

LEE COUNTY ORDINANCE NO. 23-17

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN TO ADOPT A SMALL SCALE AMENDMENT (CPA2022-00016) PERTAINING TO BARRETT PARK; PROVIDING FOR PURPOSE, INTENT AND SHORT TITLE; ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN MAP 1-A, THE FUTURE LAND USE MAP AND TABLE 1(B); LEGAL EFFECT OF THE "LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY; INCLUSION IN CODE, CODIFICATION AND SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

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

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6, provide an opportunity for private individuals to request amendment to the Future Land Use Map through a small scale amendment public hearing process; and

WHEREAS, the Local Planning Agency ("*LPA*") held a public hearing on the adoption of the proposed amendment on May 22, 2023. At that hearing the LPA found the proposed amendment to be consistent with the Lee Plan and recommended that the Board adopt the amendment; and

WHEREAS, the Board held a public hearing for the adoption of the proposed amendment on June 21, 2023. At that hearing, the Board approved a motion to adopt proposed amendment CPA2022-00016 pertaining to Barrett Park, amending Map 1-A of the Lee Plan, the Future Land Use Map and Table 1(b). The subject parcel is located between Pondella Road and Pine Island Road.

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

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a public hearing to review a proposed small scale amendment to the Future

Land Use Map Series of the Lee Plan. The purpose of this ordinance is to adopt the amendment to the Lee Plan discussed at that meeting and later approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." This amending ordinance may be referred to as the "Barrett Park (CPA2022-00016)".

SECTION TWO: ADOPTION OF SMALL SCALE AMENDMENT TO LEE PLAN FUTURE LAND USE MAP SERIES, MAP 1A AND TABLE 1(B)

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to the Future Land Use Map Series, Map 1A, the Future Land Use Map to designate ±20.14 acres from Sub-Outlying Suburban to Urban Community, and amend Table 1(b) 2045 Population Allocation to accommodate residential development on the subject property. The subject parcel is located between Pondella Road and Pine Island Road. The corresponding staff report and analysis, along with all attachments for this amendment, are adopted as "support documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

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

SECTION FOUR: MODIFICATION

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

SECTION FIVE: GEOGRAPHIC APPLICABILITY

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

SECTION SIX: SEVERABILITY

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

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

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

SECTION EIGHT: EFFECTIVE DATE

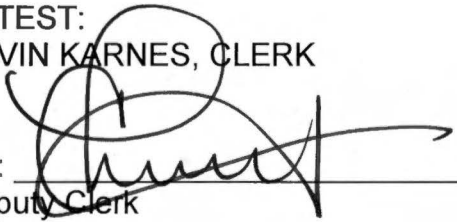
The small scale Lee Plan amendment adopted by this ordinance will be effective 31 days after adoption unless challenged within 30 days after adoption. If challenged within 30 days after adoption, the small scale amendment to the Lee Plan will not be effective until the Florida Department of Economic Opportunity or the Administrative Commission issues a final order determining the small scale amendment is in compliance with Florida Statutes, Section 163.3184. No development orders, development permits or land uses dependent on this amendment may be issued or commence before the amendment has become effective.

Commissioner Ruane made a motion to adopt the foregoing ordinance, seconded by Commissioner Sandelli. The vote was as follows:

| | |
|---------------------|-----|
| Kevin Ruane | Aye |
| Cecil L Pendergrass | Aye |
| Raymond Sandelli | Aye |
| Brian Hamman | Aye |
| Mike Greenwell | Aye |

DONE AND ADOPTED this 21st day of June 2023.

ATTEST:
KEVIN KARNES, CLERK

BY: 
Deputy Clerk

LEE COUNTY BOARD OF
COUNTY COMMISSIONERS

BY: 
Brian Hamman, Chair

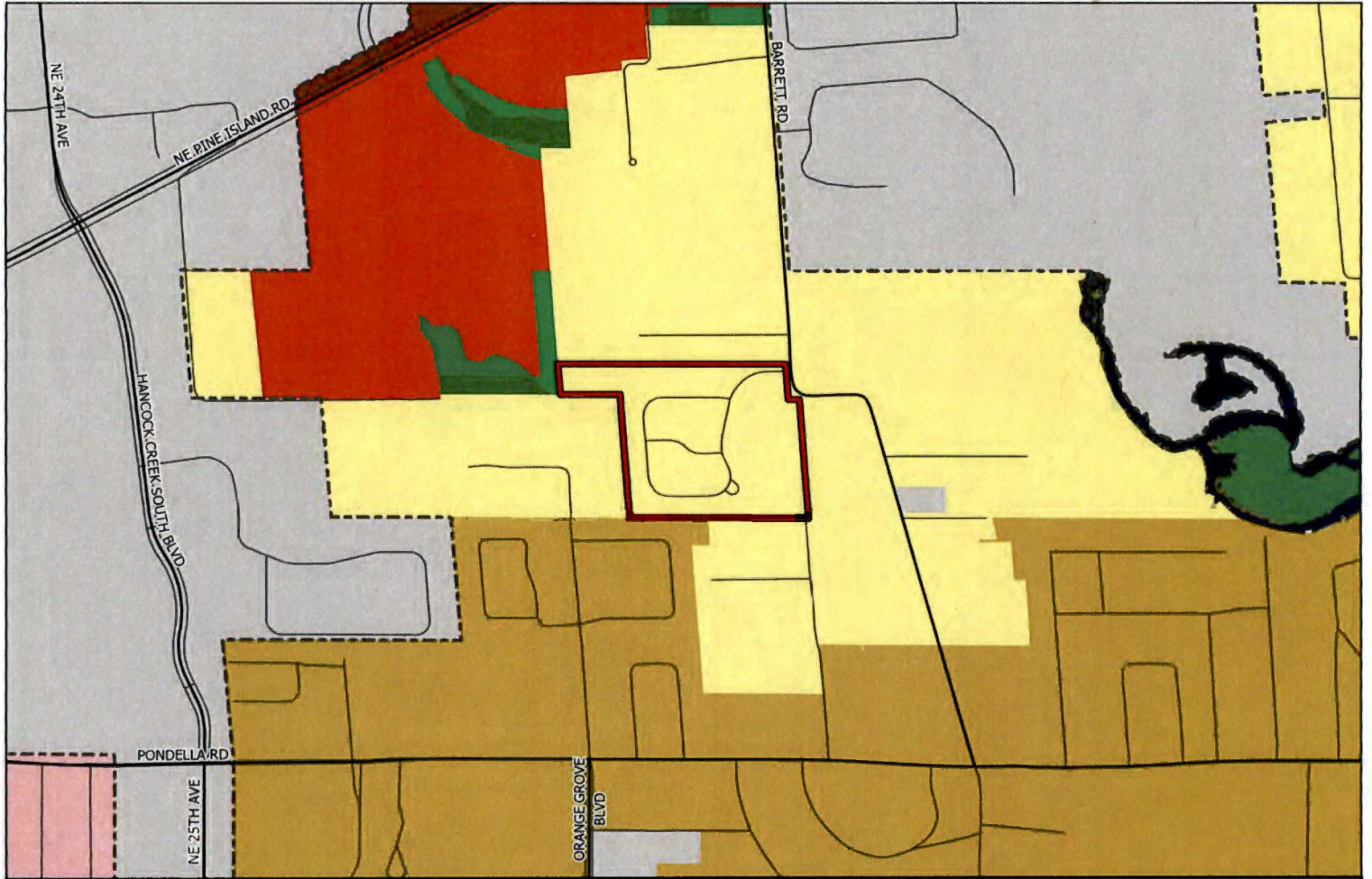
DATE: 6/23/23



APPROVED AS TO FORM FOR THE
RELIANCE OF LEE COUNTY ONLY


Lee County Attorney's Office

Exhibit A (Adopted by BOCC June 21, 2023):
Adopted existing Future Land Use Map 1-A
Adopted revisions to Future Land Use Map 1-A
Adopted revisions to Table 1(b)



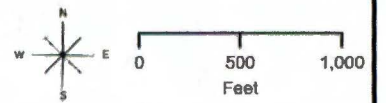
CPA2022-00016

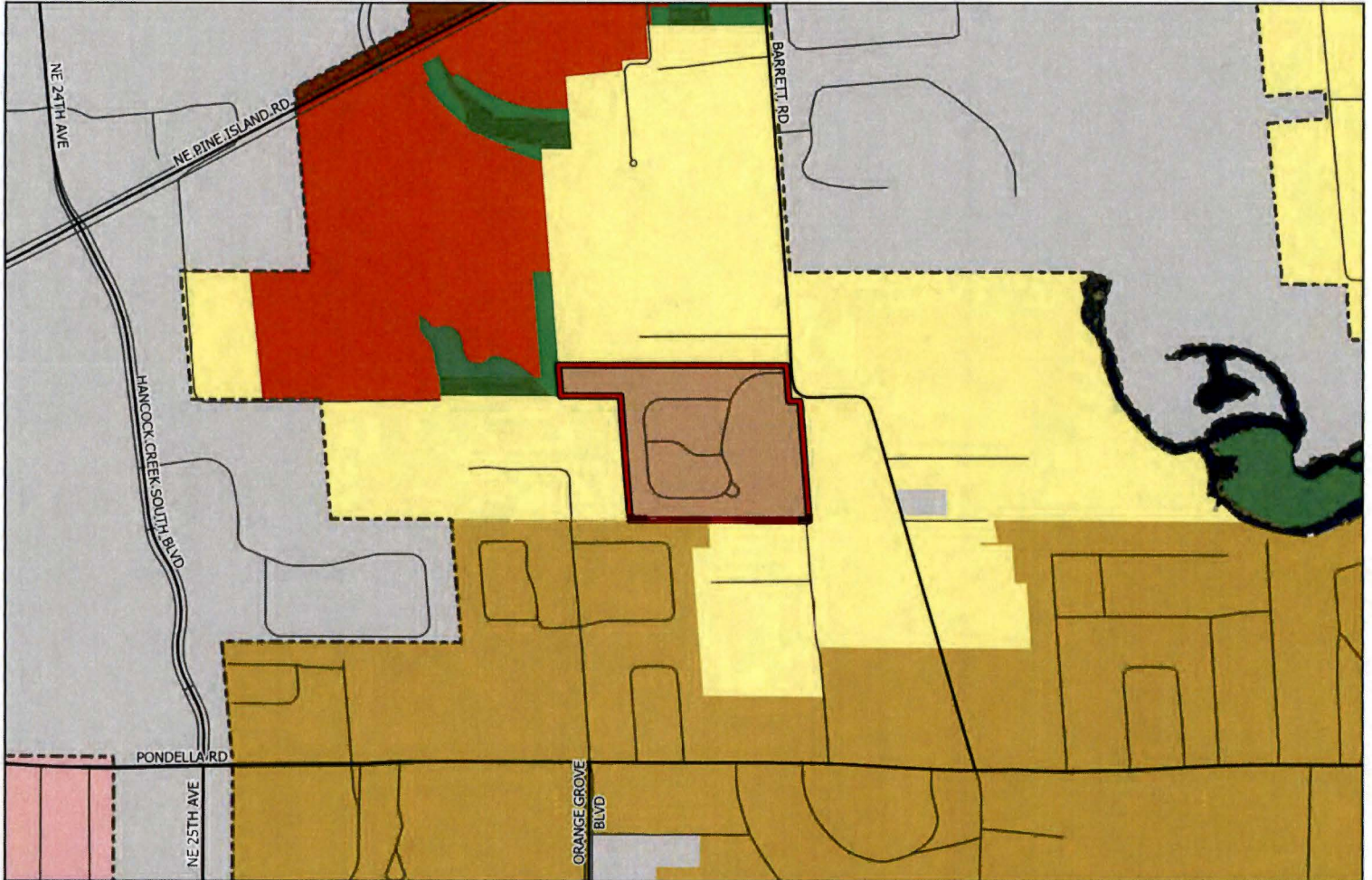


Map Generated: April 2023

- | | | |
|-----------------------|-----------------------------|------------------------------|
| Intensive Development | Commercial | Conservation Lands - Wetland |
| Central Urban | Public Facilities | City Limits |
| Suburban | Conservation Lands - Upland | Subject Property |
| Sub-Outlying Suburban | Wetlands | |

Existing Future Land Use





CPA2022-00016



Map Generated: April 2023

- | | | |
|--|--|---|
| Intensive Development | Commercial | Conservation Lands - Wetland |
| Central Urban | Public Facilities | City Limits |
| Suburban | Conservation Lands - Upland | Urban Community |
| Sub-Outlying Suburban | Wetlands | Subject Property |

Proposed Future Land Use

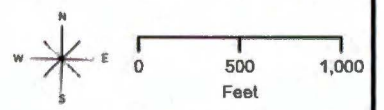


Table 1(b) Year 2045 Allocations

| Future Land Use Category | Unincorporated County | | Planning District | | | | | | | | | |
|--|-----------------------|----------------|---------------------------------------|------------------------------|----------------------|------------------------------------|---------------------------|--------------------------|----------------------|--------------------------|-----------------------------------|-------------------------------------|
| | Existing | Proposed | District 1 Northeast Lee County | District 2 Boca Grande | District 3 Bonita | District 4 Fort Myers Shores | District 5 Burnt Store | District 6 Cape Coral | District 7 Captva | District 8 Fort Myers | District 9 Fort Myers Beach | District 10 Gateway / Airport |
| | | | | | | | | | | | | |
| Residential By Future Land Use Category | | | | | | | | | | | | |
| Intensive Development | 1,483 | 1,483 | - | - | - | 17 | - | 21 | - | 238 | - | - |
| Central Urban | 13,838 | 13,838 | - | - | - | 207 | - | - | - | 230 | - | 25 |
| Urban Community | 22,676 | 22,683 | 813 | 453 | - | 475 | - | - | - | - | - | 150 |
| Suburban | 14,913 | 14,871 | - | - | - | 1,950 | - | - | - | 80 | - | - |
| Outlying Suburban | 3,648 | 3,638 | 25 | - | - | 490 | 13 | 3 | 429 | - | - | - |
| Sub-Outlying Suburban | 1,731 | 1,731 | - | - | - | 330 | - | - | - | - | - | 227 |
| Commercial | - | - | - | - | - | - | - | - | - | - | - | - |
| Industrial | 15 | 15 | - | - | - | - | - | - | - | - | - | 6 |
| Public Facilities | - | - | - | - | - | - | - | - | - | - | - | - |
| University Community | 503 | 503 | - | - | - | - | - | - | - | - | - | - |
| Destination Resort Mixed Use Water Dependent | 8 | 8 | - | - | - | - | - | - | - | - | - | - |
| Burnt Store Marina Village | 2 | 2 | - | - | - | - | 2 | - | - | - | - | - |
| Industrial Interchange | - | - | - | - | - | - | - | - | - | - | - | - |
| General Interchange | 134 | 134 | - | - | - | - | - | - | - | - | - | 35 |
| General Commercial Interchange | - | - | - | - | - | - | - | - | - | - | - | - |
| Industrial Commercial Interchange | - | - | - | - | - | - | - | - | - | - | - | - |
| University Village Interchange | - | - | - | - | - | - | - | - | - | - | - | - |
| New Community | 2,104 | 2,104 | 1,115 | - | - | - | - | - | - | - | - | 989 |
| Airport | - | - | - | - | - | - | - | - | - | - | - | - |
| Tradeport | 3 | 3 | - | - | - | - | - | - | - | - | - | 3 |
| Rural | 7,764 | 7,764 | 2,431 | - | - | 800 | 730 | - | - | - | - | - |
| Rural Community Preserve | 3,517 | 3,517 | - | - | - | - | - | - | - | - | - | - |
| Coastal Rural | 1,338 | 1,338 | - | - | - | - | - | - | - | - | - | - |
| Outer Island | 233 | 233 | 2 | 4 | - | 1 | - | 169 | - | - | - | - |
| Open Lands | 2,186 | 2,186 | 153 | - | - | - | 257 | - | - | - | - | - |
| Density Reduction/ Groundwater Resource | 6,974 | 6,974 | 131 | - | - | - | - | - | - | - | - | - |
| Conservation Lands Upland | - | - | - | - | - | - | - | - | - | - | - | - |
| Wetlands | - | - | - | - | - | - | - | - | - | - | - | - |
| Conservation Lands Wetland | - | - | - | - | - | - | - | - | - | - | - | - |
| Unincorporated County Total Residential | 83,021 | 83,026 | 4,669 | 457 | - | 4,270 | 1,002 | 24 | 598 | 548 | - | 1,435 |
| Commercial | 8,916 | 8,915 | 300 | 53 | - | 450 | 27 | 9 | 125 | 150 | - | 1,216 |
| Industrial | 4,787 | 4,787 | 30 | 3 | - | 300 | 10 | 15 | 70 | 315 | - | 2,134 |
| Non Regulatory Allocations | - | - | - | - | - | - | - | - | - | - | - | - |
| Public | 120,211 | 120,211 | 14,191 | 622 | - | 4,864 | 7,323 | 6 | 2,340 | 583 | - | 9,660 |
| Active AG | 21,944 | 21,944 | 5,500 | - | - | 240 | 90 | - | - | - | - | 2 |
| Passive AG | 13,665 | 13,665 | 5,500 | - | - | 615 | 100 | - | - | - | - | 465 |
| Conservation | 87,746 | 87,746 | 2,458 | 297 | - | 1,163 | 3,186 | 67 | 1,595 | 926 | - | 2,206 |
| Vacant | 26,180 | 26,224 | 1,145 | 28 | - | 733 | 766 | 8 | 103 | 17 | - | 88 |
| Total | 366,520 | 366,520 | 33,793 | 1,460 | - | 12,634 | 12,505 | 129 | 4,831 | 2,538 | - | 17,205 |
| Population Distribution (unincorporated Lee County) | 584,331 | 584,331 | 8,235 | 1,470 | - | 35,253 | 2,179 | 152 | 725 | 5,273 | - | 23,340 |

Table 1(b) Year 2045 Allocations

| Future Land Use Category | Planning District | | | | | | | | | | | | |
|--|-----------------------------------|-----------------------------------|---------------------------|------------------------|------------------------------------|----------------------------|-----------------------------|--|---------------------------------|----------------|---------------------------|-----------------------|-------------------------|
| | District 11 Daniels Parkway | District 12 Iona / McGregor | District 13 San Carlos | District 14 Sanibel | District 15 South Fort Myers | District 16 Pine Island | District 17 Lehigh Acres | District 18 Southeast Lee County | District 19 North Fort Myers | | District 20 Buckingham | District 21 Estero | District 22 Bayshore |
| | | | | | | | | | Existing | Proposed | | | |
| Intensive Development | - | - | - | - | 801 | 1 | 30 | - | 376 | 376 | - | - | - |
| Central Urban | - | 656 | 20 | - | 3,113 | - | 7,362 | - | 2,225 | 2,225 | - | - | - |
| Urban Community | - | 978 | 1,255 | - | 863 | 540 | 17,034 | - | 7 | 7 | 115 | - | - |
| Suburban | - | 2,566 | 2,069 | - | 1,202 | 659 | - | - | 6,887 | 6,845 | - | - | - |
| Outlying Suburban | 1,253 | 438 | - | - | - | 502 | - | - | 406 | 396 | - | 90 | - |
| Sub-Outlying Suburban | - | - | 13 | - | - | - | - | - | 145 | 145 | 66 | - | 950 |
| Commercial | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Industrial | - | 3 | 3 | - | 3 | - | - | - | - | - | - | - | - |
| Public Facilities | - | - | - | - | - | - | - | - | - | - | - | - | - |
| University Community | - | - | 503 | - | - | - | - | - | - | - | - | - | - |
| Destination Resort Mixed Use Water Dependent | - | 8 | - | - | - | - | - | - | - | - | - | - | - |
| Burnt Store Marina Village | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Industrial Interchange | - | - | - | - | - | - | - | - | - | - | - | - | - |
| General Interchange | 58 | - | - | - | - | - | - | 8 | 14 | 14 | - | - | 20 |
| General Commercial Interchange | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Industrial Commercial Interchange | - | - | - | - | - | - | - | - | - | - | - | - | - |
| University Village Interchange | - | - | - | - | - | - | - | - | - | - | - | - | - |
| New Community | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Airport | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Tradeport | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Rural | 1,573 | - | 99 | - | - | 227 | 14 | - | 454 | 454 | 50 | - | 1,387 |
| Rural Community Preserve | - | - | - | - | - | - | - | - | - | - | 3,517 | - | - |
| Coastal Rural | - | - | - | - | - | 1,338 | - | - | - | - | - | - | - |
| Outer Island | - | 2 | - | - | - | 55 | - | - | - | - | - | - | - |
| Open Lands | 80 | - | - | - | - | - | - | - | 30 | 30 | - | - | 1,667 |
| Density Reduction/ Groundwater Resource | - | - | - | - | - | - | - | 4,742 | - | - | - | - | 2,101 |
| Conservation Lands Upland | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Wetlands | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Conservation Lands Wetland | - | - | - | - | - | - | - | - | - | - | - | - | - |
| Unincorporated County Total Residential | 2,964 | 4,650 | 3,962 | - | 5,982 | 3,322 | 24,440 | 4,750 | 10,095 | 9,991 | 3,748 | 90 | 6,125 |
| Commercial | 326 | 774 | 938 | - | 2,012 | 288 | 900 | 118 | 1,121 | 1,121 | 19 | 18 | 72 |
| Industrial | 5 | 198 | 387 | - | 566 | 67 | 218 | 215 | 244 | 244 | 4 | 2 | 4 |
| Non Regulatory Allocations | | | | | | | | | | | | | |
| Public | 3,214 | 4,898 | 6,364 | - | 5,883 | 4,831 | 20,267 | 17,992 | 10,117 | 10,117 | 3,052 | 653 | 3,351 |
| Active AG | 5 | 13 | 5 | - | - | 2,780 | 35 | 12,000 | 90 | 90 | 630 | 4 | 550 |
| Passive AG | 10 | - | 5 | - | - | 70 | 50 | 2,500 | 250 | 250 | 2,000 | - | 2,100 |
| Conservation | 1,677 | 9,786 | 2,232 | - | 211 | 15,489 | 1,077 | 41,028 | 1,607 | 1,607 | 382 | 1,465 | 895 |
| Vacant | 20 | 55 | 220 | - | 4 | 2,200 | 14,804 | 2,400 | 1,188 | 1,227 | 850 | 130 | 1,425 |
| Total | 8,221 | 20,374 | 14,114 | - | 14,658 | 29,047 | 61,791 | 81,003 | 24,649 | 24,649 | 10,684 | 2,362 | 14,523 |
| Population Distribution (unincorporated Lee County) | 14,322 | 44,132 | 53,556 | - | 76,582 | 13,431 | 162,245 | 17,369 | 110,722 | 110,722 | 5,951 | 741 | 8,653 |



FLORIDA DEPARTMENT *of* STATE

RON DESANTIS
Governor

CORD BYRD
Secretary of State

June 26, 2023

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

Attn: Chris Jagodzinski

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 23-17, which was filed in this office on June 26, 2023.

Sincerely,

Anya Owens
Administrative Code and Register Director

ACO/wlh

RECEIVED

By Chris Jagodzinski at 4:10 pm, Jun 26, 2023