 15

#40  
Lee County  
Mosquito Control  
District

#41  
Lee County  
School District

- Subject Periods
- Central Urban
- Urban Community
- Public Facilities
- Rural Community Preserve
- Conservation Lands Upland
- Conservation Lands Wetland



Map Generated August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 18A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Public Facilities

#52  
Part of Lehigh Acres  
Veterans Park



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County OCDD/Division of Planning

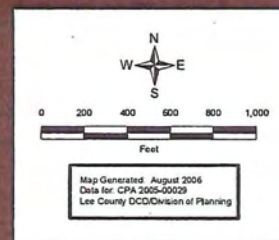


CPA2005-00029  
Map 18B Proposed Future Land Use Category

#52  
Part of Lehigh Acres  
Veterans Park



Subject Parcels  
 Central Urban  
 Public Facilities





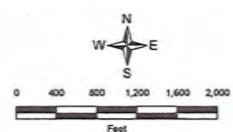
CPA2005-00029

Map 19A Existing Future Land Use Category



- Public Facilities
- Central Urban
- Urban Community
- Public Facilities
- New Community
- Suburban
- Airport
- Density Reduction / Greenwater Resource
- Wetlands

#25  
Gateway  
Waste Water  
Treatment Plant



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County CCD/Division of Planning

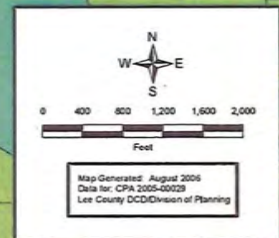


CPA 2005-00029

Map 198 Proposed Future Land Use Category



#25  
Gateway  
Waste Water  
Treatment Plant







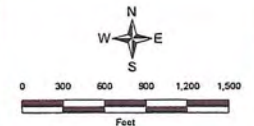
- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

**#50**  
**Page Field**  
**Avigation**  
**Equipment**

**#66, 68, 69, 70, 71, 72, 75**  
**78, 79, 89, 90, 91, 92, 93, 94**  
**Ten-Mile Canal**  
**Linear Park**

Note: Continues southward

**#16**  
**Environmental Lab**  
**& Medical Examiner**



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 20B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Transport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

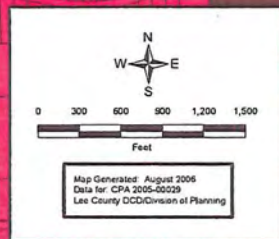
#50  
Page Field  
Avigation  
Equipment

#66, 68, 69, 70, 71, 72, 75  
78, 79, 89, 90, 91, 92, 93, 94

Ten-Mile Canal  
Linear Park

Note: Continues southward

#16  
Environmental Lab  
& Medical Examiner





CPA2005-00029

Map 21A Existing Future Land Use Category

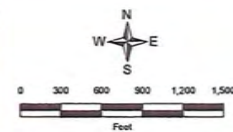


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

**#84  
Utilities Customer  
Service Area**

**#67, 76, 93, 94, 95,  
96, 97, 98, 99, 100,  
101, 102, 103  
Ten-Mile Canal  
Linear Park**

Note: Continues northward  
And Southward



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 21B Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

**#84**  
**Utilities Customer**  
**Service Area**

**#67, 76, 93, 94, 95,**  
**96, 97, 98, 99, 100,**  
**101, 102, 103**  
**Ten-Mile Canal**  
**Linear Park**

Note: Continues northward  
And Southward



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 22A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#73, 74, 77,  
104, 105, 106  
Ten-Mile Canal  
Linear Park  
Note: Continues northward

LE CYPRESS PKWY  
SIX MILE CYPRESS PKWY



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCDD/Division of Planning



CPA 2005-00029

Map 22B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#73, 74, 77,  
104, 105, 106  
Ten-Mile Canal  
Linear Park  
Note: Continues northward

ANDREA LN  
BRUNER LN  
HEMINGWAY DR  
HALIFAX AVE  
BANNER DR  
SIX MILE CYPRESS PKWY  
LE CYPRESS PKWY

N GULF COAST LN

METROPOLIS AVE

ALLIANCE LN

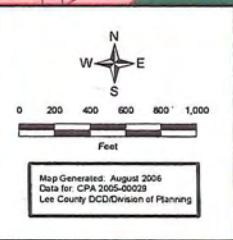
METROPOLIS AVE

METRO PKWY

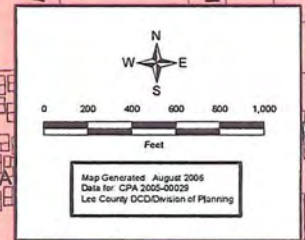
PLANTATION RD

METRO PKWY

MOBILE LN









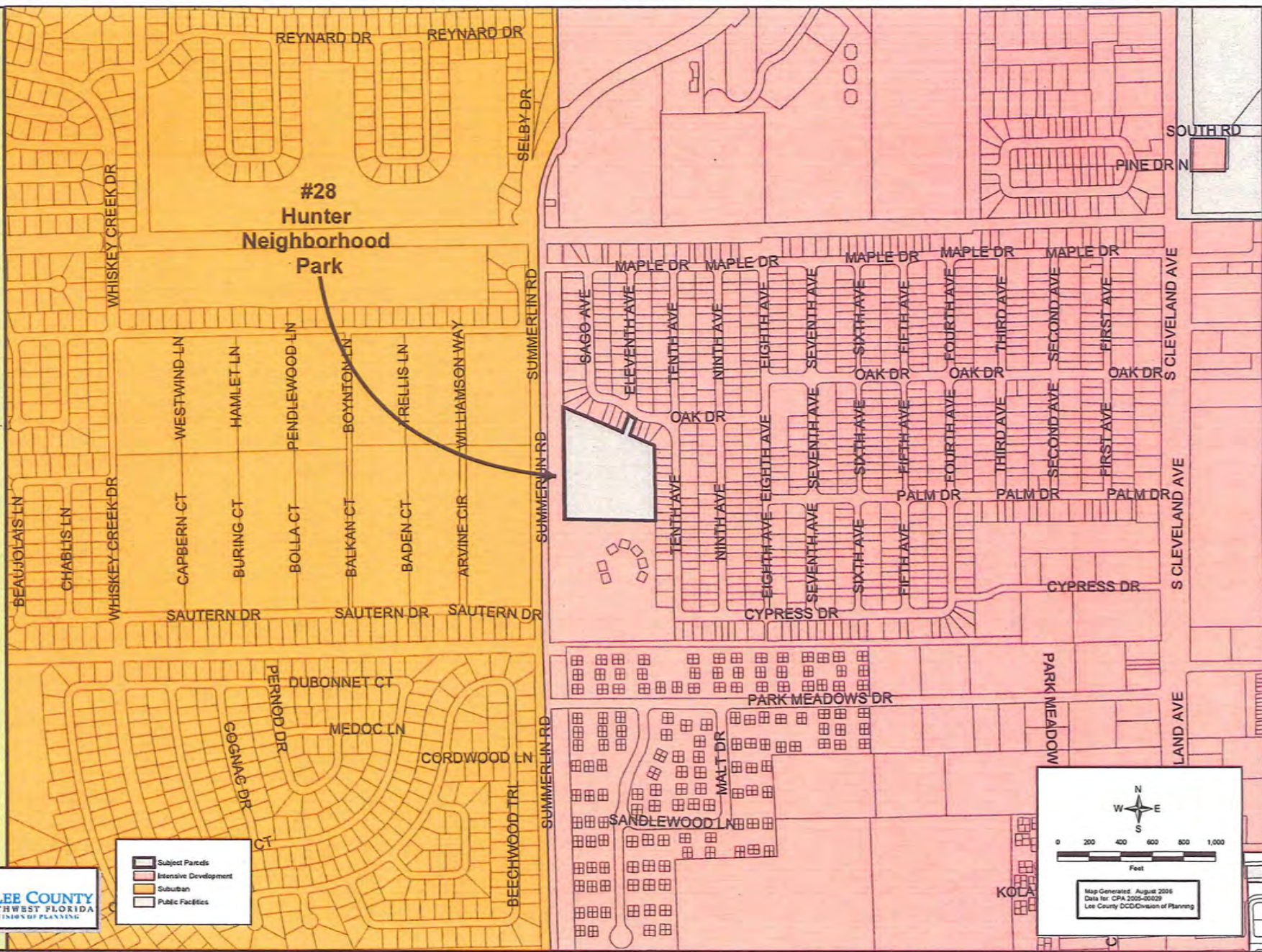
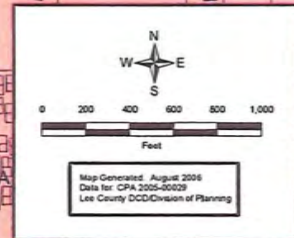
# CPA 2005-00029

Map 23B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

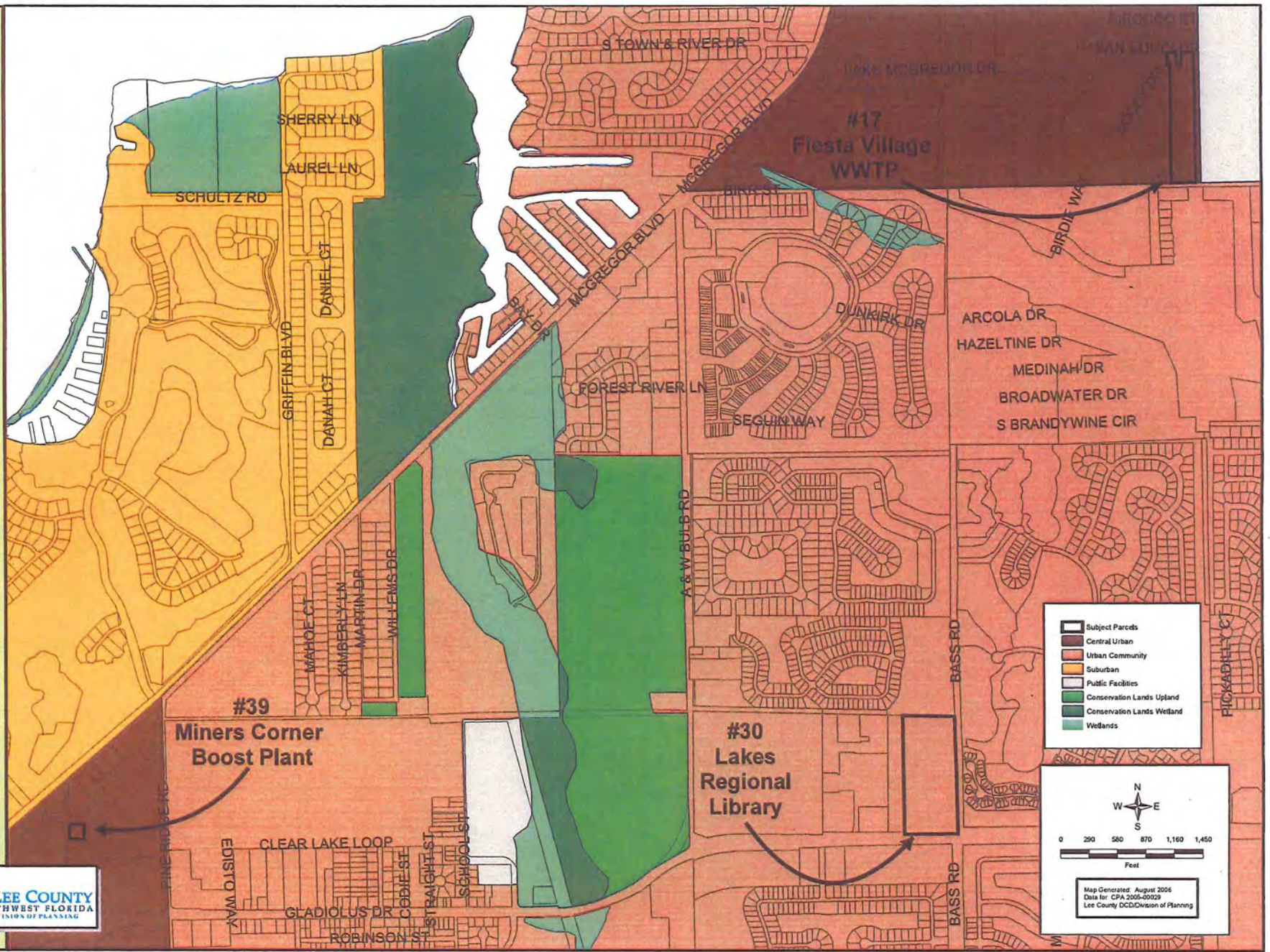
## #28 Hunter Neighborhood Park





CPA2005-00029

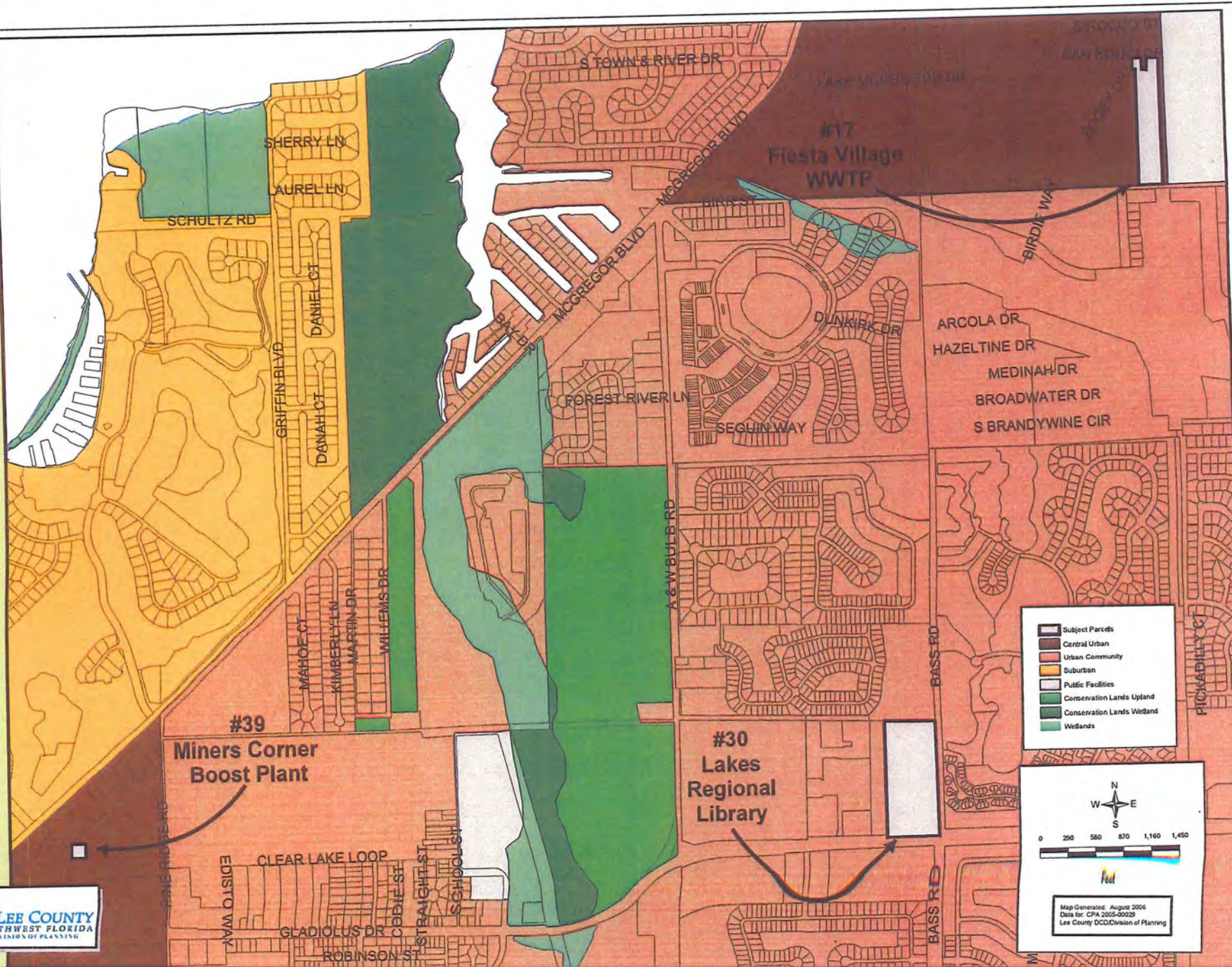
Map 24A Existing Future Land Use Category





CPA 2005-00029

Map 24B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

N  
W E  
S

0 200 500 870 1,160 1,450

Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

Map 25A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#62 & 63  
South Fort Myers  
Community Park

#24  
FMB  
Sewage  
Plant

0 300 700 1,170 1,560 1,950

Feet

Map Generated: August 2006  
 Data for: CPA 2005-00029  
 Lee County CCD/Division of Planning



CPA2005-00029

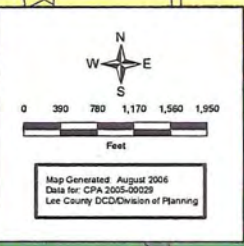
Map 26B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#62 & 63  
South Fort Myers  
Community Park

#24  
FMB  
Sewage  
Plant





CPA2005-00029

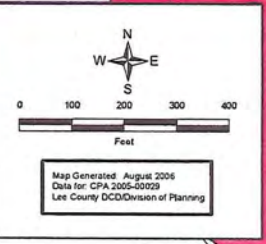
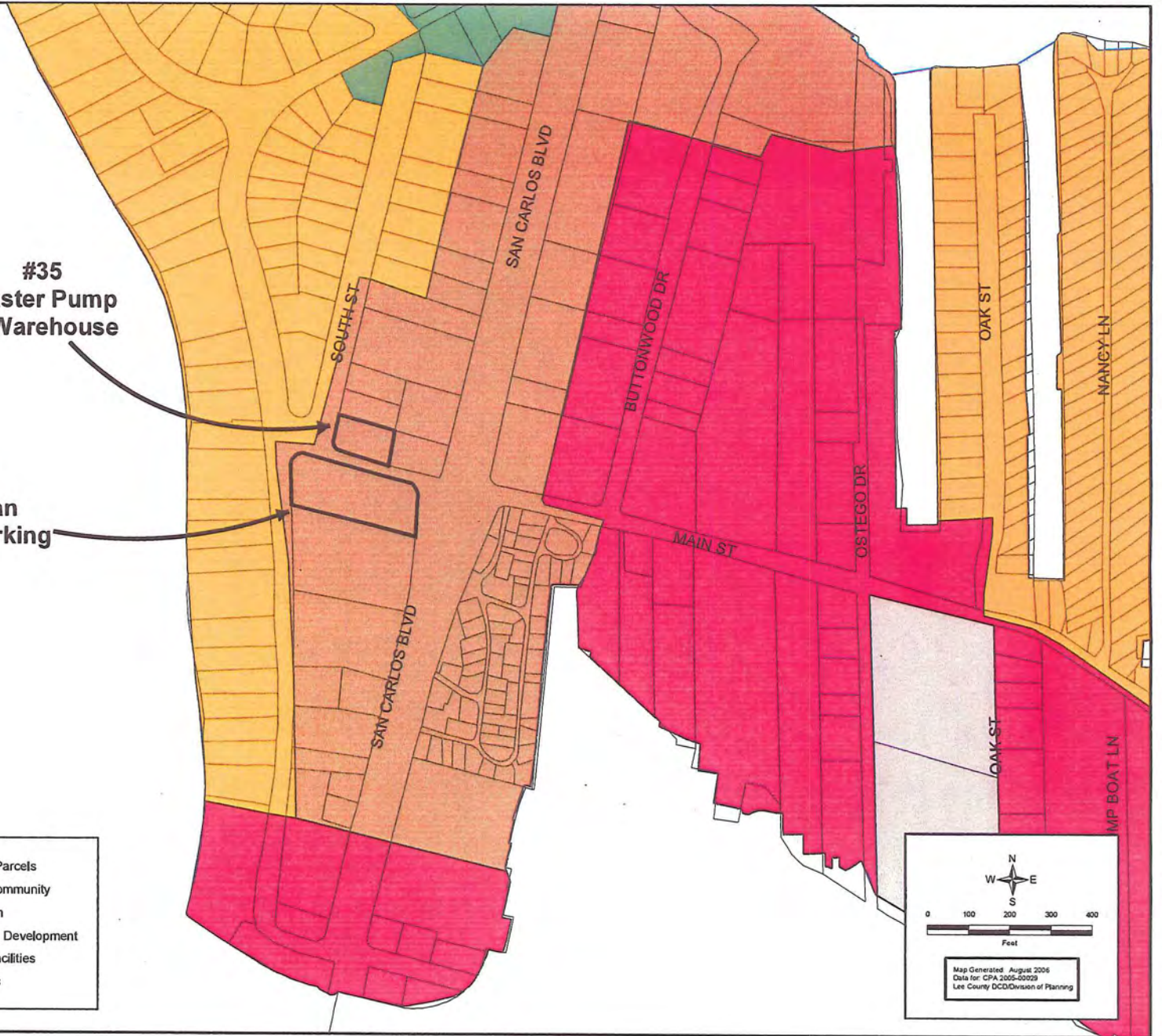
Map 26A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Wetlands

#35  
Master Pump  
& Warehouse

#31  
Lee Tran  
Beach Parking





CPA2005-00029

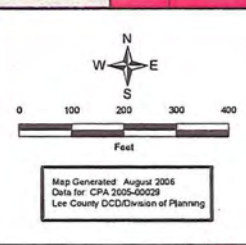
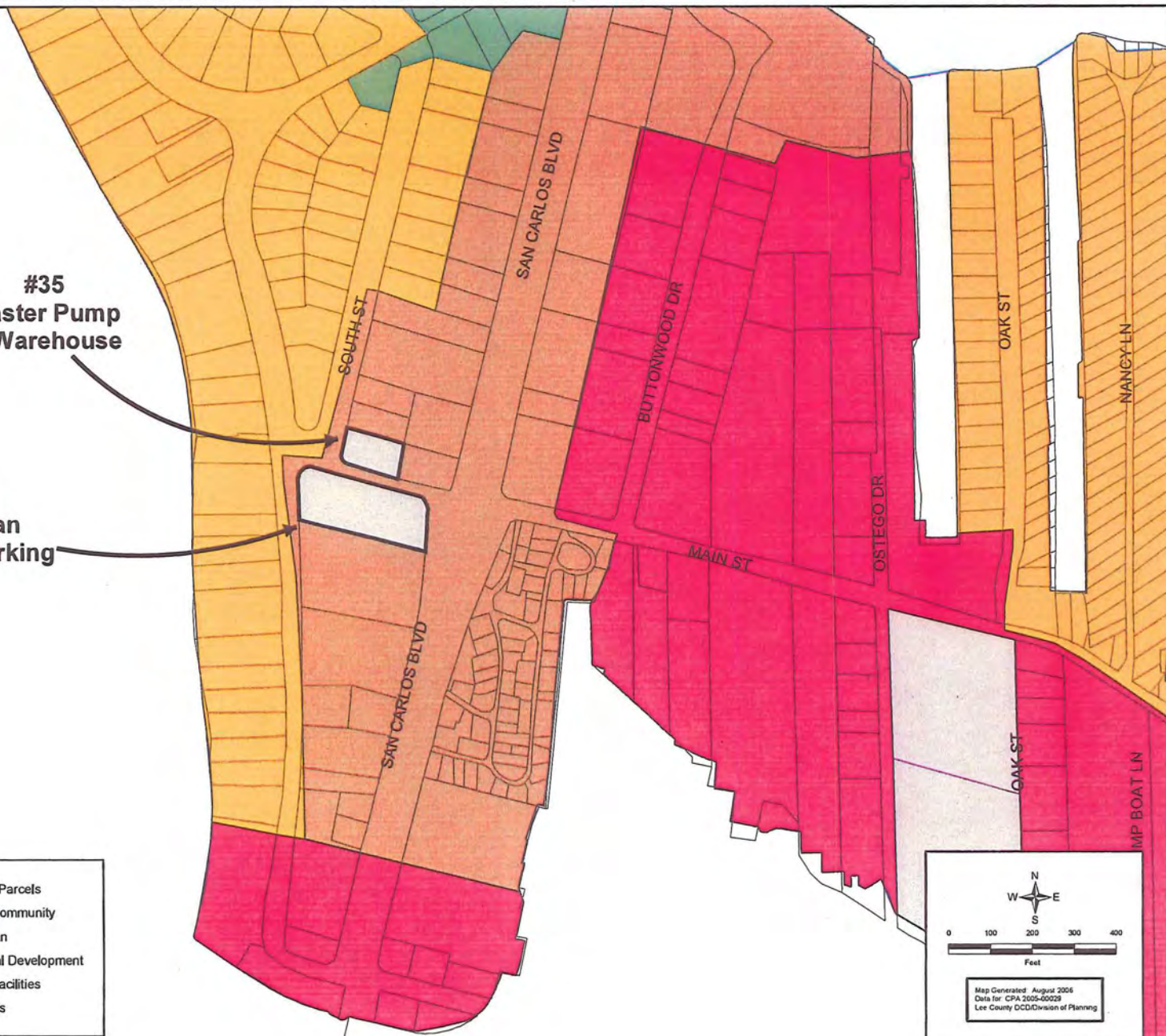
Map 26B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Wetlands

#35  
Master Pump  
& Warehouse

#31  
Lee Tran  
Beach Parking



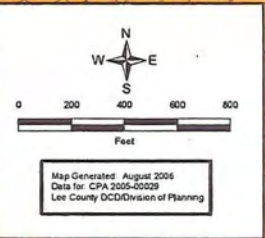
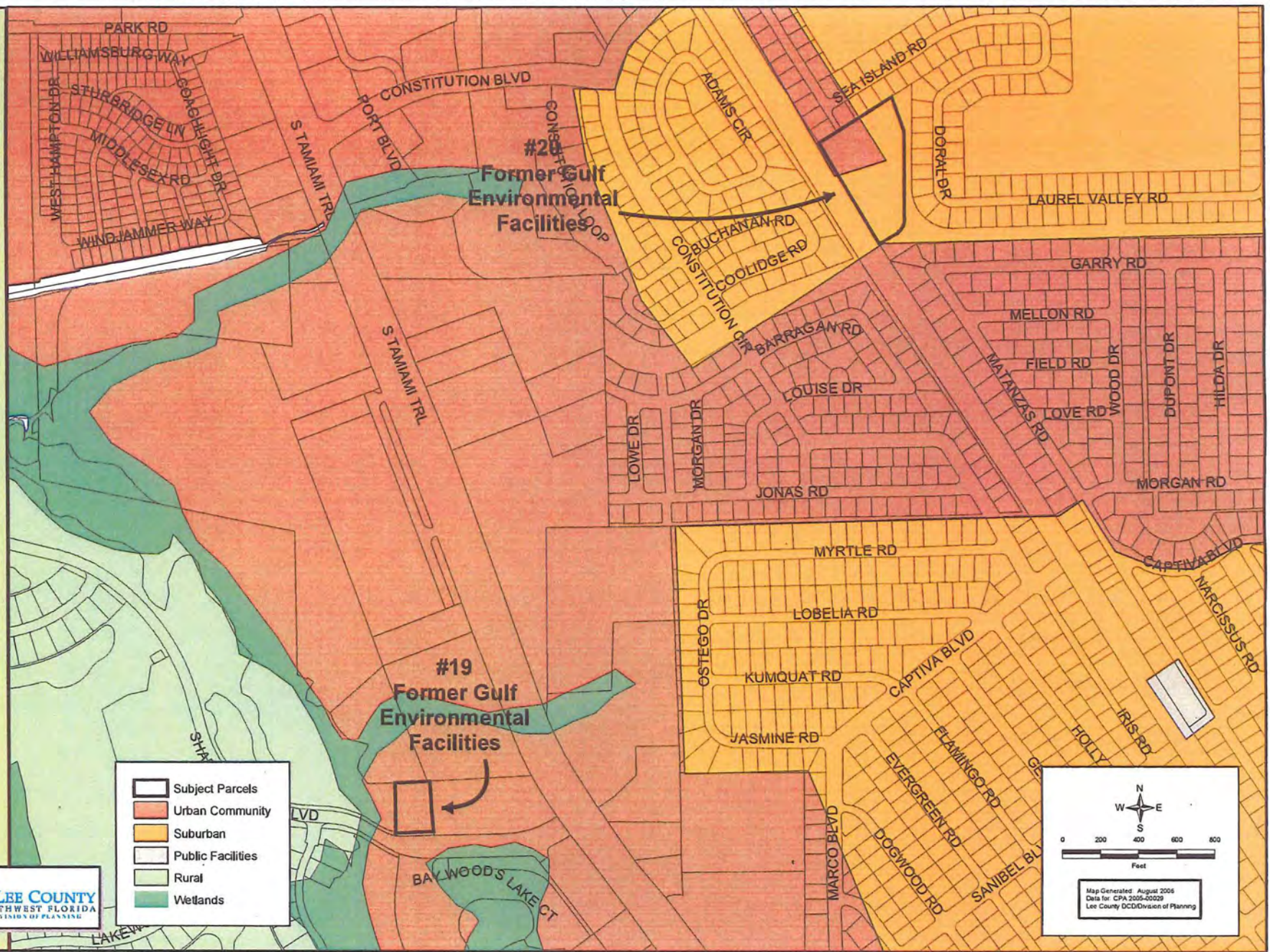


CPA2005-00029

Map 27A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Rural
- Wetlands



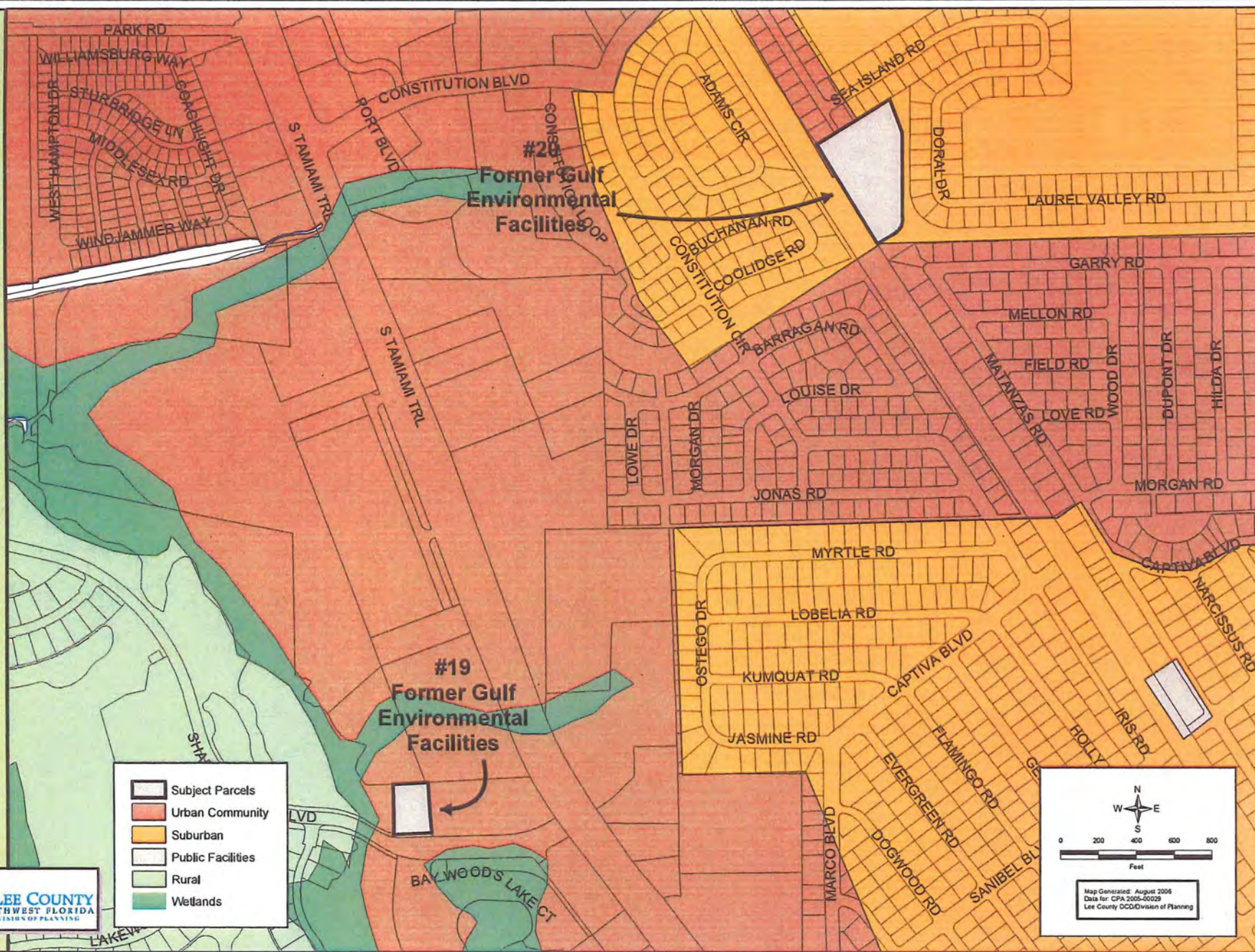
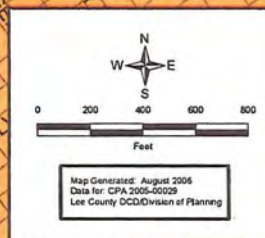




- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Rural
- Wetlands

**#19  
Former Gulf  
Environmental  
Facilities**

**#28  
Former Gulf  
Environmental  
Facilities**





CPA2005-00029

Map 28A Existing Future Land Use Category



#1  
Alico Booster  
Plant

ALICO RD

ALICO RD

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY

CALOOSA TRACE CIR

LEE RD

BOUNTY RD

BAHAMAS RD

TAHITI RD

PLANTATION DR

MALAGA RD

LEMON RD

CANE RD

GARDEN RD

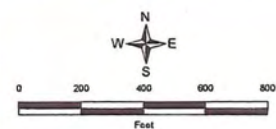
TRELLIS RD

ORIOLE RD

KNIGHT DR

GROVE RD

CORAL DR



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



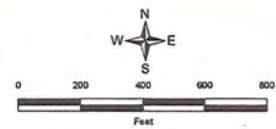
CPA2005-00029

Map 25B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Industrial Commercial/Interchange
- Wetlands

#1  
Alico Booster  
Plant



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

Map 29A Existing Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant

AIRPORT HAUL RD



0 510 1,020 1,530 2,040 Feet

Map Generated: August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

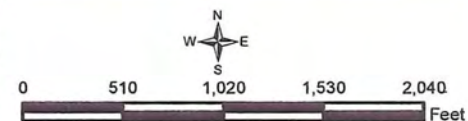
Map 29B Proposed Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant

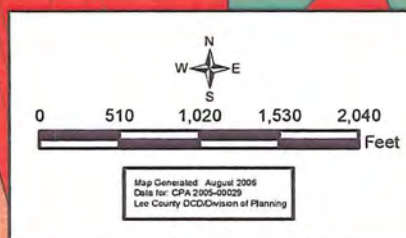
AIRPORT HAUL RD







-  Subject Parcels
-  Urban Community
-  Suburban
-  Public Facilities
-  University Community
-  Wetlands



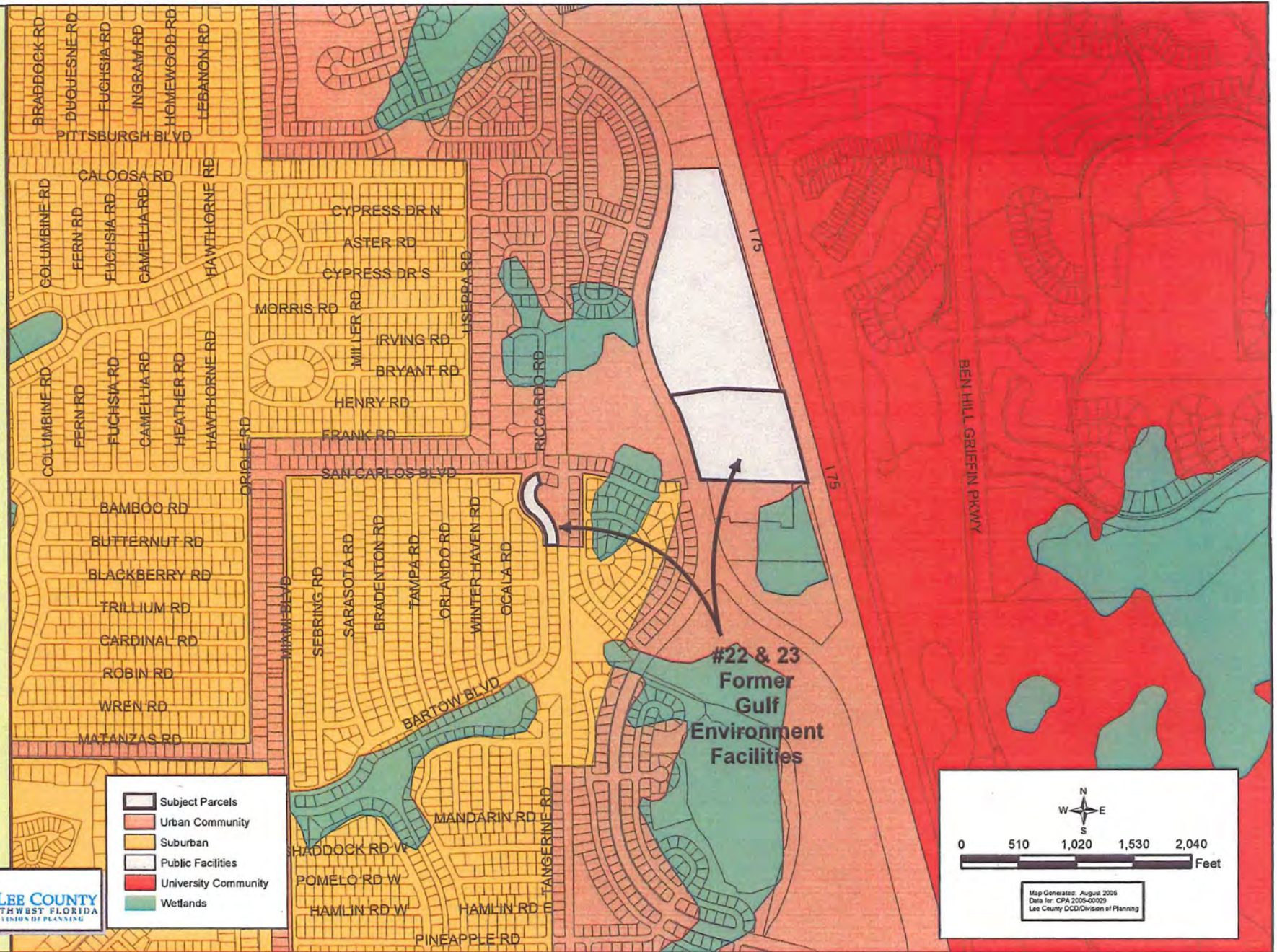


# CPA 2005-00029

Map 30B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- Wetlands



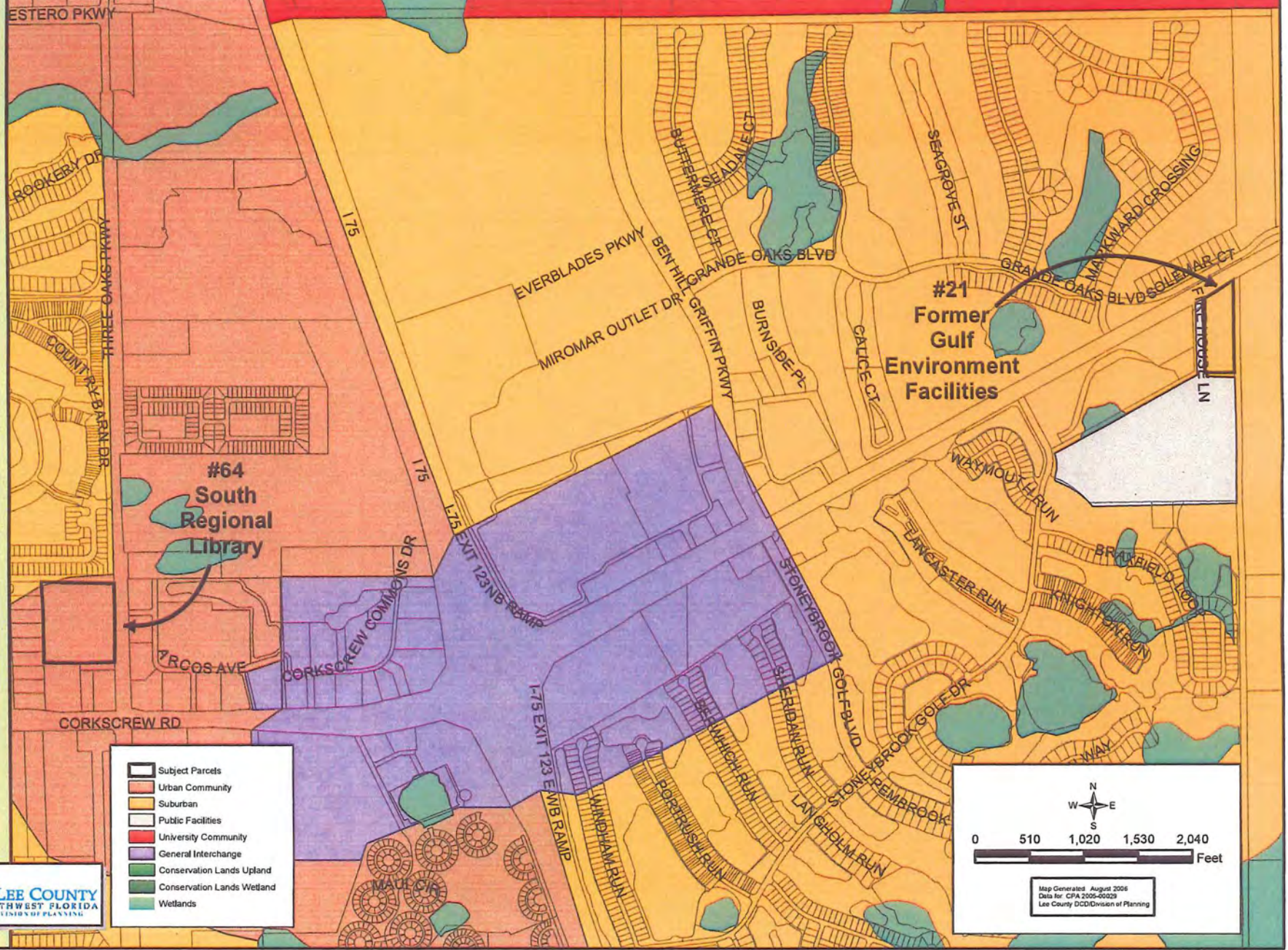


CPA2005-00029

Map 31A Existing Future Land Use Category



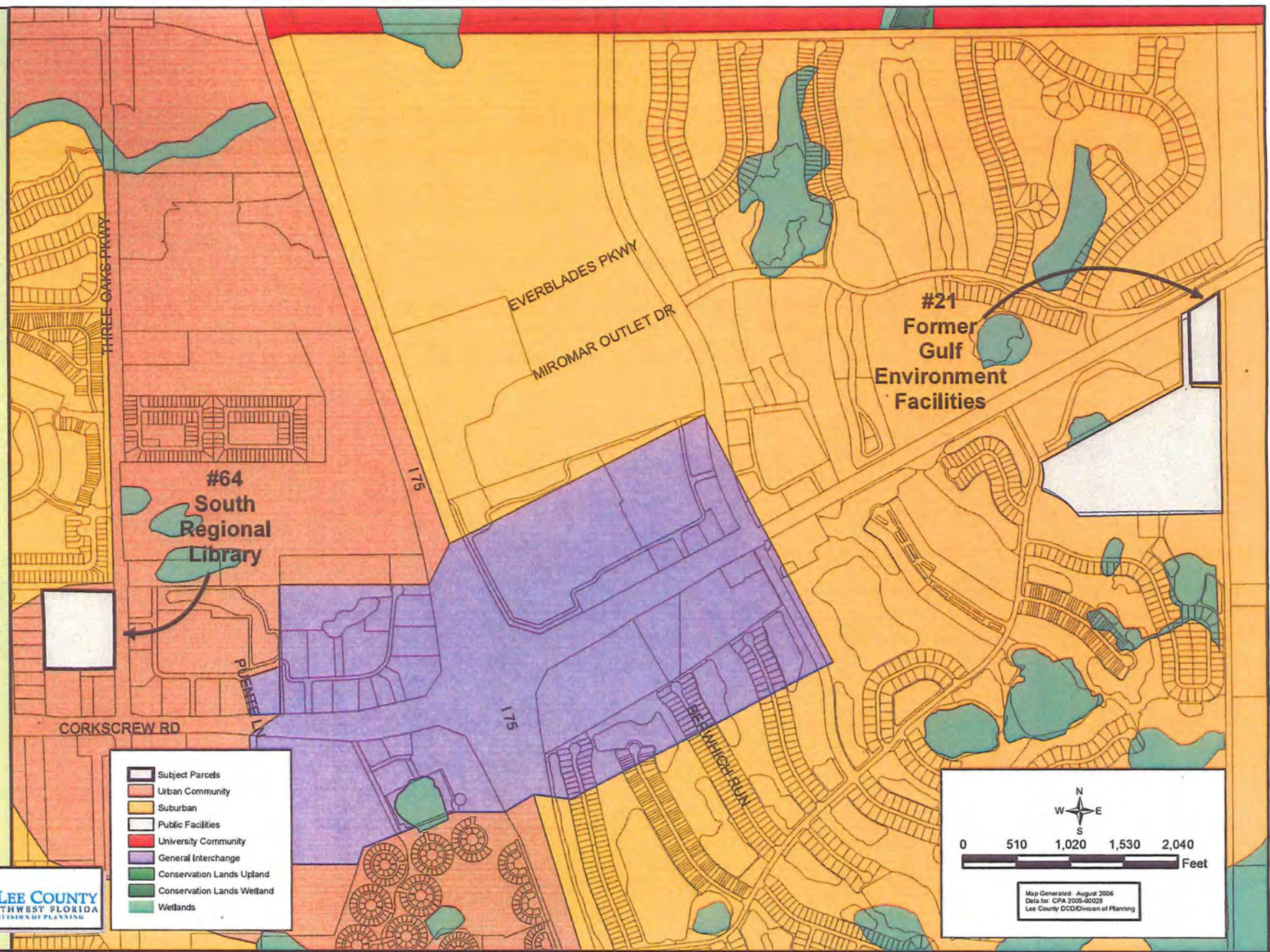
- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- General Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





CPA2005-00029

Map 31B Proposed Future Land Use Category





**CPA2005-29  
PUBLIC FACILITIES UPDATE  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**BoCC Public Hearing Document  
For the  
December 13, 2006 Public Hearing**

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**Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 479-8585**

**December 1, 2006**



**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2005-29**

☐

Text Amendment

☒

Map Amendment

This Document Contains the Following Reviews:	
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 18, 2006

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT/REPRESENTATIVE:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

- 2. REQUEST:** Amend the Future Land Use Map series, Map 1, by updating the mapped Public Facilities future land use category by adding and/or removing lands to more accurately identify publicly owned lands.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by re-designating the parcels listed in Table 1 to the Public Facilities future land use category.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- A variety of parcels of land owned by Lee County are being used for public facilities are not included in the Public Facilities future land use category.



- Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public facilities and uses.
- Lee County has acquired several parcels since the last public facilities amendment in 1998. In addition, County staff have identified other properties that are currently being used as public facilities.

### **C. BACKGROUND INFORMATION**

On June 3, 1998 the Board of County Commissioners adopted Lee Plan Amendment PAM96-14. This was the last time the Board amended the Public Facilities future land use category on a county-wide basis. This amendment proposes to redesignate parcels throughout the County to the Public Facilities future land use category. The decision is based on the parcel either being acquired by a public agency to be used as a public facility or the parcel is currently being used as a public facility, per Lee Plan Policy 1.1.8, which is reproduced below:

***POLICY 1.1.8:** The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, and other government facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.*

Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public buildings, grounds and other facilities. In order to remain consistent with this state mandate, the Future Land Use Map should be periodically updated.

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

Lee County has acquired several parcels of land since the last county-wide review of the Public Facilities future land use category. Some of these parcels have been acquired through the acquisition of private utility services by Lee County. Others have been acquired to accommodate new County facilities such as school sites or expanded County office space in downtown Fort Myers. Additional properties in the County's inventory which are currently being used as public facilities are also included in the proposed amendment. Table 1 lists the parcels as well as the future land use category from which each one is being changed.

The North Fort Myers senior center, including facilities such as the parking and tennis courts, are included in this amendment.

Three Fire Stations are included in this amendment. The fire station on Upper Captiva and an abutting parcel are proposed to be changed from Outer Island to Public Facility. The Tice and Alva fire stations are also proposed to be included in the Public Facilities category.

New school sites such as the new schools on Homestead Road in Lehigh Acres are proposed for re-designation to the Public Facilities category. These two schools are located near the Buckingham Airfield.



A vacant parcel of land owned by the Mosquito Control District in the Buckingham Park subdivision is being included in this proposal. This parcel abuts the current mosquito control facilities.

The Lee County DOT facilities at Billy Creek and on Evergreen Road are proposed to be included in the Public facilities category, as is the County Fleet Maintenance facility on Van Buren Street and the MARS operations south of Michigan Avenue. County offices such as the Medical Examiner, the County-City Building on Hendry Street, The Veterans Service building on Victoria Avenue, and the County departments located on Pondella road are also included. These departments include a sheriff's substation, and the Departments of Health, Human Services, and Social Services.

The Suntrust Building in downtown Fort Myers was recently acquired by Lee County. It is proposed to become part of the Public Facilities future land use category.

Parking lots are also part of this amendment. The Lee Tran Parking for Fort Myers Beach is proposed to be included in the Public facilities category. Additional County-owned parking in downtown Fort Myers on Thompson Street and Cottage Street are included as is the parking lot acquired as part of the Suntrust Building. Like the Suntrust building, many of these parcels are within incorporated Fort Myers which has its own future land use categories. Planning staff are recommending redesignating the parcels on the Lee Plan Future Land Use map for informational purposes.

The boat ramps on Barrancas Avenue in Bokeelia and on Davis Road in Fort Myers Shores are proposed to be classified in the Public Facilities category.

Several water tanks, such as the Miners Corner and Alico booster plants and the water towers in Tice and on Pine Island Road next to J. Colin English Elementary School, are proposed to be included in the Public Facility category. Other utility parcels include the pump stations and warehouses on San Carlos Island and Ballard Road in Fort Myers, two pump stations on State Road 80, the Fort Myers Beach sewage treatment plant on Pine Ridge Road, the Greenmeadow water treatment plant, and the waste water treatment plants at Fiesta Village and Gateway.

Facilities acquired by Lee County from private service providers are also included in this amendment. These consist of the facilities the County acquired from Gulf Environmental at Shadow Creek Boulevard, Corkscrew Road, Three Oaks Parkway, and San Carlos Parkway in San Carlos Park. The County also acquired a utilities customer service center from the Florida Cities utility provider. Items such as the Pine Island Waste Water Plant and the Olga Water Plant include vacant land abutting the physical facilities.

Recreational parks are part of this amendment. These include Mary Moody Park and Judd Park in North Fort Myers, Hunter Community Park in Pine Manor, the South Fort Myers Community Park on Bass Road and Alva Community Park in Alva. A small vacant parcel that is part of Veterans Park in Lehigh Acres is proposed to be redesignated as Public Facility. Also included is the recently opened Ten Mile Canal Linear Park.



Toll facilities for the Midpoint Bridge are included in this amendment, as is the parcel that provides access to these facilities. These parcels are in Cape Coral which has its own future land use categories. The parcels should still be redesignated on the Lee County Future Land Use Map to indicate their status as publicly-owned facilities.

Some community centers and their associated facilities are proposed to be changed to the Public Facilities category. These include the Boca Grande Community Center, the Matlacha Community Center, the Charleston Park Community Center, the Olga Community Center and the Schandler Hall Recreation Center.

The East County Regional Library and the parcel providing access to it are part of this amendment. Other library facilities to be amended include the Lakes Regional Library, the South Regional Library, and the Library Administration Expansion in Fort Myers.

#### **B. CONCLUSIONS**

Lee Plan Map 1, the Future Land Use Map, should be updated in order to be as accurate as possible and maintain consistency with the requirements of Florida Administrative Code.

#### **C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, The Future Land Use Map, by adding the parcels listed in Table 1 to the Public facilities future land use category.



**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

PUBLIC HEARING DATE: August 28, 2006

**A. LOCAL PLANNING AGENCY REVIEW**

Planning staff gave a brief presentation. One LPA member had a question concerning a symbol on a general location map for the amendment. Staff noted that the symbol in question was an error created by the mapping software. The LPA had no further comments.

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

The LPA recommends that the Board of Commissioners transmit the proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by re-designating the parcels listed in Table 1 to the Public Facilities future land use category.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

The LPA accepted the facts advanced by planning staff.

**C. VOTE:**

NOEL ANDRESS	AYE
DEREK BURR	AYE
RONALD INGE	AYE
CARLETON RYFFEL	AYE
RAYMOND SCHUMANN, ESQ	AYE
RAE ANN WESSEL	AYE
VACANT	



**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

**DATE OF TRANSMITTAL HEARING:** December 13, 2006

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**BRIAN BIGELOW**

**TAMMARA HALL**

**BOB JANES**

**RAY JUDAH**

**FRANK MANN**

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**PART V – DEPARTMENT OF COMMUNITY AFFAIRS  
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

**DATE OF ORC REPORT:**

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS:**

**B. STAFF RESPONSE:**



**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

**DATE OF ADOPTION HEARING:**

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**BRIAN BIGELOW**

**TAMMARA HALL**

**BOB JANES**

**RAY JUDAH**

**FRANK MANN**

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Parcel	MAP #	STRAP Number	Upland FLUM	Upland Acres	Zoning	Notes
1	28 (A&B)	09-46-25-05-00187.0010	Urban Community	0.61	RS-1	Alico Booster Plant (Water Tank)
2	12 (A&B)	22-43-27-00-00003.0000	Urban Community	10.00	AG-2	Alva Community Park & Alva Fire Station
			Central Urban / Industrial			
3	13 (A&B)	10-44-25-10-00000.1410	Development	11.95	IPD	Billy Creek DOT operations
4	1 (A&B)	14-43-20-01-00005.0010	Urban Community	3.70	RS-1	Boca Grande Com. Ctr.
5	12 (A&B)	25-43-27-00-00007.0010	Rural	3.30	TFC-2	Charleston Park Community Center Facilities
6	12 (A&B)	25-43-27-00-07001.0320	Rural	0.40	TFC-2	Charleston Park Community Rec. Center
7	2 (A&B)	30-43-22-07-0000B.0010	Suburban	0.71	CM	County Boat Ramp on Barrancas
8	2 (A&B)	30-43-22-18-00000.001A	Suburban	1.37	CM	County Boat Ramp on Barrancas
9	5 (A&B)	19-44-24-C1-00797.0030	Intensive Dev	0.23	Cape County	Cape Coral Complex: last part not designated Public Facility
10	15 (A&B)	13-44-24-P4-00412.0020	Intensive Dev	1.42	FortM	County-City Building on Hendry St.
11	10 (A&B)	30-43-26-02-00029.0010	Suburban	0.73	RS-1	Davis Blvd boat ramp
12	8 (A&B)	02-44-24-04-00025.00B0	Central Urban	2.56	AG-2	DOT/EMS storage on Evergreen
13	15 (A&B)	24-44-24-P1-00301.0010	Intensive Dev	0.62	FortM	Downtown Fort Myers County Parking: South Lot
14	17 (A&B)	28-44-26-00-00004.0000	Urban Community	10.48	CF-2	East County Regional Library
15	17 (A&B)	28-44-26-00-00002.0010	Urban Community	1.00	CF-2	East County Regional Library access
16	20 (A&B)	12-45-24-02-00000.A020	Central Urban	3.62	AG-2	Environmental lab and Medical Examiners facility
17	24 (A&B)	21-45-24-00-00014.0010	Central Urban	10.29	AG-2	Fiesta Village Waste Water Treatment Plant
18	14 (A&B)	17-44-25-P1-00016.0010	Suburban	0.48	FortM	Force Main Station P-11M and Warehouse on Ballard Road
19	27 (A&B)	17-46-25-00-00012.0020	Urban Community	13.70	CC	Former Gulf Environmental Facilities on Shadow Creek Boulevard
20	27 (A&B)	17-46-25-14-0100E.0000	Urban Comm/Sub	4.75	RS-1	Former Gulf Environmental Facilities in San Carlos Park
21	31 (A&B)	25-46-25-00-00001.0010	Suburban	5.00	PUD	Former Gulf Environmental Facilities on Corkscrew Road
22	30 (A&B)	15-46-25-00-00005.1030	Urban Community	17.62	CPD	Former Gulf Environmental Facilities on Three Oaks Parkway
						Former Gulf Environmental Facilities on San Carlos Parkway (in San
23	30 (A&B)	15-46-25-11-00256.0050	Urban Community	1.74	TFC-2	Carlos Park)
24	25 (A&B)	08-46-24-00-00001.0010	Industrial Dev	15.00	CF-3	Fort Myers Beach sewage plant
25	19 (A&B)	08-45-26-00-00001.2110	New Community	43.05	PUD	Gateway WWTP
26	29 (A&B)	06-46-26-00-00001.0060	Tradeport	7.82	AG-2	Greenmeadow WTP
27	8 (A&B)	11-44-24-00-00017.0010	Intensive Dev	2.75	C-1	Health Dept/Human Svcs/Social svcs/Comm imp.
28	23 (A&B)	11-45-24-06-00026.0520	Intensive Dev	7.87	AG-1	Hunter Neighborhood Park
29	8 (A&B)	03-44-24-00-00047.0010	Sub/Intensive	8.53	AG-2	Judd Park
30	24 (A&B)	33-45-24-00-00001.0010	Urban Community	13.97	CF-1	Lakes Regional Library
31	26 (A&B)	24-46-23-01-00007.0140	Urban Community	0.98	CP	Lee Tran Beach Parking
32	15 (A&B)	24-44-24-P1-01101.0050	Intensive Dev	0.46	FortM	Library Expansion
33	14 (A&B)	18-44-25-P3-00038.0020	Central Urban	4.25	FortM	MARS Operations



34	7 (A&B)	09-44-24-03-00003.00A0	Suburban	2.96	RS-1 Mary Moody Park
35	26 (A&B)	24-46-23-01-00006.0010	Urban Community	0.26	TFC-2 Master pump station: warehouse
36	4 (A&B)	24-44-22-00-00006.0000	Urban Community	7.99	AG-2 Matlacha Community Center
37	6 (A&B)	29-44-24-C3-05372.0010	Central Urban	1.31	Cape Midpoint Bridge toll facilities
38	6 (A&B)	29-44-24-C3-05374.0010	Central Urban	1.31	Cape Midpoint Bridge toll facilities
39	24 (A&B)	31-45-24-00-00007.4000	Central Urban	0.52	RM-2 Miners Corner Boost Plant (Water tower off McGregor)
			Rural Community		
40	17 (A&B)	15-44-26-01-00017.0010	Preserve	5.32	AG-2 Mosquito Control parcel in Buckingham Park
41	17 (A&B)	23-44-26-08-00020.0000	Urban Community	47.54	RS-1 New school site on Homestead Road, Lehigh
42	7 (A&B)	09-44-24-00-00002.0110	Suburban	1.81	RM-2 North Fort Myers senior center
43	7 (A&B)	09-44-24-01-00006.0040	Suburban	1.18	RM-2 North Fort Myers senior center: Parking
44	7 (A&B)	09-44-24-01-00006.0080	Suburban	0.28	RS-1 North Fort Myers senior center: Tennis Courts
45	9 (A&B)	14-43-25-00-00013.0000	Rural	71.60	AG-2 North Lee County WTP on Durrance Road
46	11 (A&B)	21-43-26-00-00017.0000	Suburban	3.00	AG-2 Olga Community Center
47	11 (A&B)	23-43-26-00-00008.0030	Rural	2.30	AG-2 Olga Water Plant
48	11 (A&B)	23-43-26-00-00008.0020	Rural	7.10	AG-2 Olga Water Plant
49	11 (A&B)	23-43-26-00-00010.0040	Rural	10.00	AG-2 Olga Water Plant
50	20 (A&B)	01-45-24-P1-00060.008A	Industrial Dev	1.86	FortM Page Field Avigation Equipment
			Public Facility /		
			Intensive		
51	15 (A&B)	24-44-24-P1-00900.0010	Development	11.32	FortM County parking (Adding to existing Public Facilities)
52	18 (A&B)	32-44-27-18-00087.0100	Central Urban	0.32	RS-1 Part of Lehigh Acres Veterans Park
53	4 (A&B)	14-45-22-00-00001.1010	Coastal Rural	4.66	AG-2 Pine Is. Waste Water Plant: vacant portion
54	4 (A&B)	14-45-22-00-00002.0020	Coastal Rural	20.00	RS-1 Pine Is. Waste Water Plant
55	4 (A&B)	15-45-22-00-00001.1000	Coastal Rural	27.58	RS-1 Pine Is. Waste Water Plant: vacant portion
56	10 (A&B)	30-43-26-00-00003.0040	Suburban	0.40	AG-2 Pump station 4-M Wastewater treatment plant on SR80
			General Commercial		
57	13 (A&B)	34-43-25-00-00009.0010	Interchange	0.24	AG-2 Pump station 7-M on SR80
			Intensive		
			Development /		
58	13 (A&B)	04-44-25-17-0000B.0090	Suburban	3.04	CF-1 Schandler Hall park facilities
59	13 (A&B)	04-44-25-12-00000.0130	Suburban	4.51	CF-1 Schandler Hall Rec center
60	7 (A&B)	16-44-24-03-0030B.00A0	Suburban	1.02	IL Sewage treatment plant at Waterway Estates
61	8 (A&B)	11-44-24-00-00017.0020	Intensive Dev	1.72	C-1 Sherrif substation on Pondella Road
62	25 (A&B)	04-46-24-00-00007.0000	Suburban	38.90	CF-2 South Fort Myers Community Park
63	25 (A&B)	04-46-24-00-00007.0020	Suburban	15.04	CF-2 South Fort Myers Community Park
64	31 (A&B)	34-46-25-00-00019.0020	Urban Community	11.43	CF-2 South Regional Library
65	15 (A&B)	13-44-24-P4-00410.0010	Intensive Dev	1.14	FortM Suntrust building, downtown Fort Myers

CPA2005-29  
Table 1



66	20 (A&B)	06-45-25-00-00000.2120	Intensive Dev	2.70	IL Ten-Mile Canal Linear Park
67	21 (A&B)	07-45-25-00-00000.2080	Industrial Dev	0.43	IL Ten-Mile Canal Linear Park
68	20 (A&B)	07-45-25-00-00000.2100	Industrial Dev	1.40	IL Ten-Mile Canal Linear Park
69	20 (A&B)	07-45-25-00-00000.211A	Industrial Dev	0.68	IL Ten-Mile Canal Linear Park
70	20 (A&B)	07-45-25-00-00000.211B	Industrial Dev	1.26	IL Ten-Mile Canal Linear Park
71	20 (A&B)	07-45-25-00-00000.211C	Industrial Dev	1.22	IL Ten-Mile Canal Linear Park
72	20 (A&B)	07-45-25-00-00000.211E	Industrial Dev	0.70	IL Ten-Mile Canal Linear Park
73	22 (A&B)	24-45-24-00-00000.1030	Urban Community	5.72	AG-2 Ten-Mile Canal Linear Park
74	22 (A&B)	30-45-25-00-00008.002E	Intensive Dev	6.91	AG-2 Ten-Mile Canal Linear Park
			Industrial Development /		
75	20 (A&B)	12-45-24-00-00000.1110	Central Urban	4.82	IL Ten-Mile Canal Linear Park
76	21 (A&B)	19-45-25-00-00000.2050	Urban Community	6.23	AG-2 Ten-Mile Canal Linear Park
77	22 (A&B)	25-45-24-00-00000.1010	Intensive Dev	3.15	AG-2 Ten-Mile Canal Linear Park
78	20 (A&B)	01-45-24-00-00000.1120	Intensive Dev	4.58	IL Ten-Mile Canal Linear Park
79	20 (A&B)	01-45-24-00-00000.1140	Industrial Dev	1.86	FortM Ten-Mile Canal Linear Park
			Industrial Development /		
80	13 (A&B)	10-44-25-00-00002.0000	Central Urban	20.00	CF-3 Tice fire station
81	13 (A&B)	04-44-25-16-00007.0060	Urban Community	0.37	TFC-2 Tice water tower
82	3 (A&B)	05-45-21-10-00000.0010	Outer Island	0.24	CF-3 Upper Captiva fire station
83	3 (A&B)	05-45-21-10-00000.0020	Outer Island	0.24	CF-1 Upper Captiva fire station: vacant portion
84	21 (A&B)	14-45-24-00-00004.0110	Intensive Dev	8.68	CC Utilities customer service center (Acquired from Florida Cities)
85	16 (A&B)	29-44-25-P1-00102.0040	Industrial Dev	10.00	FortM Vehicle maintenance facility on Van Buren
86	15 (A&B)	24-44-24-P1-00010.0010	Intensive Dev	0.26	FortM Veterans Service Building
87	7 (A&B)	16-44-24-03-0030G.00B0	Suburban	2.76	IL Water tanks at Waterway Estates WTP
88	8 (A&B)	35-43-24-00-00001.0070	Intensive Dev	0.95	AG-2 Water tower (Abuts J. Colin English Elem)
			Industrial Development /		
			Intensive Development		
89	20 (A&B)	06-45-25-00-00000.2140	Development	2.14	Ten-Mile Canal Linear Park

CPA2005-29  
Table 1



			Industrial Development / Public Facility		
90	20 (A&B)	01-45-24-00-00000.1130		2.14	Ten-Mile Canal Linear Park
91	20 (A&B)	07-45-25-00-00000.2110	Industrial Dev	0.26	Ten-Mile Canal Linear Park
92	20 (A&B)	07-45-25-00-00000.211D	Industrial Dev	1.39	Ten-Mile Canal Linear Park
			Industrial Development / Central Urban		
93	20, 21 (A&B)	12-45-24-00-00000.1100		5.00	Ten-Mile Canal Linear Park
94	20, 21 (A&B)	07-45-25-00-00000.2090	Industrial Dev	2.40	Ten-Mile Canal Linear Park
95	21 (A&B)	07-45-25-00-00000.2070	Industrial Dev	1.43	Ten-Mile Canal Linear Park
96	21 (A&B)	18-45-25-00-00000.2060	Industrial Dev	12.24	Ten-Mile Canal Linear Park
			Industrial Development / Central Urban		
97	21 (A&B)	13-45-24-00-00000.109B		1.29	Ten-Mile Canal Linear Park
			Industrial Development / Central Urban		
98	21 (A&B)	13-45-24-00-00000.109A		1.32	Ten-Mile Canal Linear Park
			Industrial Development / Central Urban		
99	21 (A&B)	13-45-24-00-00000.1080		2.75	Ten-Mile Canal Linear Park
			Industrial Development / Central Urban		
100	21 (A&B)	13-45-24-00-00000.1070		5.63	Ten-Mile Canal Linear Park
101	21 (A&B)	24-45-24-00-00000.1060	Central Urban	1.42	Ten-Mile Canal Linear Park
102	21 (A&B)	24-45-24-00-00000.1050	Central Urban	1.44	Ten-Mile Canal Linear Park
103	21 (A&B)	24-45-24-00-00000.1040	Central Urban	2.82	Ten-Mile Canal Linear Park
104	22 (A&B)	19-45-25-00-00000.2040	Industrial Dev	6.24	Ten-Mile Canal Linear Park
			Industrial Development / Intensive Development		
105	22 (A&B)	25-45-24-00-00000.1020		6.50	Ten-Mile Canal Linear Park
106	22 (A&B)	30-45-25-00-00000.2030	Intensive Dev	3.47	Ten-Mile Canal Linear Park

CPA2005-29  
Table 1

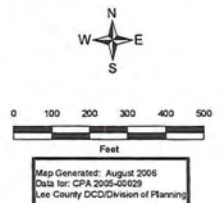
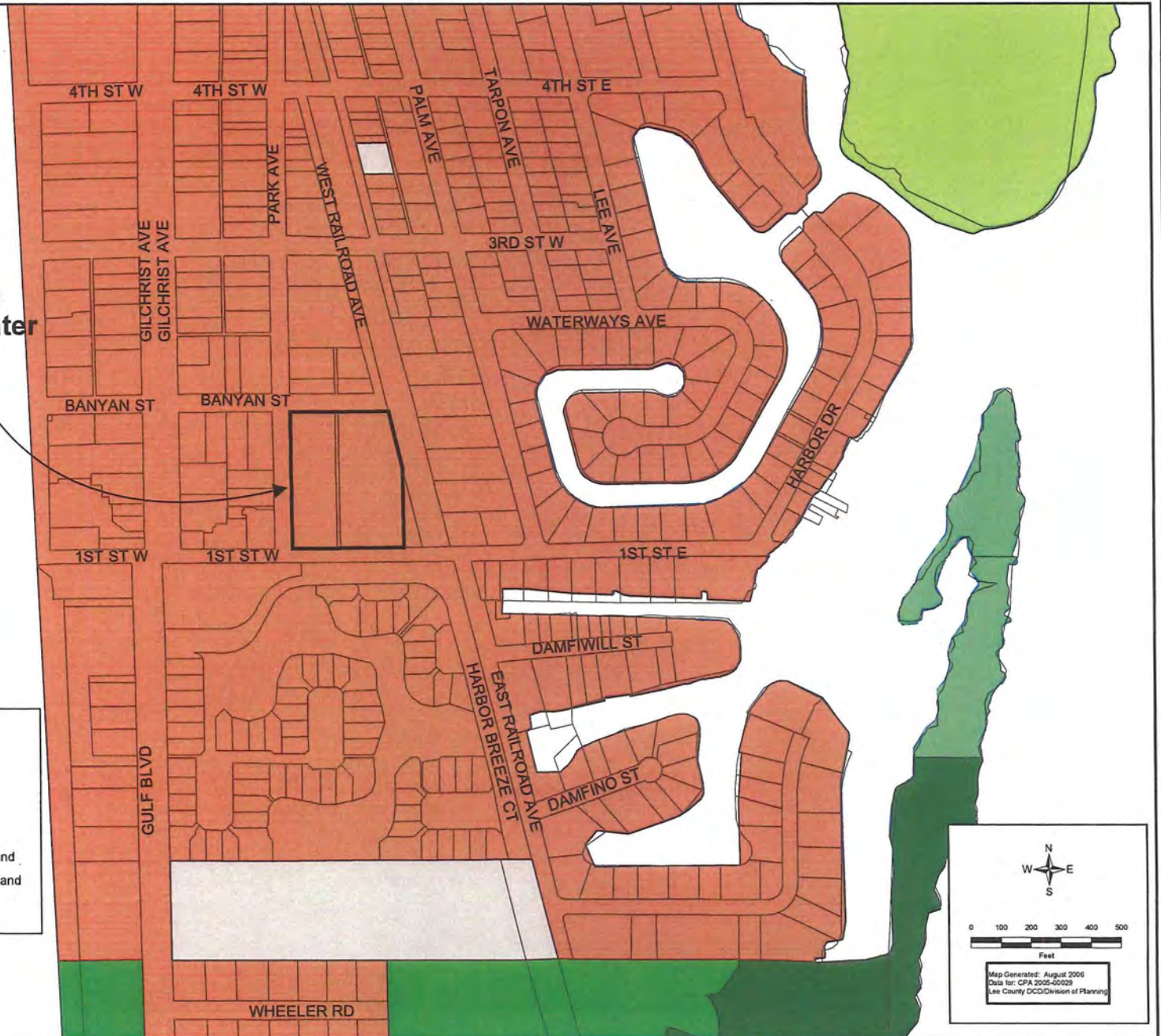


CPA2005-00029

Map 1A Existing Future Land Use Category

## #4 Boca Grande Community Center

- Subject Parcels
- Future Land Use Category
  - Urban Community
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland
  - Wetlands



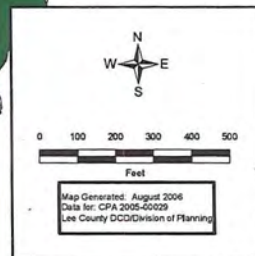
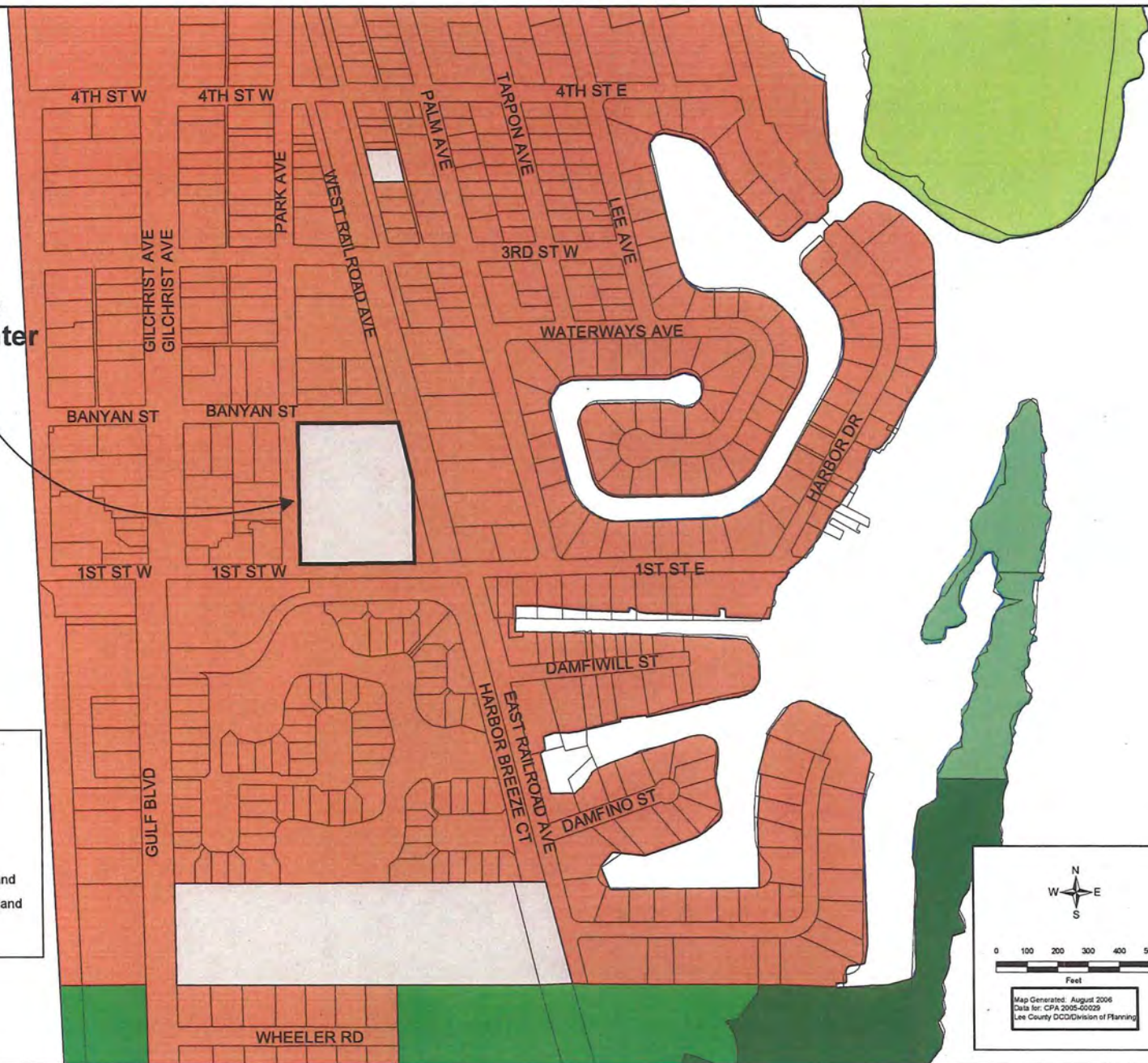


CPA2005-00029

Map 1B Proposed Future Land Use Category

# #4 Boca Grande Community Center

- Subject Parcels
- Future Land Use Category
- Urban Community
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland
  - Wetlands



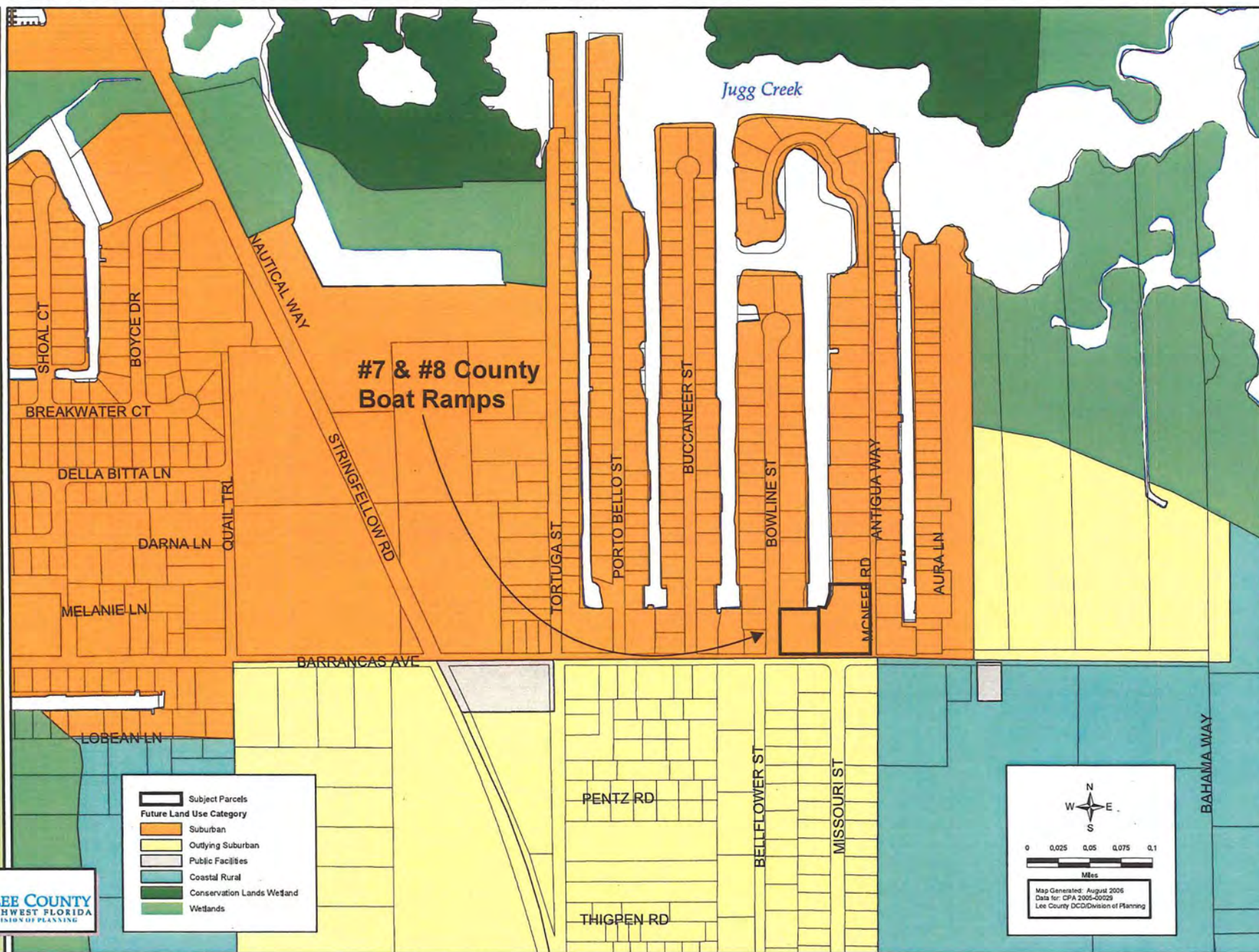


CPA2005-00029

Map 2A Existing Future Land Use Category



	Subject Parcels
Future Land Use Category	
	Suburban
	Outlying Suburban
	Public Facilities
	Coastal Rural
	Conservation Lands Wetland
	Wetlands



N  
W E  
S

0 0.025 0.05 0.075 0.1

Miles

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

Map 2B Proposed Future Land Use Category

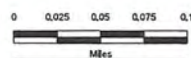


- Subject Parcels**
- Future Land Use Category**
- Suburban
  - Outlying Suburban
  - Public Facilities
  - Coastal Rural
  - Conservation Lands Wetland
  - Wetlands

**#7 & #8 County Boat Ramps**

Jugg Creek

BAHAMIA WAY



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

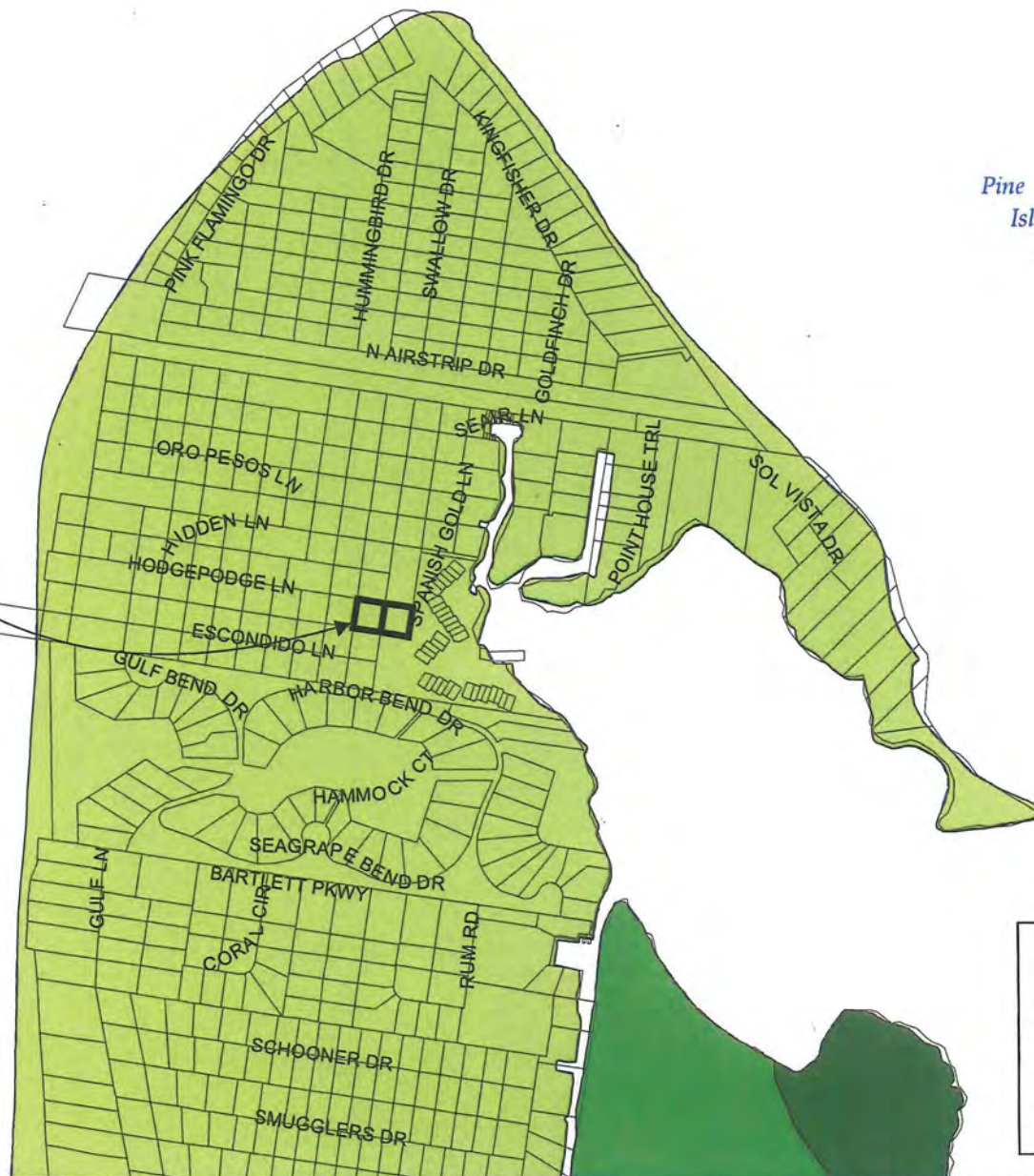
Map 3A Existing Future Land Use Category



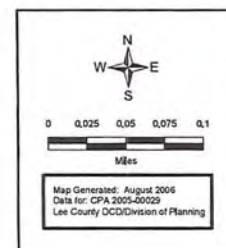
Gulf  
Of  
Mexico

# #82 & #83 Upper Captiva Fire District

- Subject Parcels
- Future Land Use Category
- Public Facilities
- Outer Island
- Conservation Lands Upland
- Conservation Lands Wetland



Pine  
Island  
Sound





CPA2005-00029

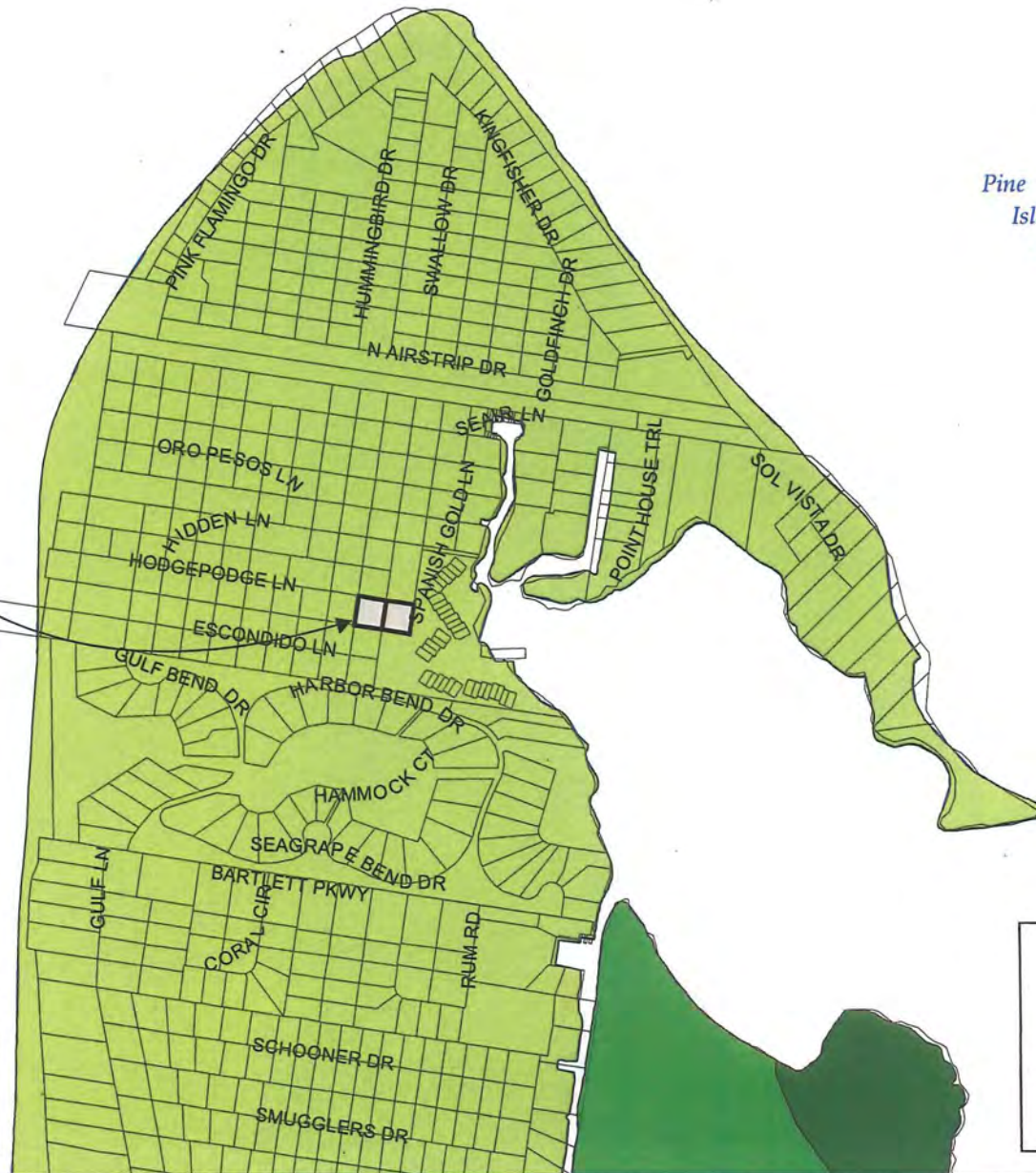
Map 1B Proposed Future Land Use Category



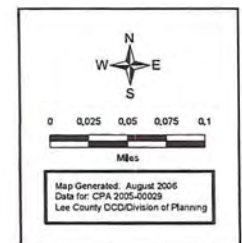
Gulf  
Of  
Mexico

# #82 & #83 Upper Captiva Fire District

- Subject Parcels
- Future Land Use Category
- Public Facilities
- Outer Island
- Conservation Lands Upland
- Conservation Lands Wetland



Pine  
Island  
Sound



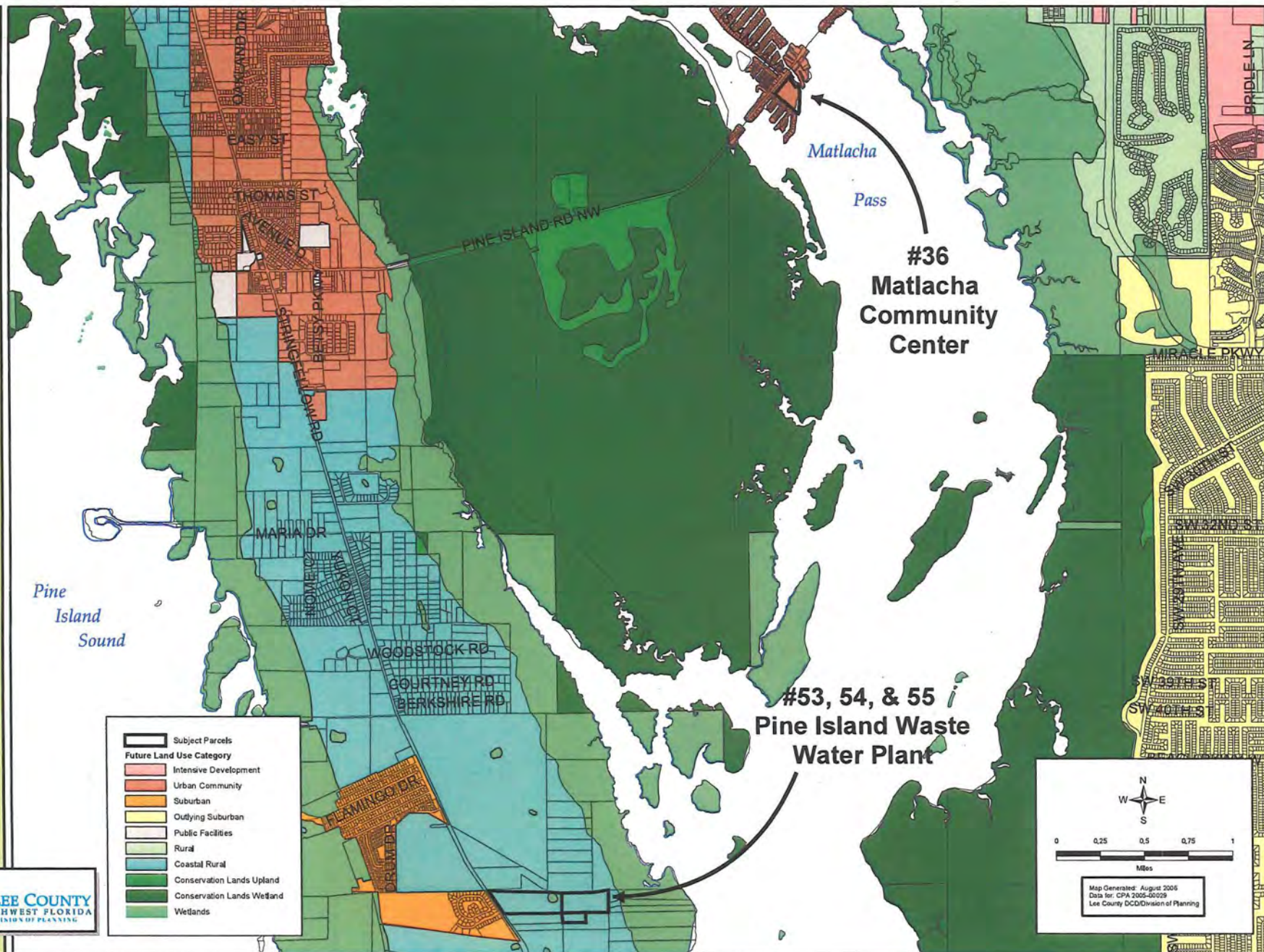


CPA2005-00029

Map 4A Existing Future Land Use Category



- |                                 |                            |
|---------------------------------|----------------------------|
|                                 | Subject Parcels            |
| <b>Future Land Use Category</b> |                            |
|                                 | Intensive Development      |
|                                 | Urban Community            |
|                                 | Suburban                   |
|                                 | Outlying Suburban          |
|                                 | Public Facilities          |
|                                 | Rural                      |
|                                 | Coastal Rural              |
|                                 | Conservation Lands Upland  |
|                                 | Conservation Lands Wetland |
|                                 | Wetlands                   |



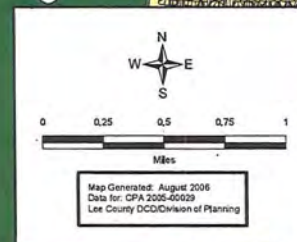
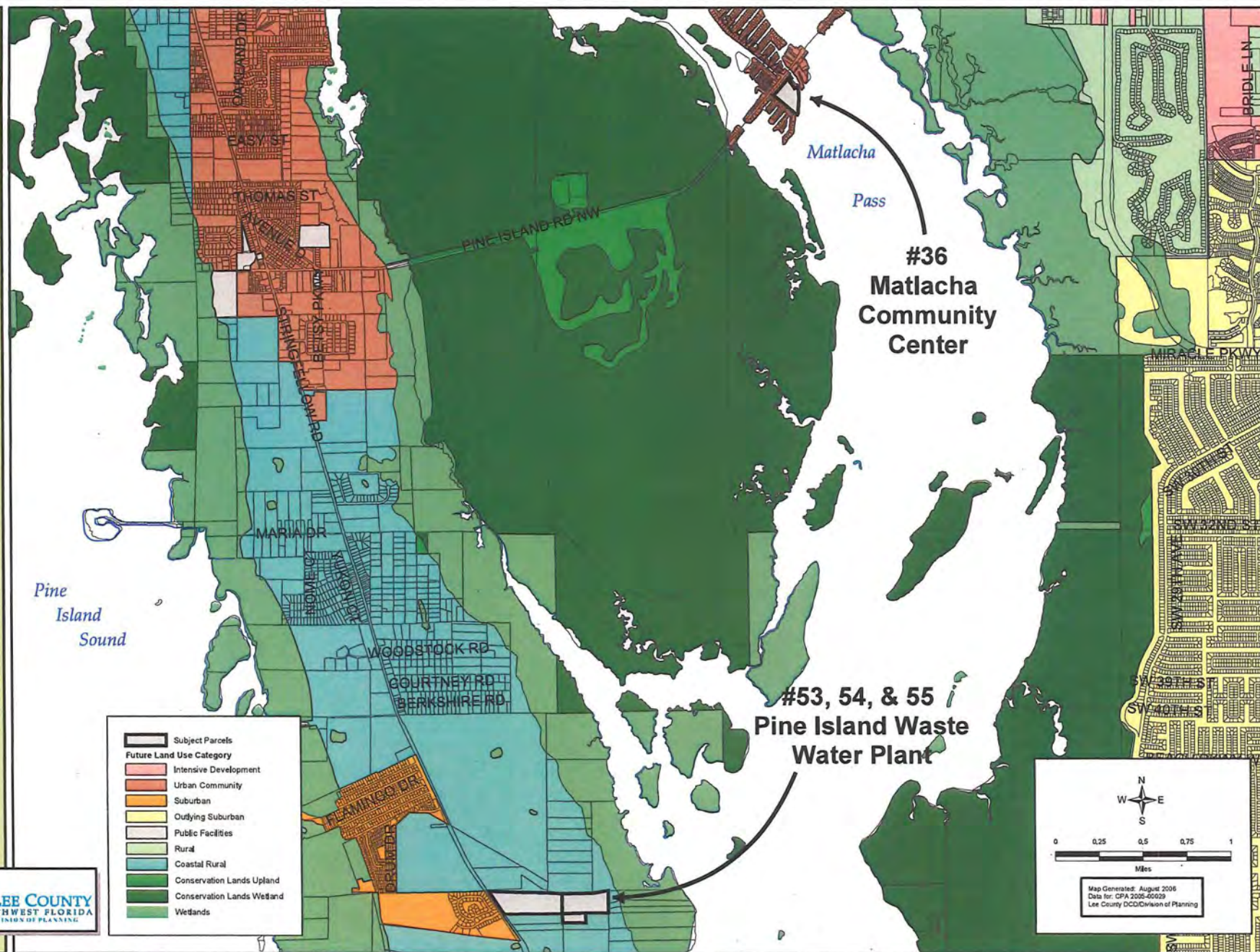


CPA2005-00029

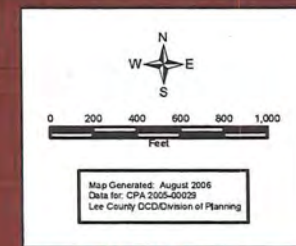
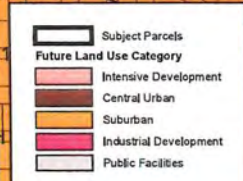
Map 4B Proposed Future Land Use Category



- Subject Parcels**
- Future Land Use Category**
- Intensive Development
  - Urban Community
  - Suburban
  - Outlying Suburban
  - Public Facilities
  - Rural
  - Coastal Rural
  - Conservation Lands Upland
  - Conservation Lands Wetland
  - Wetlands







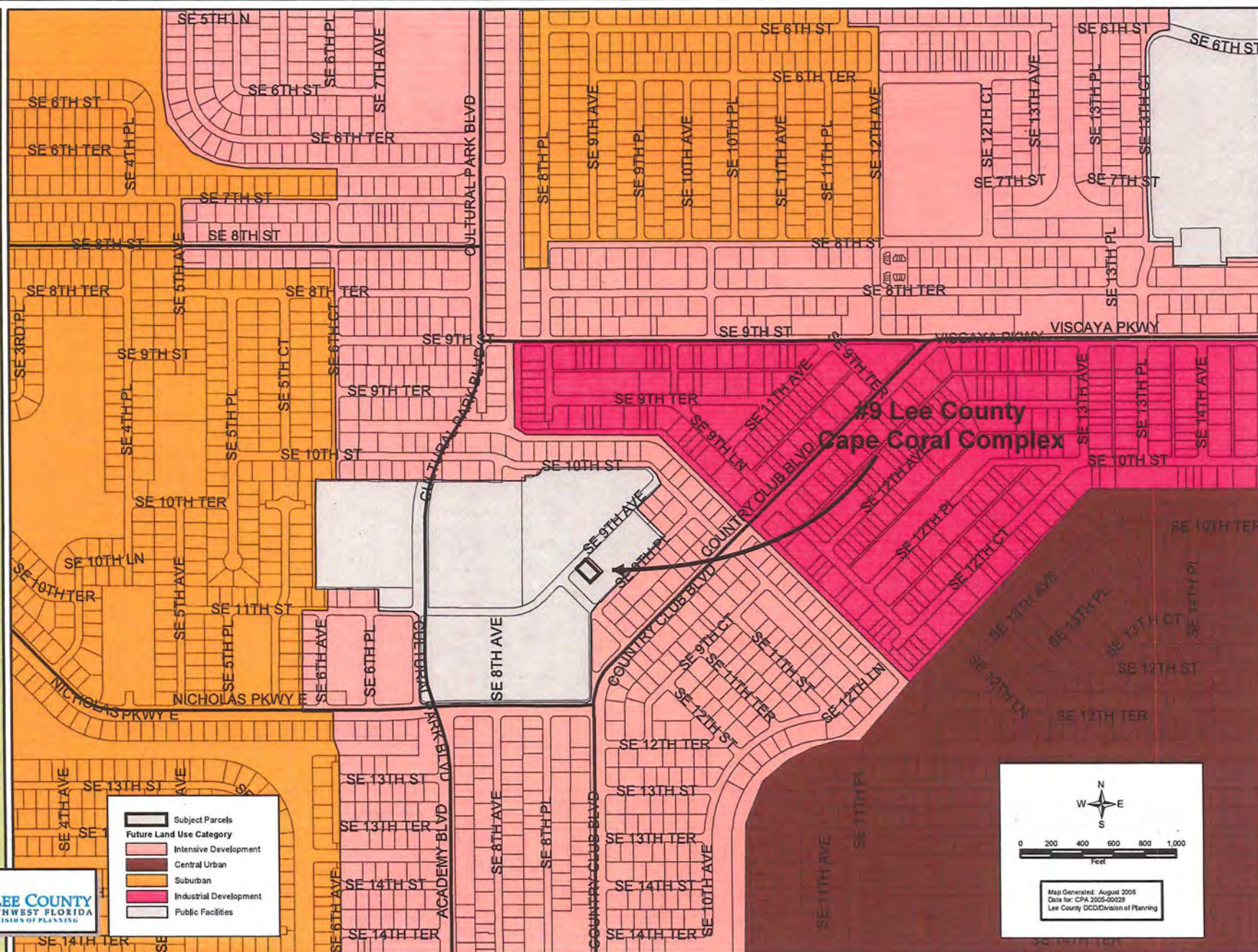
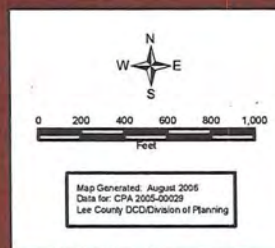


CPA2005-00029

Map 5B Proposed Future Land Use Category



- Subject Parcels**
- Future Land Use Category**
- Intensive Development
  - Central Urban
  - Suburban
  - Industrial Development
  - Public Facilities





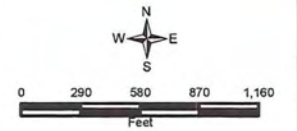
CPA2005-00029

Map 6A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland

#37 & 38  
Midpoint Bridge  
Toll Facilities



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



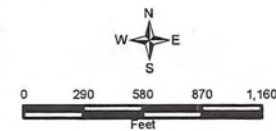
CPA 2005-00029

Map 6B Proposed Future Land Use Category



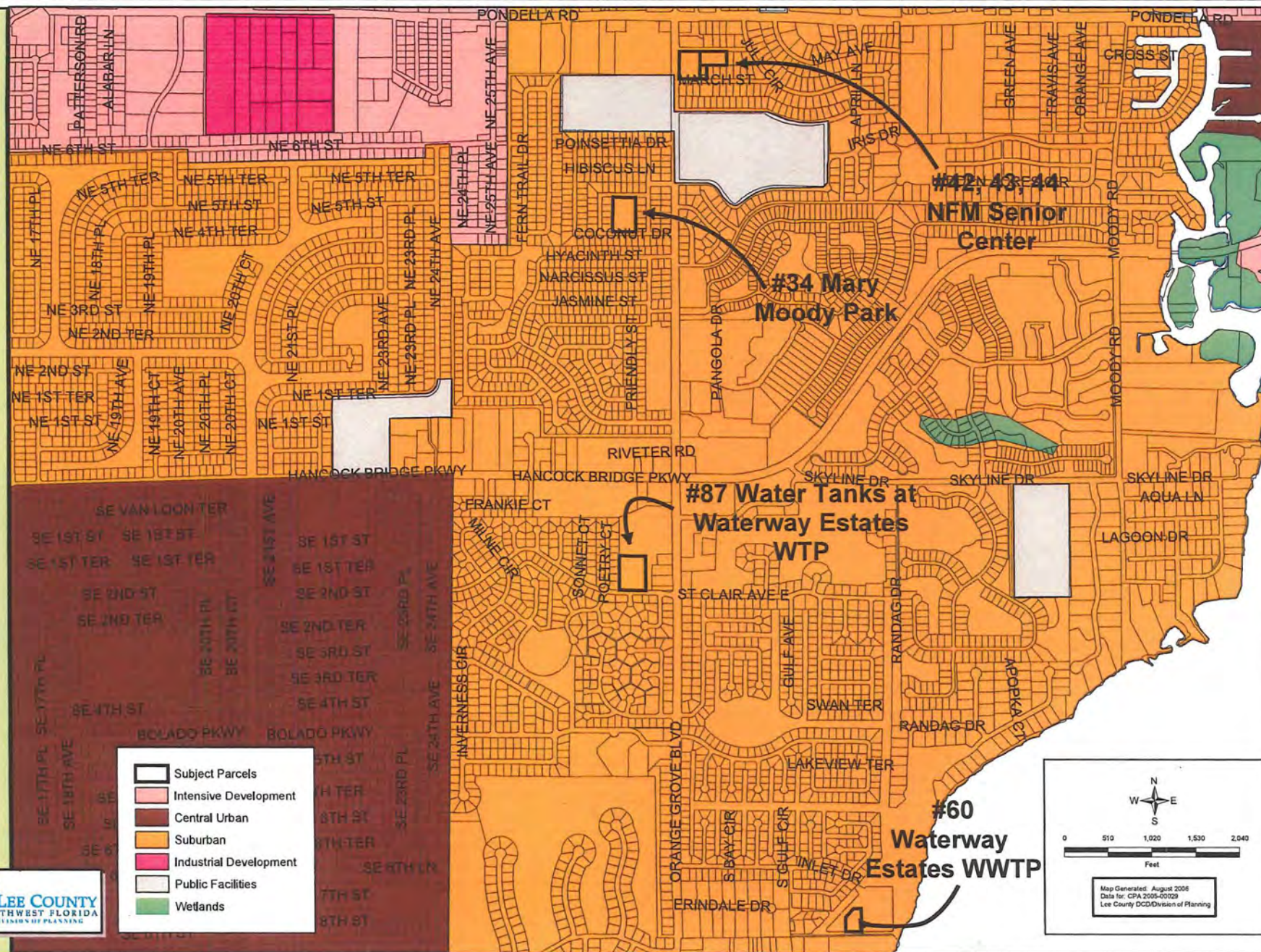
-  Subject Parcels
-  Intensive Development
-  Central Urban
-  Public Facilities
-  Conservation Lands Upland
-  Conservation Lands Wetland

#37 & 38  
Midpoint Bridge  
Toll Facilities



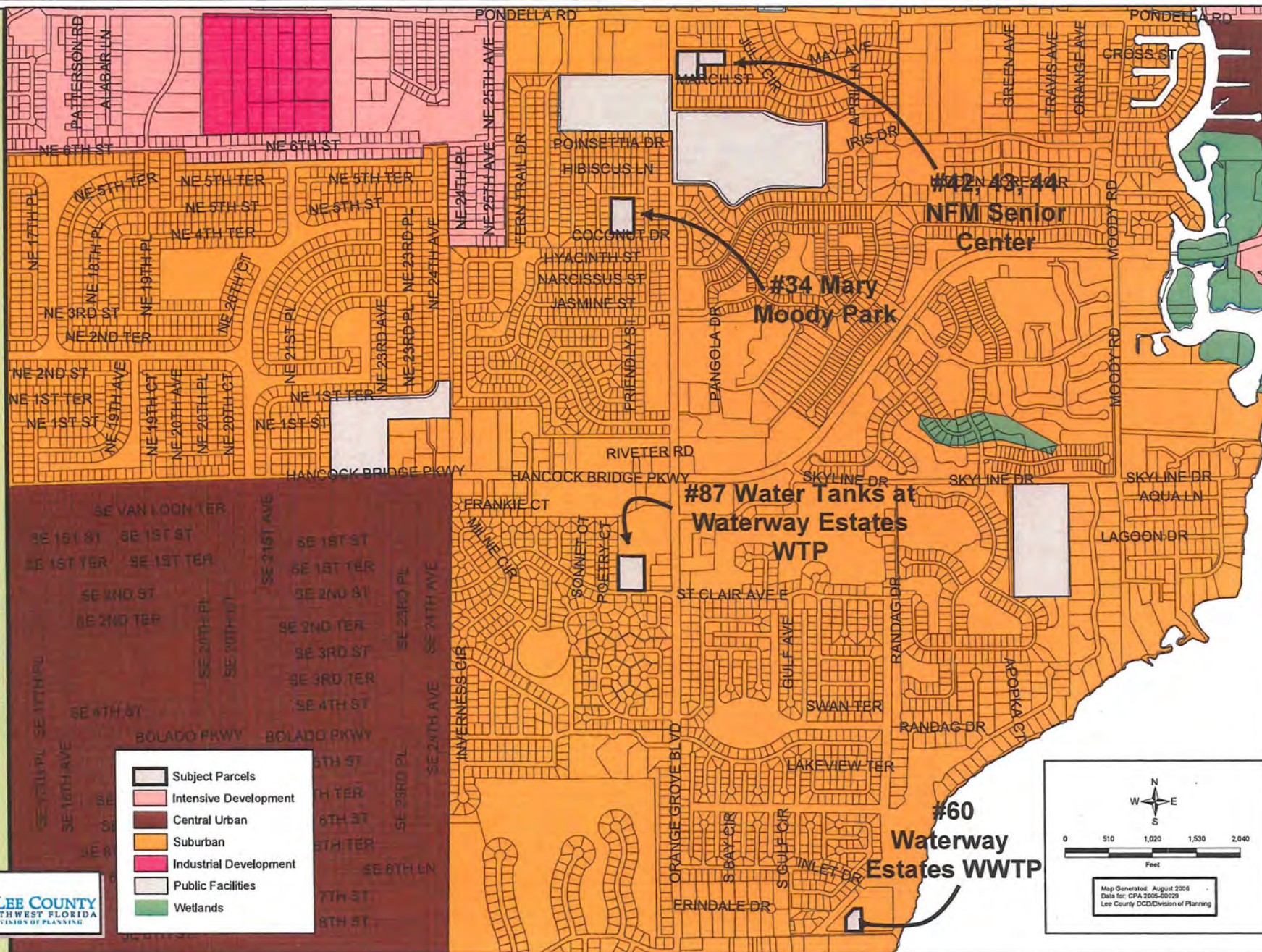
Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning





Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning





Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

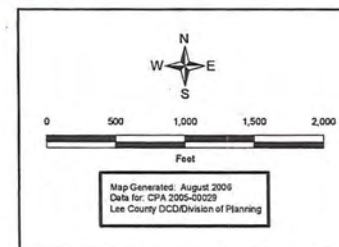
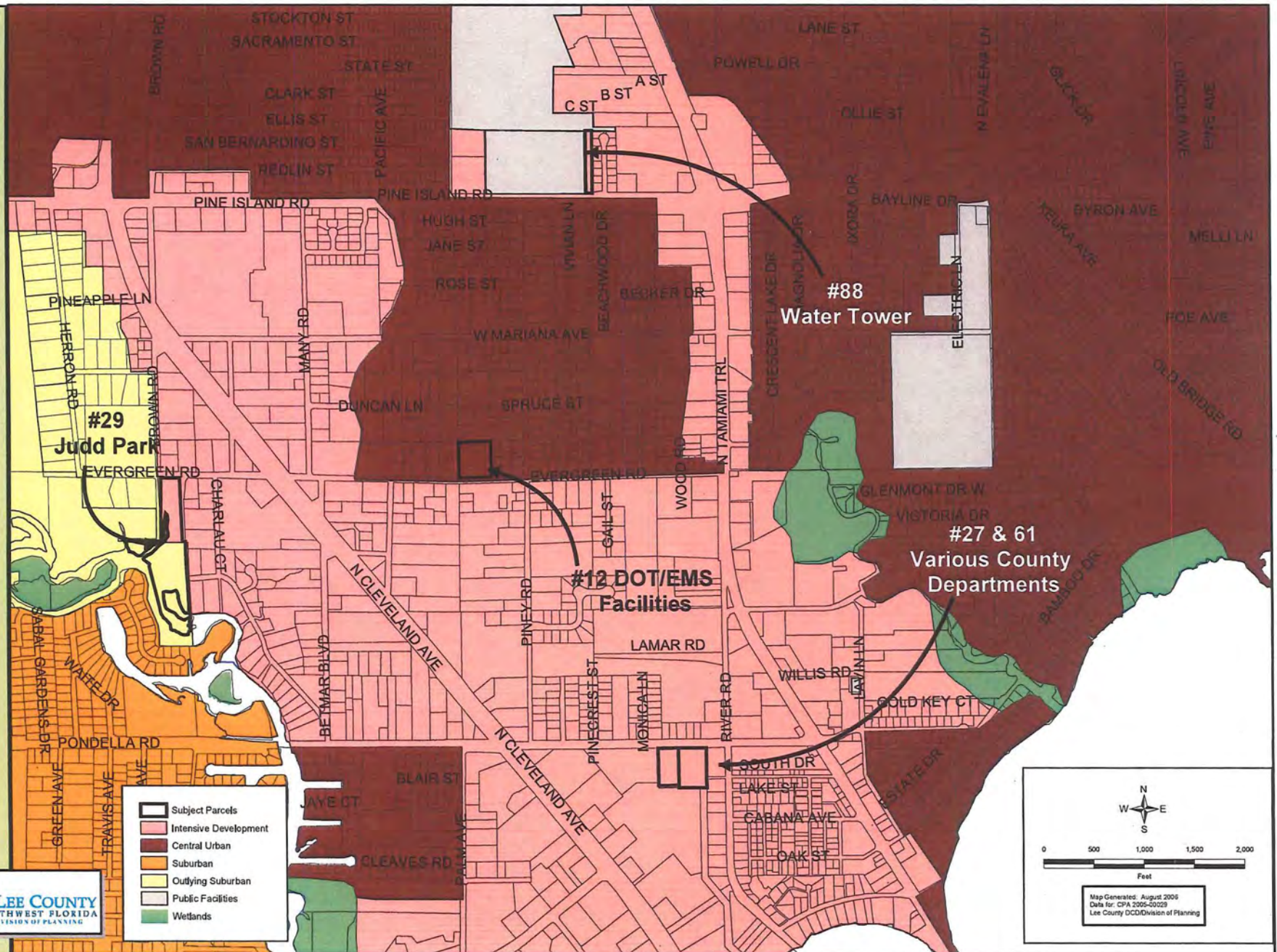


CPA2005-00029

Map 8A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



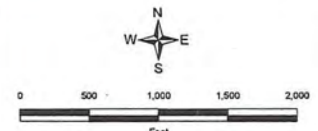
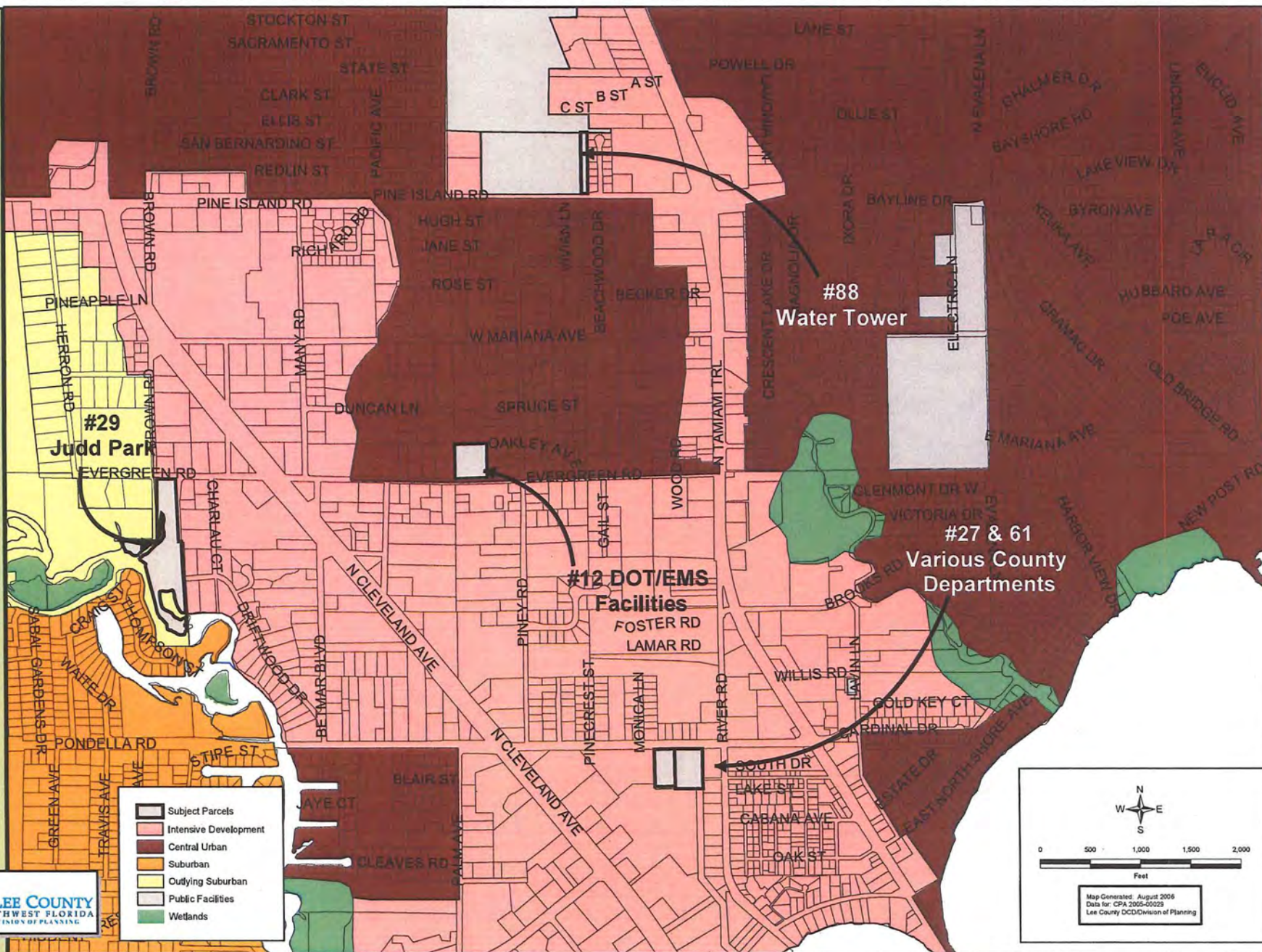


CPA2005-00029

Map 8B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

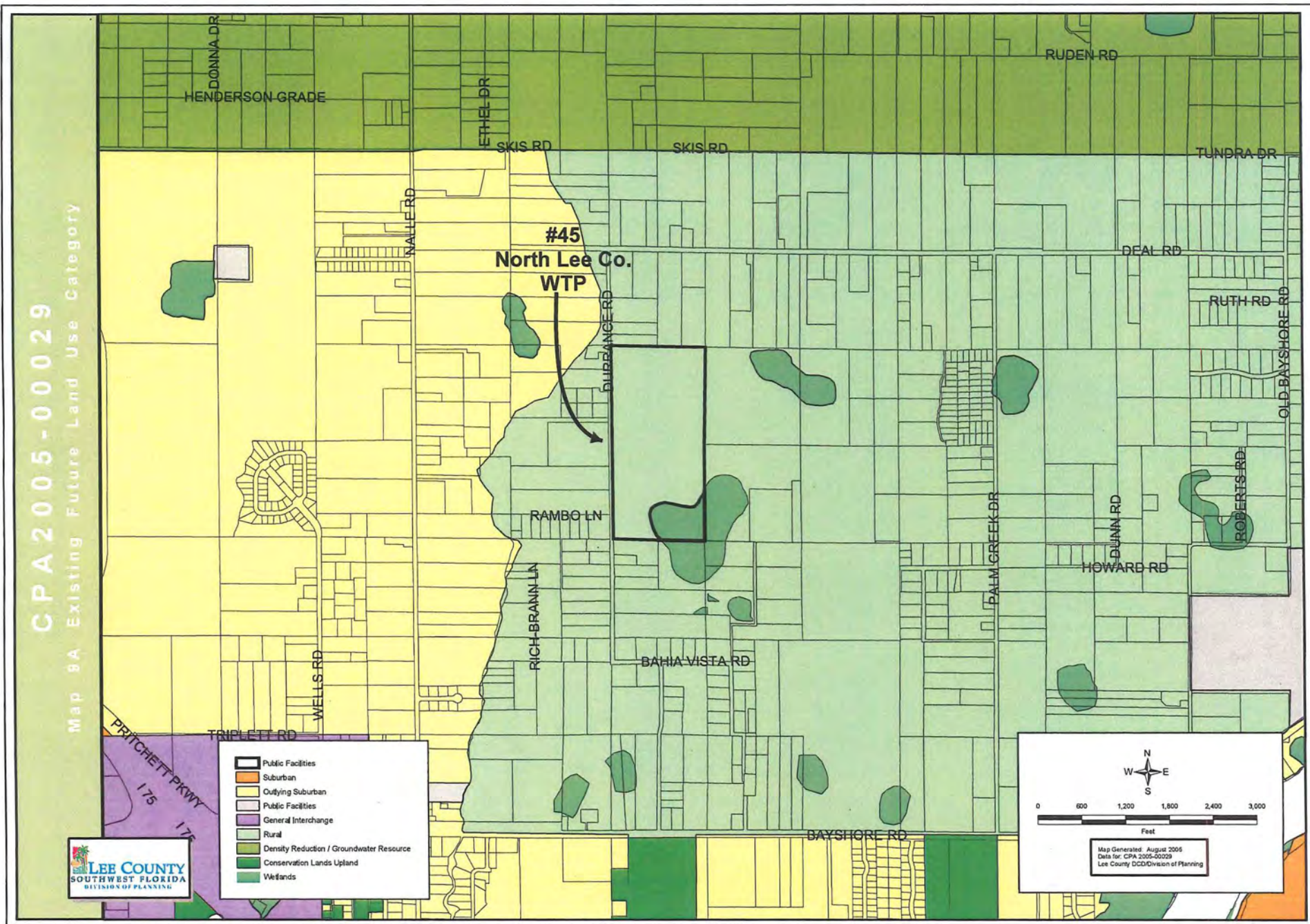
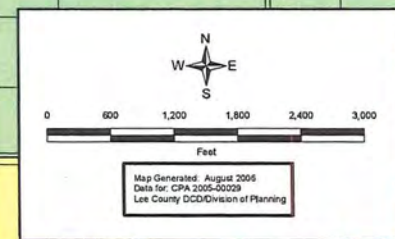


CPA2005-00029

Map 9A Existing Future Land Use Category



- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands





CPA2005-00029

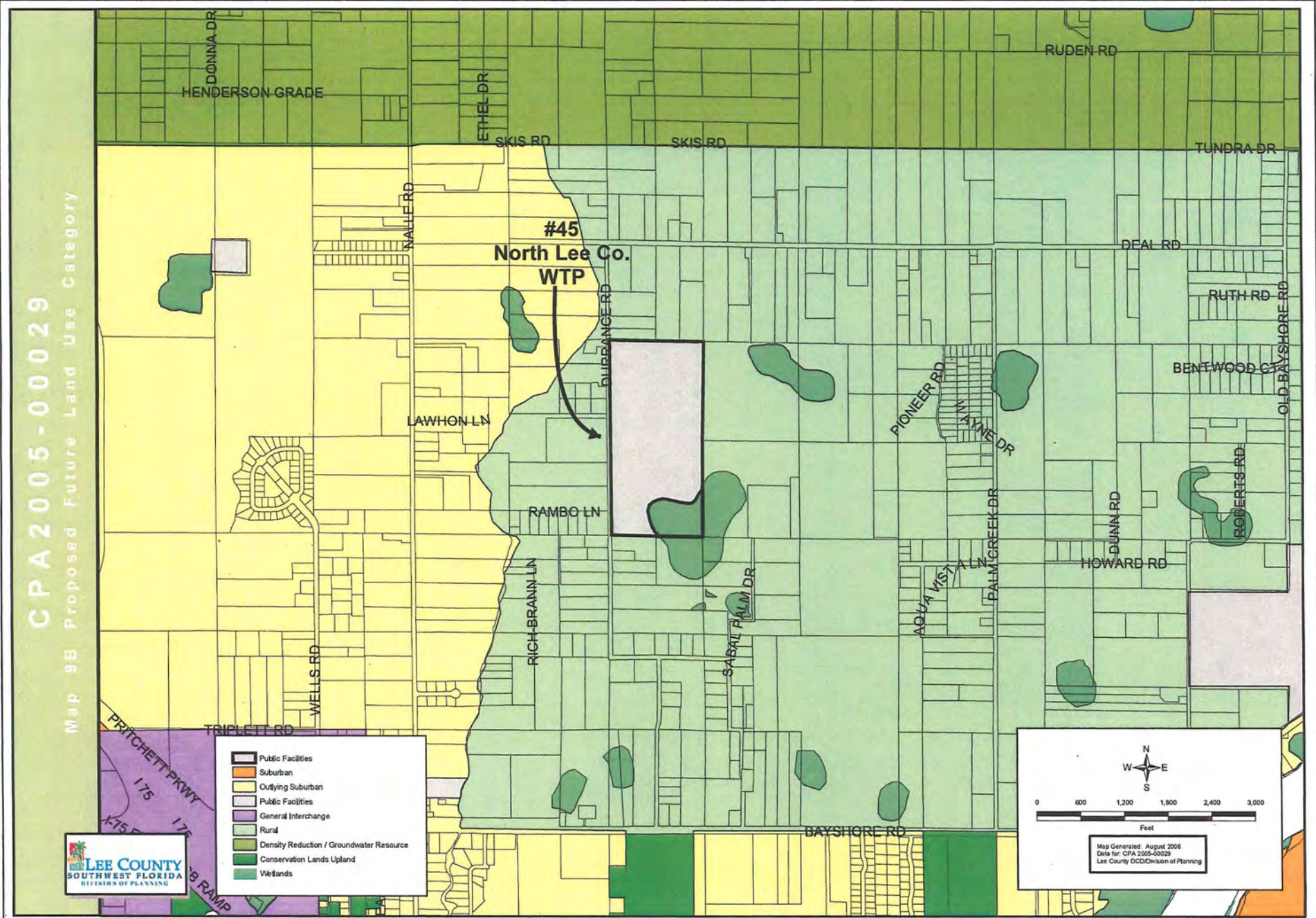
Map 9B Proposed Future Land Use Category



- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands

Feet

Map Generated: August 2006  
 Date for: CPA 2005-00029  
 Lee County DCDD/Division of Planning





CPA 2005-00029

Map 10A Existing Future Land Use Category

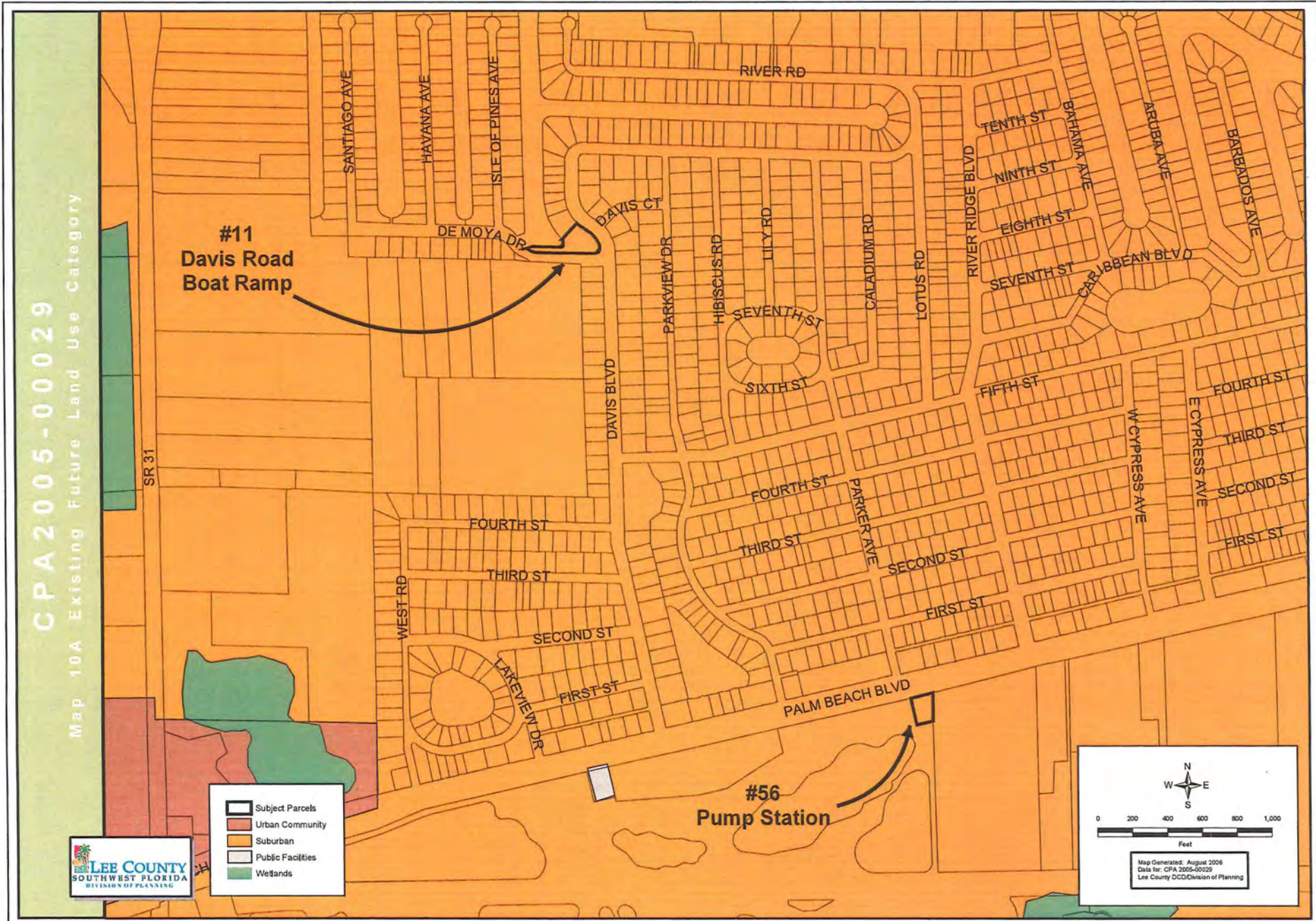
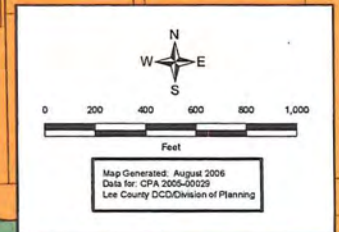


- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands

SR 31

#11  
Davis Road  
Boat Ramp

#56  
Pump Station





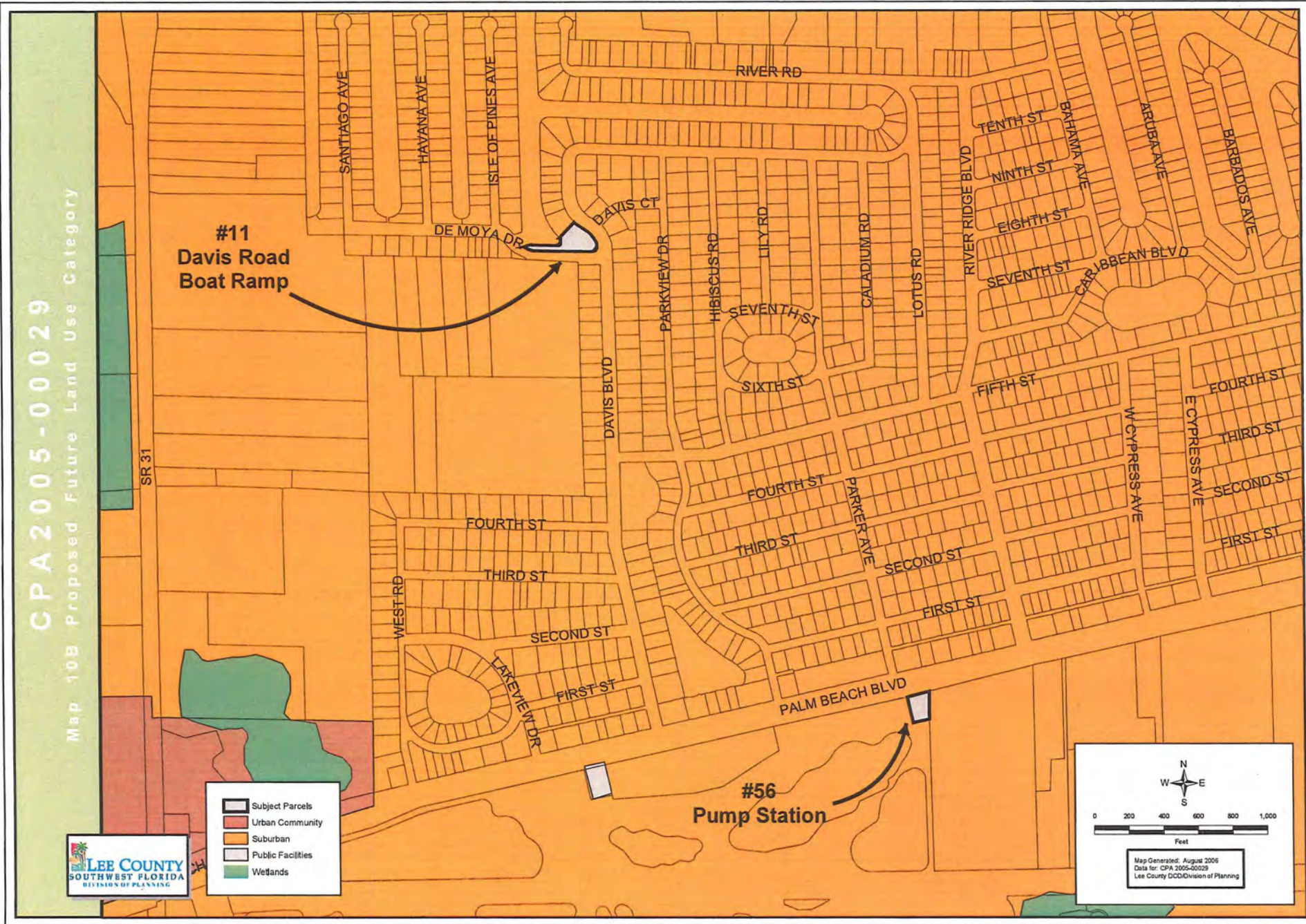
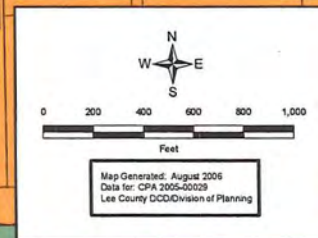
CPA 2005-00029  
Map 10B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands

**#11  
Davis Road  
Boat Ramp**

**#56  
Pump Station**



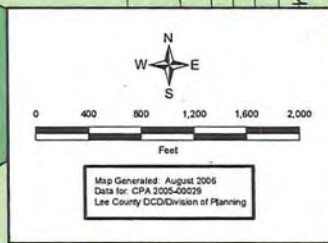
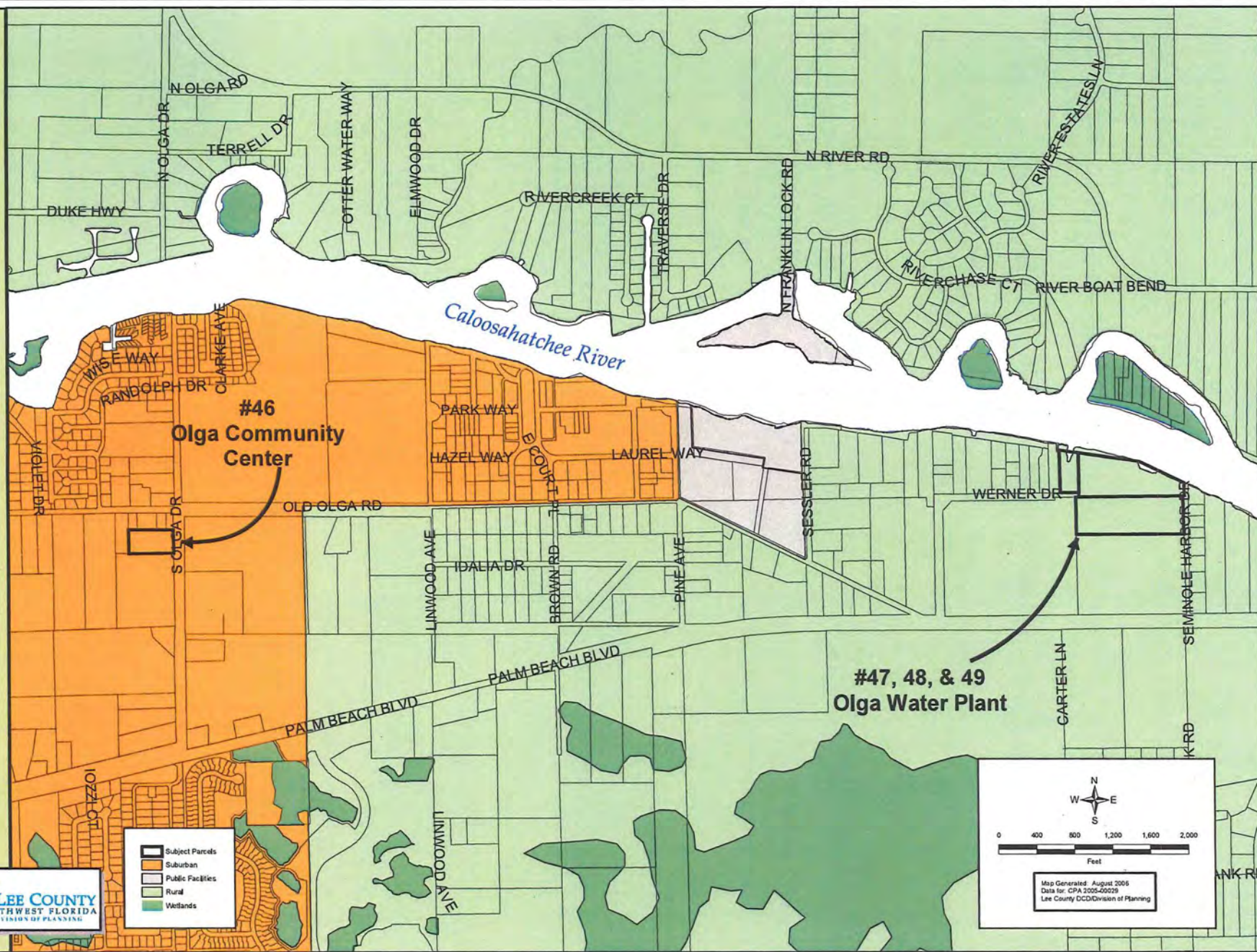


CPA2005-00029

Map 11A Existing Future Land Use Category



- Subject Parcels
- Suburban
- Public Facilities
- Rural
- Wetlands



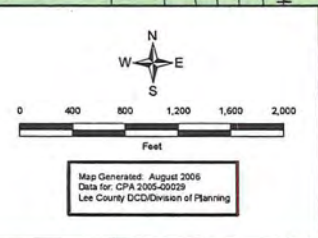
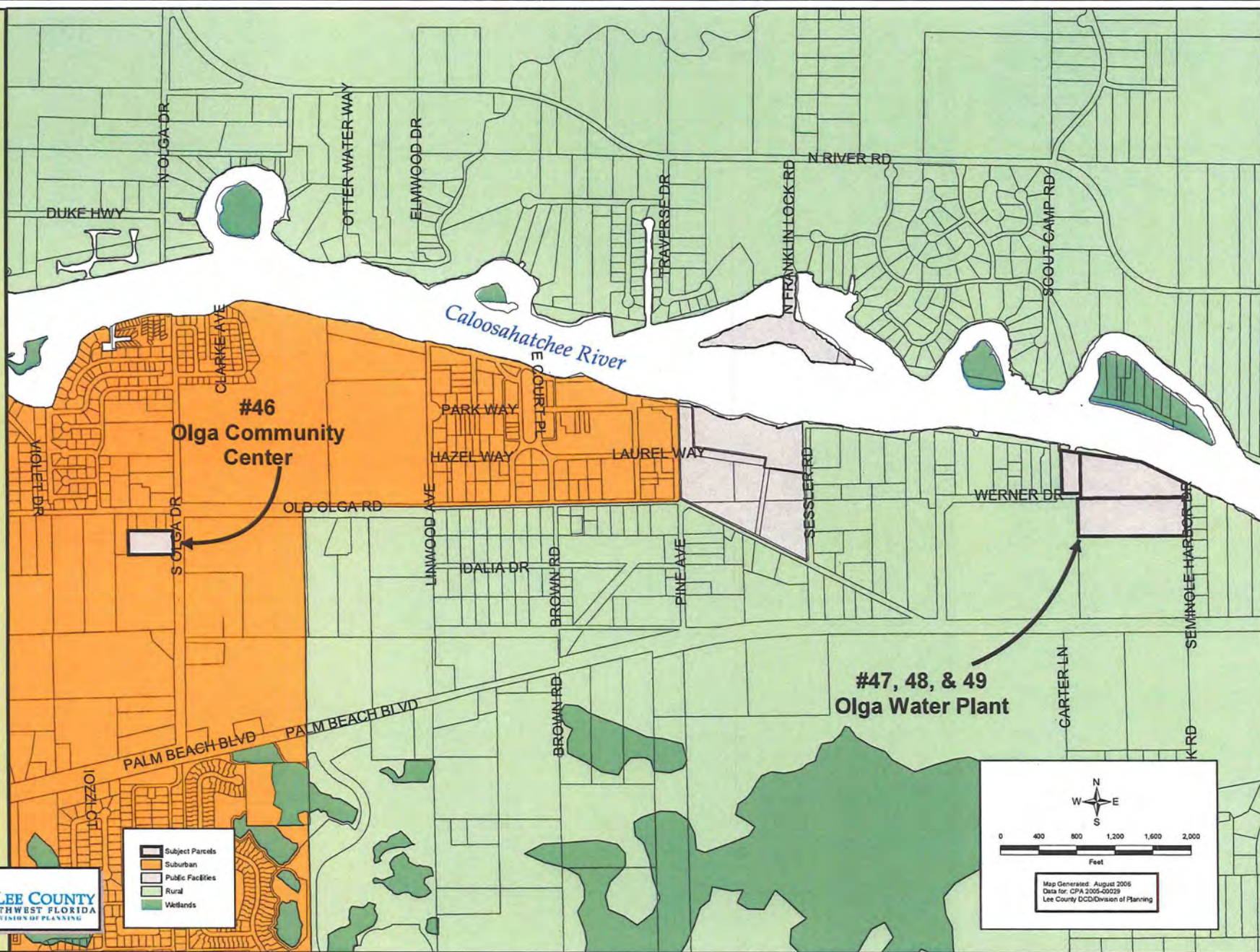


CPA2005-00029

Map 11B Proposed Future Land Use Category



- Subject Parcels
- Suburban
- Public Facilities
- Rural
- Wetlands





CPA2005-00029

Map 12A Existing Future Land Use Category

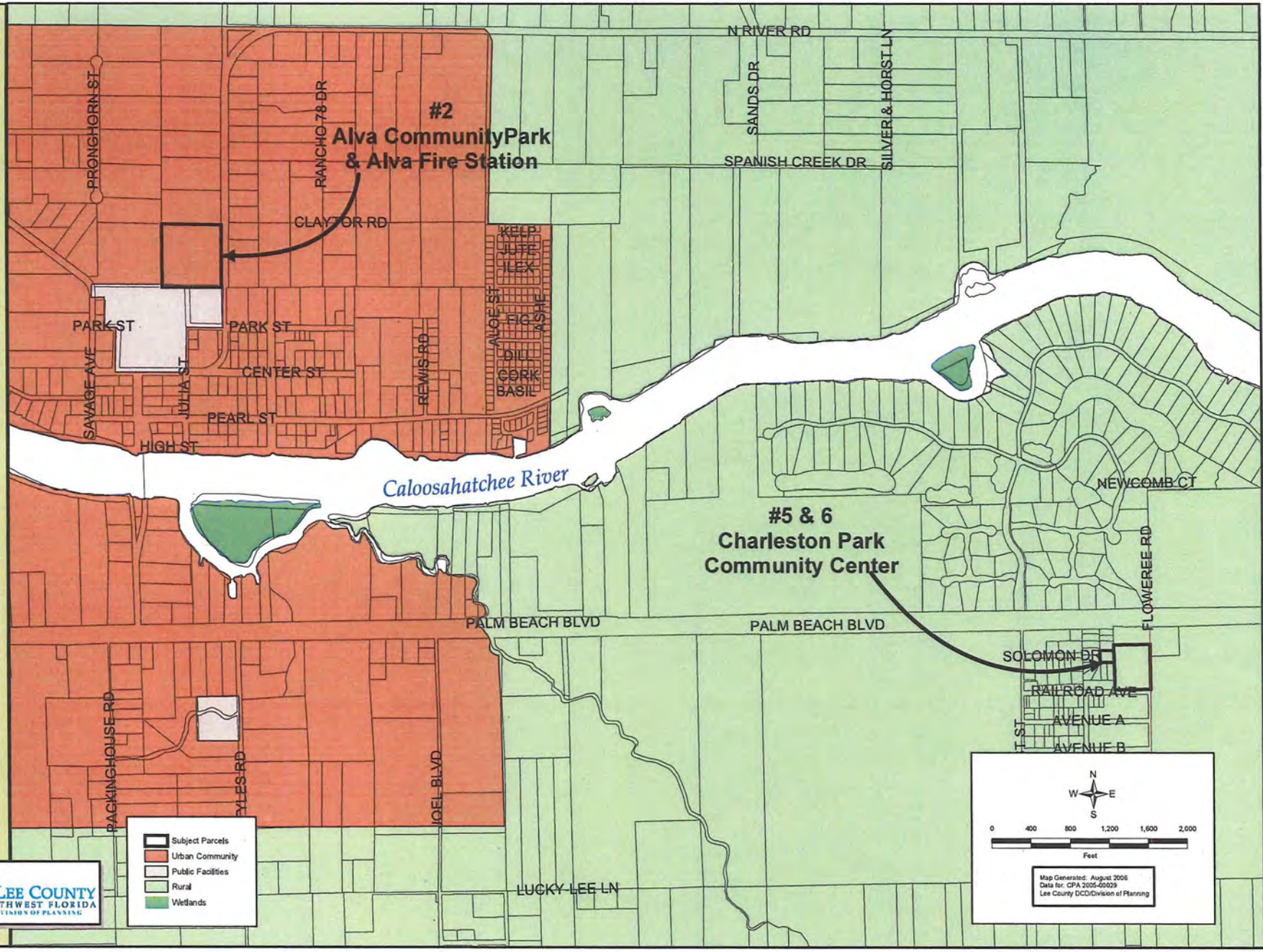
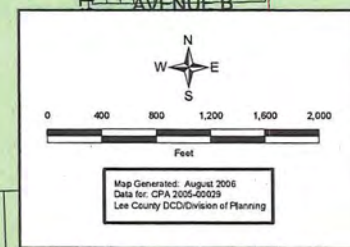


- Subject Parcels
- Urban Community
- Public Facilities
- Rural
- Wetlands

**#2  
Alva Community Park  
& Alva Fire Station**

**#5 & 6  
Charleston Park  
Community Center**

*Caloosahatchee River*





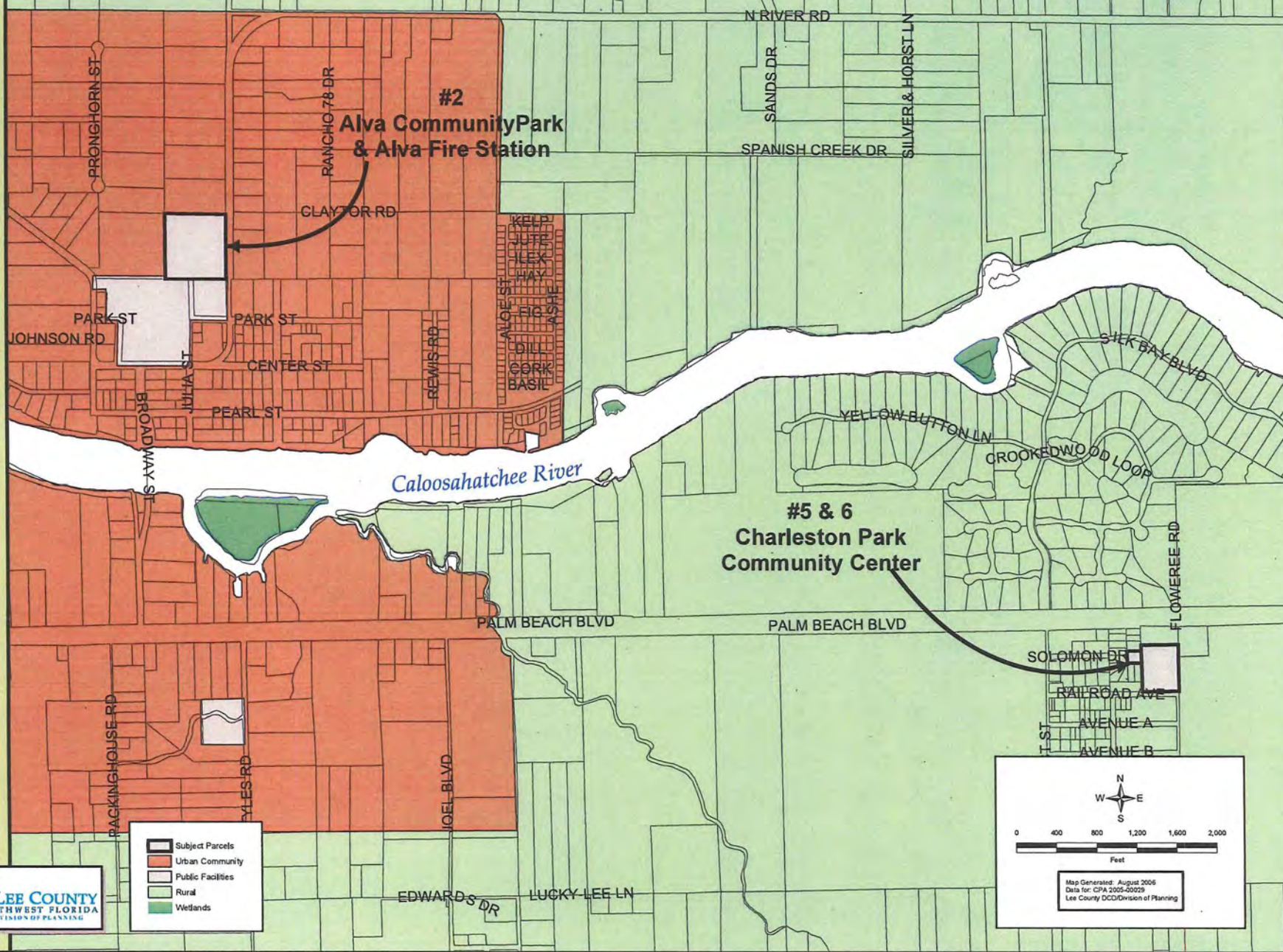
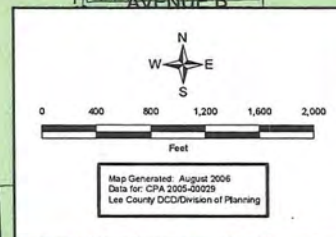


- Subject Parcels
- Urban Community
- Public Facilities
- Rural
- Wetlands

**#2  
Alva Community Park  
& Alva Fire Station**

**#5 & 6  
Charleston Park  
Community Center**

*Caloosahatchee River*





CPA 2005-00029

Map 13A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

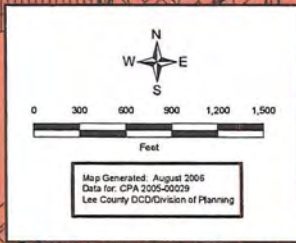
Caloosahatchee River

#58 & 59  
Schandler Hall  
Rec. Center

#57  
Pump  
Station

#81  
Water  
Tower

#3 & 80  
DOT Ops &  
Tice Fire Station





CPA2005-00029

Map 13B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

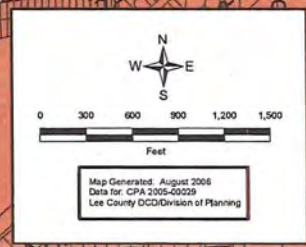
Caloosahatchee River

#58 & 59  
Schandler Hall  
Rec. Center

#57  
Pump  
Station

#81  
Water  
Tower

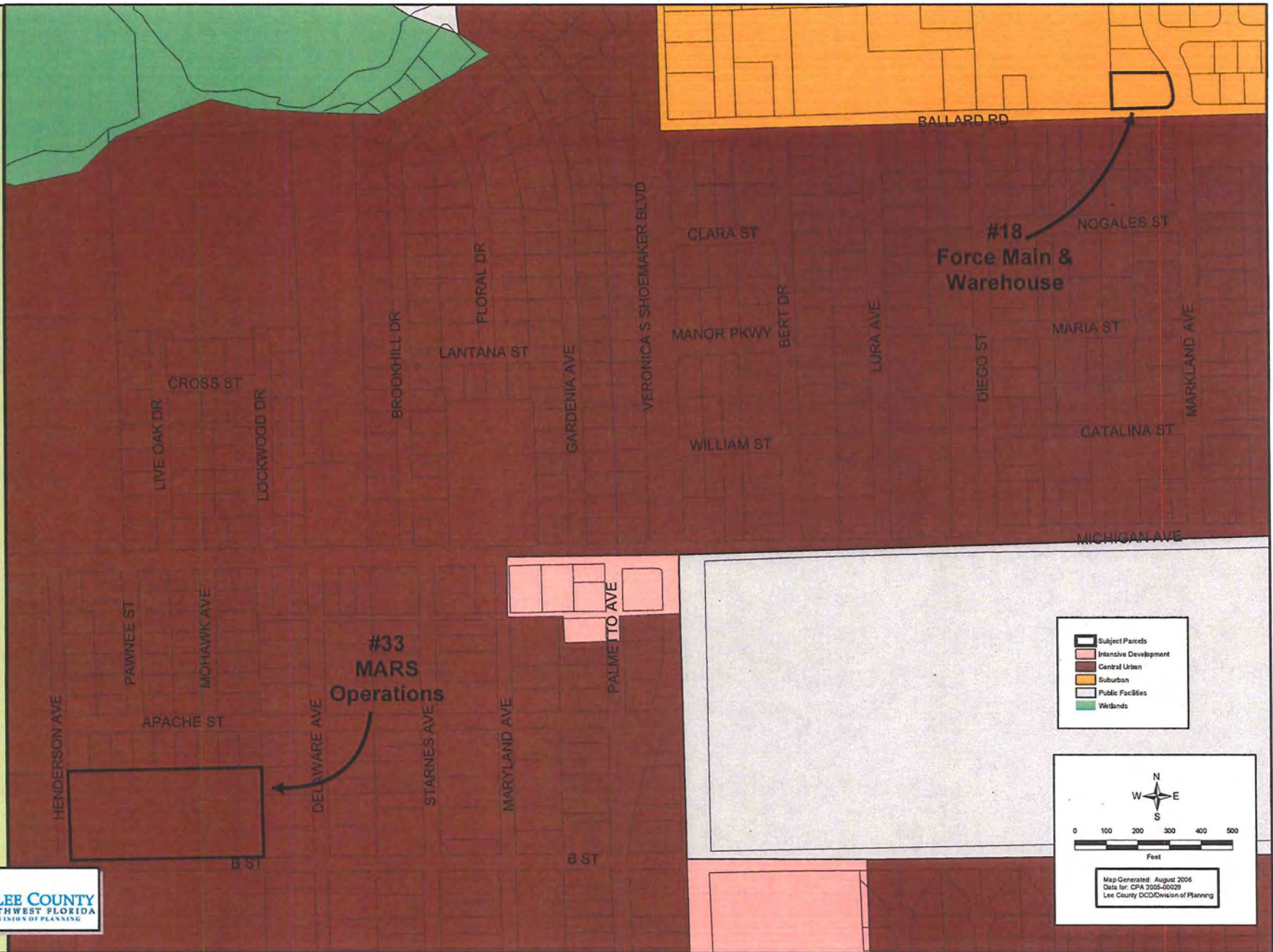
#3 & 80  
DOT Ops &  
Tice Fire Station





CPA2005-00029

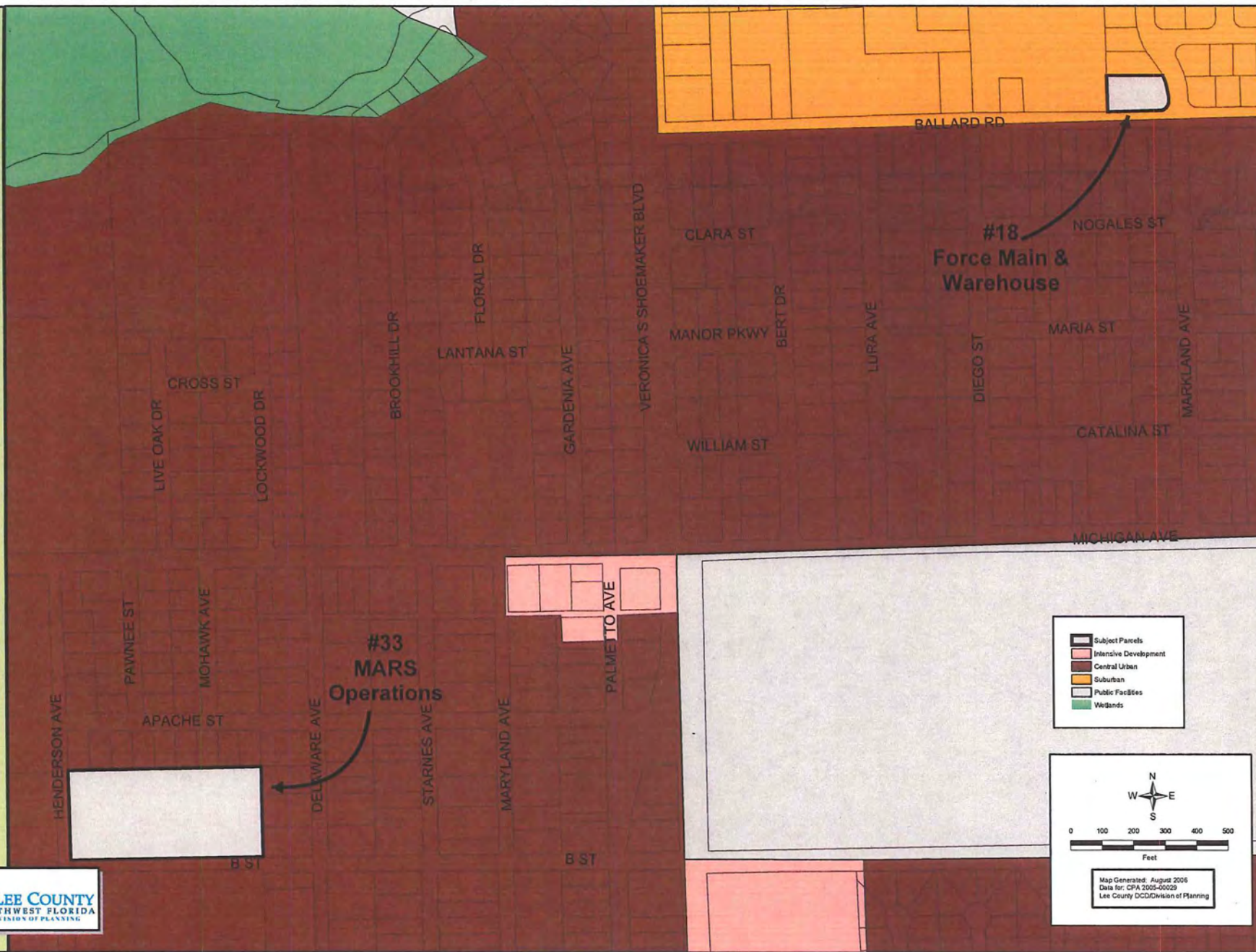
Map 14A Existing Future Land Use Category





CPA 2005-00029

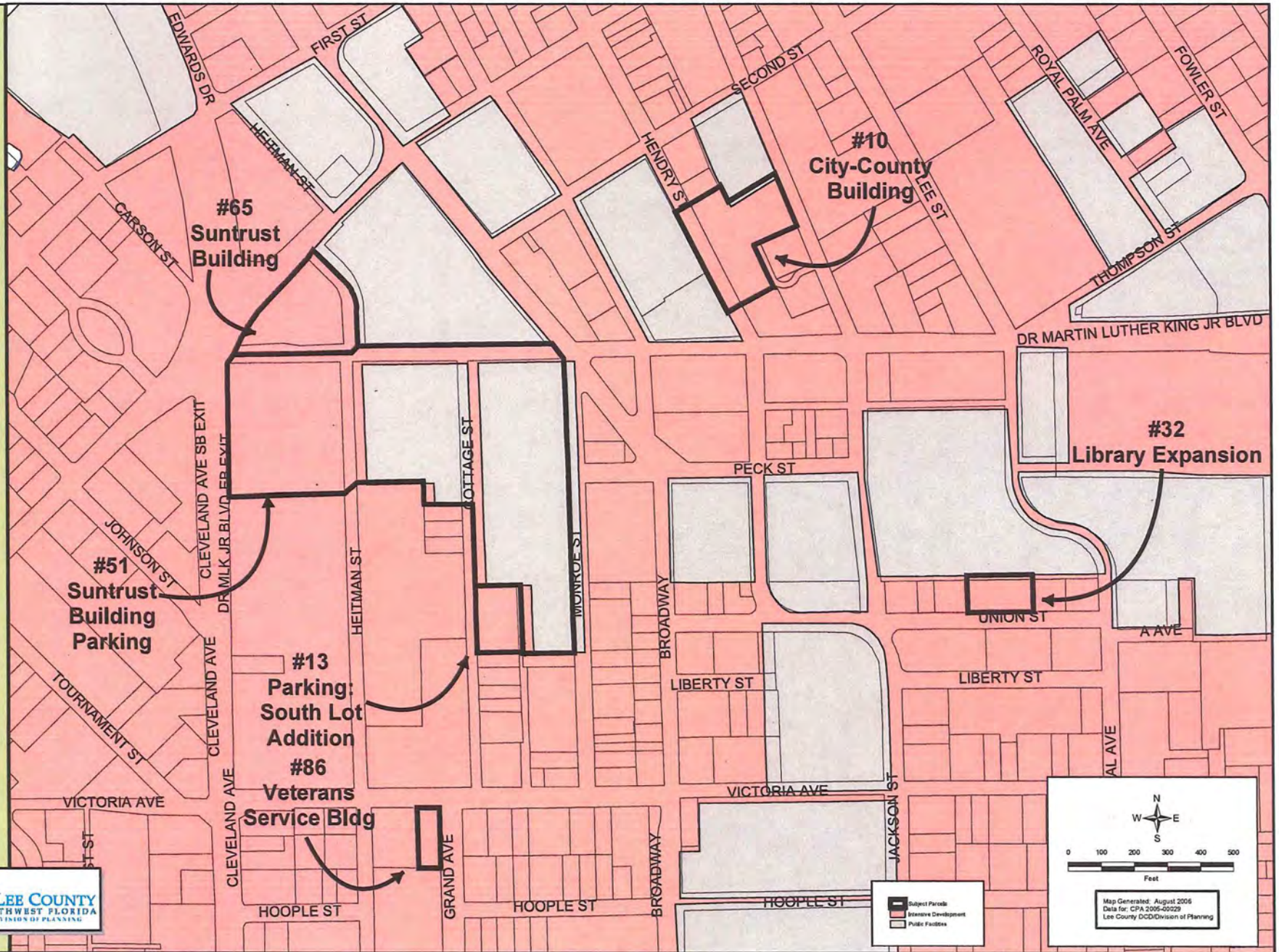
Map 14B Proposed Future Land Use Category





CPA2005-00029

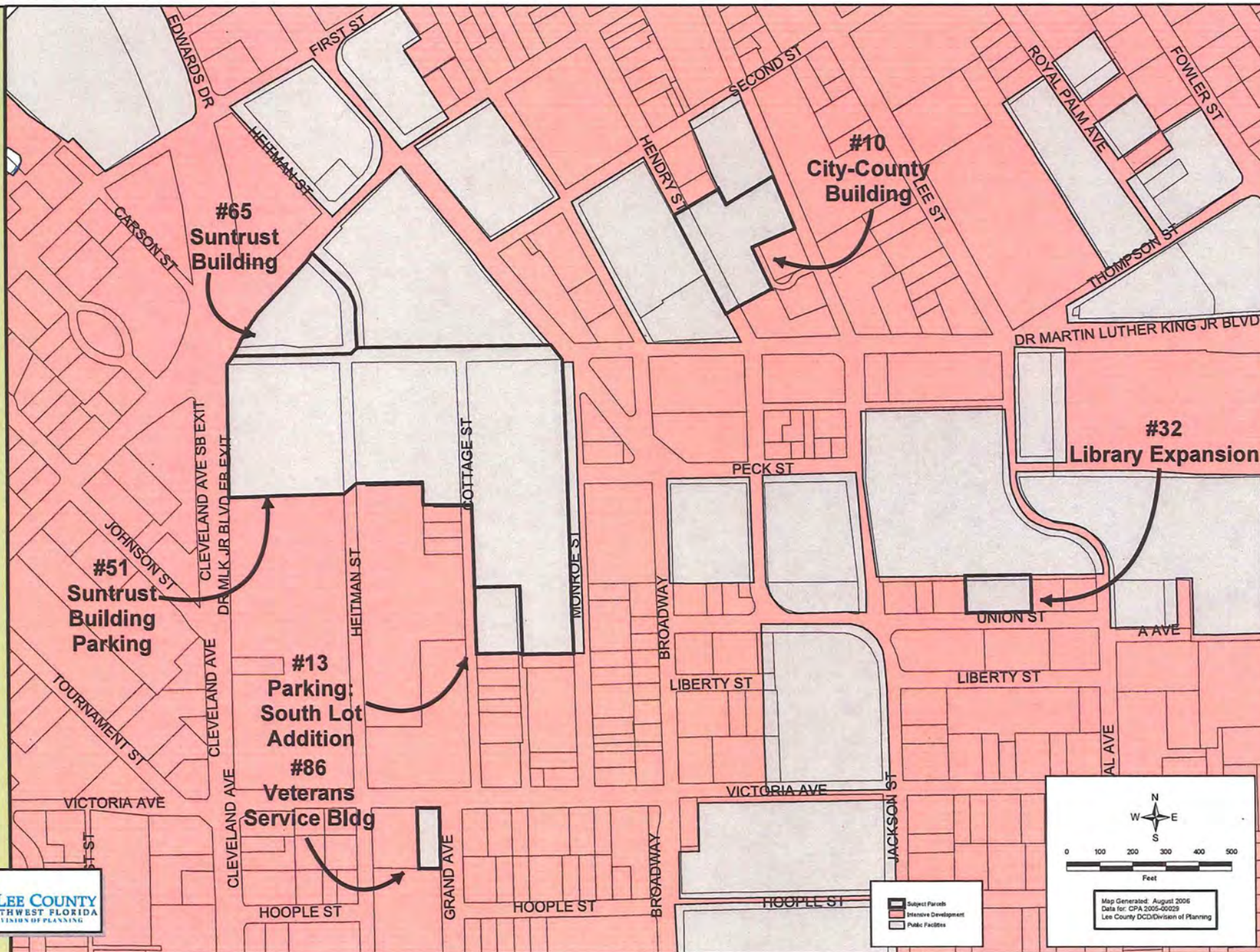
Map 15A Existing Future Land Use Category





CPA 2005-00029

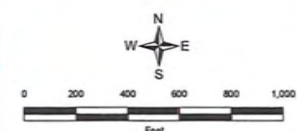
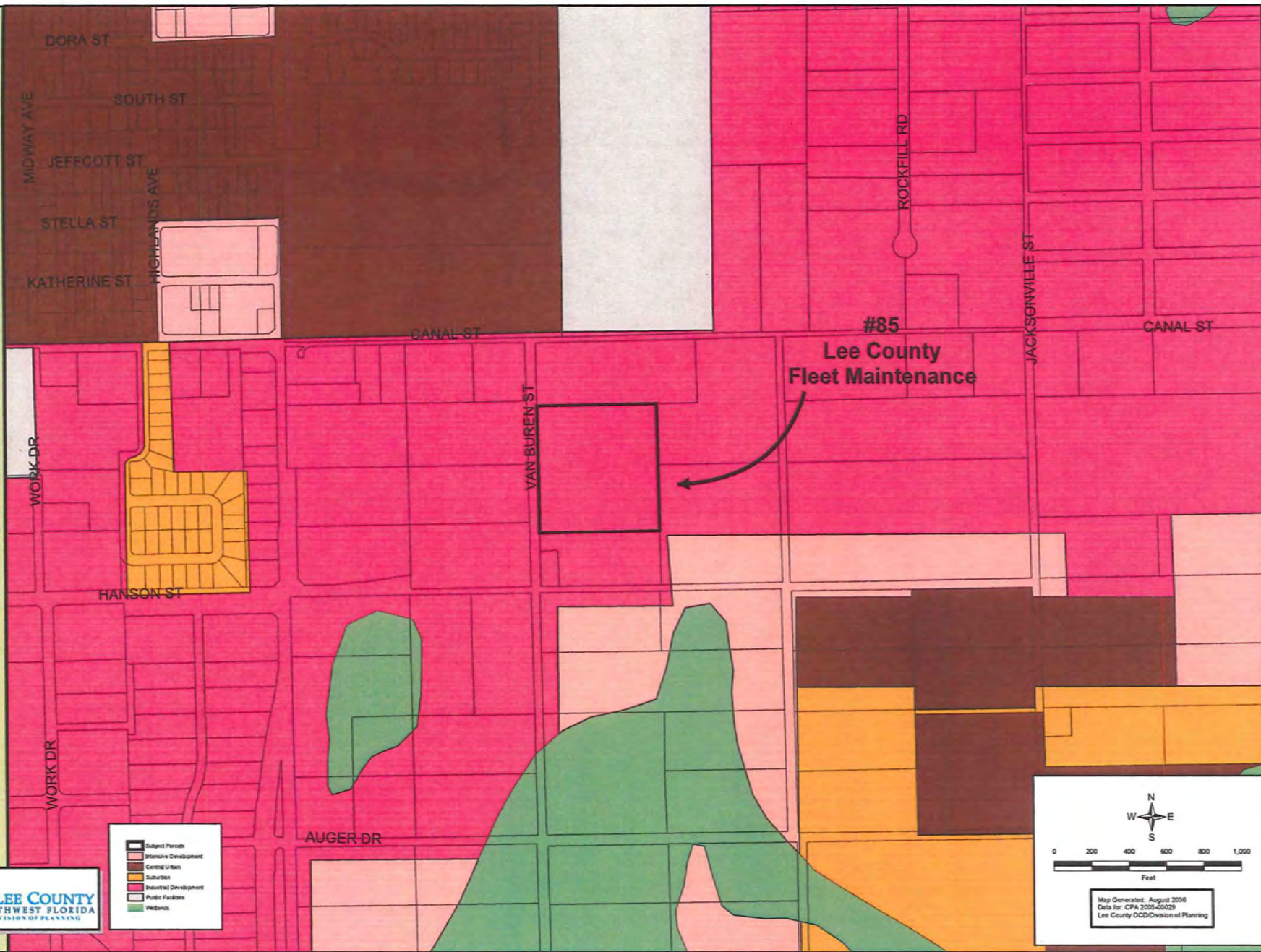
Map 15B Proposed Future Land Use Category





CPA 2005-00029

Map 18A Existing Future Land Use Category

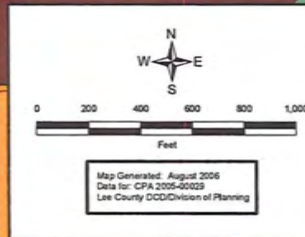
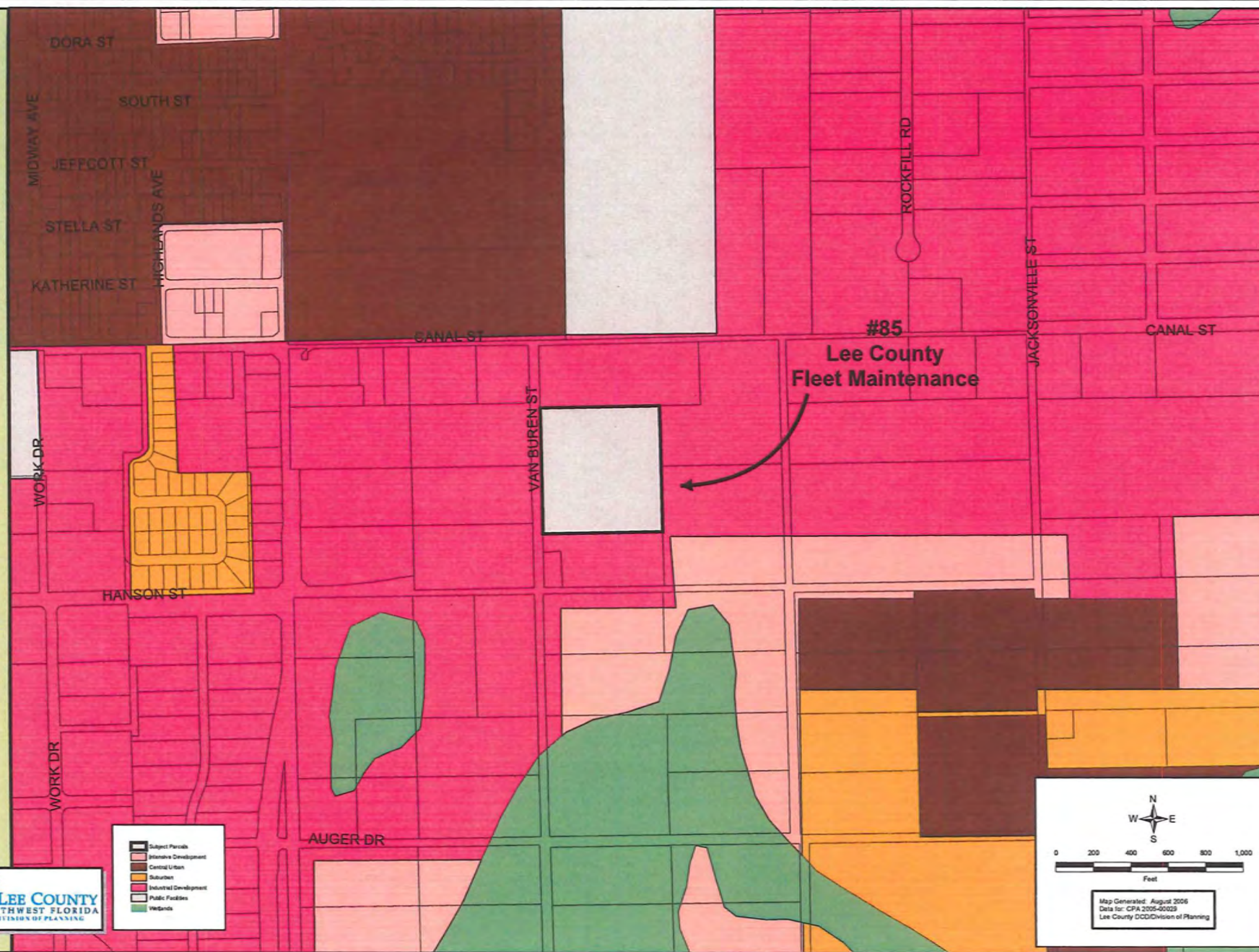
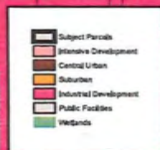


Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County CDD/Division of Planning



CPA2005-00029

Map 16B Proposed Future Land Use Category





CPA2005-00029

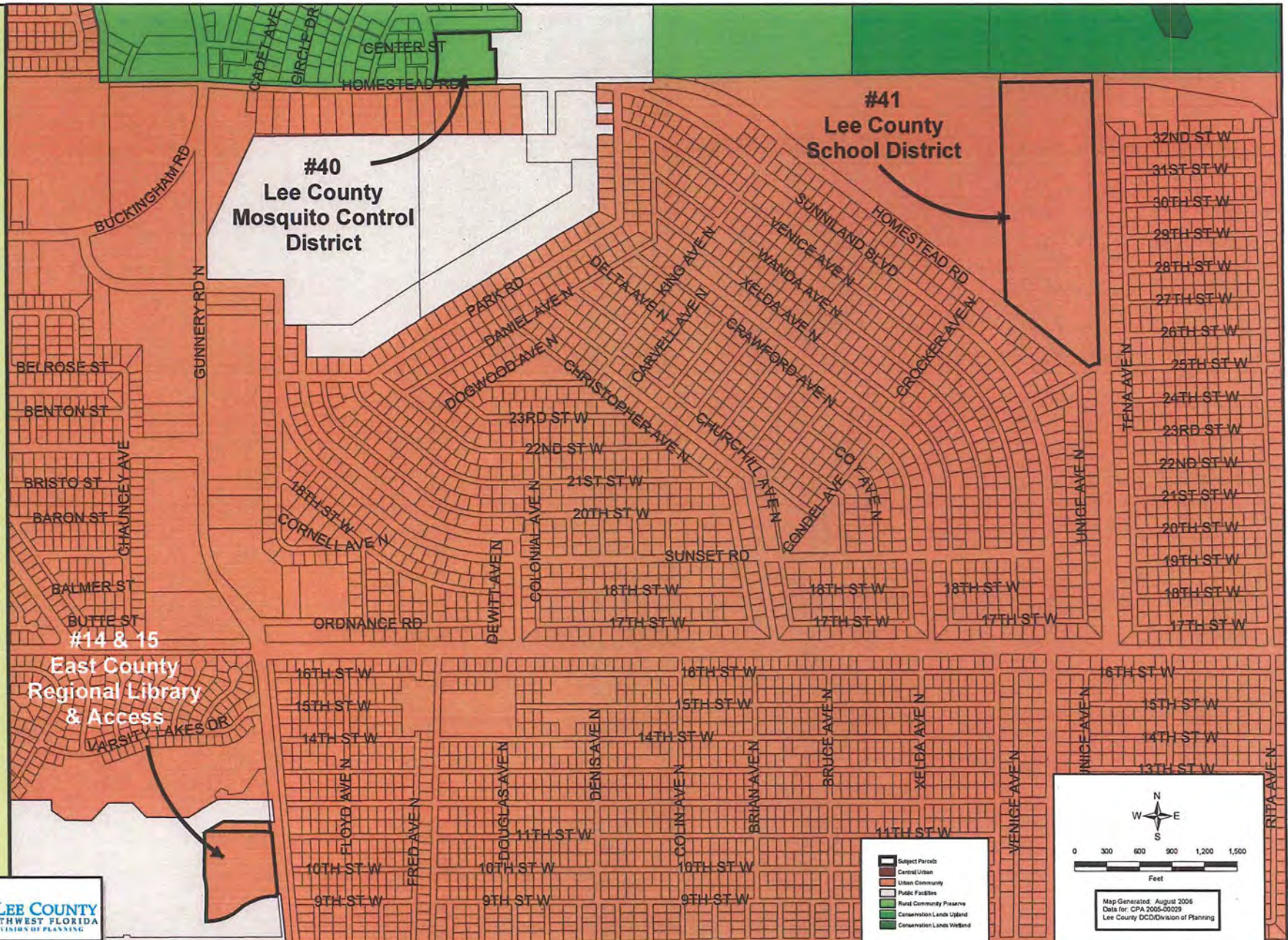
Map 17A Existing Future Land Use Category



**#14 & 15  
East County  
Regional Library  
& Access**

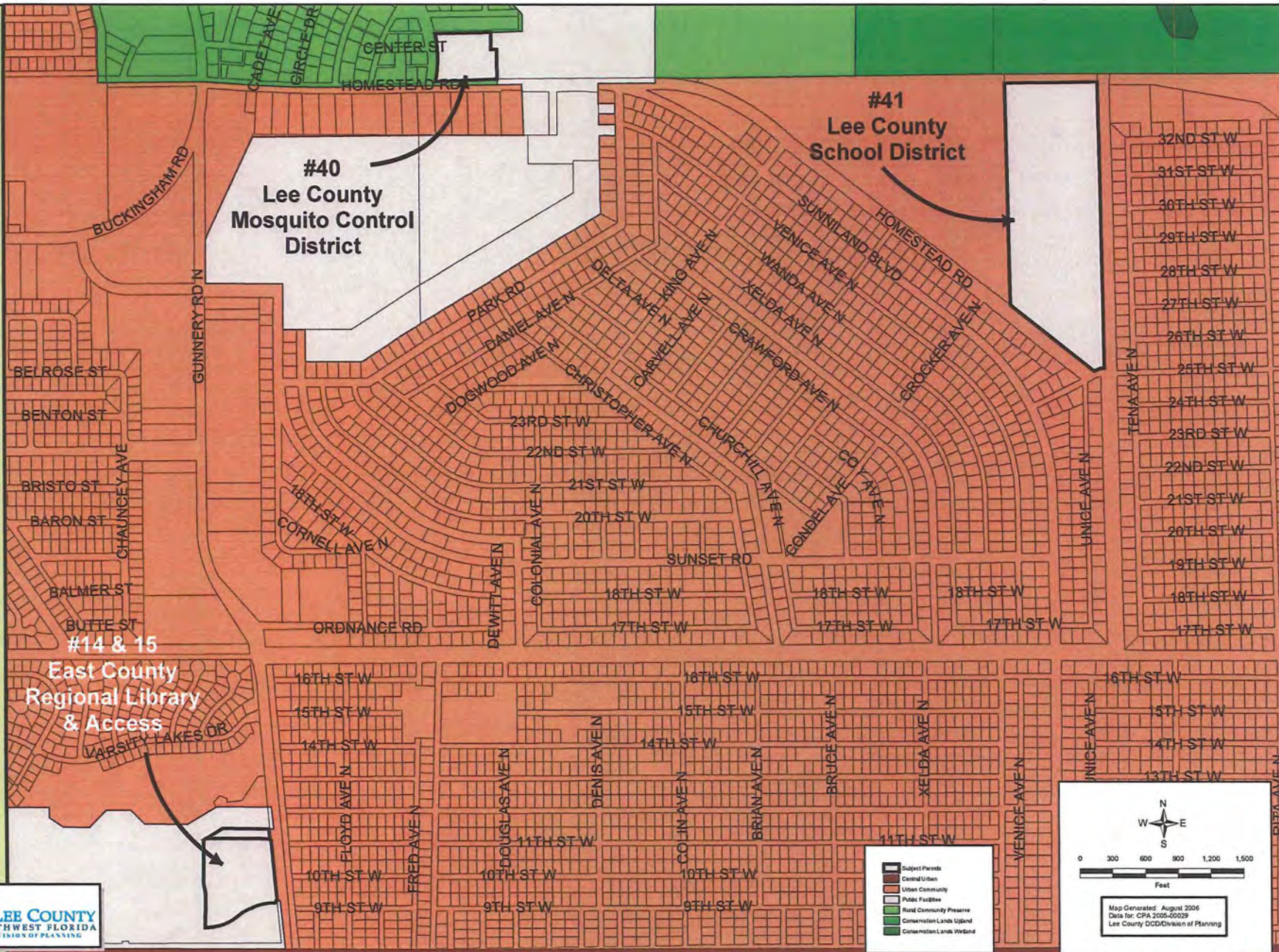
**#40  
Lee County  
Mosquito Control  
District**

**#41  
Lee County  
School District**



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning





Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



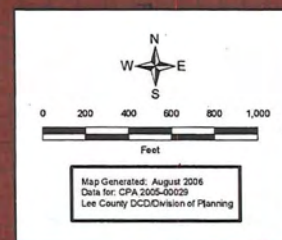
CPA2005-00029

Map 18A Existing Future Land Use Category



Subject Parcels  
Central Urban  
Public Facilities

#52  
Part of Lehigh Acres  
Veterans Park





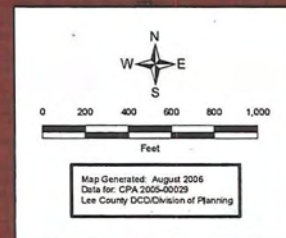
CPA 2005-00029

Map 18B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Public Facilities

#52  
Part of Lehigh Acres  
Veterans Park





CPA2005-00029

Map 19A Existing Future Land Use Category



- Public Facilities
- Central Urban
- Urban Community
- Public Facilities
- New Community
- Transit
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#25  
Gateway  
Waste Water  
Treatment Plant



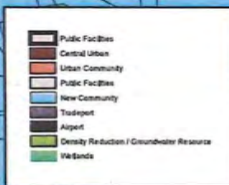
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Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

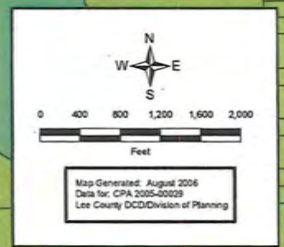


CPA2005-00029

Map 19B Proposed Future Land Use Category



#25  
Gateway  
Waste Water  
Treatment Plant





CPA2005-00029

Map 20A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

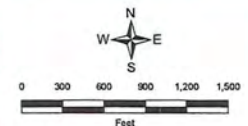
#50  
Page Field  
Avigation  
Equipment

#66, 68, 69, 70, 71, 72, 75  
78, 79, 89, 90, 91, 92, 93, 94

Ten-Mile Canal  
Linear Park

Note: Continues southward

#16  
Environmental Lab  
& Medical Examiner



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County CCD/Division of Planning



CPA2005-00029

Map 20B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

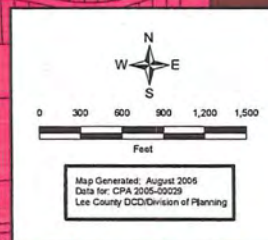
**#50**  
Page Field  
Avigation  
Equipment

**#66, 68, 69, 70, 71, 72, 75**  
**78, 79, 89, 90, 91, 92, 93, 94**

**Ten-Mile Canal**  
**Linear Park**

Note: Continues southward

**#16**  
**Environmental Lab**  
**& Medical Examiner**





CPA 2005-00029

Map 21A Existing Future Land Use Category

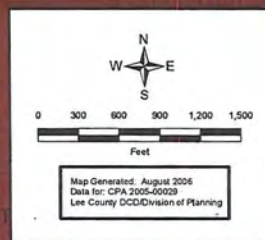


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

**#84**  
**Utilities Customer**  
**Service Area**

**#67, 76, 93, 94, 95,**  
**96, 97, 98, 99, 100,**  
**101, 102, 103**  
**Ten-Mile Canal**  
**Linear Park**

Note: Continues northward  
And Southward





CPA 2005-00029

Map 21B Existing Future Land Use Category

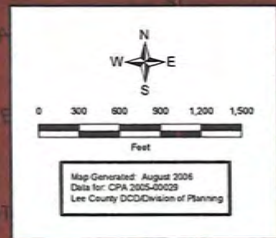


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

**#84**  
**Utilities Customer**  
**Service Area**

**#67, 76, 93, 94, 95,**  
**96, 97, 98, 99, 100,**  
**101, 102, 103**  
**Ten-Mile Canal**  
**Linear Park**

Note: Continues northward  
And Southward





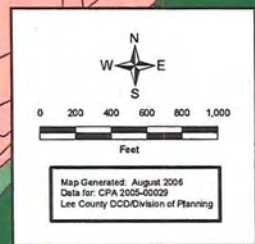
CPA2005-00029

Map 22A Existing Future Land Use Category

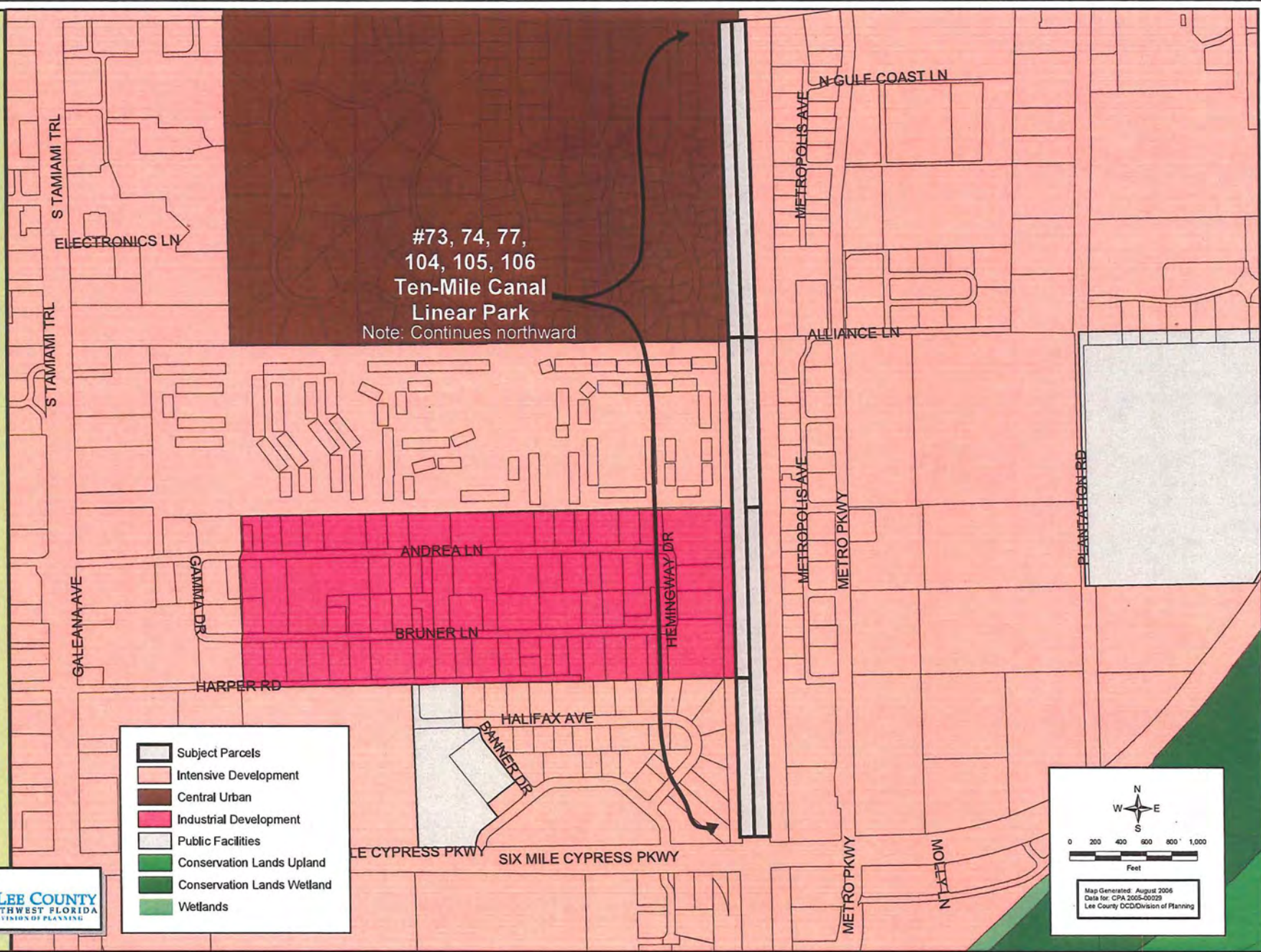



- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

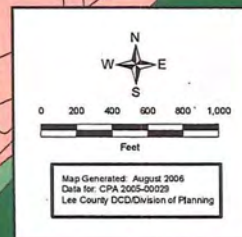
#73, 74, 77,  
104, 105, 106  
Ten-Mile Canal  
Linear Park  
Note: Continues northward







- 
 Subject Parcels  
 Intensive Development  
 Central Urban  
 Industrial Development  
 Public Facilities  
 Conservation Lands Upland  
 Conservation Lands Wetland  
 Wetlands





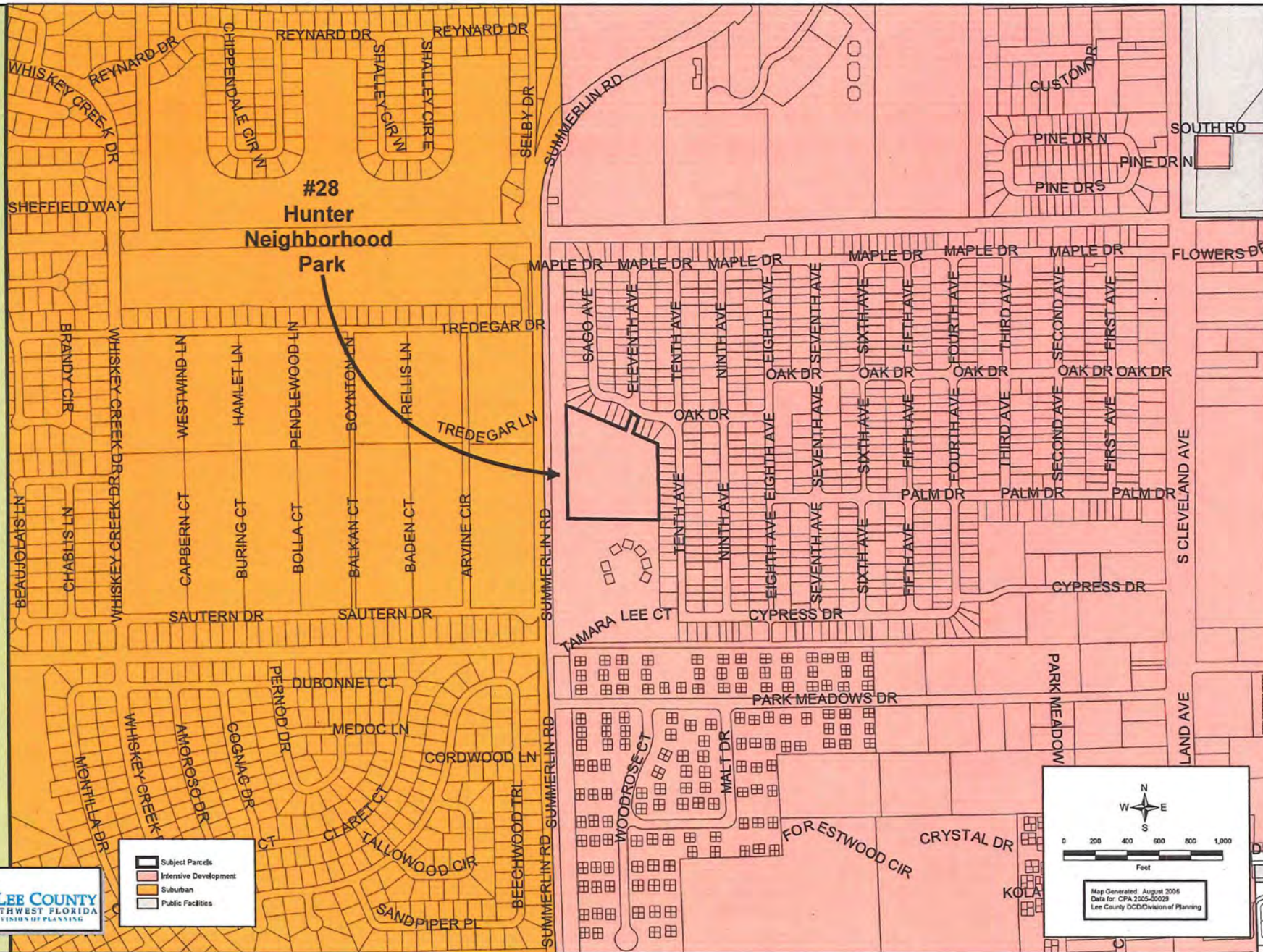
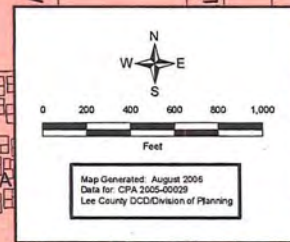
CPA2005-00029

Map 23A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

# #28 Hunter Neighborhood Park





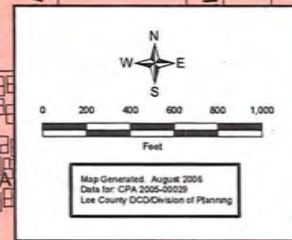
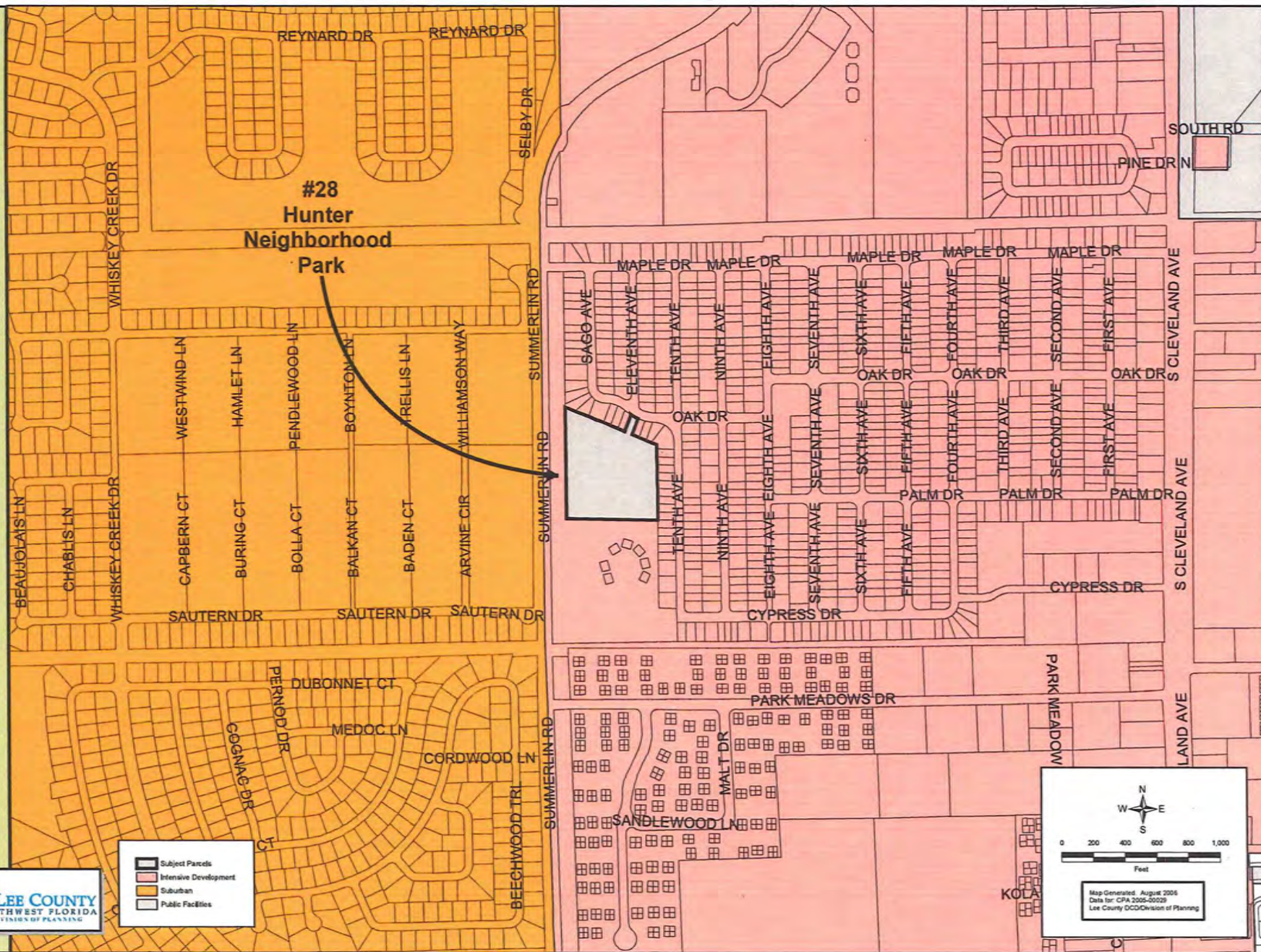
CPA2005-00029

Map 23B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

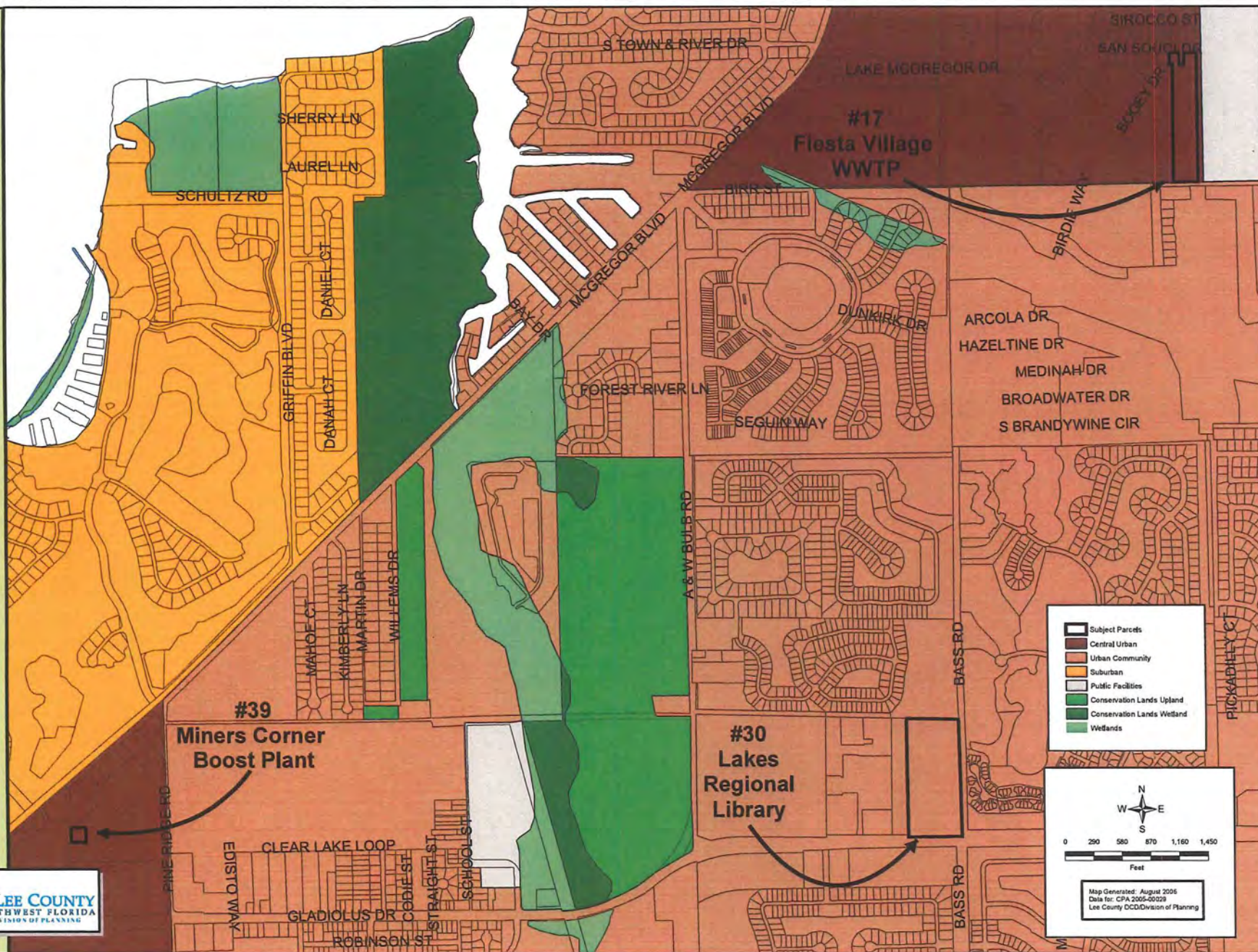
**#28  
Hunter  
Neighborhood  
Park**





CPA2005-00029

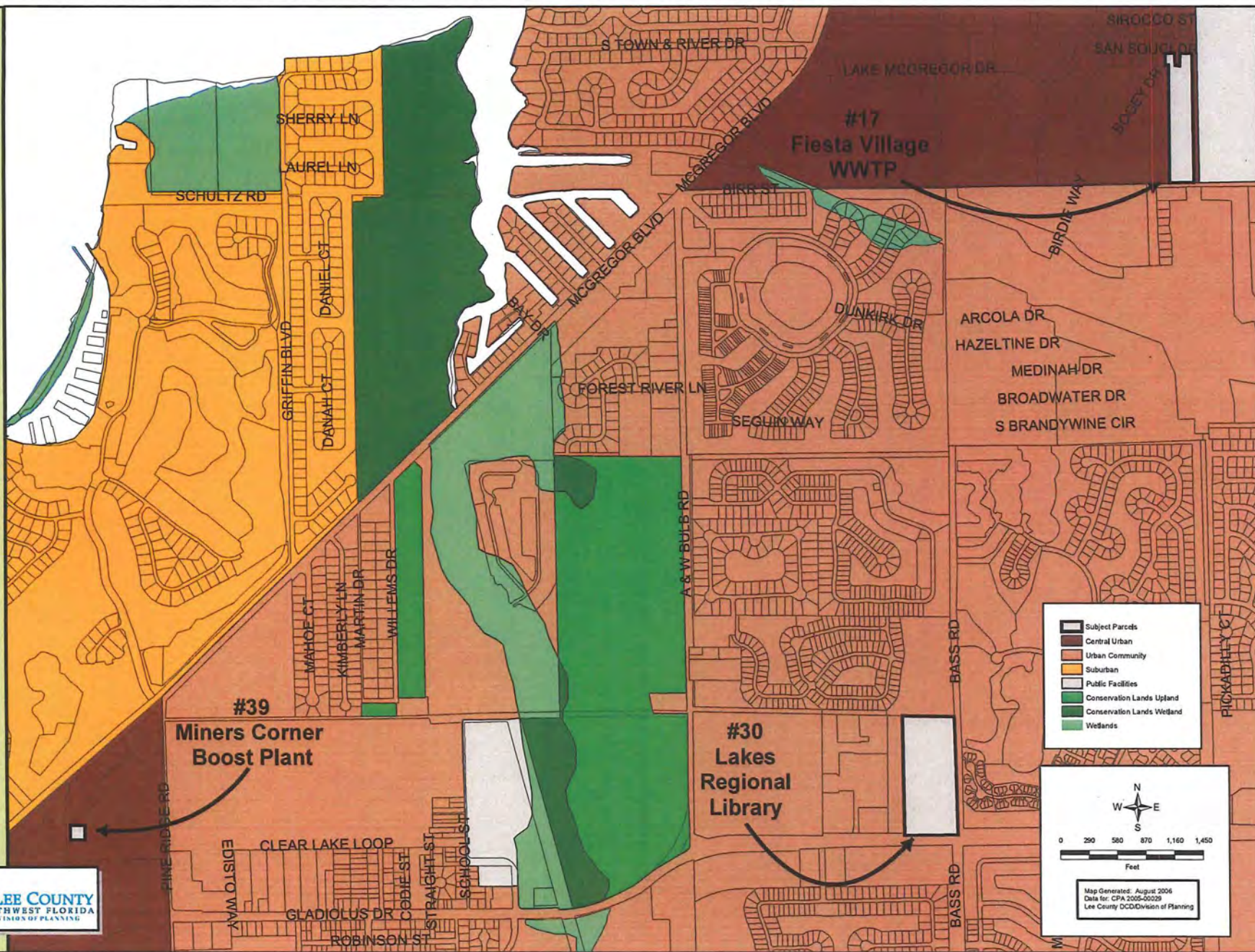
Map 24A Existing Future Land Use Category





CPA2005-00029

Map 24B Proposed Future Land Use Category





CPA2005-00029

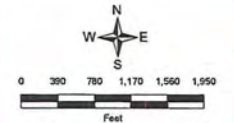
Map 26A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#62 & 63  
South Fort Myers  
Community Park

#24  
FMB  
Sewage  
Plant



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County CCD/Division of Planning



CPA2005-00029

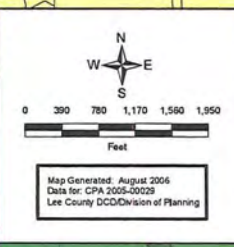
Map 26B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#62 & 63  
South Fort Myers  
Community Park

#24  
FMB  
Sewage  
Plant





CPA2005-00029

Map 26A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Wetlands

#35  
Master Pump  
& Warehouse

#31  
Lee Tran  
Beach Parking



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

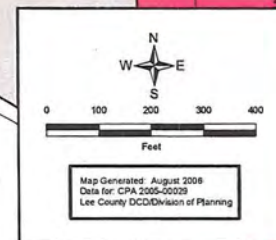
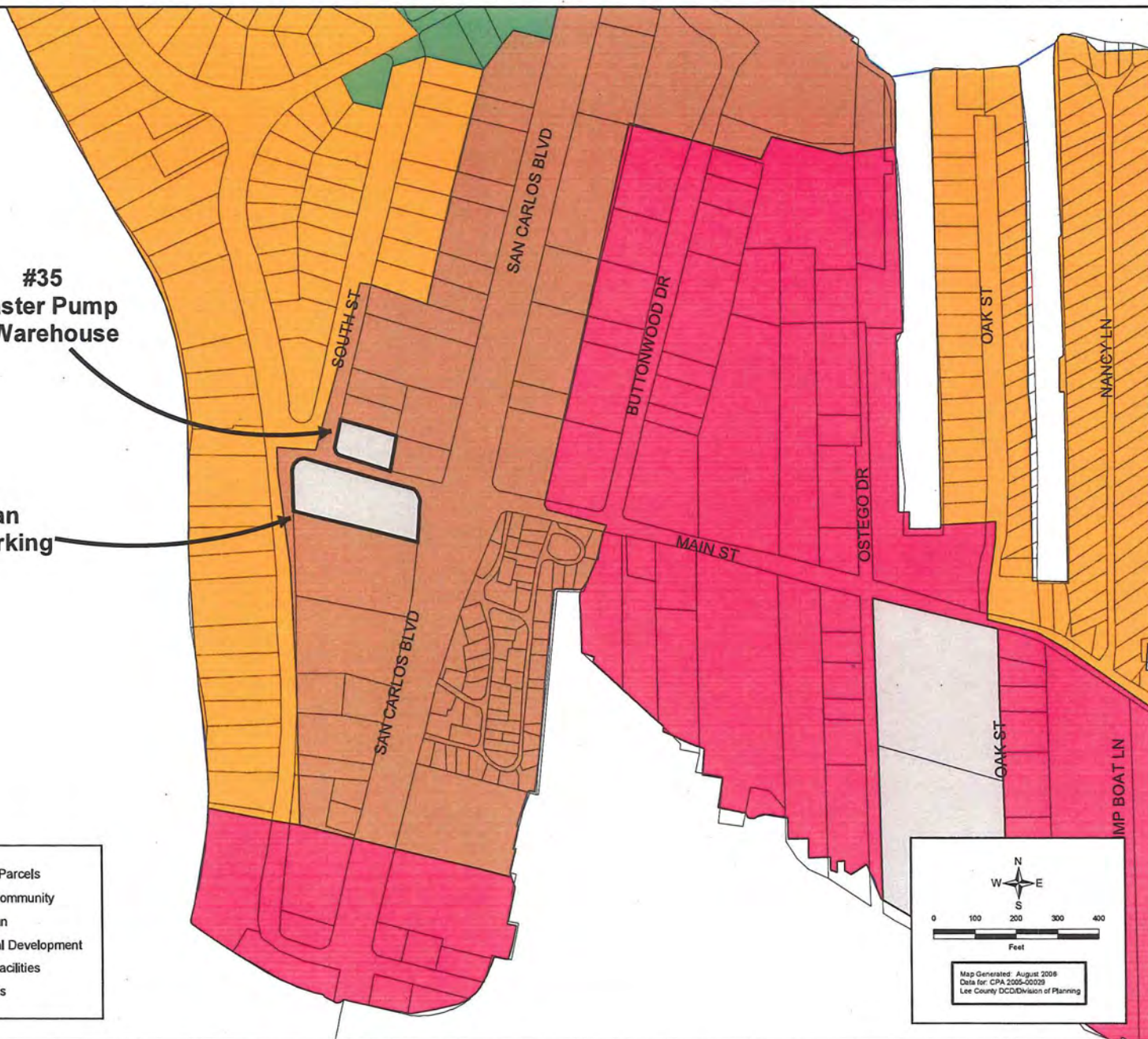
Map 26B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Wetlands

#35  
Master Pump  
& Warehouse

#31  
Lee Tran  
Beach Parking





CPA2005-00029

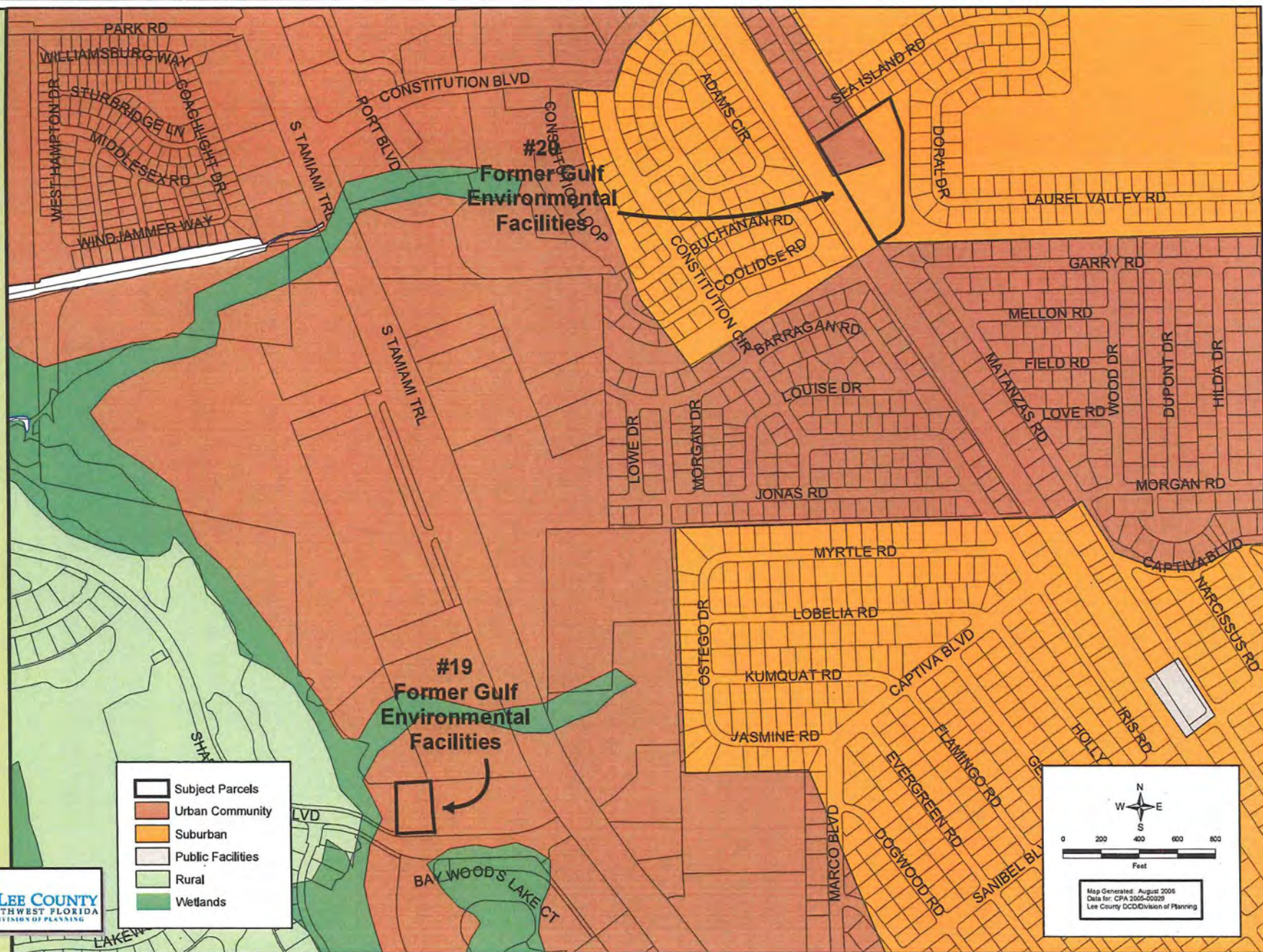
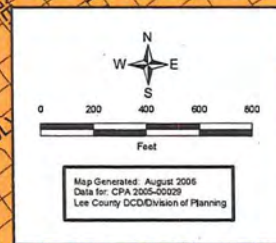
Map 27A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Rural
- Wetlands

#19  
Former Gulf  
Environmental  
Facilities

#20  
Former Gulf  
Environmental  
Facilities



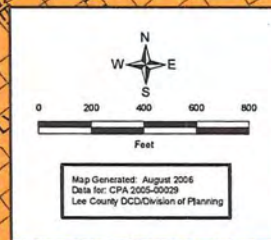
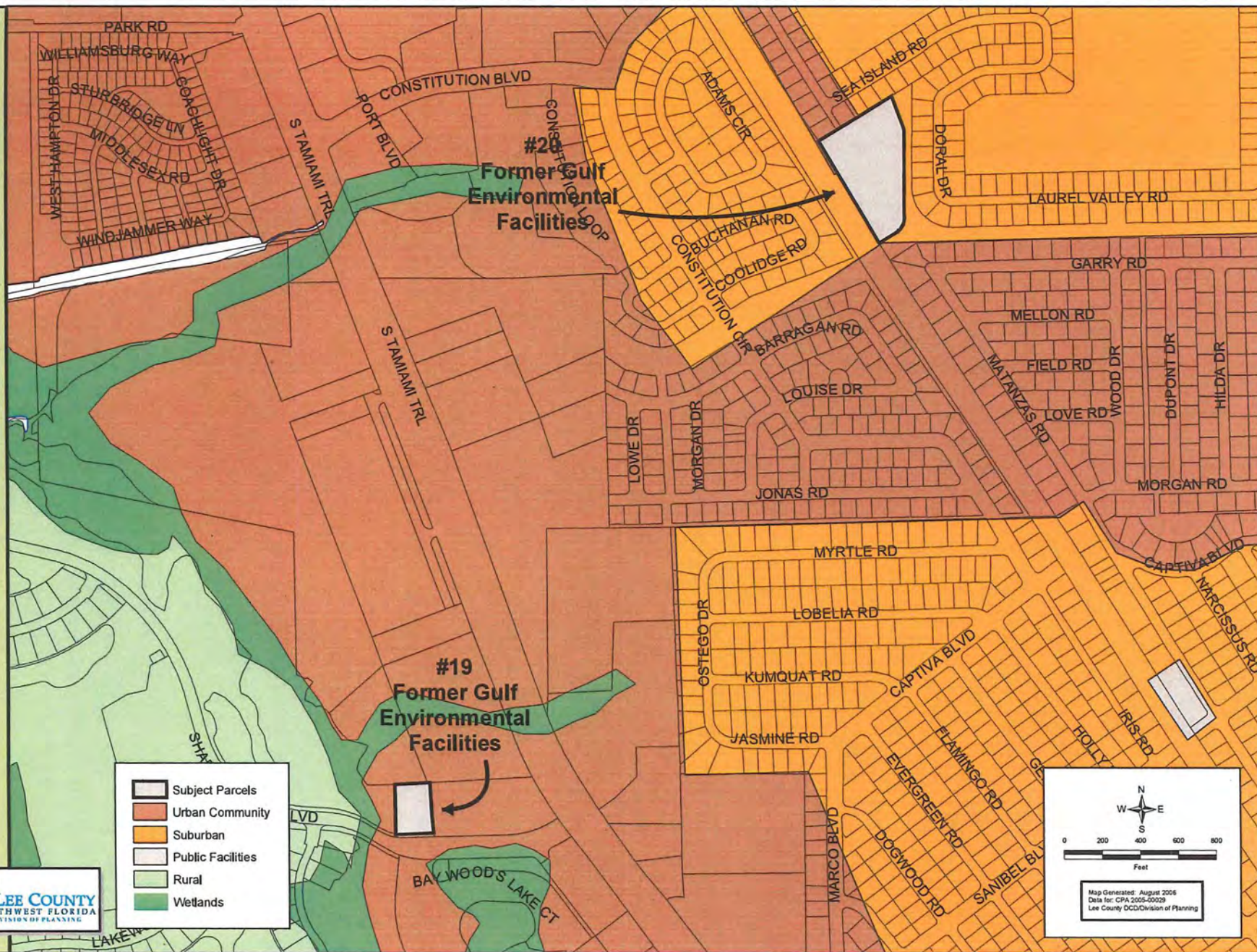


CPA2005-00029

Map 27B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Rural
- Wetlands

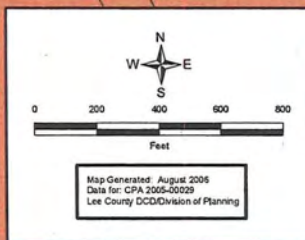
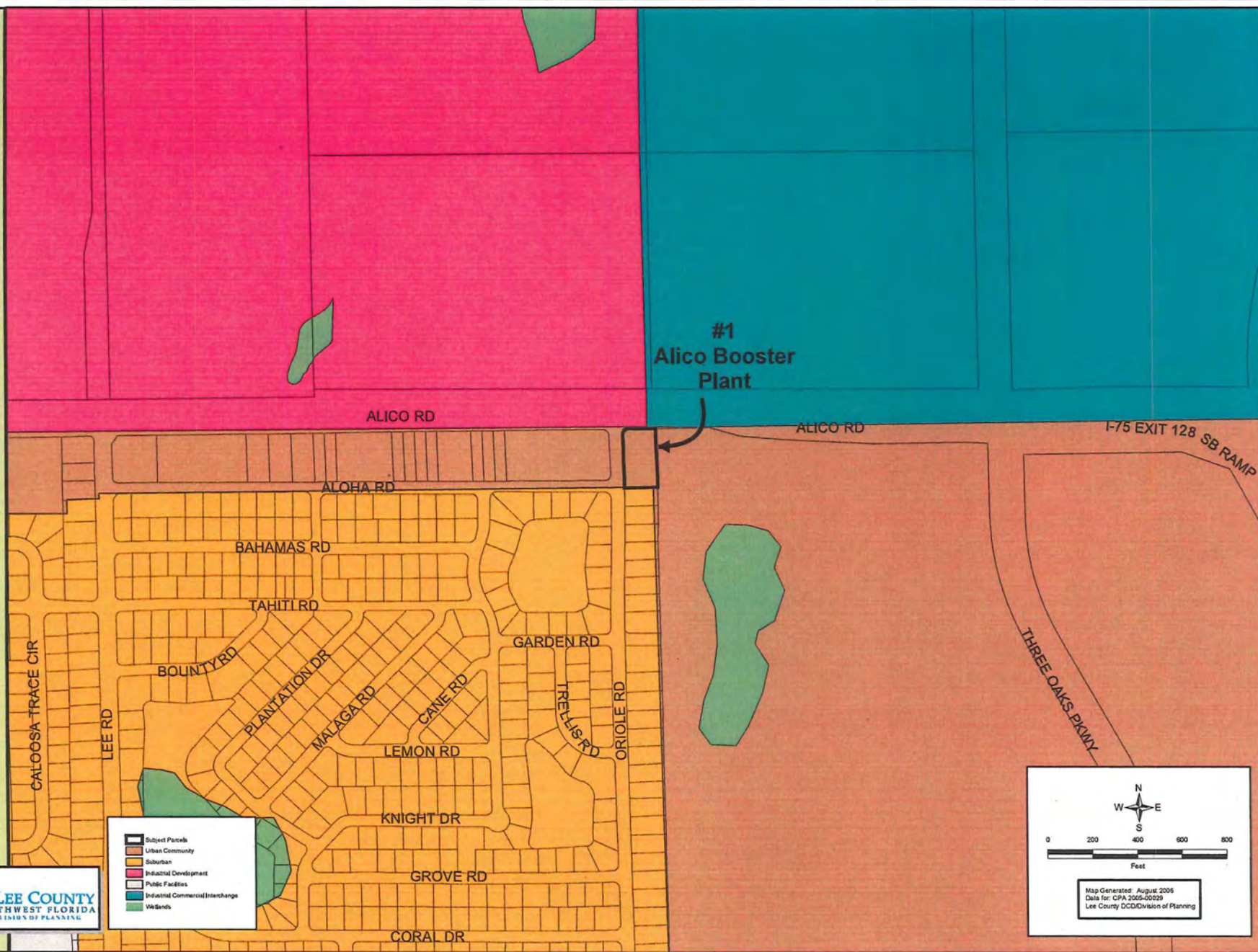




CPA2005-00029  
Map 28A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Industrial Commercial Interchange
- Wetlands



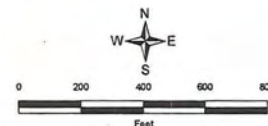




### #1 Alico Booster Plant

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 29A Existing Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant

AIRPORT HAUL RD



0 510 1,020 1,530 2,040 Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 29B Proposed Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant

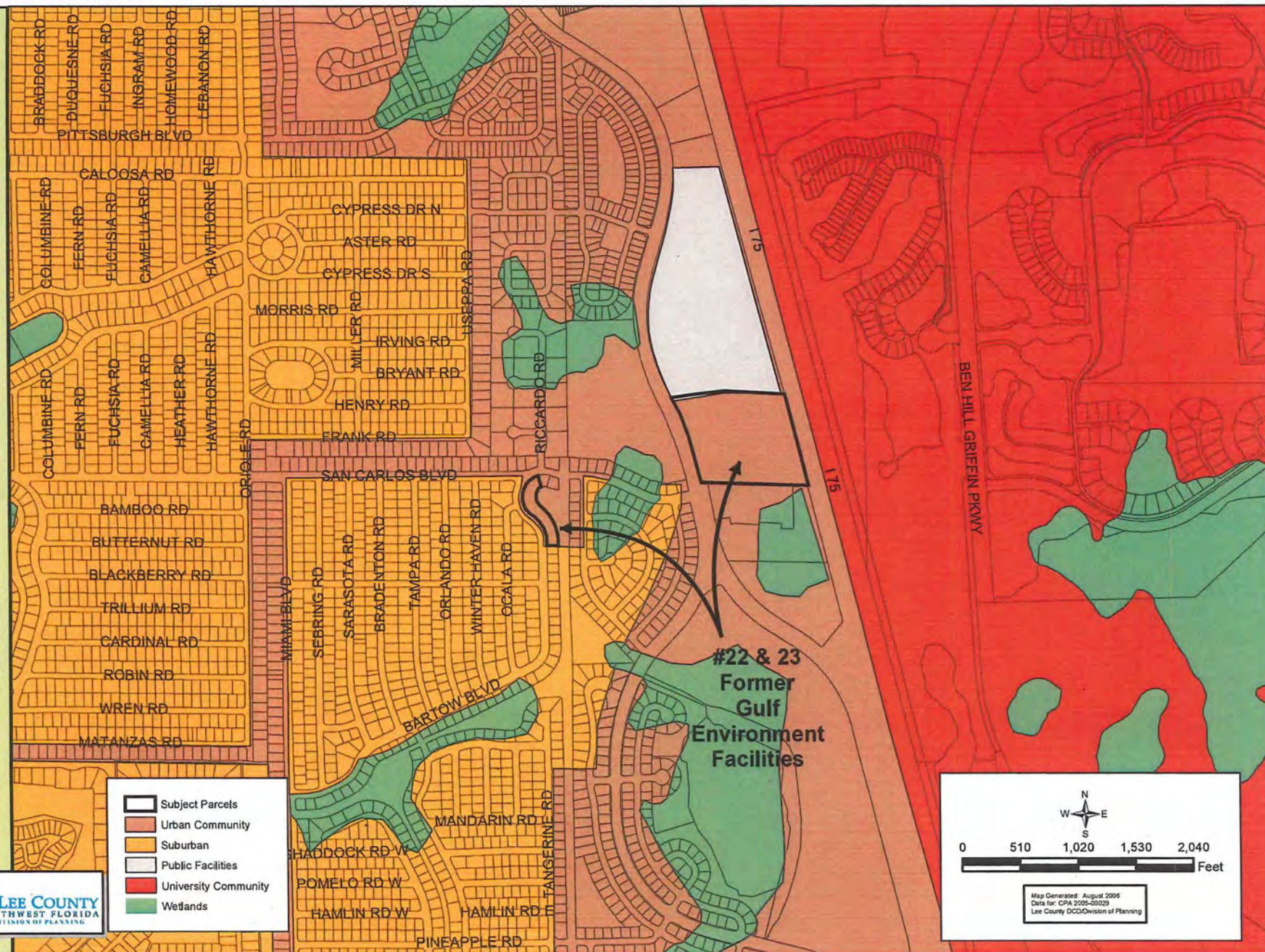
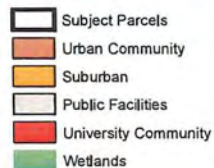
AIRPORT HAUL RD



0 510 1,020 1,530 2,040 Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning





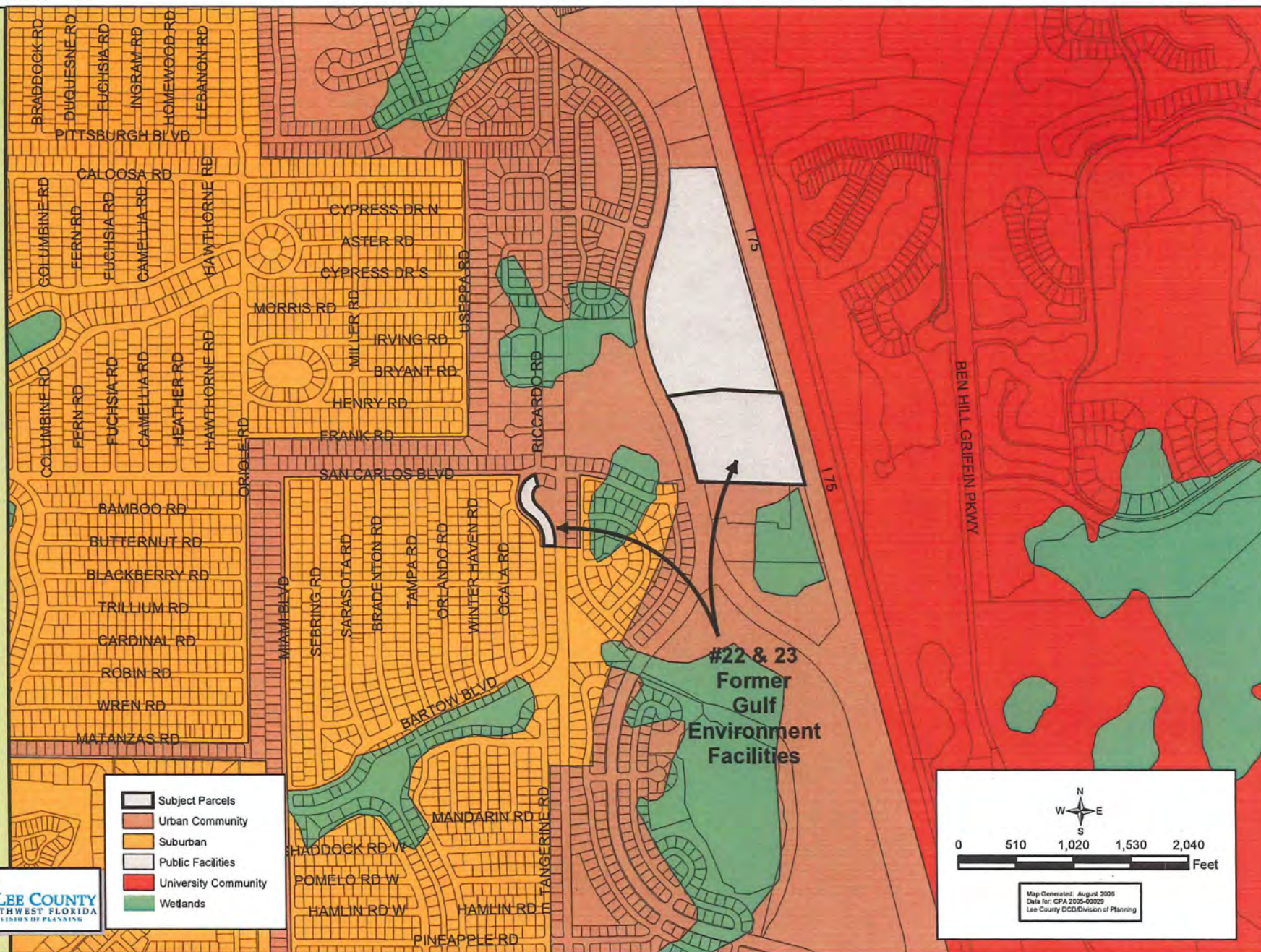


# CPA2005-00029

Map 30B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- Wetlands



0 510 1,020 1,530 2,040 Feet

Map Generated: August 2006  
 Date for: CPA 2005-00029  
 Lee County DCD/Division of Planning

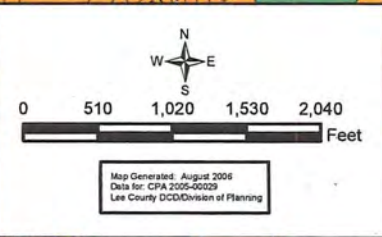
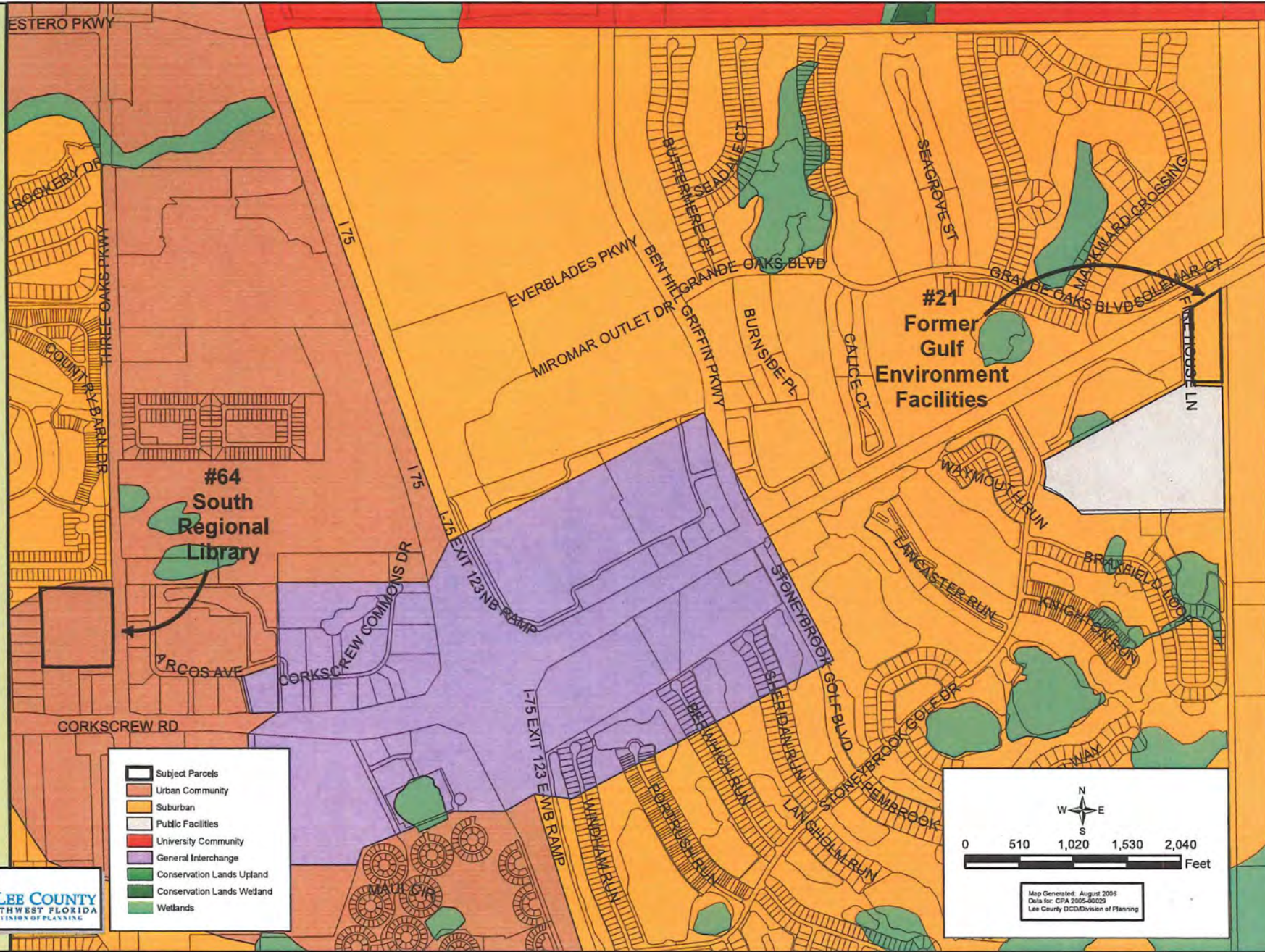


# CPA2005-00029

## Map 31A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- General Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands



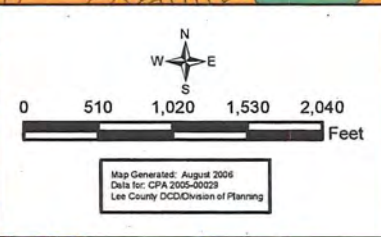
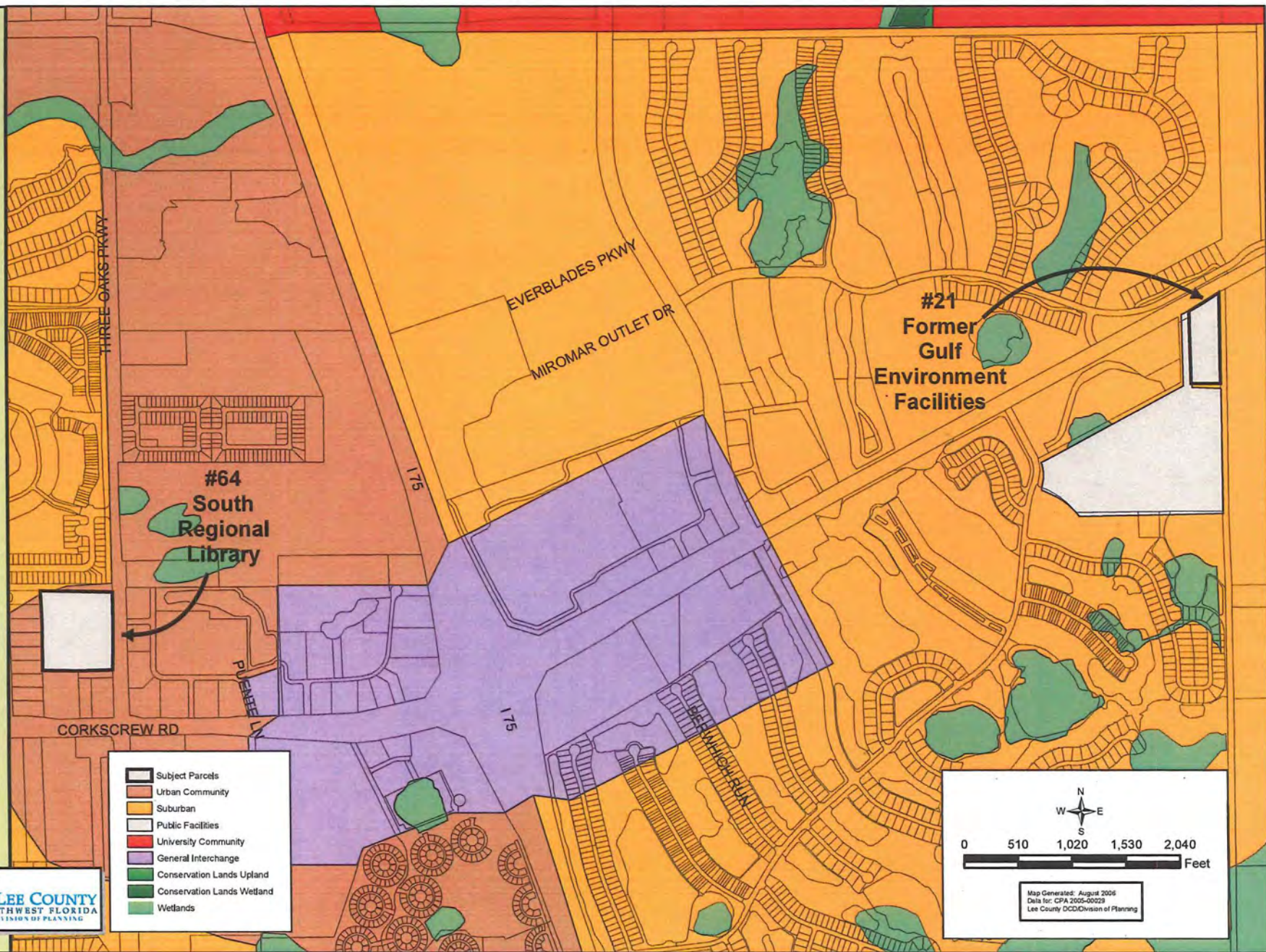


CPA2005-00029

Map 31B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- General Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





### **LPA statement for CPA2005-29 (Public Facilities)**

CPA2005-<sup>29</sup>~~11~~ is a publicly initiated amendment to the Lee Plan. The proposed amendment is to amend Map 1 of the Lee Plan by redesignating the parcels listed in Table 1 to the Public Facilities future land use category.

This is based on the following facts:

There are a number of parcels owned by Lee County that are being used for public facilities and are not included in the Public Facilities future land use category;

The Florida Administrative Code requires that the Future Land Use Map accurately indicate the location of public facilities and uses;

Lee County has acquired several parcels since the last public facilities amendment in 1998.

Planning staff recommends that the Board of County Commissioners amend Map 1 of the Lee Plan by redesignating the parcels listed in Table 1 to the Public Facilities future land use category

#### **SUPPLEMENTAL INFORMATION:**

Due to an oversight, 17 parcels were left out of the original staff report and Table 1. These missing parcels are all part of the Ten-Mile Canal Linear Park and are proposed to be included in the Public Facilities future land use category. They have been added to the end of Table 1 and are numbered 89 through 106.

9J-5.006 (4) (a) 8 and 9

Most of the parcels listed in Table 1 are from the County Lands inventory.



### **BOCC statement for CPA2005-29 (Public Facilities)**

CPA2005-11 is a publicly initiated amendment to the Lee Plan. The proposed amendment is to amend Map 1 of the Lee Plan, The Future Land Use Map, by redesignating the parcels listed in Table 1 of this amendment to the Public Facilities future land use category.

This is based on the following facts:

1. There are a number of parcels owned by Lee County that are being used for public facilities and are not included in the Public Facilities future land use category;
2. The Florida Administrative Code requires that the Future Land Use Map accurately indicate the location of public facilities and uses; *9J-5.006 (4) (a) 8 and 9*
3. Lee County has acquired several parcels since the last public facilities amendment in 1998.

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment.

#### **SUPPLEMENTAL INFORMATION:**

Due to an oversight, 17 parcels were left out of the original staff report and Table 1. These missing parcels are all part of the Ten-Mile Canal Linear Park and are proposed to be included in the Public Facilities future land use category. They have been added to the end of Table 1 and are numbered 89 through 106.

Most of the parcels listed in Table 1 are from the County Lands inventory.



Bob Janes  
District One

August 25, 2006

Douglas R. St. Cerny  
District Two

RE: Public Facilities Amendment  
Case: CPA2005-00029

Ray Judah  
District Three

Tammy Hall  
District Four

Dear LPA Member,

John E. Albion  
District Five

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

Enclosed is additional material for CPA2005-29, the Public Facilities Amendment. This is item number eight on the agenda for the August 28 meeting of the Local Planning Agency. There are maps depicting the location of every parcel on Table 1. The maps are arranged in pairs (e.g. 1A and 1B). The first map of each pair shows the current future land use category. The second map shows the proposed future land use category. Each parcel is numbered according to their order on Table 1. Table 1 also lists the map number of each parcel.

Due to an oversight, 17 parcels were left out of the original staff report and Table 1. These missing parcels are all part of the Ten-Mile Canal Linear Park and are proposed to be included in the Public Facilities future land use category. They have been added to the end of Table 1 and are numbered 89 through 106.

Sincerely,



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning Division

Peter Blackwell  
Planner

PCB

S:\COMPREHENSIVE\Plan Amendments\05\CPA2005-00029\LPACorrectionletter.wpd



Parcel	MAP #	STRAP Number	Upland FLUM	Upland Acres	Zoning	Notes
1	28 (A&B)	09-46-25-05-00187.0010	Urban Community	0.61	RS-1	Alico Booster Plant (Water Tank)
2	12 (A&B)	22-43-27-00-00003.0000	Urban Community	10.00	AG-2	Alva Community Park & Alva Fire Station
3	13 (A&B)	10-44-25-10-00000.1410	Central Urban / Industrial Development	11.95	IPD	Billy Creek DOT operations
4	1 (A&B)	14-43-20-01-00005.0010	Urban Community	3.70	RS-1	Boca Grande Com. Ctr.
5	12 (A&B)	25-43-27-00-00007.0010	Rural	3.30	TFC-2	Charleston Park Community Center Facilities
6	12 (A&B)	25-43-27-00-07001.0320	Rural	0.40	TFC-2	Charleston Park Community Rec. Center
7	2 (A&B)	30-43-22-07-0000B.0010	Suburban	0.71	CM	County Boat Ramp on Barrancas
8	2 (A&B)	30-43-22-18-00000.001A	Suburban	1.37	CM	County Boat Ramp on Barrancas
9	5 (A&B)	19-44-24-C1-00797.0030	Intensive Dev	0.23	Cape	County Cape Coral Complex: last part not designated Public Facility
10	15 (A&B)	13-44-24-P4-00412.0020	Intensive Dev	1.42	FortM	County-City Building on Hendry St.
11	10 (A&B)	30-43-26-02-00029.0010	Suburban	0.73	RS-1	Davis Blvd boat ramp
12	8 (A&B)	02-44-24-04-00025.00B0	Central Urban	2.56	AG-2	DOT/EMS storage on Evergreen
13	15 (A&B)	24-44-24-P1-00301.0010	Intensive Dev	0.62	FortM	Downtown Fort Myers County Parking: South Lot
14	17 (A&B)	28-44-26-00-00004.0000	Urban Community	10.48	CF-2	East County Regional Library
15	17 (A&B)	28-44-26-00-00002.0010	Urban Community	1.00	CF-2	East County Regional Library access
16	20 (A&B)	12-45-24-02-00000.A020	Central Urban	3.62	AG-2	Environmental lab and Medical Examiners facility
17	24 (A&B)	21-45-24-00-00014.0010	Central Urban	10.29	AG-2	Fiesta Village Waste Water Treatment Plant
18	14 (A&B)	17-44-25-P1-00016.0010	Suburban	0.48	FortM	Force Main Station P-11M and Warehouse on Ballard Road
19	27 (A&B)	17-46-25-00-00012.0020	Urban Community	13.70	CC	Former Gulf Environmental Facilities on Shadow Creek Boulevard
20	27 (A&B)	17-46-25-14-0100E.0000	Urban Comm/Sub	4.75	RS-1	Former Gulf Environmental Facilities in San Carlos Park
21	31 (A&B)	25-46-25-00-00001.0010	Suburban	5.00	PUD	Former Gulf Environmental Facilities on Corkscrew Road
22	30 (A&B)	15-46-25-00-00005.1030	Urban Community	17.62	CPD	Former Gulf Environmental Facilities on Three Oaks Parkway
23	30 (A&B)	15-46-25-11-00256.0050	Urban Community	1.74	TFC-2	Former Gulf Environmental Facilities on San Carlos Parkway (in San Carlos Park)
24	25 (A&B)	08-46-24-00-00001.0010	Industrial Dev	15.00	CF-3	Fort Myers Beach sewage plant
25	19 (A&B)	08-45-26-00-00001.2110	New Community	43.05	PUD	Gateway WWTP
26	29 (A&B)	06-46-26-00-00001.0060	Tradeport	7.82	AG-2	Greenmeadow WTP
27	8 (A&B)	11-44-24-00-00017.0010	Intensive Dev	2.75	C-1	Health Dept/Human Svcs/Social svcs/Comm imp.
28	23 (A&B)	11-45-24-06-00026.0520	Intensive Dev	7.87	AG-1	Hunter Neighborhood Park
29	8 (A&B)	03-44-24-00-00047.0010	Sub/Intensive	8.53	AG-2	Judd Park
30	24 (A&B)	33-45-24-00-00001.0010	Urban Community	13.97	CF-1	Lakes Regional Library
31	26 (A&B)	24-46-23-01-00007.0140	Urban Community	0.98	CP	Lee Tran Beach Parking
32	15 (A&B)	24-44-24-P1-01101.0050	Intensive Dev	0.46	FortM	Library Expansion
33	14 (A&B)	18-44-25-P3-00038.0020	Central Urban	4.25	FortM	MARS Operations

CPA2005-29  
Table 1



34	7 (A&B)	09-44-24-03-00003.00A0	Suburban	2.96	RS-1	Mary Moody Park
35	26 (A&B)	24-46-23-01-00006.0010	Urban Community	0.26	TFC-2	Master pump station: warehouse
36	4 (A&B)	24-44-22-00-00006.0000	Urban Community	7.99	AG-2	Matlacha Community Center
37	6 (A&B)	29-44-24-C3-05372.0010	Central Urban	1.31	Cape	Midpoint Bridge toll facilities
38	6 (A&B)	29-44-24-C3-05374.0010	Central Urban	1.31	Cape	Midpoint Bridge toll facilities
39	24 (A&B)	31-45-24-00-00007.4000	Central Urban	0.52	RM-2	Miners Corner Boost Plant (Water tower off McGregor)
40	17 (A&B)	15-44-26-01-00017.0010	Rural Community Preserve	5.32	AG-2	Mosquito Control parcel in Buckingham Park
41	17 (A&B)	23-44-26-08-00020.0000	Urban Community	47.54	RS-1	New school site on Homestead Road, Lehigh
42	7 (A&B)	09-44-24-00-00002.0110	Suburban	1.81	RM-2	North Fort Myers senior center
43	7 (A&B)	09-44-24-01-00006.0040	Suburban	1.18	RM-2	North Fort Myers senior center: Parking
44	7 (A&B)	09-44-24-01-00006.0080	Suburban	0.28	RS-1	North Fort Myers senior center: Tennis Courts
45	9 (A&B)	14-43-25-00-00013.0000	Rural	71.60	AG-2	North Lee County WTP on Durrance Road
46	11 (A&B)	21-43-26-00-00017.0000	Suburban	3.00	AG-2	Olga Community Center
47	11 (A&B)	23-43-26-00-00008.0030	Rural	2.30	AG-2	Olga Water Plant
48	11 (A&B)	23-43-26-00-00008.0020	Rural	7.10	AG-2	Olga Water Plant
49	11 (A&B)	23-43-26-00-00010.0040	Rural	10.00	AG-2	Olga Water Plant
50	20 (A&B)	01-45-24-P1-00060.008A	Industrial Dev	1.86	FortM	Page Field Avigation Equipment
51	15 (A&B)	24-44-24-P1-00900.0010	Public Facility / Intensive Development	11.32	FortM	County parking (Adding to existing Public Facilities)
52	18 (A&B)	32-44-27-18-00087.0100	Central Urban	0.32	RS-1	Part of Lehigh Acres Veterans Park
53	4 (A&B)	14-45-22-00-00001.1010	Coastal Rural	4.66	AG-2	Pine Is. Waste Water Plant: vacant portion
54	4 (A&B)	14-45-22-00-00002.0020	Coastal Rural	20.00	RS-1	Pine Is. Waste Water Plant
55	4 (A&B)	15-45-22-00-00001.1000	Coastal Rural	27.58	RS-1	Pine Is. Waste Water Plant: vacant portion
56	10 (A&B)	30-43-26-00-00003.0040	Suburban	0.40	AG-2	Pump station 4-M Wastewater treatment plant on SR80
57	13 (A&B)	34-43-25-00-00009.0010	General Commercial Interchange	0.24	AG-2	Pump station 7-M on SR80
58	13 (A&B)	04-44-25-17-0000B.0090	Intensive Development / Suburban	3.04	CF-1	Schandler Hall park facilities
59	13 (A&B)	04-44-25-12-00000.0130	Suburban	4.51	CF-1	Schandler Hall Rec center
60	7 (A&B)	16-44-24-03-0030B.00A0	Suburban	1.02	IL	Sewage treatment plant at Waterway Estates
61	8 (A&B)	11-44-24-00-00017.0020	Intensive Dev	1.72	C-1	Sherrif substation on Pondella Road
62	25 (A&B)	04-46-24-00-00007.0000	Suburban	38.90	CF-2	South Fort Myers Community Park
63	25 (A&B)	04-46-24-00-00007.0020	Suburban	15.04	CF-2	South Fort Myers Community Park
64	31 (A&B)	34-46-25-00-00019.0020	Urban Community	11.43	CF-2	South Regional Library
65	15 (A&B)	13-44-24-P4-00410.0010	Intensive Dev	1.14	FortM	Suntrust building, downtown Fort Myers

CPA2005-29  
Table 1



66	20 (A&B)	06-45-25-00-00000.2120	Intensive Dev	2.70	IL	Ten-Mile Canal Linear Park
67	21 (A&B)	07-45-25-00-00000.2080	Industrial Dev	0.43	IL	Ten-Mile Canal Linear Park
68	20 (A&B)	07-45-25-00-00000.2100	Industrial Dev	1.40	IL	Ten-Mile Canal Linear Park
69	20 (A&B)	07-45-25-00-00000.211A	Industrial Dev	0.68	IL	Ten-Mile Canal Linear Park
70	20 (A&B)	07-45-25-00-00000.211B	Industrial Dev	1.26	IL	Ten-Mile Canal Linear Park
71	20 (A&B)	07-45-25-00-00000.211C	Industrial Dev	1.22	IL	Ten-Mile Canal Linear Park
72	20 (A&B)	07-45-25-00-00000.211E	Industrial Dev	0.70	IL	Ten-Mile Canal Linear Park
73	22 (A&B)	24-45-24-00-00000.1030	Urban Community	5.72	AG-2	Ten-Mile Canal Linear Park
74	22 (A&B)	30-45-25-00-00008.002E	Intensive Dev	6.91	AG-2	Ten-Mile Canal Linear Park
			Industrial Development /			
75	20 (A&B)	12-45-24-00-00000.1110	Central Urban	4.82	IL	Ten-Mile Canal Linear Park
76	21 (A&B)	19-45-25-00-00000.2050	Urban Community	6.23	AG-2	Ten-Mile Canal Linear Park
77	22 (A&B)	25-45-24-00-00000.1010	Intensive Dev	3.15	AG-2	Ten-Mile Canal Linear Park
78	20 (A&B)	01-45-24-00-00000.1120	Intensive Dev	4.58	IL	Ten-Mile Canal Linear Park
79	20 (A&B)	01-45-24-00-00000.1140	Industrial Dev	1.86	FortM	Ten-Mile Canal Linear Park
			Industrial Development /			
80	13 (A&B)	10-44-25-00-00002.0000	Central Urban	20.00	CF-3	Tice fire station
81	13 (A&B)	04-44-25-16-00007.0060	Urban Community	0.37	TFC-2	Tice water tower
82	3 (A&B)	05-45-21-10-00000.0010	Outer Island	0.24	CF-3	Upper Captiva fire station
83	3 (A&B)	05-45-21-10-00000.0020	Outer Island	0.24	CF-1	Upper Captiva fire station: vacant portion
84	21 (A&B)	14-45-24-00-00004.0110	Intensive Dev	8.68	CC	Utilities customer service center (Acquired from Florida Cities)
85	16 (A&B)	29-44-25-P1-00102.0040	Industrial Dev	10.00	FortM	Vehicle maintenance facility on Van Buren
86	15 (A&B)	24-44-24-P1-00010.0010	Intensive Dev	0.26	FortM	Veterans Service Building
87	7 (A&B)	16-44-24-03-0030G.00B0	Suburban	2.76	IL	Water tanks at Waterway Estates WTP
88	8 (A&B)	35-43-24-00-00001.0070	Intensive Dev	0.95	AG-2	Water tower (Abuts J. Colin English Elem)
			Industrial Development /			
89	20 (A&B)	06-45-25-00-00000.2140	Intensive Development	2.14		Ten-Mile Canal Linear Park

CPA2005-29  
Table 1



90	20 (A&B)	01-45-24-00-00000.1130	Industrial Development / Public Facility	2.14	Ten-Mile Canal Linear Park
91	20 (A&B)	07-45-25-00-00000.2110	Industrial Dev	0.26	Ten-Mile Canal Linear Park
92	20 (A&B)	07-45-25-00-00000.211D	Industrial Dev	1.39	Ten-Mile Canal Linear Park
93	20, 21 (A&B)	12-45-24-00-00000.1100	Industrial Development / Central Urban	5.00	Ten-Mile Canal Linear Park
94	20, 21 (A&B)	07-45-25-00-00000.2090	Industrial Dev	2.40	Ten-Mile Canal Linear Park
95	21 (A&B)	07-45-25-00-00000.2070	Industrial Dev	1.43	Ten-Mile Canal Linear Park
96	21 (A&B)	18-45-25-00-00000.2060	Industrial Dev	12.24	Ten-Mile Canal Linear Park
97	21 (A&B)	13-45-24-00-00000.109B	Industrial Development / Central Urban	1.29	Ten-Mile Canal Linear Park
98	21 (A&B)	13-45-24-00-00000.109A	Industrial Development / Central Urban	1.32	Ten-Mile Canal Linear Park
99	21 (A&B)	13-45-24-00-00000.1080	Industrial Development / Central Urban	2.75	Ten-Mile Canal Linear Park
100	21 (A&B)	13-45-24-00-00000.1070	Industrial Development / Central Urban	5.63	Ten-Mile Canal Linear Park
101	21 (A&B)	24-45-24-00-00000.1060	Central Urban	1.42	Ten-Mile Canal Linear Park
102	21 (A&B)	24-45-24-00-00000.1050	Central Urban	1.44	Ten-Mile Canal Linear Park
103	21 (A&B)	24-45-24-00-00000.1040	Central Urban	2.82	Ten-Mile Canal Linear Park
104	22 (A&B)	19-45-25-00-00000.2040	Industrial Dev	6.24	Ten-Mile Canal Linear Park
105	22 (A&B)	25-45-24-00-00000.1020	Industrial Development / Intensive Development	6.50	Ten-Mile Canal Linear Park
106	22 (A&B)	30-45-25-00-00000.2030	Intensive Dev	3.47	Ten-Mile Canal Linear Park








CPA2005-29  
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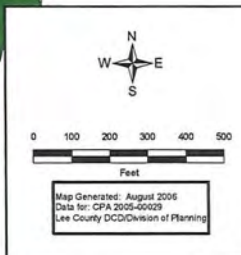
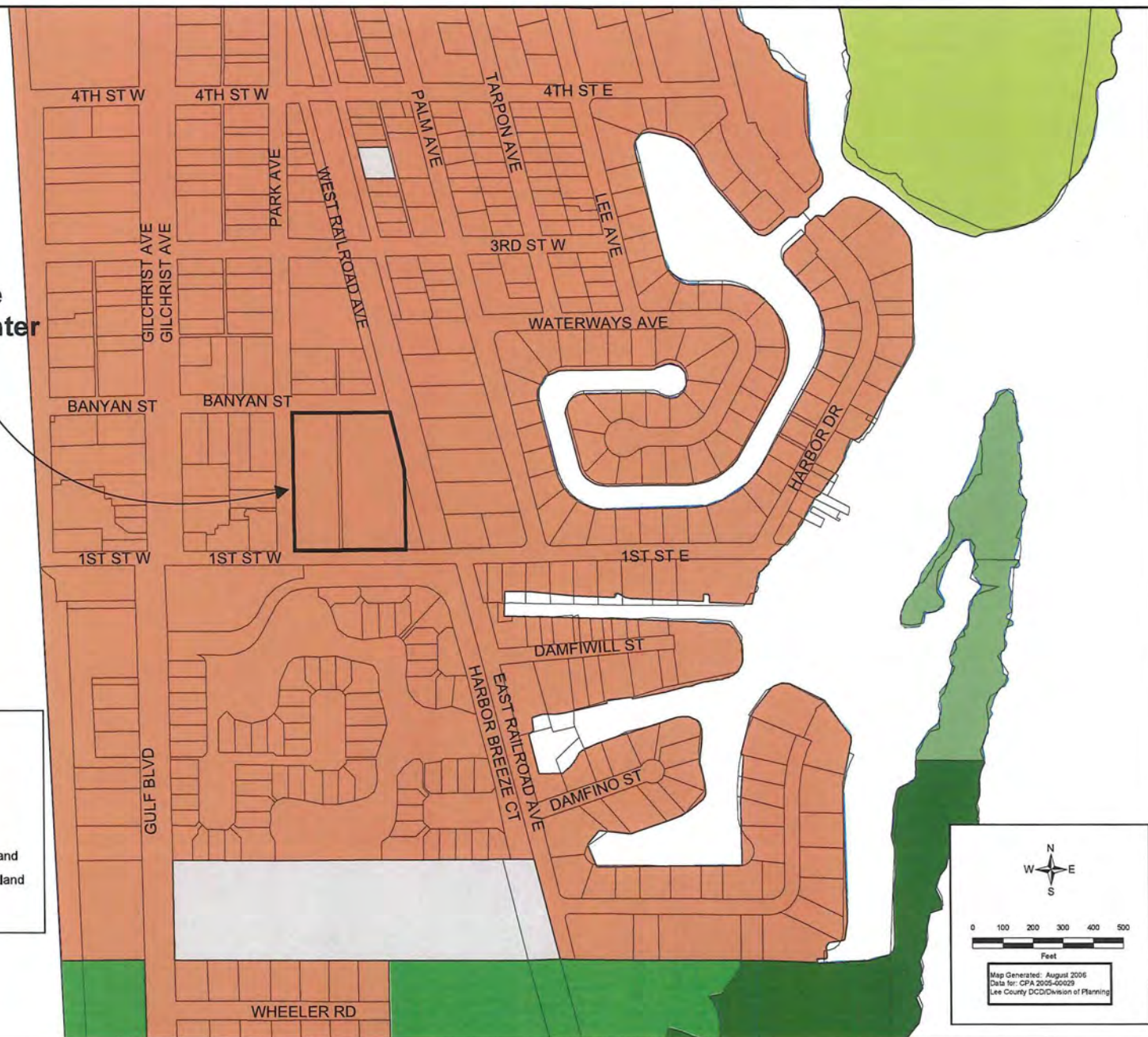


CPA2005-00029

Map 1A Existing Future Land Use Category

# #4 Boca Grande Community Center

-  Subject Parcels
- Future Land Use Category**
-  Urban Community
  -  Public Facilities
  -  Outer Island
  -  Conservation Lands Upland
  -  Conservation Lands Wetland
  -  Wetlands










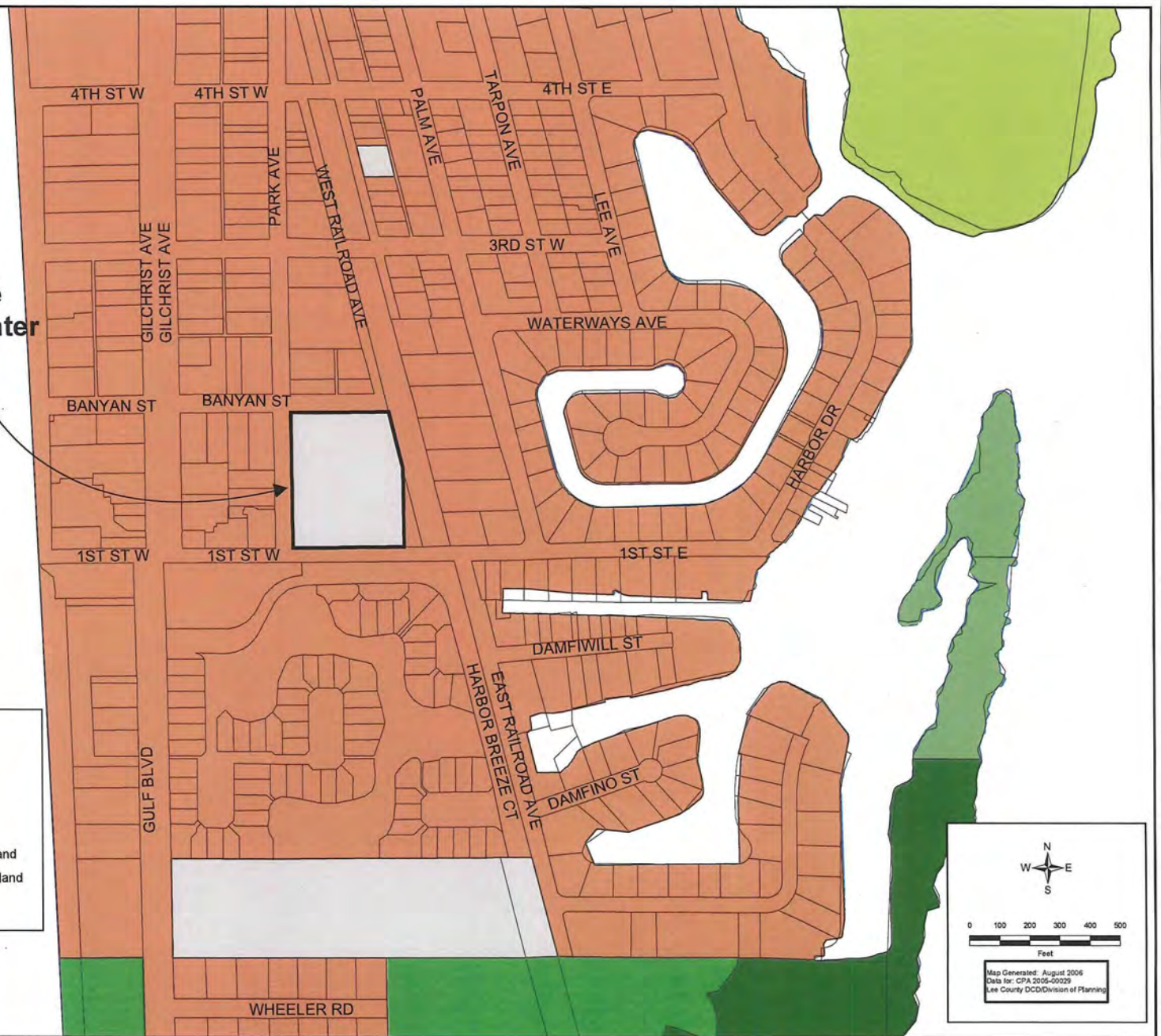


CPA 2005-00029

Map 1B Proposed Future Land Use Category

# #4 Boca Grande Community Center

-  Subject Parcels
- Future Land Use Category**
-  Urban Community
  -  Public Facilities
  -  Outer Island
  -  Conservation Lands Upland
  -  Conservation Lands Wetland
  -  Wetlands





CPA 2005-00029

Map 2A Existing Future Land Use Category



- Subject Parcels
- Future Land Use Category
  - Suburban
  - Outlying Suburban
  - Public Facilities
  - Coastal Rural
  - Conservation Lands Wetland
  - Wetlands

#7 & #8 County Boat Ramps

Jugg Creek

BAHAMA WAY



0 0.025 0.05 0.075 0.1 Miles

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 2B Proposed Future Land Use Category

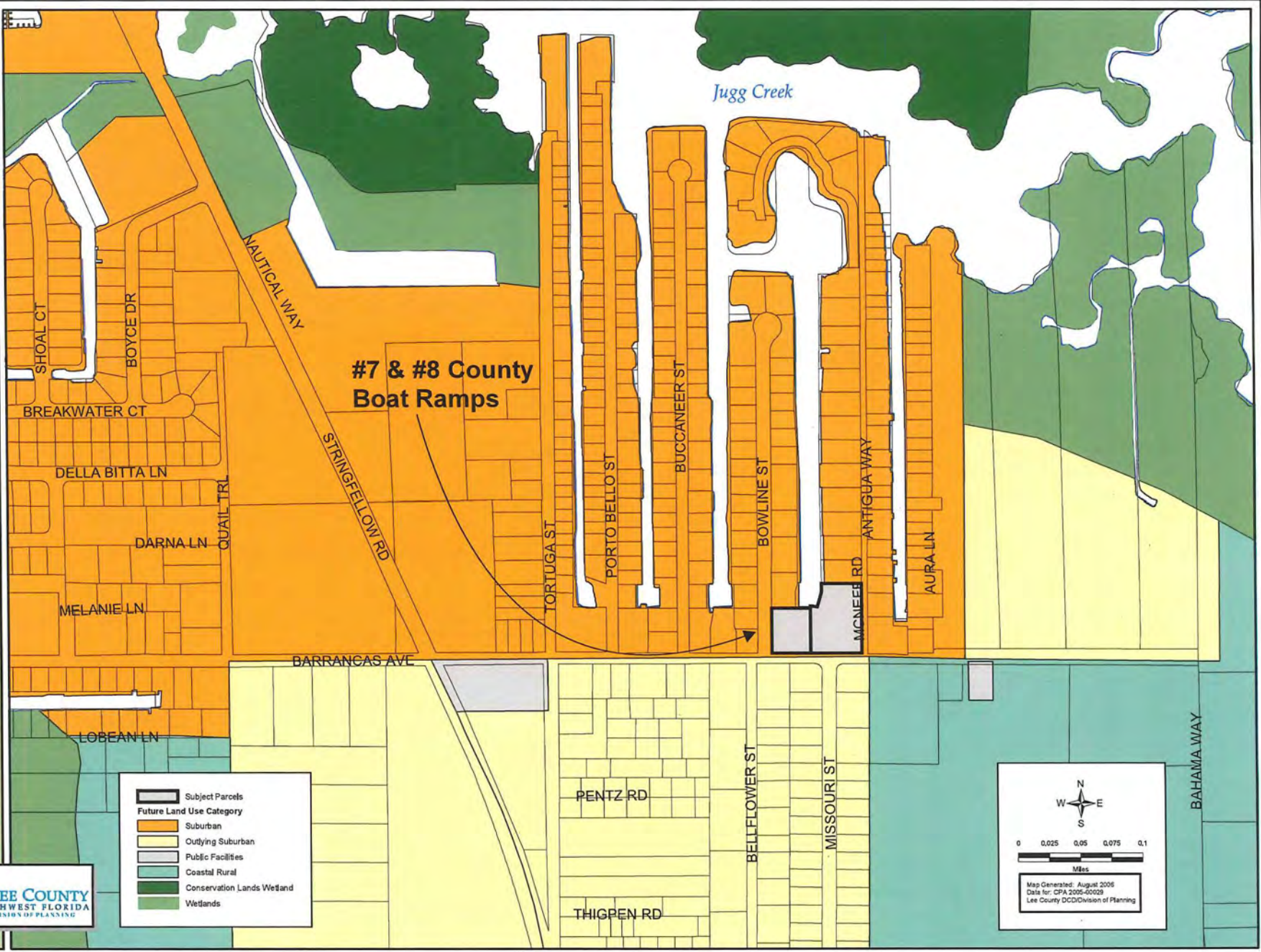
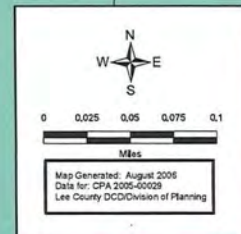


- Subject Parcels
- Future Land Use Category**
- Suburban
- Outlying Suburban
- Public Facilities
- Coastal Rural
- Conservation Lands Wetland
- Wetlands

**#7 & #8 County Boat Ramps**

Jugg Creek

BAHAMA WAY





CPA 2005-00029

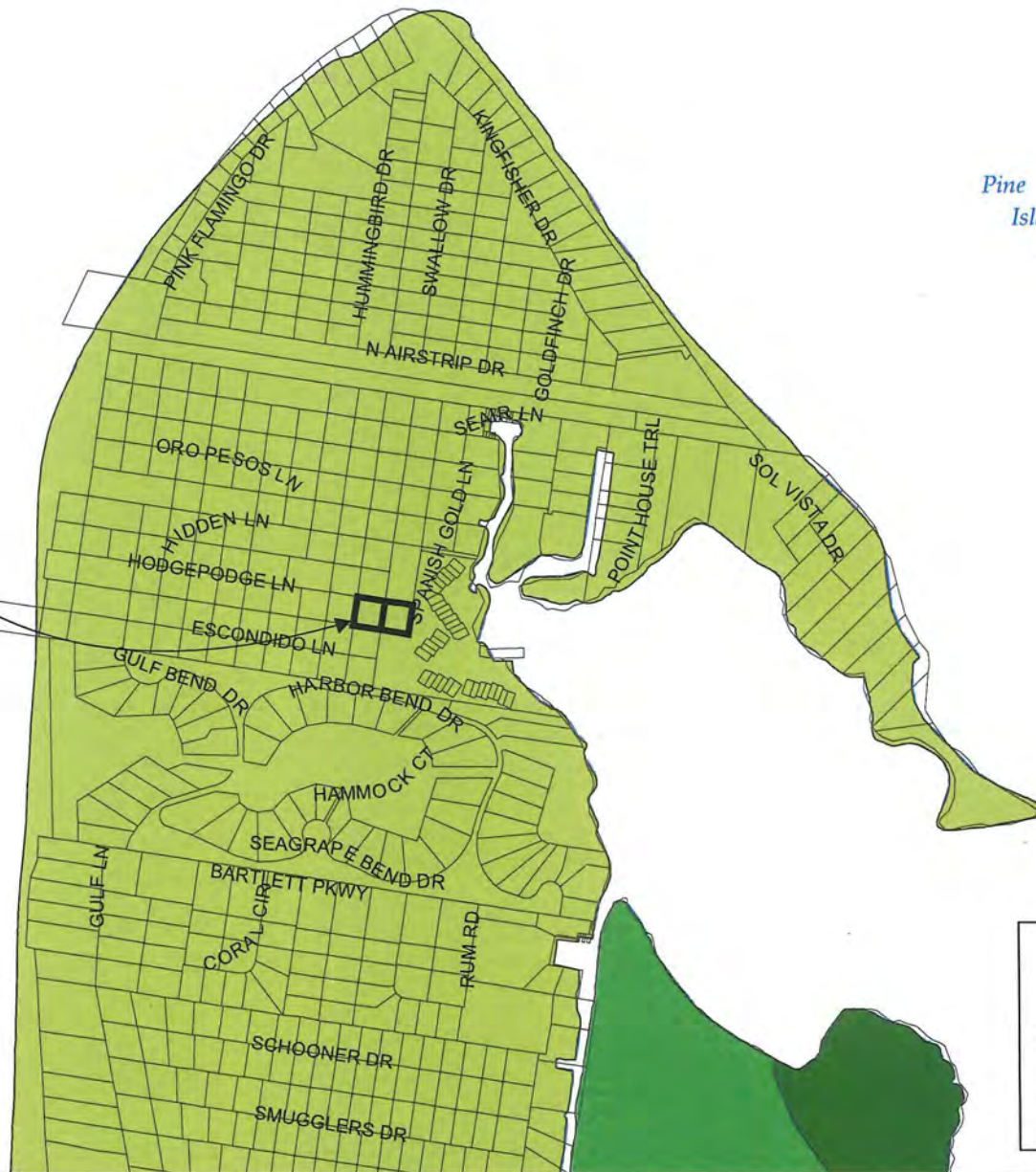
Map 3A Existing Future Land Use Category



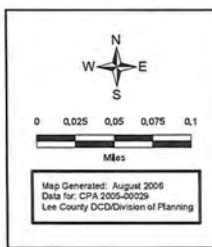
Gulf  
Of  
Mexico

# #82 & #83 Upper Captiva Fire District

- Subject Parcels
- Future Land Use Category
- Public Facilities
- Outer Island
- Conservation Lands Upland
- Conservation Lands Wetland



Pine  
Island  
Sound





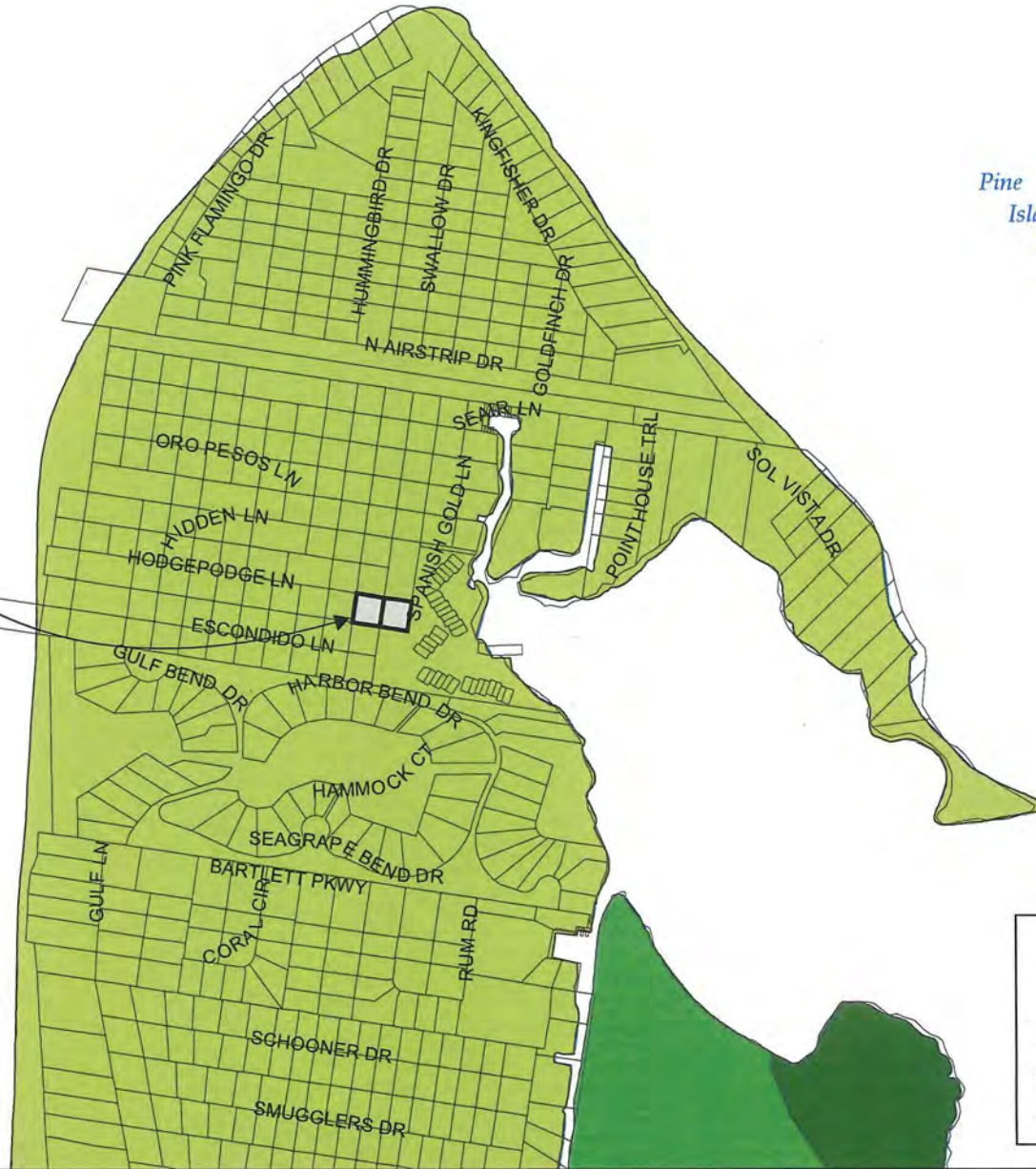
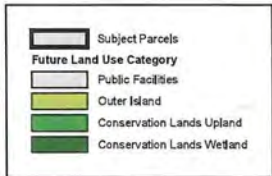
CPA 2005-00029

Map 1B Proposed Future Land Use Category

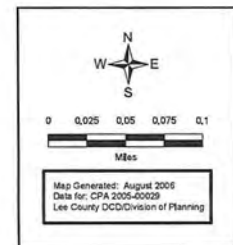


Gulf  
Of  
Mexico

### #82 & #83 Upper Captiva Fire District



Pine  
Island  
Sound



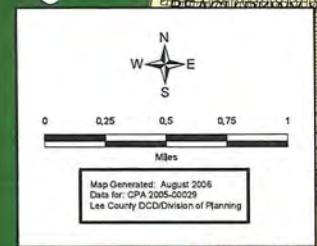
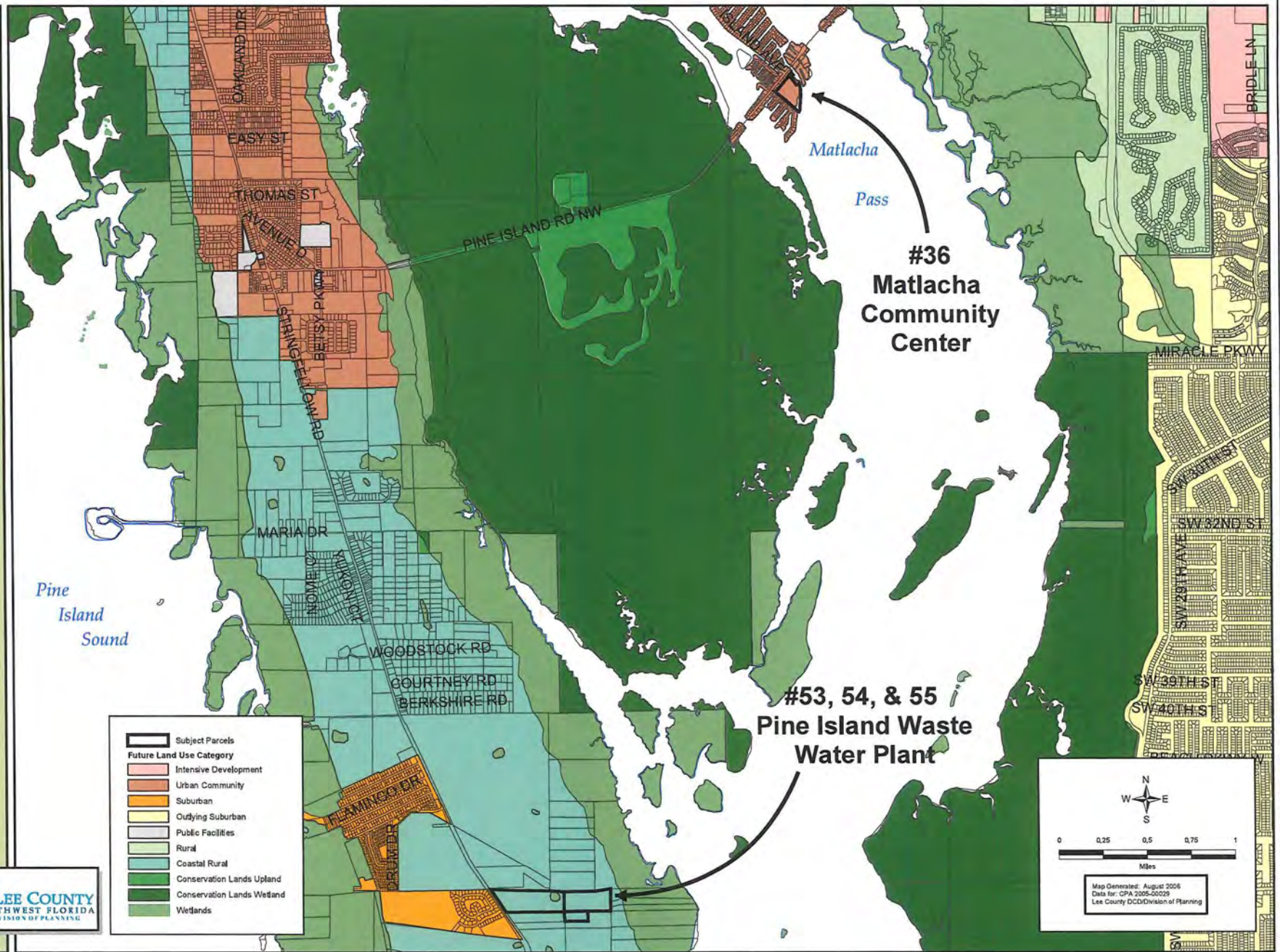


CPA 2005-00029

Map 4A Existing Future Land Use Category



- |  |                            |
|--|----------------------------|
|  | Subject Parcels            |
|  | Future Land Use Category   |
|  | Intensive Development      |
|  | Urban Community            |
|  | Suburban                   |
|  | Outlying Suburban          |
|  | Public Facilities          |
|  | Rural                      |
|  | Coastal Rural              |
|  | Conservation Lands Upland  |
|  | Conservation Lands Wetland |
|  | Wetlands                   |



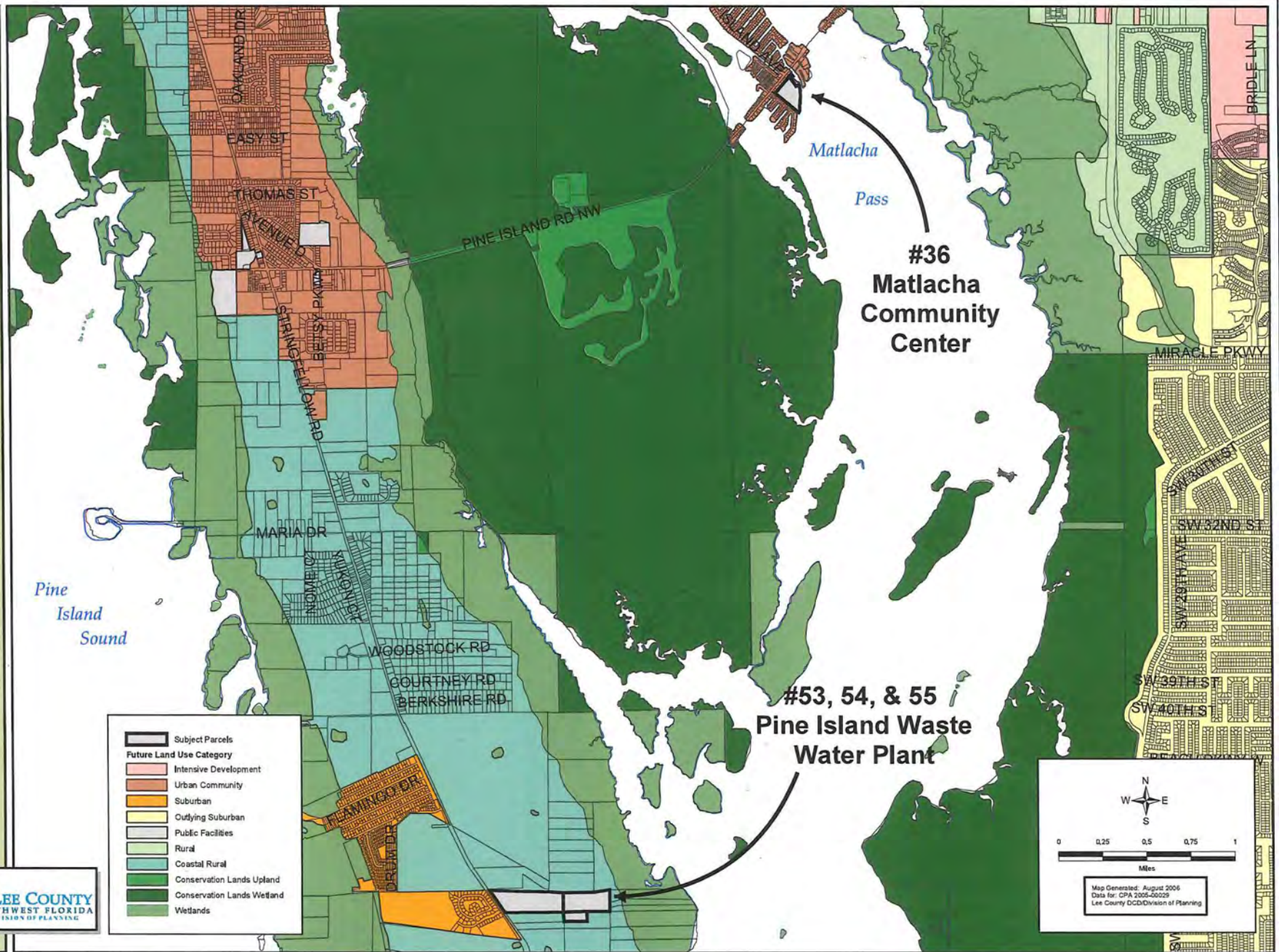


CPA2005-00029

Map 4B Proposed Future Land Use Category



- |                                 |                            |
|---------------------------------|----------------------------|
|                                 | Subject Parcels            |
| <b>Future Land Use Category</b> |                            |
|                                 | Intensive Development      |
|                                 | Urban Community            |
|                                 | Suburban                   |
|                                 | Outlying Suburban          |
|                                 | Public Facilities          |
|                                 | Rural                      |
|                                 | Coastal Rural              |
|                                 | Conservation Lands Upland  |
|                                 | Conservation Lands Wetland |
|                                 | Wetlands                   |





CPA2005-00029

Map 5A Existing Future Land Use Category



- Subject Parcels**
- Future Land Use Category**
- Intensive Development
  - Central Urban
  - Suburban
  - Industrial Development
  - Public Facilities

**#9 Lee County  
Cape Coral Complex**



0 200 400 600 800 1,000  
Feet

Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 5B Proposed Future Land Use Category



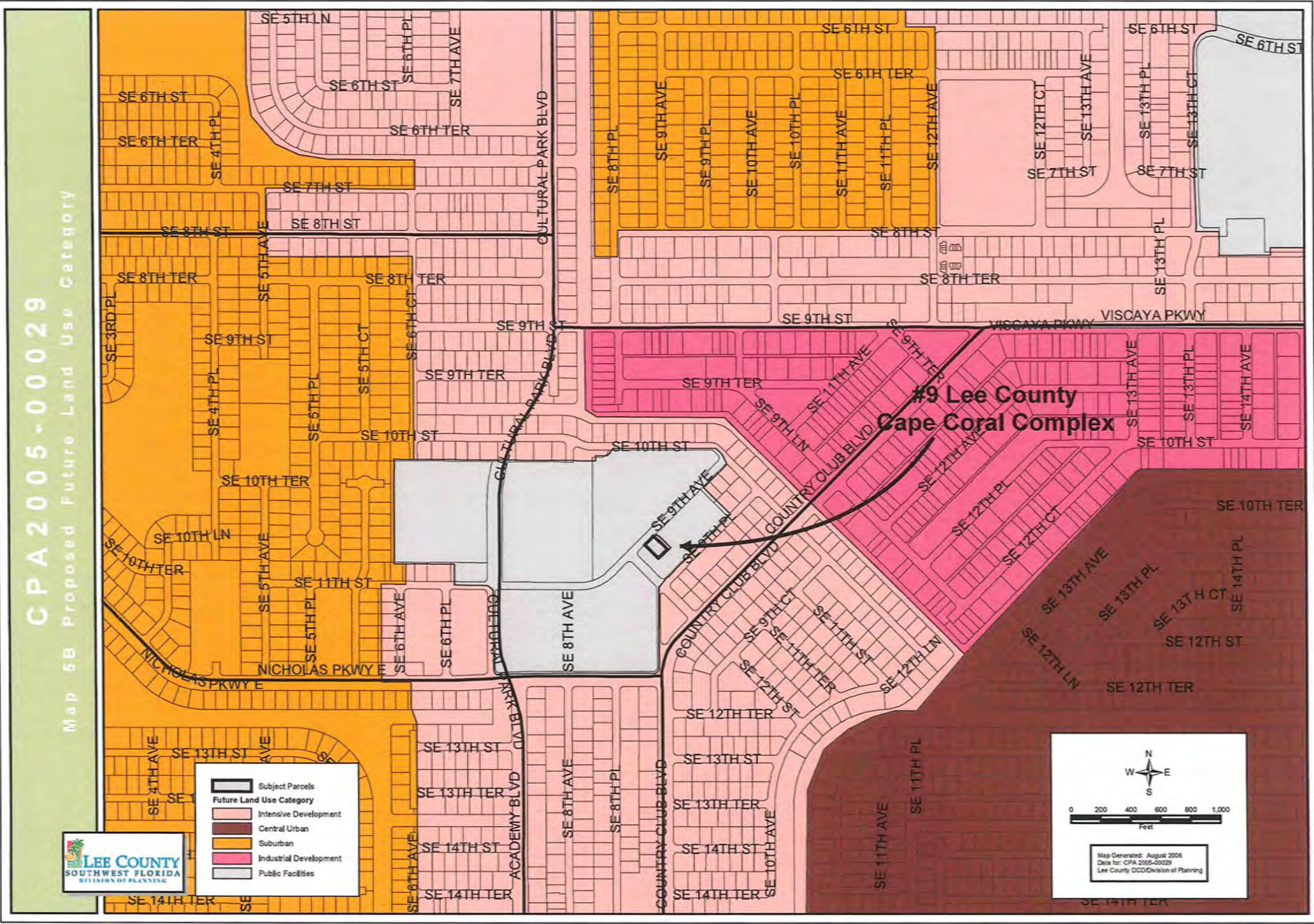
- Subject Parcels**
- Future Land Use Category**
- Intensive Development
  - Central Urban
  - Suburban
  - Industrial Development
  - Public Facilities

**#9 Lee County  
Cape Coral Complex**



0 200 400 600 800 1,000  
Feet

Map Generated: August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning





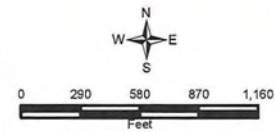
CPA 2005-00029

Map 6A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland

**#37 & 38  
Midpoint Bridge  
Toll Facilities**



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



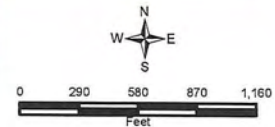
CPA 2005-00029

Map 6B Proposed Future Land Use Category



-  Subject Parcels
-  Intensive Development
-  Central Urban
-  Public Facilities
-  Conservation Lands Upland
-  Conservation Lands Wetland

**#37 & 38  
Midpoint Bridge  
Toll Facilities**



Map Generated: August 2008  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

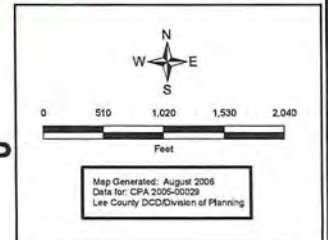
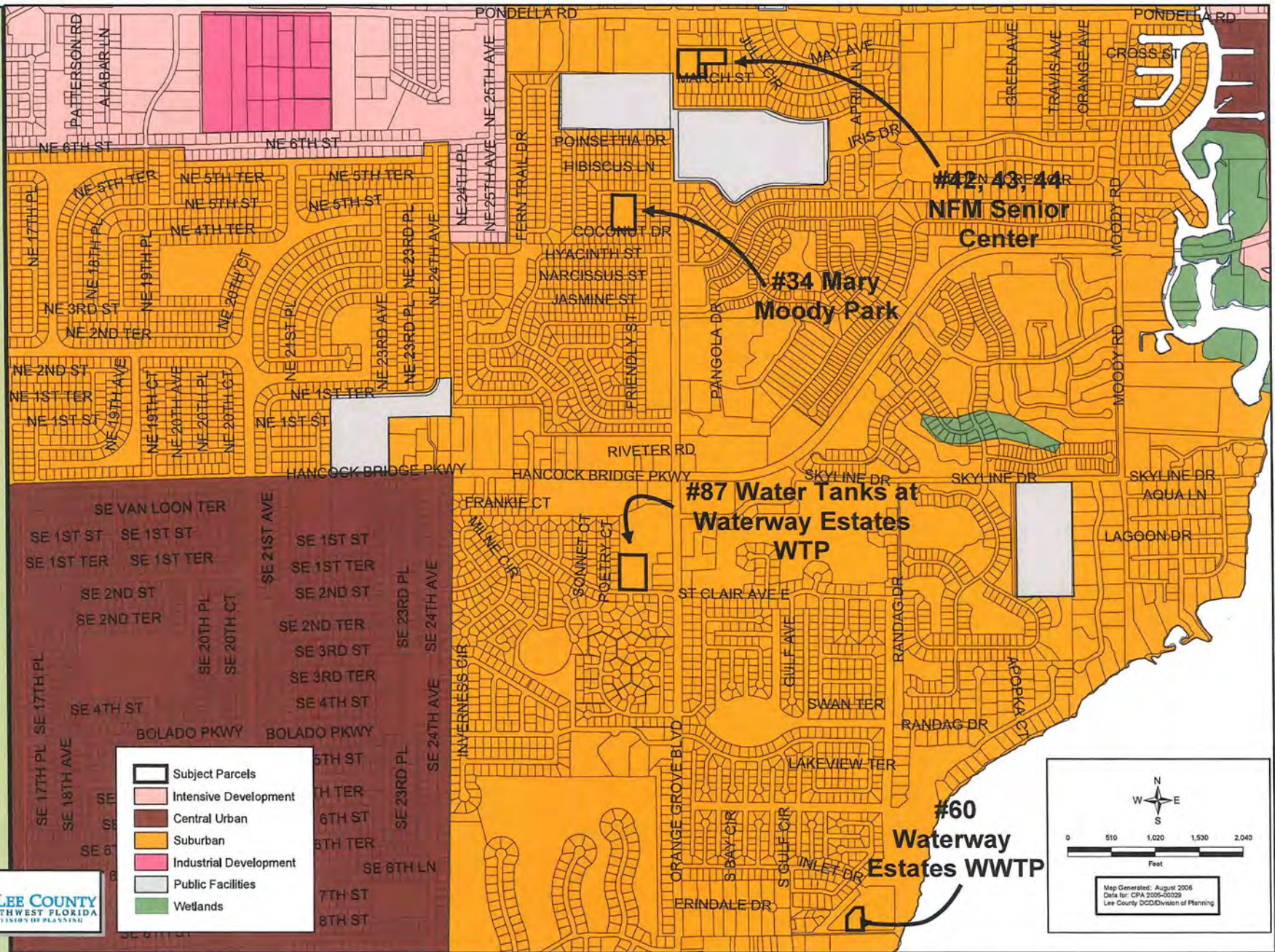


CPA 2005-00029

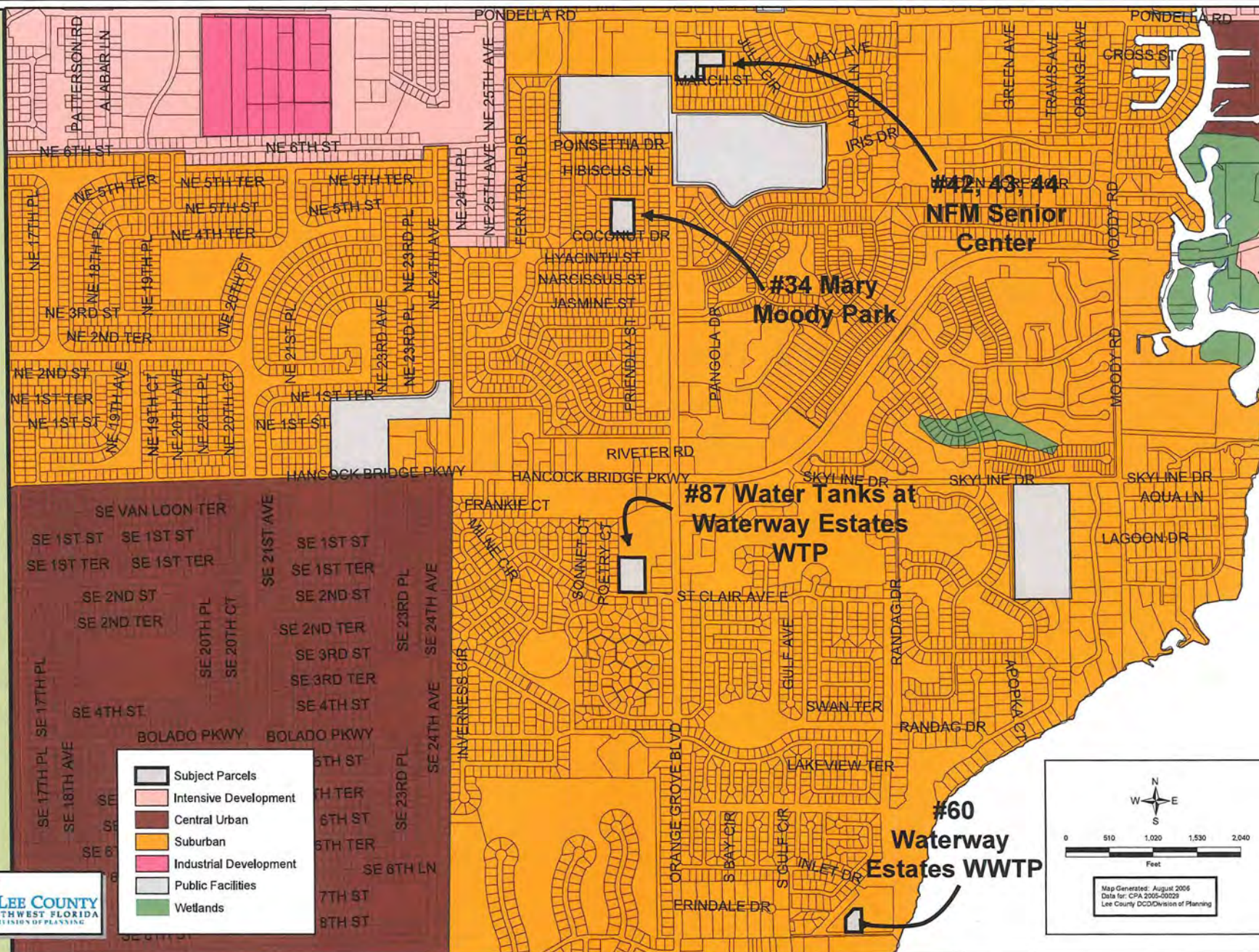
Map 7A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Industrial Development
- Public Facilities
- Wetlands







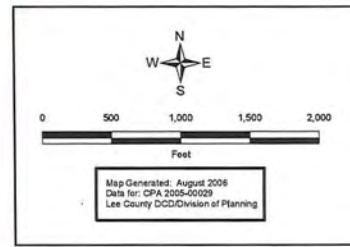
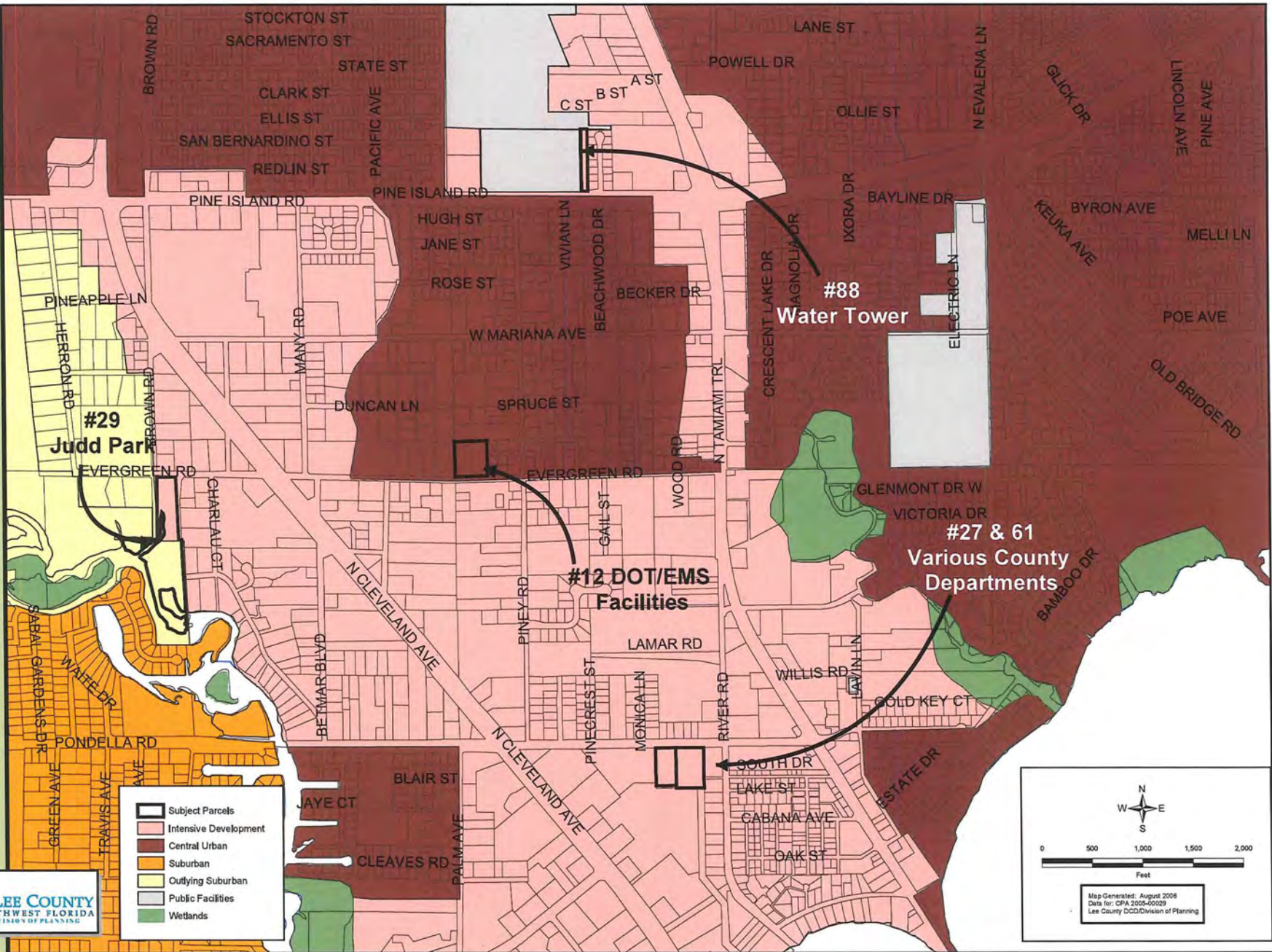


CPA 2005-00029

Map 8A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



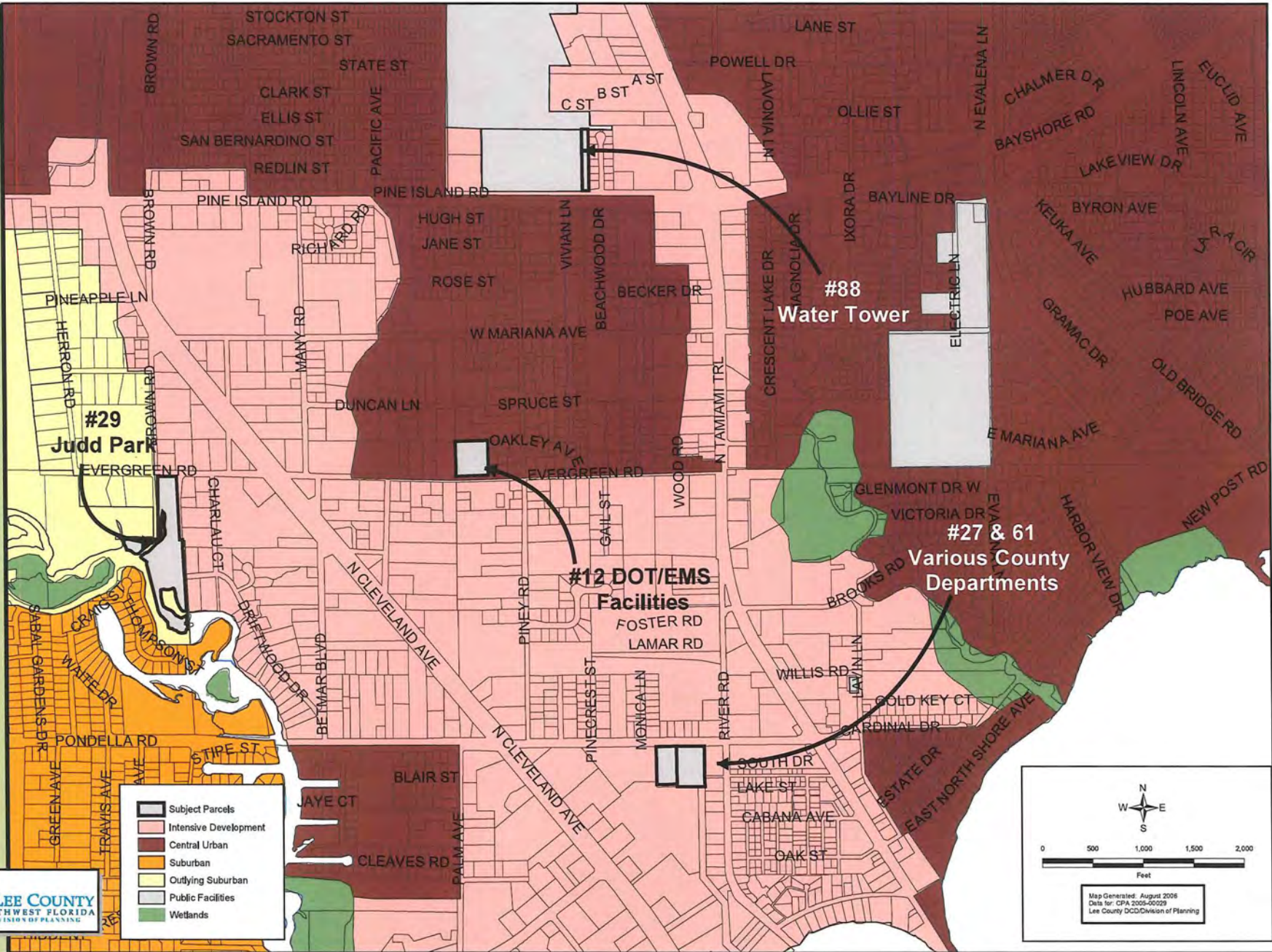


CPA2005-00029

Map 8B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Outlying Suburban
- Public Facilities
- Wetlands



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

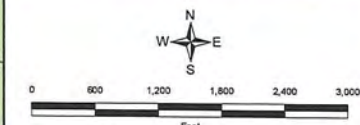


CPA2005-00029

Map 9A Existing Future Land Use Category

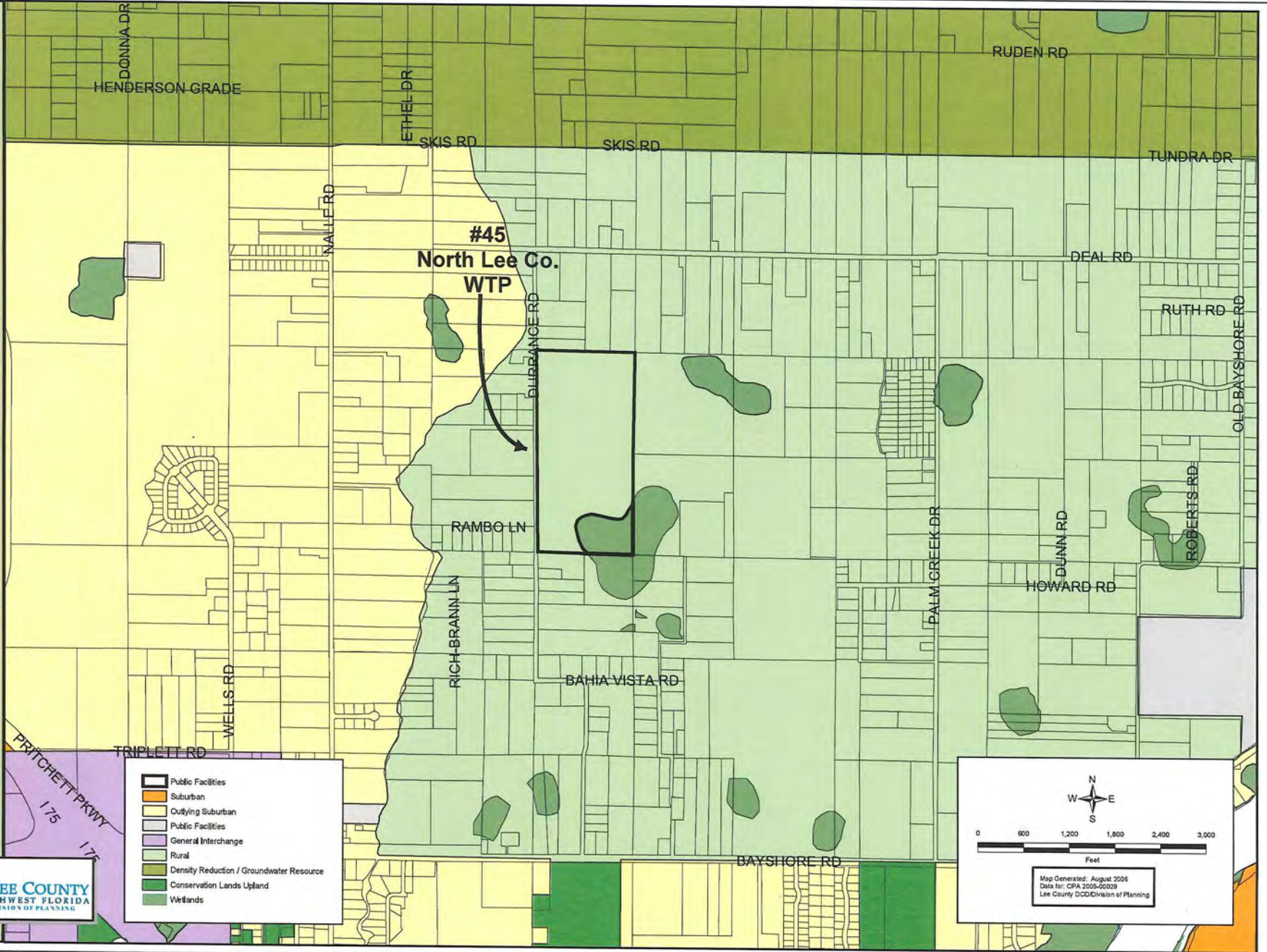


- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

#45  
North Lee Co.  
WTP





CPA 2005-00029

Map 9B Proposed Future Land Use Category



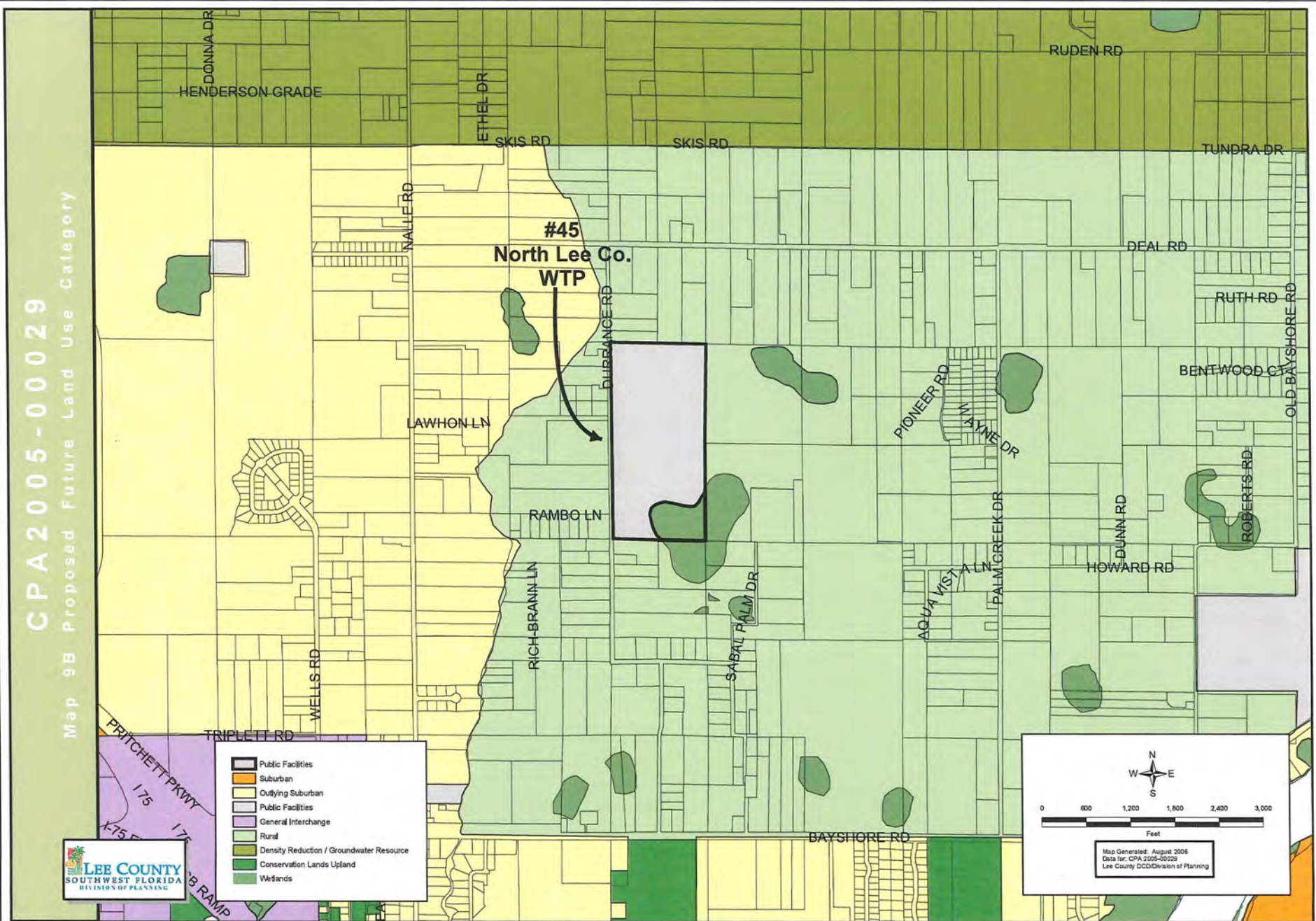
- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands

N  
E  
S  
W

0 600 1,200 1,800 2,400 3,000  
Feet

Map Generated: August 2006  
Data for: CPA 2005-2009  
Lee County DCD/Division of Planning

#45  
North Lee Co.  
WTP





CPA2005-00029

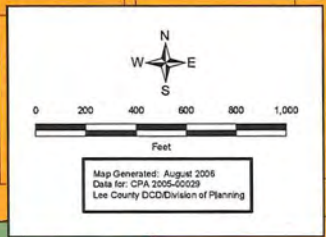
Map 10A Existing Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands

#11  
Davis Road  
Boat Ramp

#56  
Pump Station





CPA 2005-00029

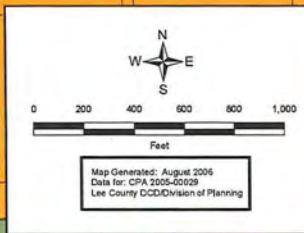
Map 10B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Wetlands

#11  
Davis Road  
Boat Ramp

#56  
Pump Station





CPA2005-00029

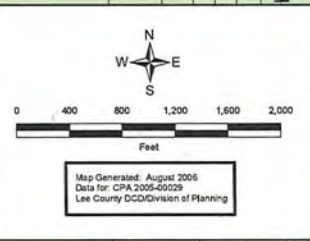
Map 11A Existing Future Land Use Category



Caloosahatchee River

#46  
Olga Community Center

#47, 48, & 49  
Olga Water Plant



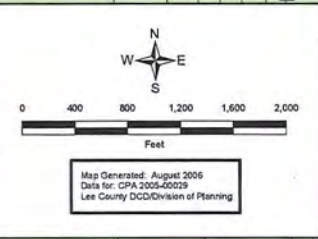
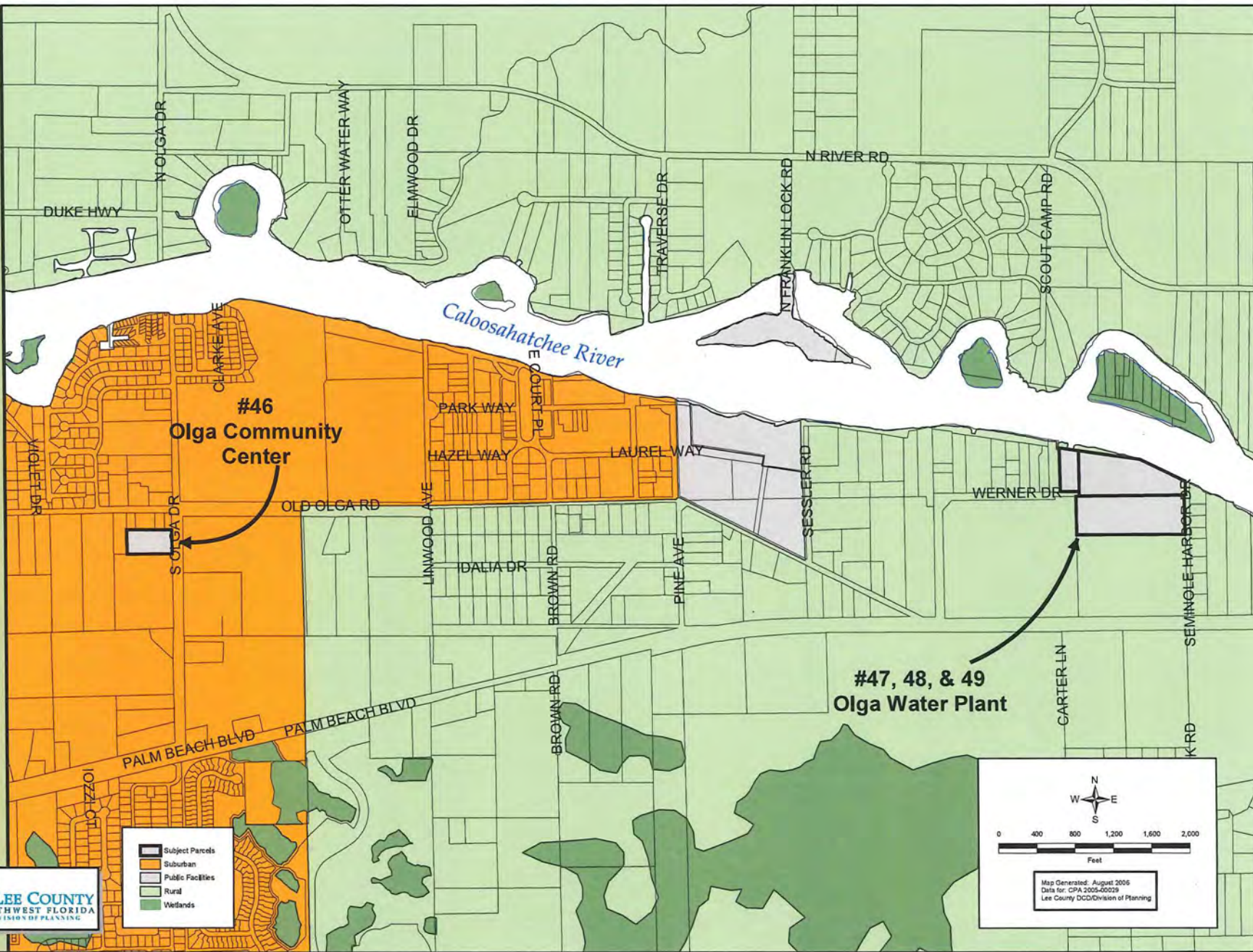


CPA 2005-00029

Map 11B Proposed Future Land Use Category



- Subject Parcels
- Suburban
- Public Facilities
- Rural
- Wetlands





CPA2005-00029

Map 13A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

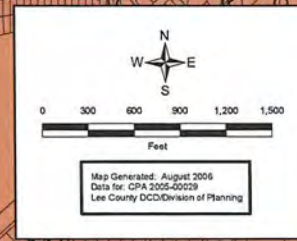
Caloosahatchee River

#58 & 59  
Schandler Hall  
Rec. Center

#57  
Pump  
Station

#81  
Water  
Tower

#3 & 80  
DOT Ops &  
Tice Fire Station





CPA 2005-00029

Map 13B Proposed Future Land Use Category

Caloosahatchee River

#58 & 59  
Schandler Hall  
Rec. Center

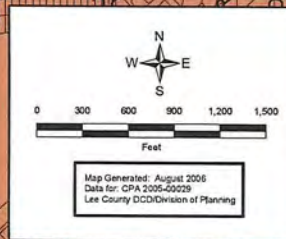
#57  
Pump  
Station

#81  
Water  
Tower

#3 & 80  
DOT Ops &  
Tice Fire Station

- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

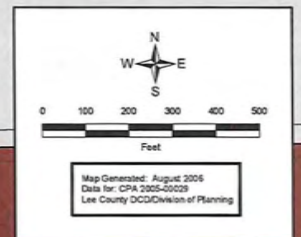
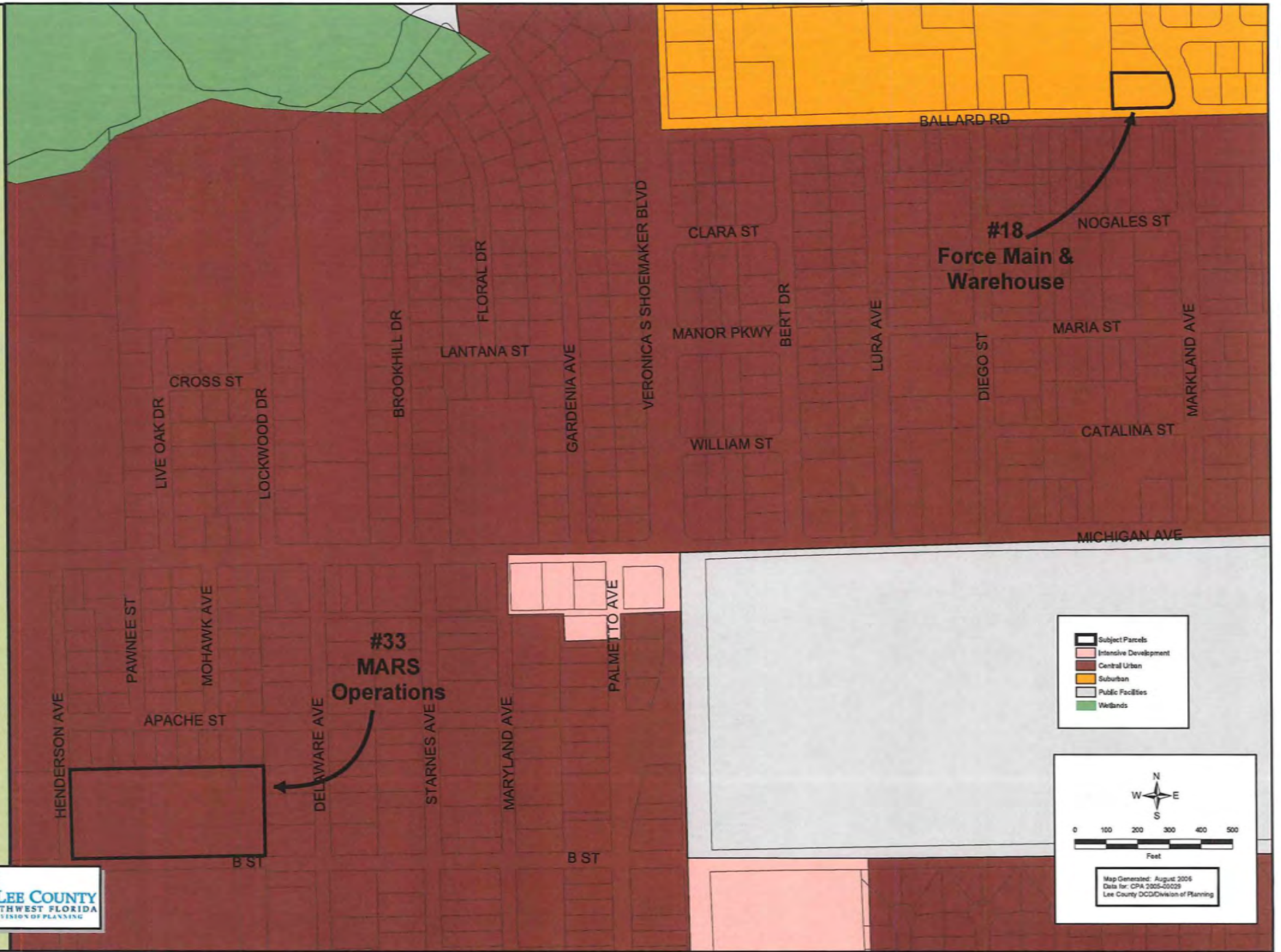
LEE COUNTY  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING





# CPA 2005-00029

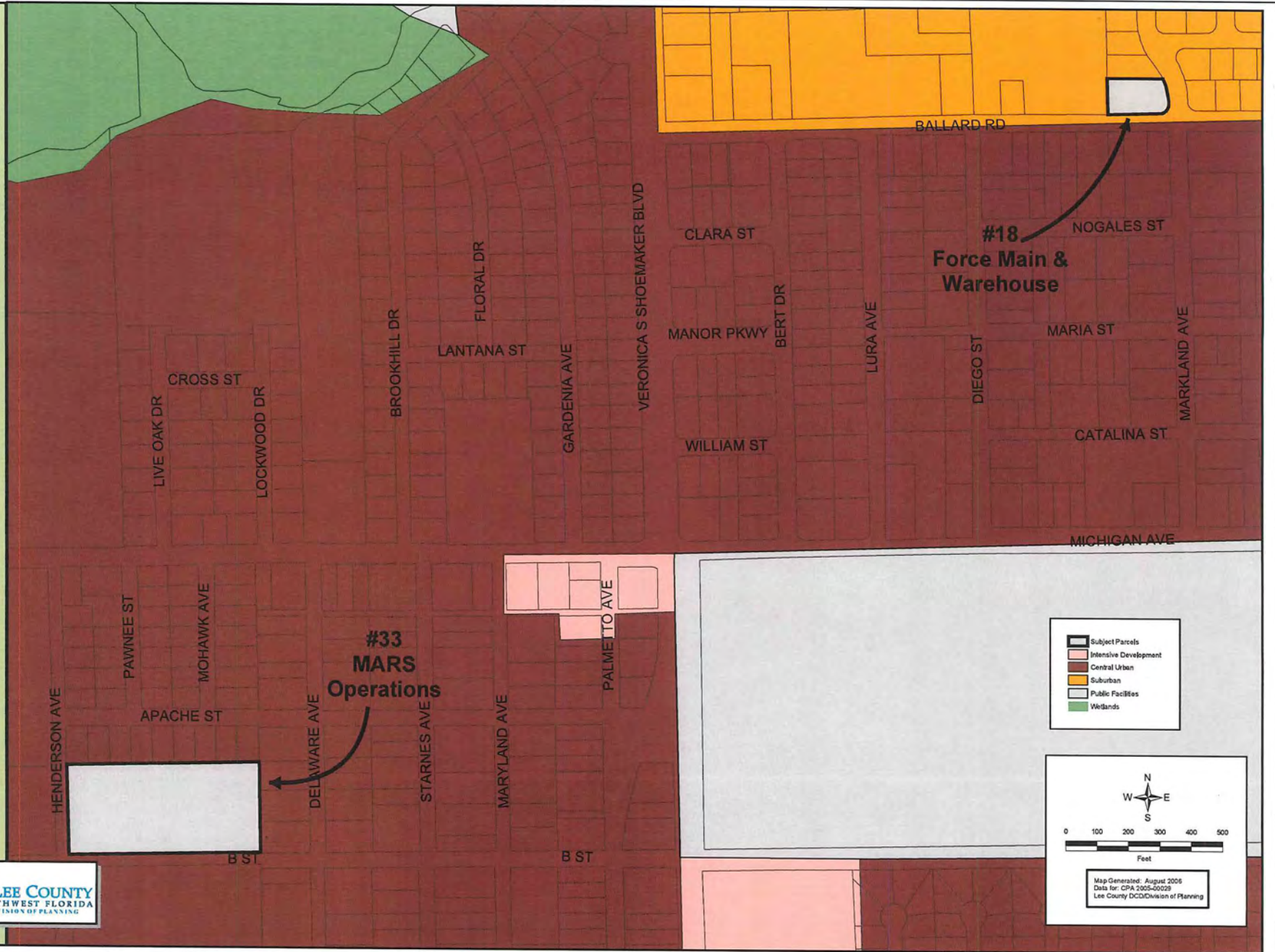
Map 14A Existing Future Land Use Category





CPA2005-00029

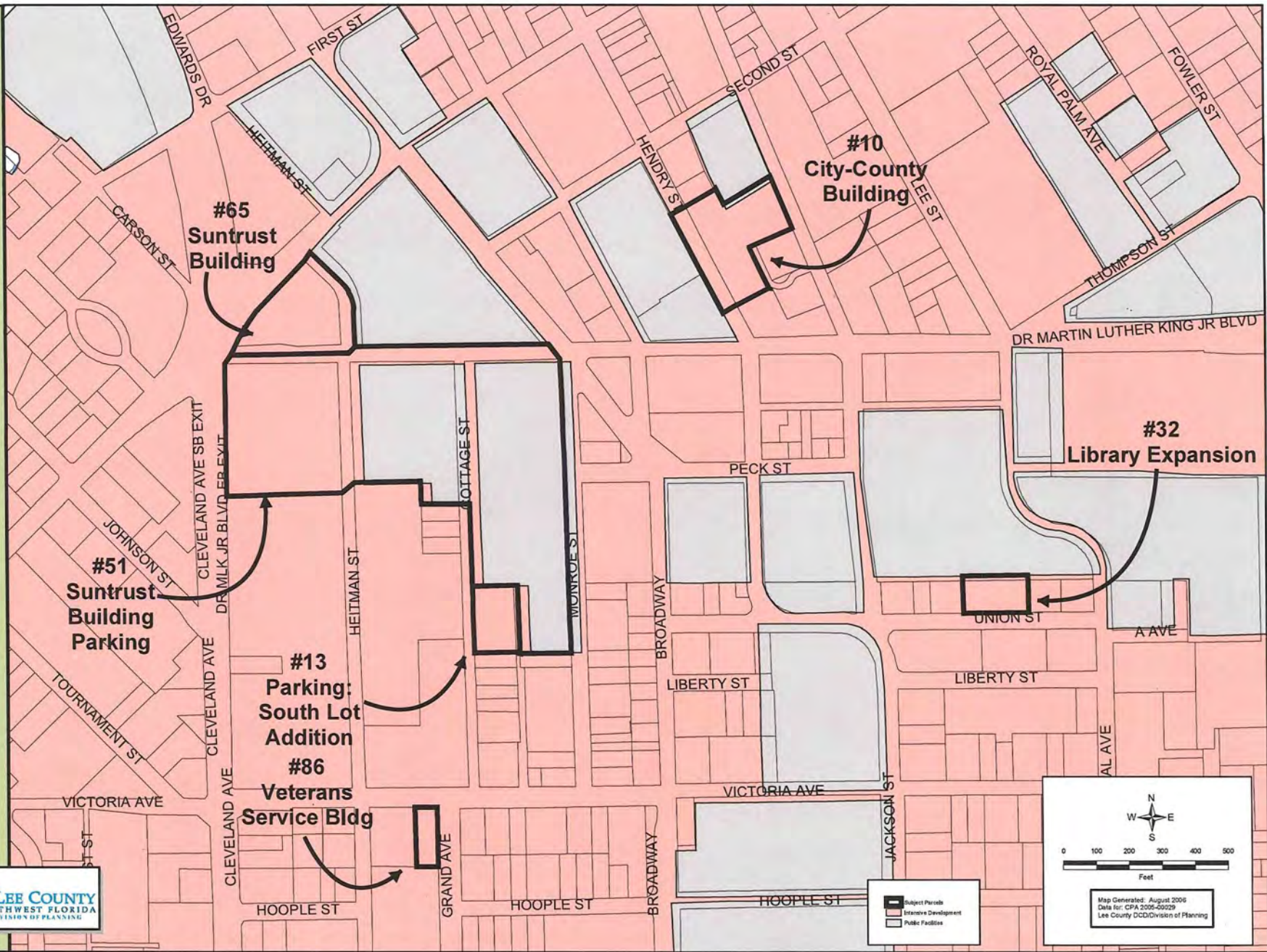
Map 14B Proposed Future Land Use Category





CPA 2005-00029

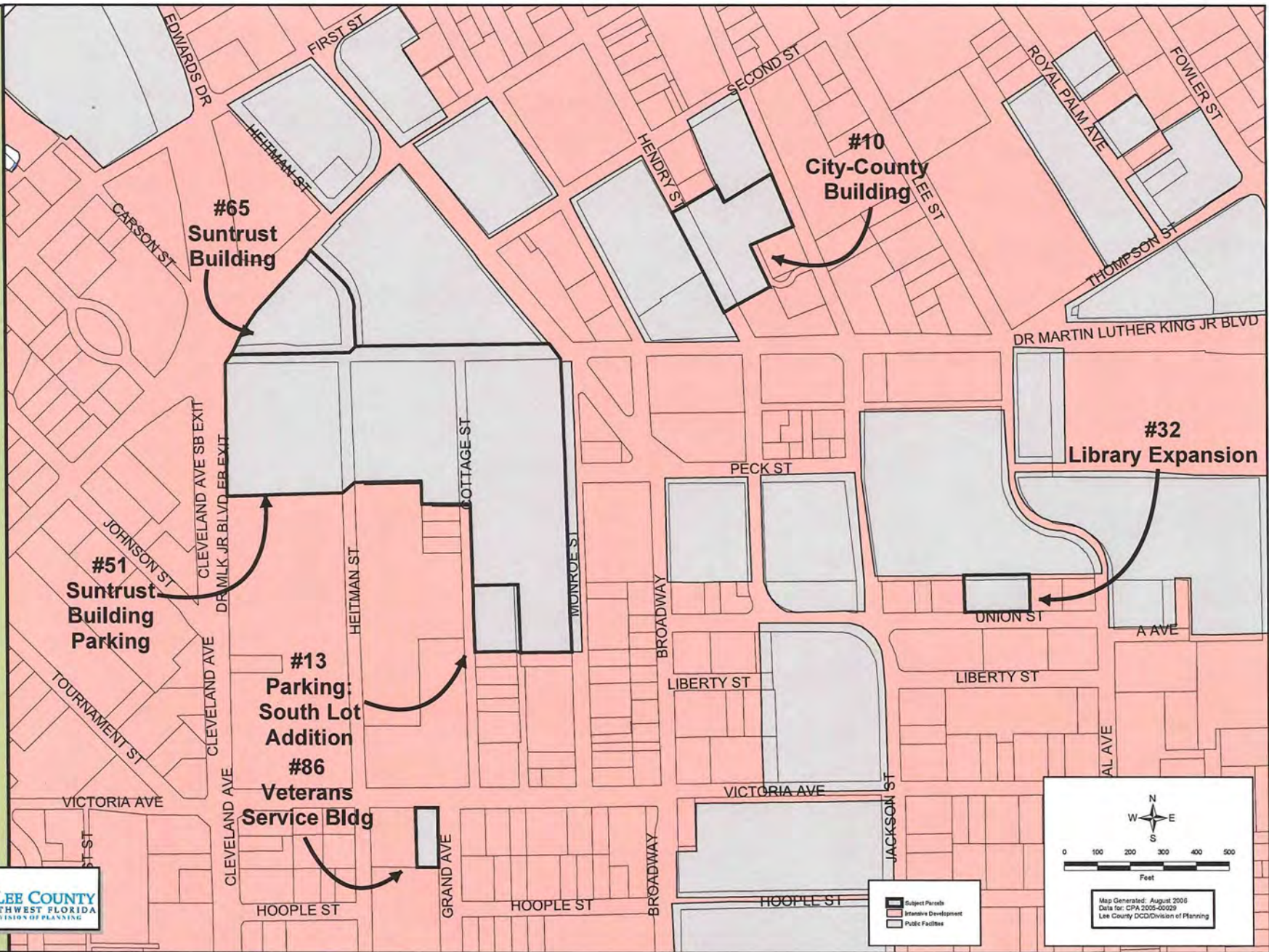
Map 15A Existing Future Land Use Category





CPA 2005-00029

Map 15B Proposed Future Land Use Category





CPA 2005-00029

Map 16A Existing Future Land Use Category



AUGER DR

HANSON ST

WORK DR

WORK DR

KATHERINE ST

STELLA ST

JEFFCOTT ST

MIDWAY AVE

SOUTH ST

DORA ST

HIGHLANDS AVE

CANAL ST

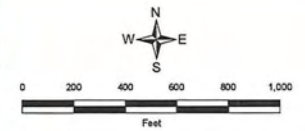
VAN BUREN ST

#85  
Lee County  
Fleet Maintenance

ROCKFILL RD

JACKSONVILLE ST

CANAL ST



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

Map 16B Proposed Future Land Use Category



AUGER DR

HANSON ST

WORK DR

WORK DR

KATHERINE ST

STELLA ST

JEFFCOTT ST

MIDWAY AVE

SOUTH ST

DORA ST

HIGHLANDS AVE

CANAL ST

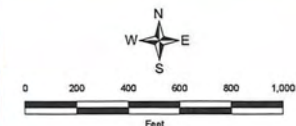
VAN BUREN ST

#85  
Lee County  
Fleet Maintenance

ROCKFILL RD

JACKSONVILLE ST

CANAL ST



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCDDivision of Planning



CPA 2005-00029

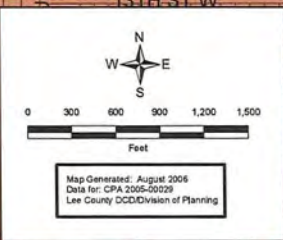
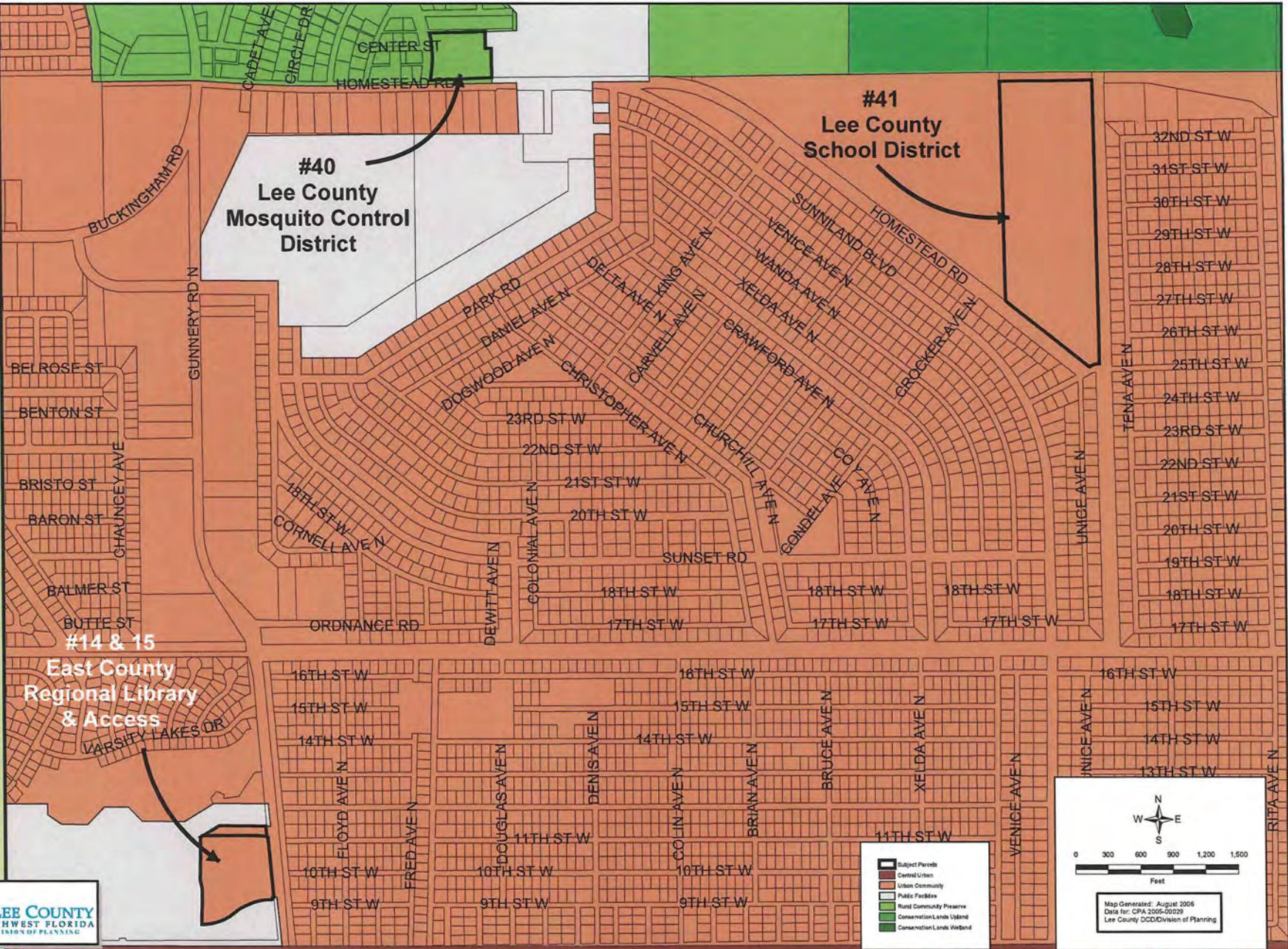
Map 17A Existing Future Land Use Category



**#14 & 15  
East County  
Regional Library  
& Access**

**#40  
Lee County  
Mosquito Control  
District**

**#41  
Lee County  
School District**





CPA2005-00029

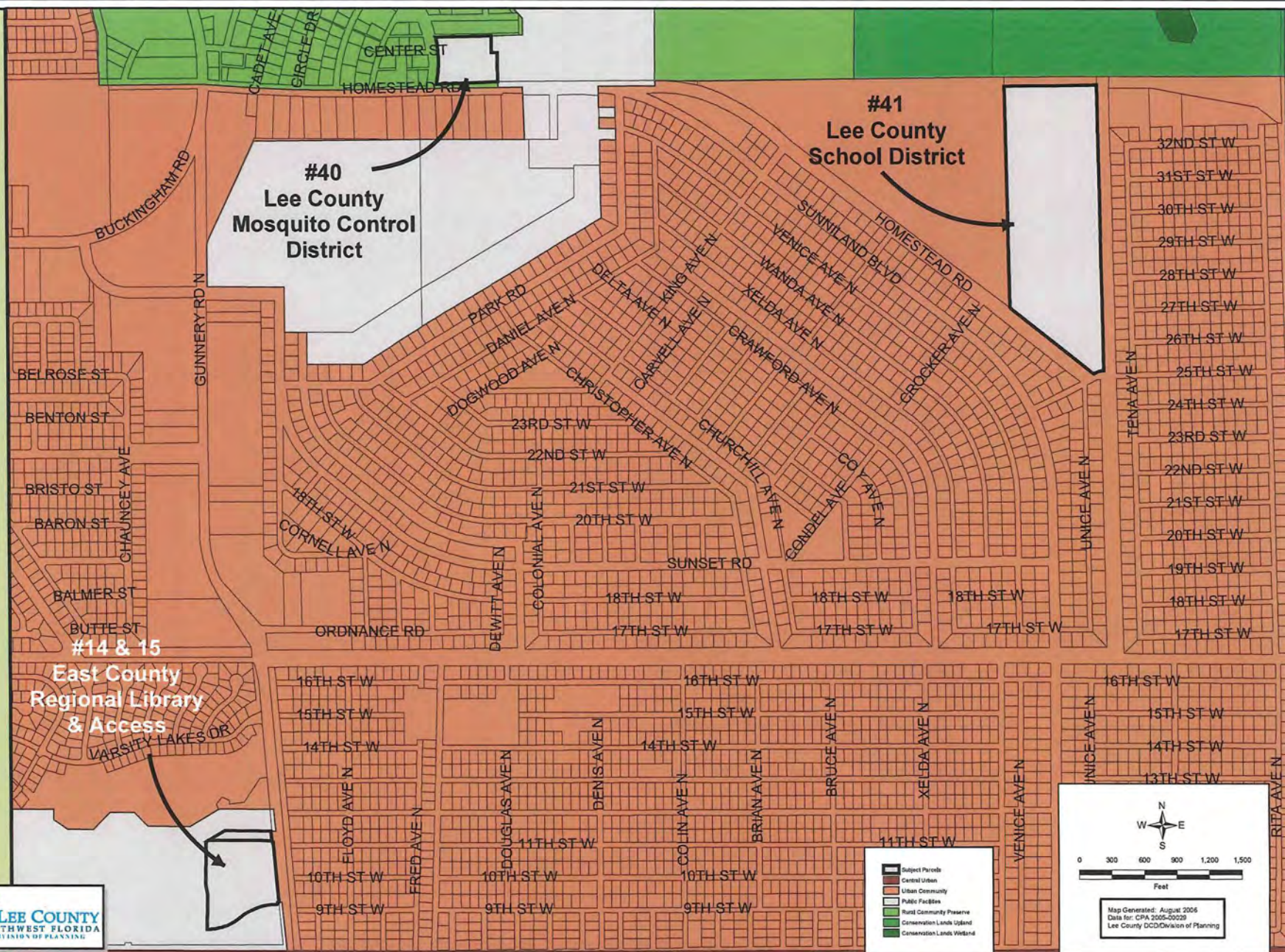
Map 17B Proposed Future Land Use Category



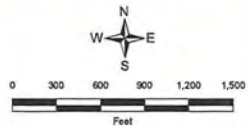
**#14 & 15  
East County  
Regional Library  
& Access**

**#40  
Lee County  
Mosquito Control  
District**

**#41  
Lee County  
School District**

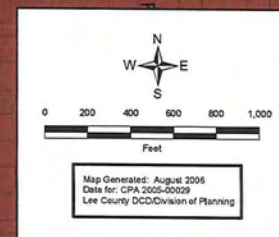
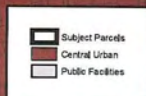


- Subject Period
- Central Urban
- Urban Community
- Public Facilities
- Rural Community Preserve
- Conservation Lands Upland
- Conservation Lands Wetland



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCDDivision of Planning







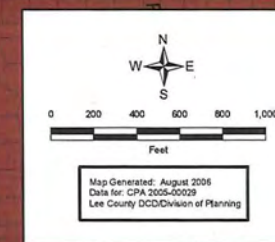
CPA2005-00029

Map 18B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Public Facilities

#52  
Part of Lehigh Acres  
Veterans Park





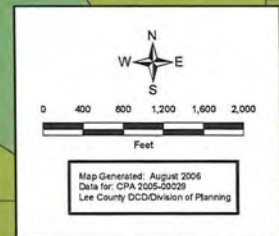
CPA 2005-00029

Map 19A Existing Future Land Use Category



- Public Facilities
- Central Urban
- Urban Community
- Public Facilities
- New Community
- Transitport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

**#25  
Gateway  
Waste Water  
Treatment Plant**





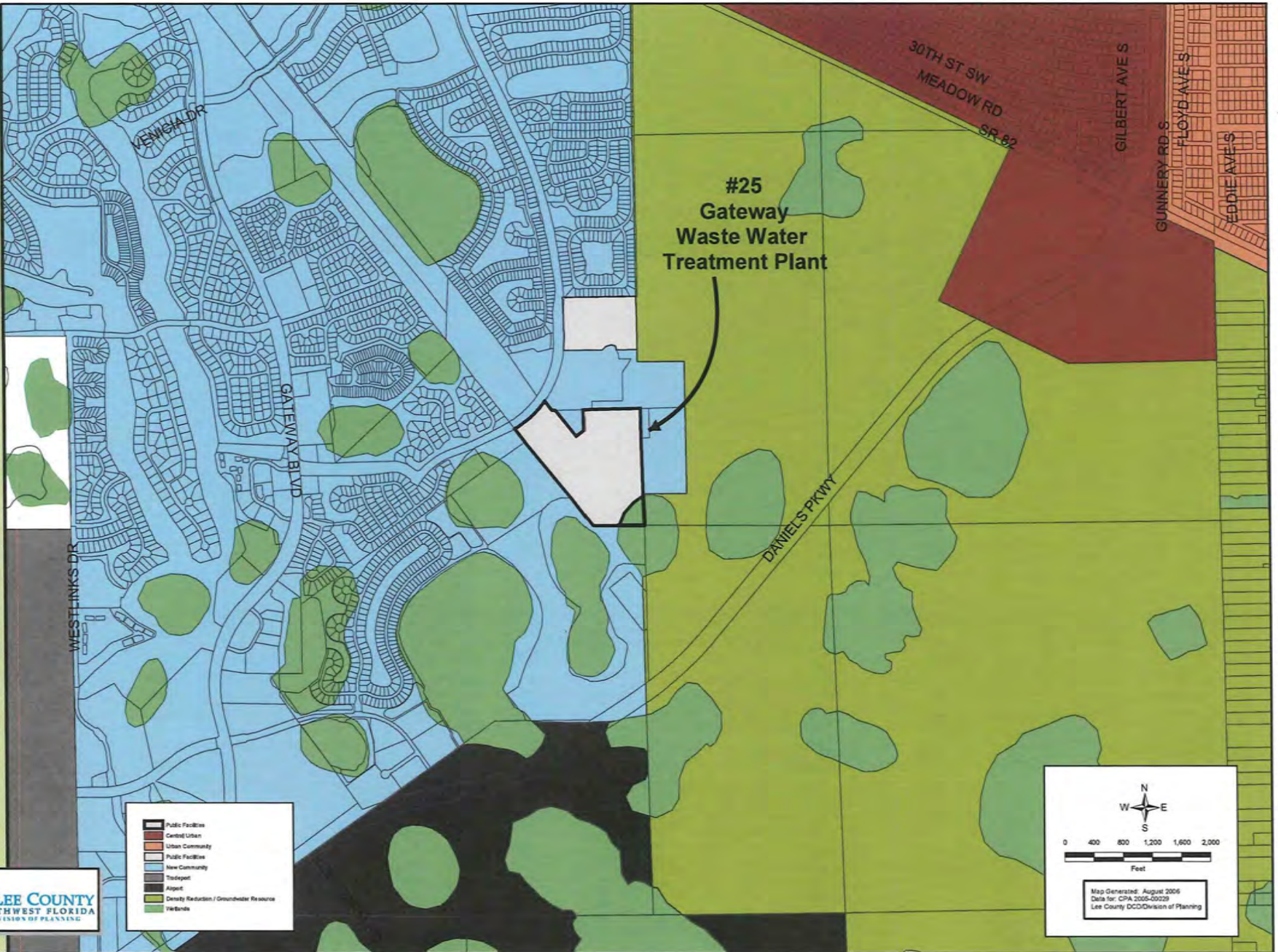
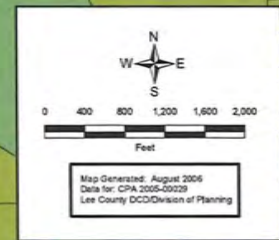
CPA 2005-00029

Map 19B Proposed Future Land Use Category



- Public Facilities
- Central Urban
- Urban Community
- Public Facilities
- New Community
- Suburban
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#25  
Gateway  
Waste Water  
Treatment Plant





CPA 2005-00029

Map 20A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

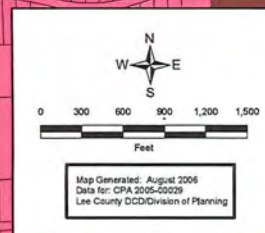
**#50**  
Page Field  
Avigation  
Equipment

**#66, 68, 69, 70, 71, 72, 75**  
**78, 79, 89, 90, 91, 92, 93, 94**

**Ten-Mile Canal**  
**Linear Park**

Note: Continues southward

**#16**  
**Environmental Lab**  
**& Medical Examiner**





CPA 2005-00029

Map 20B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#50  
Page Field  
Avigation  
Equipment

#66, 68, 69, 70, 71, 72, 75  
78, 79, 89, 90, 91, 92, 93, 94

Ten-Mile Canal  
Linear Park

Note: Continues southward

#16  
Environmental Lab  
& Medical Examiner





CPA 2005-00029

Map 21A Existing Future Land Use Category



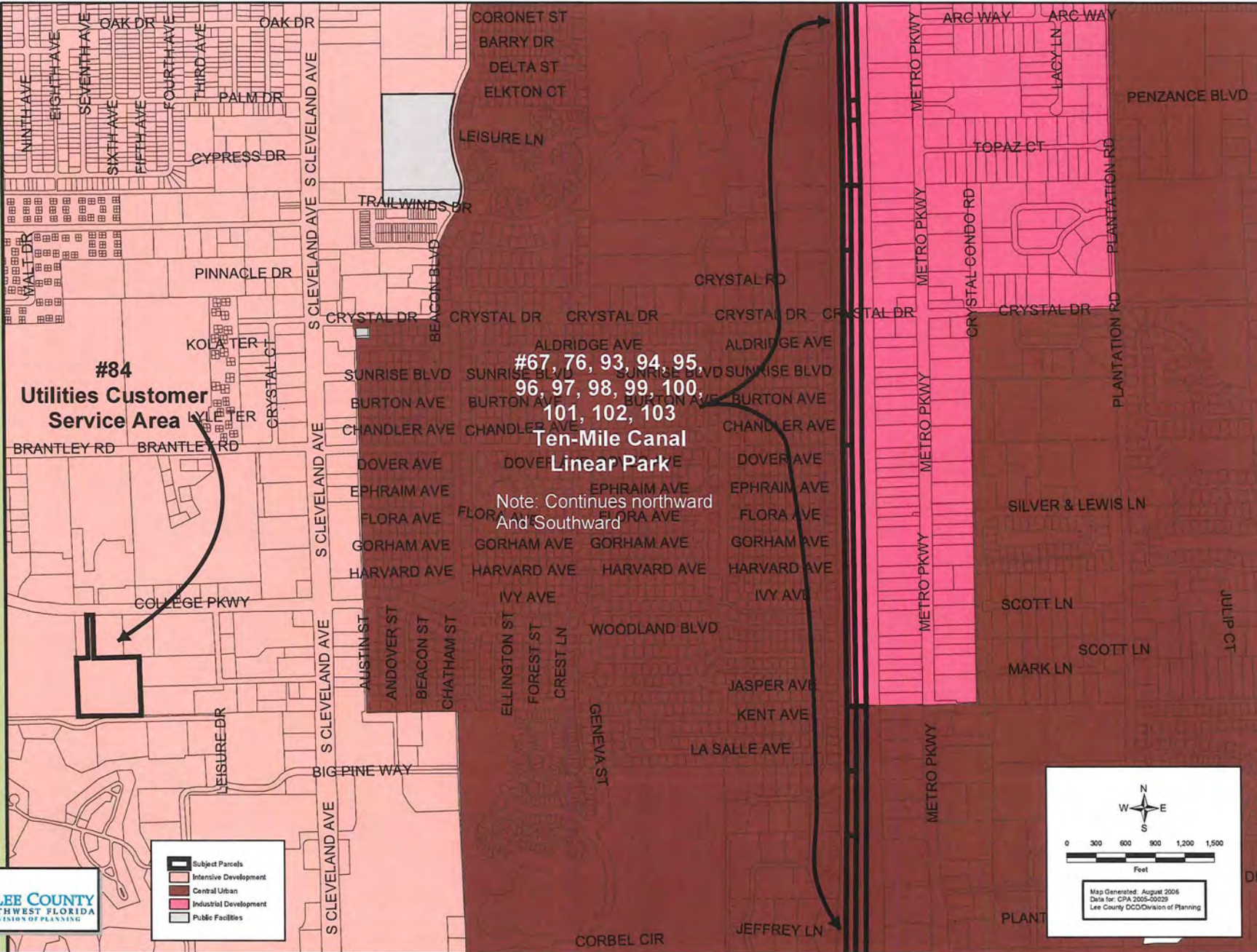
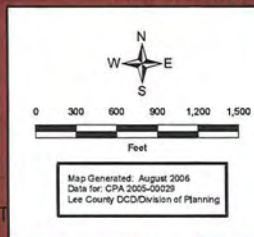
- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

**#84**  
**Utilities Customer**  
**Service Area**

**#67, 76, 93, 94, 95,**  
**96, 97, 98, 99, 100,**  
**101, 102, 103**

**Ten-Mile Canal**  
**Linear Park**

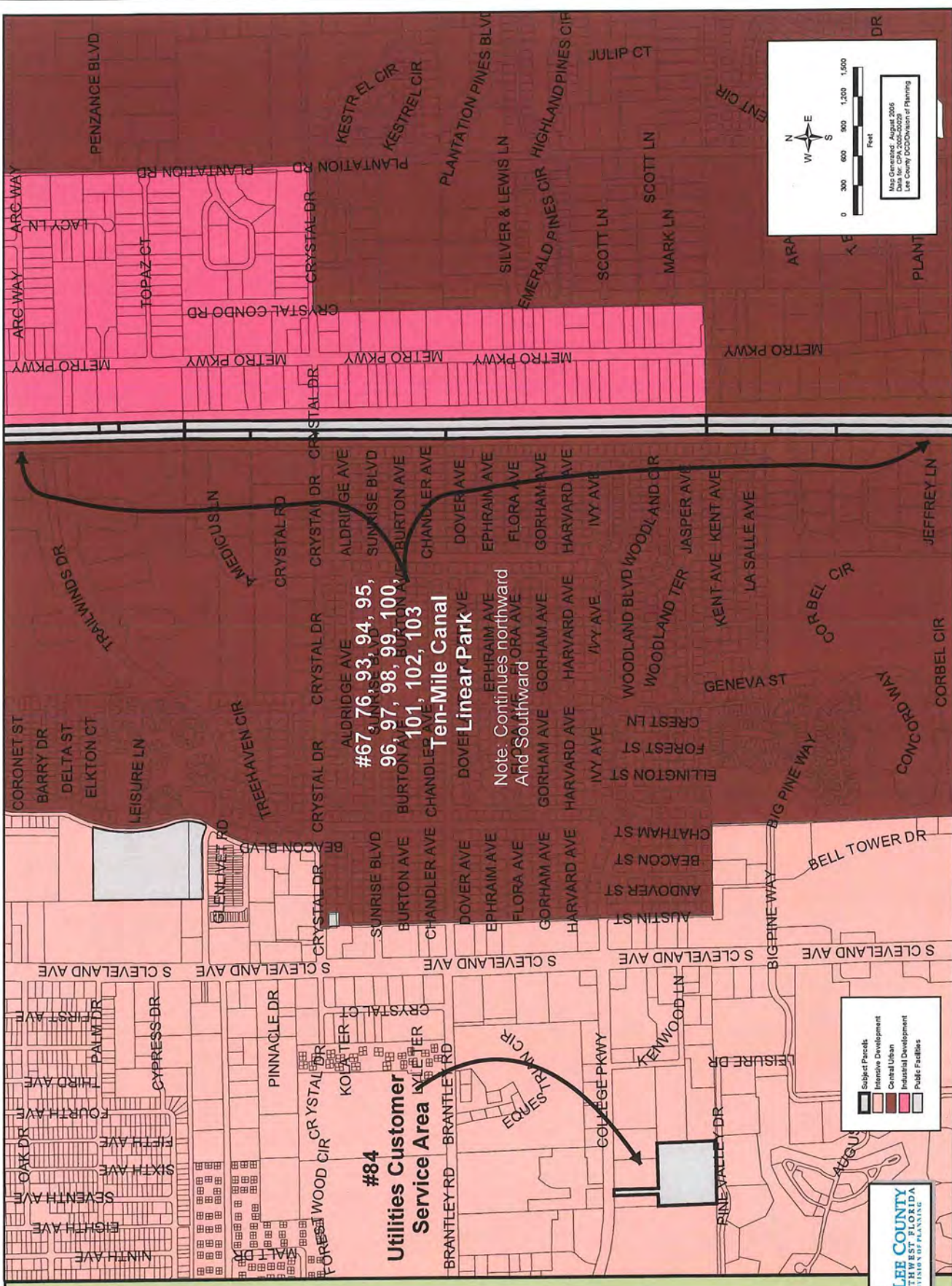
Note: Continues northward  
And Southward







- Subject Parcels
- Intensive Development
- General Urban
- Industrial Development
- Public Facilities



Map 21B Existing Future Land Use Category

Scale: 0 300 600 900 1,200 1,500 Feet

North Arrow

Map Date: August 2005  
Data for CPA 2005-00029  
Lee County Division of Planning



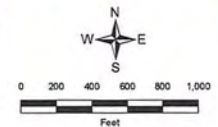
CPA 2005-00029

Map 22A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#73, 74, 77,  
104, 105, 106  
Ten-Mile Canal  
Linear Park  
Note: Continues northward



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCO/Division of Planning



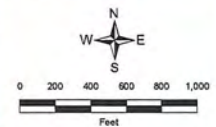
CPA 2005-00029

Map 22B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#73, 74, 77,  
104, 105, 106  
Ten-Mile Canal  
Linear Park  
Note: Continues northward



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

Map 23A Existing Future Land Use Category

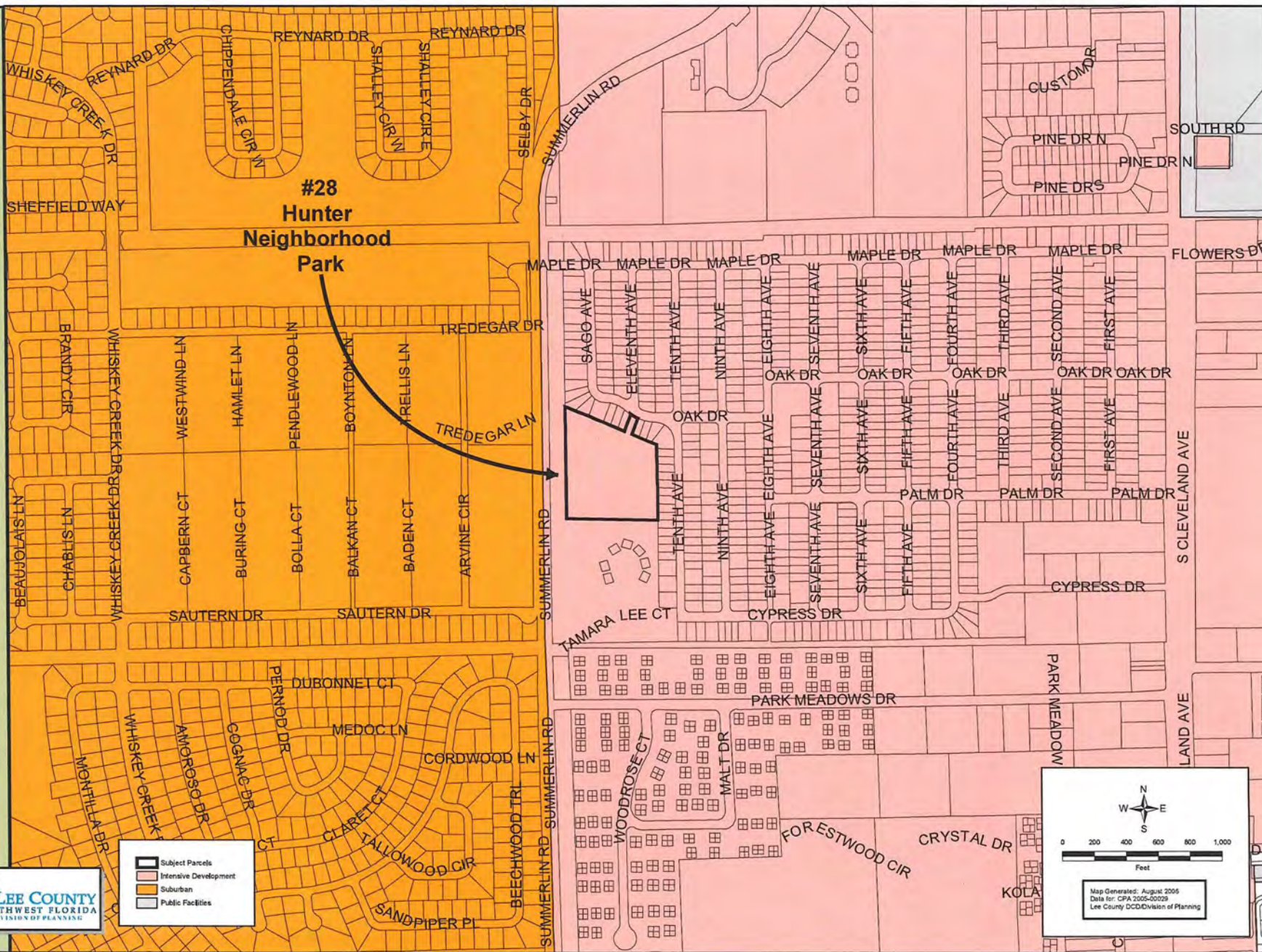


- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

# #28 Hunter Neighborhood Park

0 200 400 600 800 1,000  
Feet

Map Generated: August 2005  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning





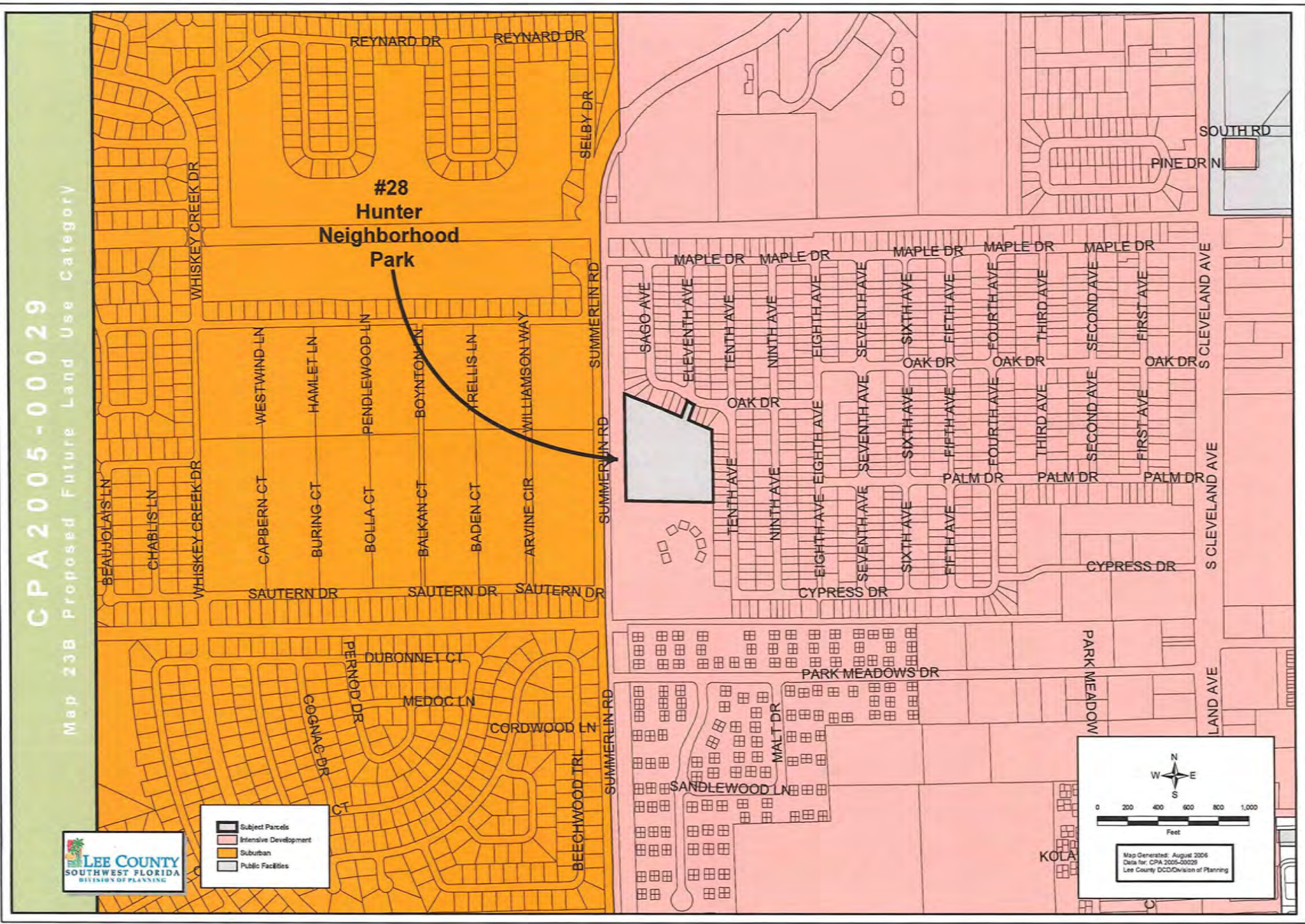
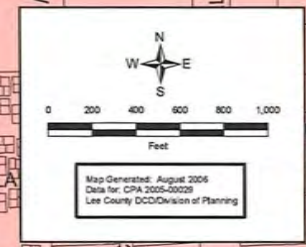
CPA 2005-00029

Map 23B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

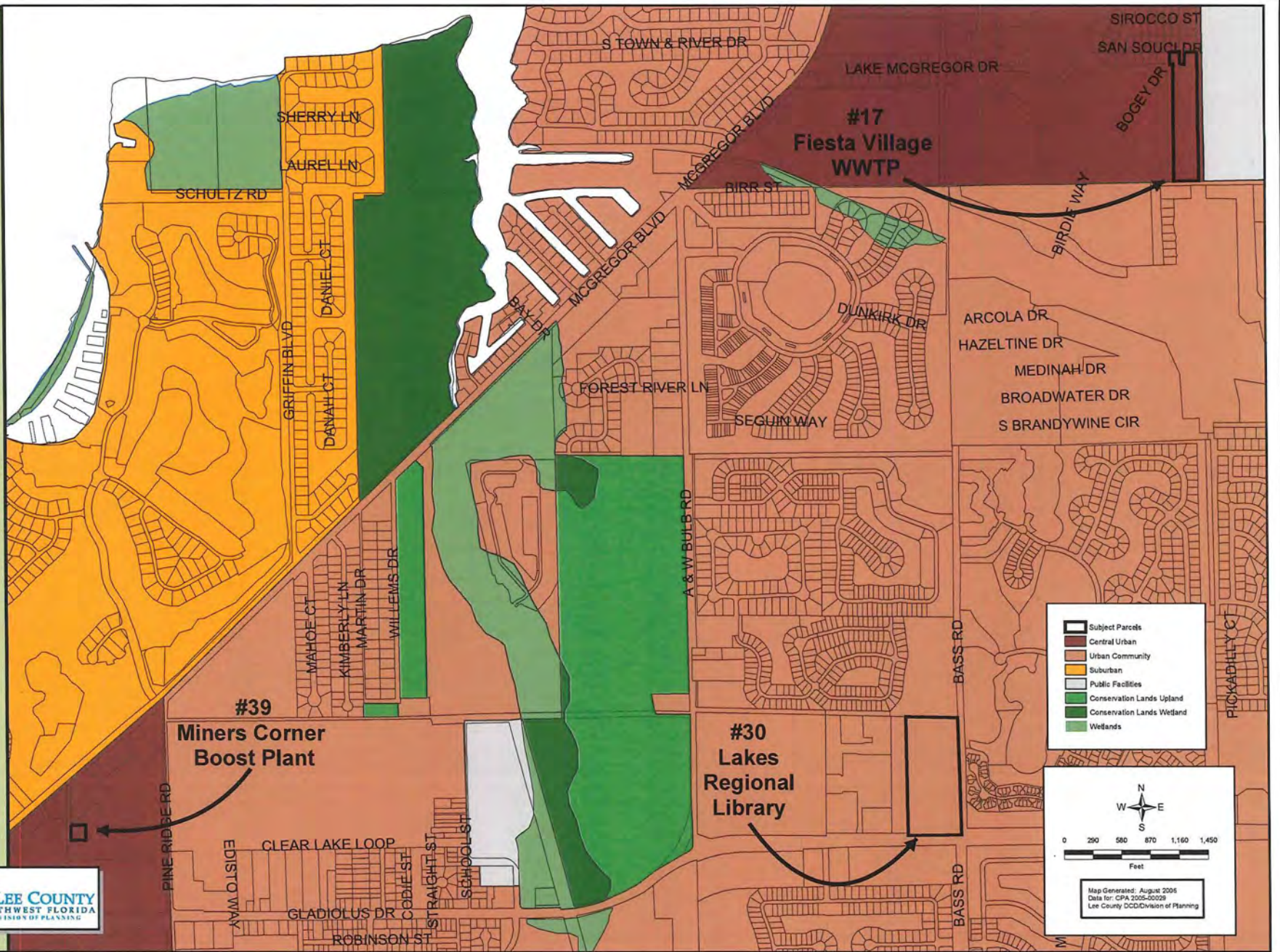
# #28 Hunter Neighborhood Park



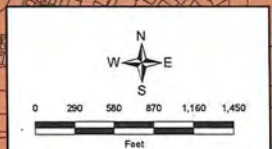


CPA 2005-00029

Map 24A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

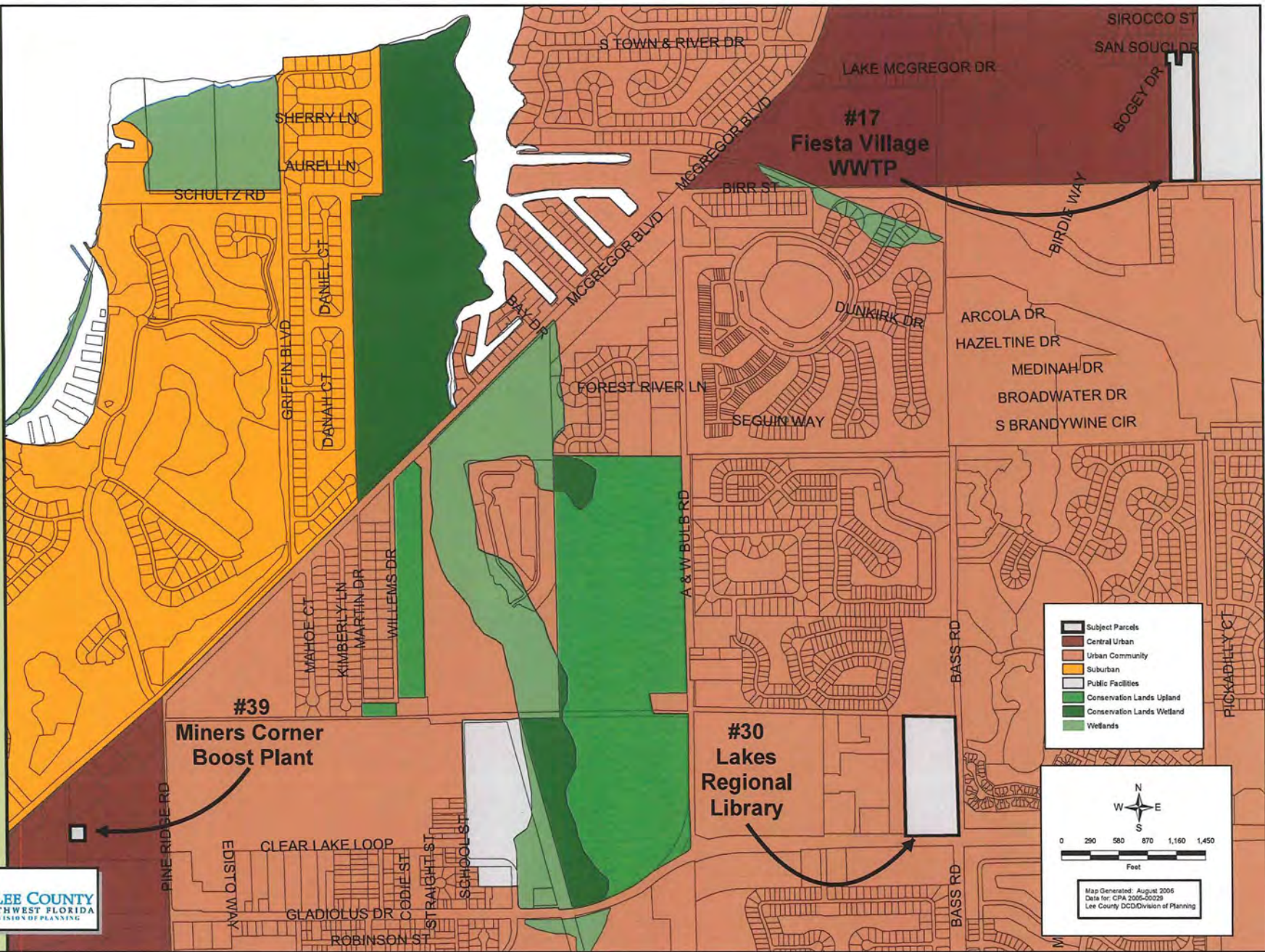


Map Generated: August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning

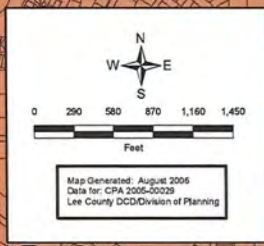


CPA 2005-00029

Map 24B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





CPA2005-00029

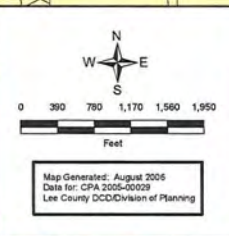
Map 25A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

#62 & 63  
South Fort Myers  
Community Park

#24  
FMB  
Sewage  
Plant





CPA2005-00029

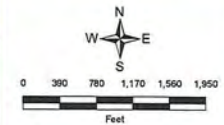
Map 25B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

**#62 & 63  
South Fort Myers  
Community Park**

**#24  
FMB  
Sewage  
Plant**









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Lee County DCD/Division of Planning



CPA 2005-00029

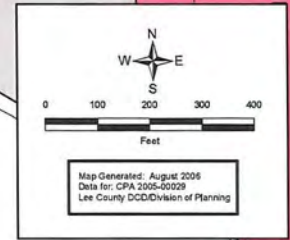
Map 26A Existing Future Land Use Category



-  Subject Parcels
-  Urban Community
-  Suburban
-  Industrial Development
-  Public Facilities
-  Wetlands

**#35**  
**Master Pump**  
**& Warehouse**

**#31**  
**Lee Tran**  
**Beach Parking**





CPA2005-00029

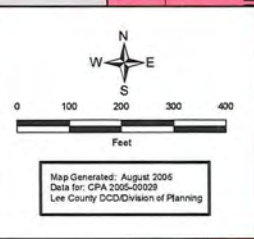
Map 26B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Wetlands

#35  
Master Pump  
& Warehouse

#31  
Lee Tran  
Beach Parking





CPA 2005-00029

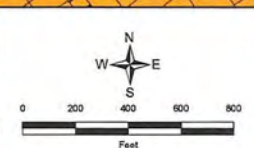
Map 27A Existing Future Land Use Category



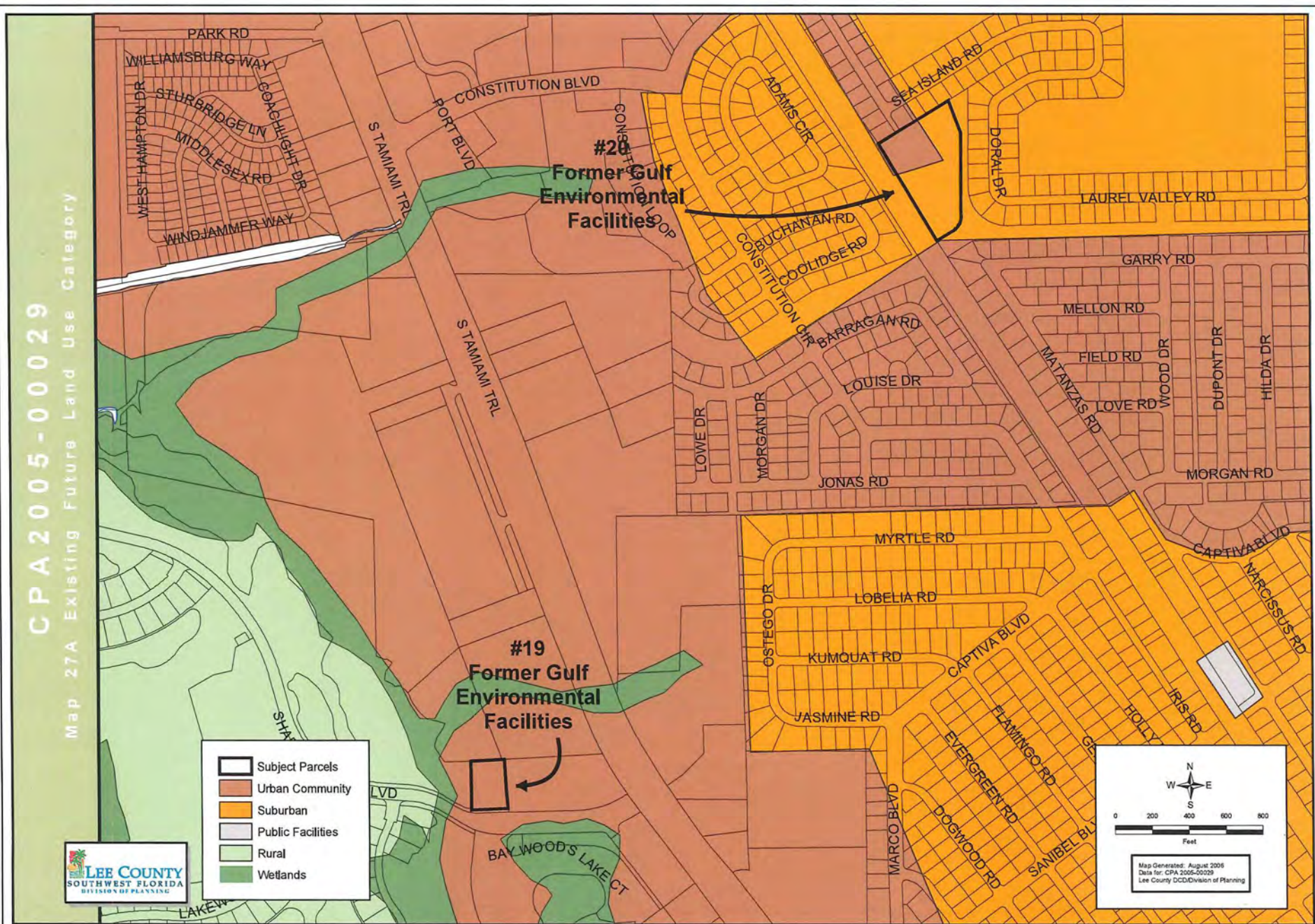
- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Rural
- Wetlands

**#19**  
Former Gulf  
Environmental  
Facilities

**#20**  
Former Gulf  
Environmental  
Facilities



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



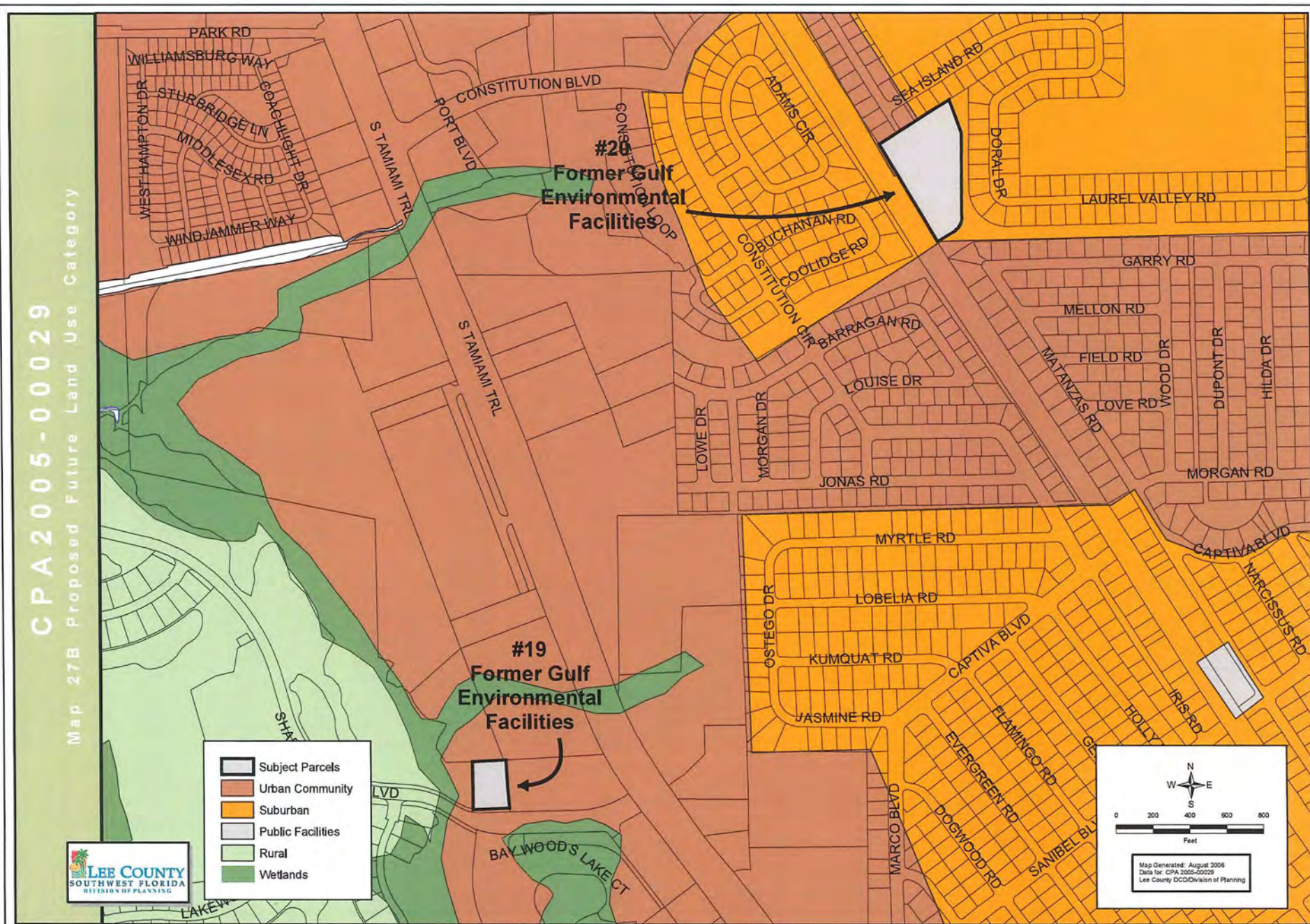
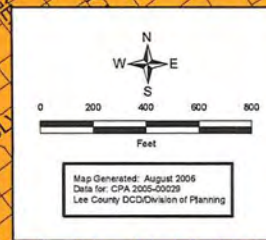




- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- Rural
- Wetlands

**#19  
Former Gulf  
Environmental  
Facilities**

**#20  
Former Gulf  
Environmental  
Facilities**





CPA 2005-00029

Map 28A Existing Future Land Use Category



ALICO RD

ALOHA RD

BAHAMAS RD

TAHITI RD

BOUNTY RD

PLANTATION DR

MALAGAR DR

LEMON RD

KNIGHT DR

GROVE RD

CORAL DR

GARDEN RD

CANE RD

TRELLIS RD

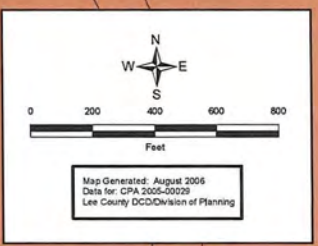
ORIOLE RD

#1  
Alico Booster  
Plant

ALICO RD

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY





CPA 2005-00029

Map 28B Proposed Future Land Use Category



#1  
Alico Booster  
Plant

ALICO RD

ALICO RD

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY

CALOOSA TRACE CIR

LEE RD

BAHAMAS RD

TAHITI RD

BOUNTY RD

PLANTATION DR

MALAGA RD

LEMON RD

KNIGHT DR

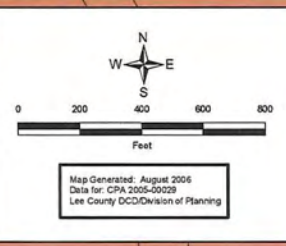
GROVE RD

CORAL DR

GARDEN RD

TRELLIS RD

ORIOLE RD





CPA 2005-00029

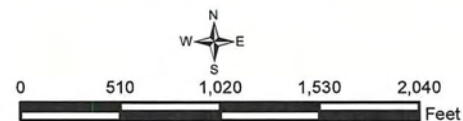
Map 29A Existing Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant

AIRPORT HAUL RD



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning



CPA 2005-00029

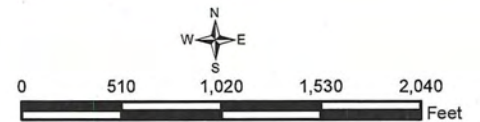
Map 29B Proposed Future Land Use Category



- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

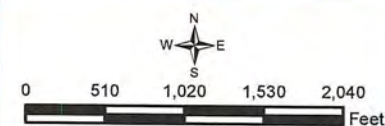
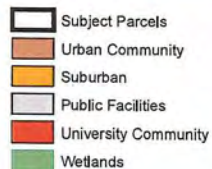
#26  
Greenmeadow  
Water Treatment  
Plant

AIRPORT HAUL RD



Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning





Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning

**#22 & 23  
Former  
Gulf  
Environment  
Facilities**

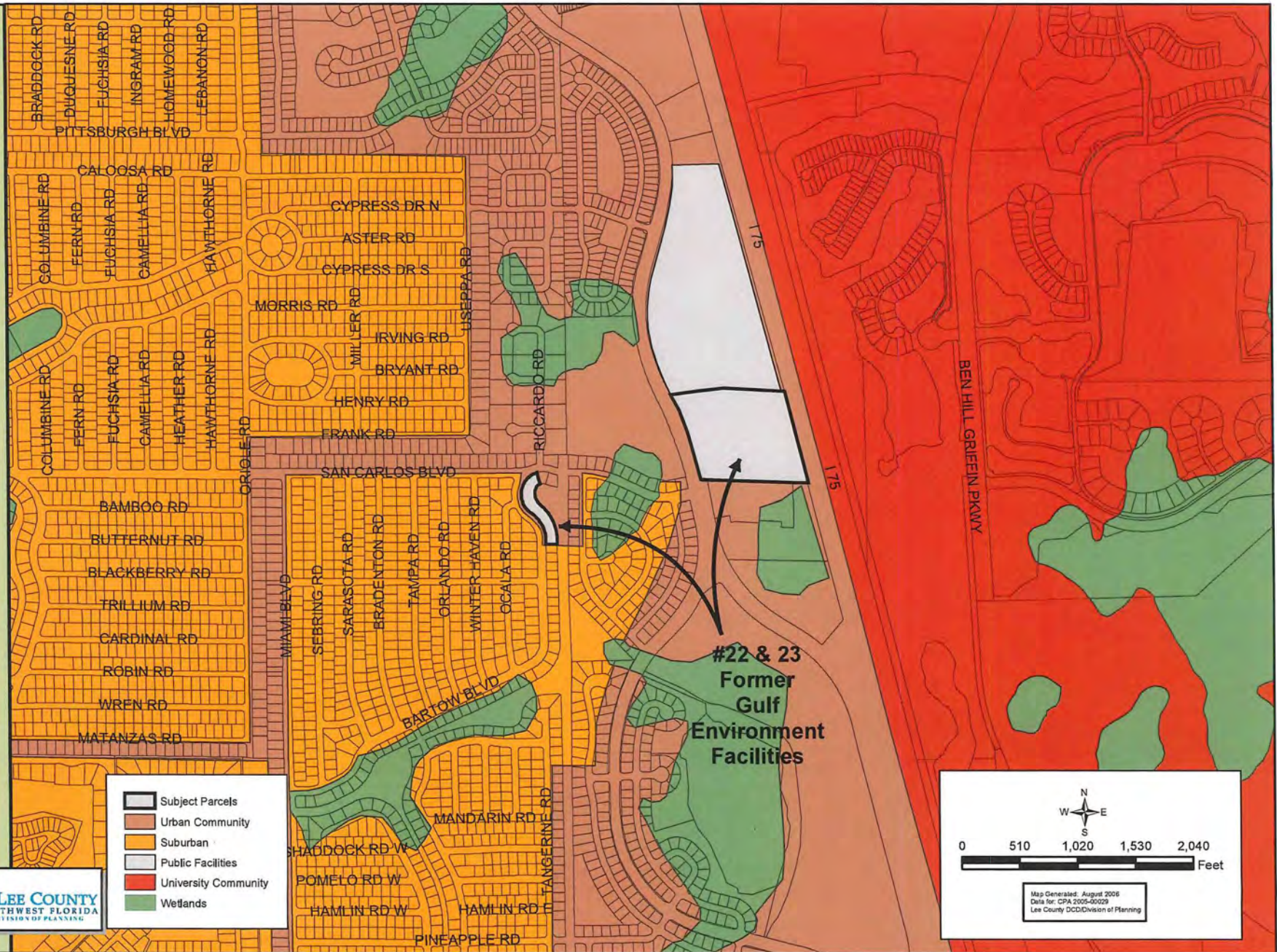


CPA 2005-00029

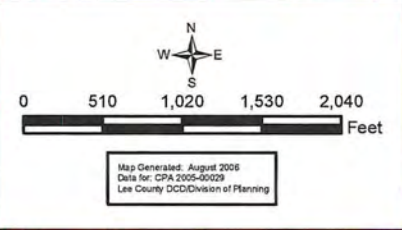
Map 30B Proposed Future Land Use Category



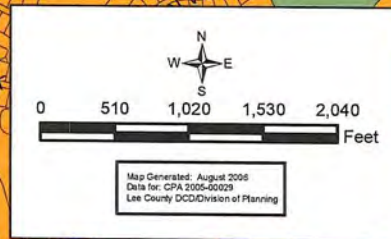
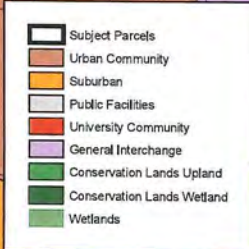
- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- Wetlands



#22 & 23  
Former  
Gulf  
Environment  
Facilities







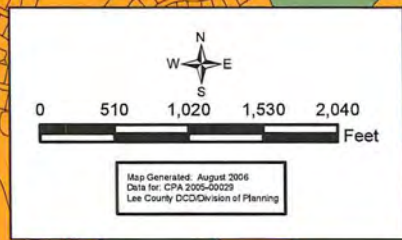
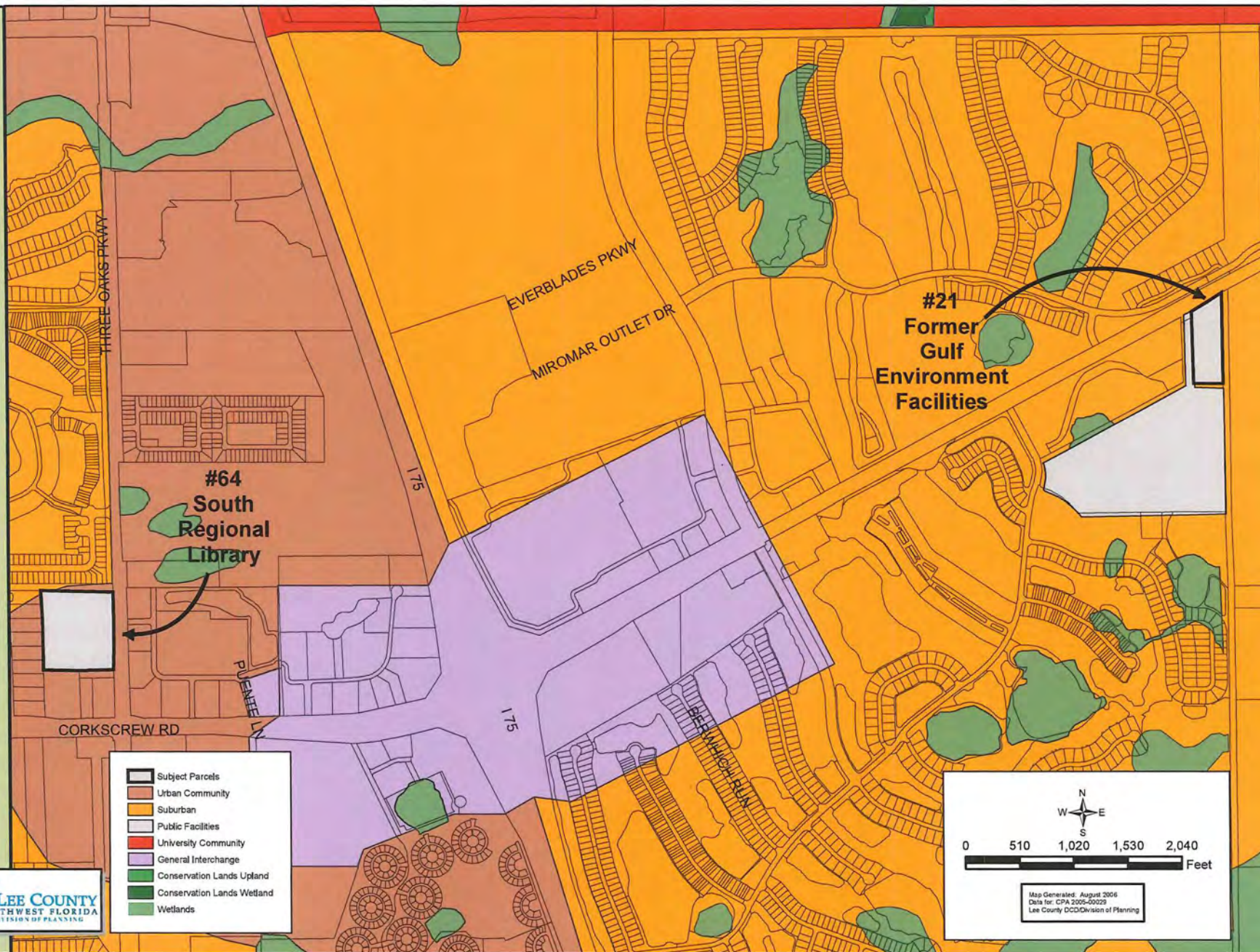


CPA 2005-00029

Map 31B Proposed Future Land Use Category



- Subject Parcels
- Urban Community
- Suburban
- Public Facilities
- University Community
- General Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





**CPA2005-29  
PUBLIC FACILITIES UPDATE  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

---

**THE LEE PLAN**

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**LPA Public Hearing Document  
For the  
August 28, 2006 Public Hearing**

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**Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 479-8585**

**August 18, 2006**



**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2005-29**

☐

Text Amendment

☒

Map Amendment

This Document Contains the Following Reviews:	
✓	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 18, 2006

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT/REPRESENTATIVE:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

- 2. REQUEST:** Amend the Future Land Use Map series, Map 1, by updating the mapped Public Facilities future land use category by adding and/or removing lands to more accurately identify publicly owned lands.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by re-designating the parcels listed in Table 1 to the Public Facilities future land use category.

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- A variety of parcels of land owned by Lee County are being used for public facilities are not included in the Public Facilities future land use category.



- Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public facilities and uses.
- Lee County has acquired several parcels since the last public facilities amendment in 1998. In addition, County staff have identified other properties that are currently being used as public facilities.

### C. BACKGROUND INFORMATION

On June 3, 1998 the Board of County Commissioners adopted Lee Plan Amendment PAM96-14. This was the last time the Board amended the Public Facilities future land use category on a county-wide basis. This amendment proposes to redesignate parcels throughout the County to the Public Facilities future land use category. The decision is based on the parcel either being acquired by a public agency to be used as a public facility or the parcel is currently being used as a public facility, per Lee Plan Policy 1.1.8, which is reproduced below:

***POLICY 1.1.8:** The Public Facilities areas include the publicly owned lands within the county such as public schools, parks, airports, and other government facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.*

Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public buildings, grounds and other facilities. In order to remain consistent with this state mandate, the Future Land Use Map should be periodically updated.

## PART II - STAFF ANALYSIS

### A. STAFF DISCUSSION

Lee County has acquired several parcels of land since the last county-wide review of the Public Facilities future land use category. Some of these parcels have been acquired through the acquisition of private utility services by Lee County. Others have been acquired to accommodate new County facilities such as school sites or expanded County office space in downtown Fort Myers. Additional properties in the County's inventory which are currently being used as public facilities are also included in the proposed amendment. Table 1 lists the parcels as well as the future land use category from which each one is being changed.

The North Fort Myers senior center, including facilities such as the parking and tennis courts, are included in this amendment.

Three Fire Stations are included in this amendment. The fire station on Upper Captiva and an abutting parcel are proposed to be changed from Outer Island to Public Facility. The Tice and Alva fire stations are also proposed to be included in the Public Facilities category.

New school sites such as the new schools on Homestead Road in Lehigh Acres are proposed for re-designation to the Public Facilities category. These two schools are located near the Buckingham Airfield.



A vacant parcel of land owned by the Mosquito Control District in the Buckingham Park subdivision is being included in this proposal. This parcel abuts the current mosquito control facilities.

The Lee County DOT facilities at Billy Creek and on Evergreen Road are proposed to be included in the Public facilities category, as is the County Fleet Maintenance facility on Van Buren Street and the MARS operations south of Michigan Avenue. County offices such as the Medical Examiner, the County-City Building on Hendry Street, The Veterans Service building on Victoria Avenue, and the County departments located on Pondella road are also included. These departments include a sheriff's substation, and the Departments of Health, Human Services, and Social Services.

The Suntrust Building in downtown Fort Myers was recently acquired by Lee County. It is proposed to become part of the Public Facilities future land use category.

Parking lots are also part of this amendment. The Lee Tran Parking for Fort Myers Beach is proposed to be included in the Public facilities category. Additional County-owned parking in downtown Fort Myers on Thompson Street and Cottage Street are included as is the parking lot acquired as part of the Suntrust Building. Like the Suntrust building, many of these parcels are within incorporated Fort Myers which has its own future land use categories. Planning staff are recommending redesignating the parcels on the Lee Plan Future Land Use map for informational purposes.

The boat ramps on Barrancas Avenue in Bokeelia and on Davis Road in Fort Myers Shores are proposed to be classified in the Public Facilities category.

Several water tanks, such as the Miners Corner and Alico booster plants and the water towers in Tice and on Pine Island Road next to J. Colin English Elementary School, are proposed to be included in the Public Facility category. Other utility parcels include the pump stations and warehouses on San Carlos Island and Ballard Road in Fort Myers, two pump stations on State Road 80, the Fort Myers Beach sewage treatment plant on Pine Ridge Road, the Greenmeadow water treatment plant, and the waste water treatment plants at Fiesta Village and Gateway.

Facilities acquired by Lee County from private service providers are also included in this amendment. These consist of the facilities the County acquired from Gulf Environmental at Shadow Creek Boulevard, Corkscrew Road, Three Oaks Parkway, and San Carlos Parkway in San Carlos Park. The County also acquired a utilities customer service center from the Florida Cities utility provider. Items such as the Pine Island Waste Water Plant and the Olga Water Plant include vacant land abutting the physical facilities.

Recreational parks are part of this amendment. These include Mary Moody Park and Judd Park in North Fort Myers, Hunter Community Park in Pine Manor, the South Fort Myers Community Park on Bass Road and Alva Community Park in Alva. A small vacant parcel that is part of Veterans Park in Lehigh Acres is proposed to be redesignated as Public Facility. Also included is the recently opened Ten Mile Canal Linear Park.



Toll facilities for the Midpoint Bridge are included in this amendment, as is the parcel that provides access to these facilities. These parcels are in Cape Coral which has its own future land use categories. The parcels should still be redesignated on the Lee County Future Land Use Map to indicate their status as publicly-owned facilities.

Some community centers and their associated facilities are proposed to be changed to the Public Facilities category. These include the Boca Grande Community Center, the Matlacha Community Center, the Charleston Park Community Center, the Olga Community Center and the Schandler Hall Recreation Center.

The East County Regional Library and the parcel providing access to it are part of this amendment. Other library facilities to be amended include the Lakes Regional Library, the South Regional Library, and the Library Administration Expansion in Fort Myers.

## **B. CONCLUSIONS**

Lee Plan Map 1, the Future Land Use Map, should be updated in order to be as accurate as possible and maintain consistency with the requirements of Florida Administrative Code.

## **C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, The Future Land Use Map, by adding the parcels listed in Table 1 to the Public facilities future land use category.



**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

PUBLIC HEARING DATE: August 28, 2006

**A. LOCAL PLANNING AGENCY REVIEW**

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT  
SUMMARY**

**1. RECOMMENDATION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**NOEL ANDRESS**

**DEREK BURR**

**RONALD INGE**

**CARLETON RYFFEL**

**RAYMOND SCHUMANN, ESQ**

**RAE ANN WESSEL**

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**PART IV - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT**

**DATE OF TRANSMITTAL HEARING:**

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**JOHN ALBION**

**TAMMY HALL**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

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**PART V – DEPARTMENT OF COMMUNITY AFFAIRS  
OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT**

**DATE OF ORC REPORT:**

**A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS:**

**B. STAFF RESPONSE:**



**PART VI - BOARD OF COUNTY COMMISSIONERS  
HEARING FOR ADOPTION OF PROPOSED AMENDMENT**

**DATE OF ADOPTION HEARING:**

**A. BOARD REVIEW:**

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

**1. BOARD ACTION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

**JOHN ALBION**

**TAMMY HALL**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

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Parcel	STRAP Number	Upland FLUM	Upland Acres	Zoning	Notes
1	09-46-25-05-00187.0010	Urban Community	0.61	RS-1	Alico Booster Plant (Water Tank)
2	22-43-27-00-00003.0000	Urban Community	10.00	AG-2	Alva Community Park & Alva Fire Station
3	10-44-25-10-00000.1410	Central Urban /Industrial Development	11.95	IPD	Billy Creek DOT operations
4	14-43-20-01-00005.0010	Urban Community	3.70	RS-1	Boca Grande Com. Ctr.
5	25-43-27-00-00007.0010	Rural	3.30	TFC-2	Charleston Park Community Center Facilities
6	25-43-27-00-07001.0320	Rural	0.40	TFC-2	Charleston Park Community Rec. Center
7	30-43-22-07-0000B.0010	Suburban	0.71	CM	County Boat Ramp on Barrancas
8	30-43-22-18-00000.001A	Suburban	1.37	CM	County Boat Ramp on Barrancas
9	19-44-24-C1-00797.0030	Intensive Dev	0.23	Cape	County Cape Coral Complex: last parcel not designated Public Facility
10	13-44-24-P4-00412.0020	Intensive Dev	1.42	FortM	County-City Building on Hendry St.
11	30-43-26-02-00029.0010	Suburban	0.73	RS-1	Davis Blvd boat ramp
12	02-44-24-04-00025.00B0	Central Urban	2.56	AG-2	DOT/EMS storage on Evergreen
13	24-44-24-P1-00301.0010	Intensive Dev	0.62	FortM	Downtown Fort Myers County Parking: South Lot
14	28-44-26-00-00004.0000	Urban Community	10.48	CF-2	East County Regional Library
15	28-44-26-00-00002.0010	Urban Community	1.00	CF-2	East County Regional Library access
16	12-45-24-02-00000.A020	Central Urban	3.62	AG-2	Environmental lab and Medical Examiners facility
17	21-45-24-00-00014.0010	Central Urban	10.29	AG-2	Fiesta Village Waste Water Treatment Plant
18	17-44-25-P1-00016.0010	Suburban	0.48	FortM	Force Main Station P-11M and Warehouse on Ballard Road
19	17-46-25-00-00012.0020	Urban Community	13.70	CC	Former Gulf Environmental Facilities on Shadow Creek Boulevard
20	17-46-25-14-0100E.0000	Urban Comm/Sub	4.75	RS-1	Former Gulf Environmental Facilities in San Carlos Park
21	25-46-25-00-00001.0010	Suburban	5.00	PUD	Former Gulf Environmental Facilities on Corkscrew Road
22	15-46-25-00-00005.1030	Urban Community	17.30	CPD	Former Gulf Environmental Facilities on Three Oaks Parkway
23	15-46-25-11-00256.0050	Urban Community	1.74	TFC-2	Carlos Park)
24	08-46-24-00-00001.0010	Industrial Dev	15.00	CF-3	Fort Myers Beach sewage plant
25	08-45-26-00-00001.2110	New Community	43.05	PUD	Gateway WWTP
26	06-46-26-00-00001.0060	Tradeport	7.82	AG-2	Greenmeadow WTP
27	11-44-24-00-00017.0010	Intensive Dev	2.75	C-1	Health Dept/Human Svcs/Social svcs/Comm imp.
28	11-45-24-06-00026.0520	Intensive Dev	7.87	AG-1	Hunter Neighborhood Park
29	03-44-24-00-00047.0010	Sub/Intensive	8.53	AG-2	Judd Park
30	33-45-24-00-00001.0010	Urban Community	13.97	CF-1	Lakes Regional Library
31	24-46-23-01-00007.0140	Urban Community	0.98	CP	Lee Tran Beach Parking
32	24-44-24-P1-01101.0050	Intensive Dev	0.46	FortM	Library Expansion
33	18-44-25-P3-00038.0020	Central Urban	4.25	FortM	MARS Operations
34	09-44-24-03-00003.00A0	Suburban	2.96	RS-1	Mary Moody Park



35	24-46-23-01-00006.0010	Urban Community	0.26	TFC-2	Master pump station: warehouse
36	24-44-22-00-00006.0000	Urban Community	7.99	AG-2	Matlacha Community Center
37	29-44-24-C3-05372.0010	Central Urban	UT	Cape	Midpoint Bridge toll facilities
38	29-44-24-C3-05374.0010	Central Urban	1.31	Cape	Midpoint Bridge toll facilities
39	31-45-24-00-00007.4000	Central Urban	0.52	RM-2	Miners Corner Boost Plant (Water tower off McGregor)
40	15-44-26-01-00017.0010	Rural Community Preserve	5.32	AG-2	Mosquito Control parcel in Buckingham Park
41	23-44-26-08-00020.0000	Urban Community	47.54	RS-1	New school site on Union Ave, Lehigh
42	09-44-24-00-00002.0110	Suburban	1.81	RM-2	North Fort Myers senior center
43	09-44-24-01-00006.0040	Suburban	1.18	RM-2	North Fort Myers senior center: Parking
44	09-44-24-01-00006.0080	Suburban	0.28	RS-1	North Fort Myers senior center: Tennis Courts
45	14-43-25-00-00013.0000	Rural	71.60	AG-2	North Lee County WTP on Durrance Road
46	21-43-26-00-00017.0000	Suburban	3.00	AG-2	Olga Community Center
47	23-43-26-00-00008.0030	Rural	2.30	AG-2	Olga Water Plant
48	23-43-26-00-00008.0020	Rural	7.10	AG-2	Olga Water Plant
49	23-43-26-00-00010.0040	Rural	10.00	AG-2	Olga Water Plant
50	01-45-24-P1-00060.008A	Industrial Dev	1.86	FortM	Page Field Avigation Equipment
51	24-44-24-P1-00900.0010	Public Facility/ Intensive Development	11.32	FortM	County parking (Adding to existing Public Facilities)
52	32-44-27-18-00087.0100	Central Urban	0.32	RS-1	Part of Lehigh Acres Veterans Park
53	14-45-22-00-00001.1010	Coastal Rural	4.66	AG-2	Pine Is. Waste Water Plant: vacant portion
54	14-45-22-00-00002.0020	Coastal Rural	20.00	RS-1	Pine Is. Waste Water Plant
55	15-45-22-00-00001.1000	Coastal Rural	27.58	RS-1	Pine Is. Waste Water Plant: vacant portion
56	30-43-26-00-00003.0040	Suburban	0.40	AG-2	Pump station 4-M Wastewater treatment plant on SR80
57	34-43-25-00-00009.0010	General Commercial Interchange	0.24	AG-2	Pump station 7-M on SR80
58	04-44-25-17-0000B.0090	Development /Suburban	3.04	CF-1	Schandler Hall park facilities
59	04-44-25-12-00000.0130	Suburban	4.51	CF-1	Schandler Hall Rec center
60	16-44-24-03-0030B.00A0	Suburban	1.02	IL	Sewage treatment plant at Waterway Estates
61	11-44-24-00-00017.0020	Intensive Dev	1.72	C-1	Sherrif substation on Pondella Road
62	04-46-24-00-00007.0000	Suburban	38.90	CF-2	South Fort Myers Community Park
63	04-46-24-00-00007.0020	Suburban	15.04	CF-2	South Fort Myers Community Park
64	34-46-25-00-00019.0020	Urban Community	11.43	CF-2	South Regional Library
65	13-44-24-P4-00410.0010	Intensive Dev	1.14	FortM	Suntrust building, downtown Fort Myers

CPA2005-29  
Table 1



66	06-45-25-00-00000.2120	Intensive Dev	2.70	IL	Ten-Mile Canal Linear Park
67	07-45-25-00-00000.2080	Industrial Dev	0.43	IL	Ten-Mile Canal Linear Park
68	07-45-25-00-00000.2100	Industrial Dev	1.40	IL	Ten-Mile Canal Linear Park
69	07-45-25-00-00000.211A	Industrial Dev	0.68	IL	Ten-Mile Canal Linear Park
70	07-45-25-00-00000.211B	Industrial Dev	1.26	IL	Ten-Mile Canal Linear Park
71	07-45-25-00-00000.211C	Industrial Dev	1.22	IL	Ten-Mile Canal Linear Park
72	07-45-25-00-00000.211E	Industrial Dev	0.70	IL	Ten-Mile Canal Linear Park
73	24-45-24-00-00000.1030	Urban Community	5.72	AG-2	Ten-Mile Canal Linear Park
74	30-45-25-00-00008.002E	Intensive Dev	6.91	AG-2	Ten-Mile Canal Linear Park
		Industrial Development			
75	12-45-24-00-00000.1110	/Central Urban	4.82	IL	Ten-Mile Canal Linear Park
76	19-45-25-00-00000.2050	Urban Community	6.23	AG-2	Ten-Mile Canal Linear Park
77	25-45-24-00-00000.1010	Intensive Dev	3.15	AG-2	Ten-Mile Canal Linear Park
78	01-45-24-00-00000.1120	Intensive Dev	4.58	IL	Ten-Mile Canal Linear Park
79	01-45-24-00-00000.1140	Industrial Dev	1.86	FortM	Ten-Mile Canal Linear Park
		Development /Central Urban			
80	10-44-25-00-00002.0000	Urban	20.00	CF-3	Tice fire station
81	04-44-25-16-00007.0060	Urban Community	0.37	TFC-2	Tice water tower
82	05-45-21-10-00000.0010	Outer Island	0.24	CF-3	Upper Captiva fire station
83	05-45-21-10-00000.0020	Outer Island	0.24	CF-1	Upper Captiva fire station: vacant portion
84	14-45-24-00-00004.0110	Intensive Dev	8.68	CC	Utilities customer service center (Acquired from Florida Cities)
85	29-44-25-P1-00102.0040	Industrial Dev	10.00	FortM	Vehicle maintenance facility on Van Buren
86	24-44-24-P1-00010.0010	Intensive Dev	0.26	FortM	Veterans Service Building
87	16-44-24-03-0030G.00B0	Suburban	2.76	IL	Water tanks at Waterway Estates WTP
88	35-43-24-00-00001.0070	Intensive Dev	0.95	AG-2	Water tower (Abuts J. Colin English Elem)
			<b>602.15</b>		

CPA2005-29  
Table 1



CPA2005-00029

(Site Proposed in for Designation as Public Facilities)

