



DIVISION OF PLANNING



LEE COUNTY

MEMORANDUM

SOUTHWEST FLORIDA

to: Board of County Commissioners
from: Paul O'Connor, AICP, Director
subject: Evaluation and Appraisal Report and Smart Growth Comprehensive Plan Amendments
date: Friday, December 1, 2006

Attached is your packet for the December 13th Comprehensive Plan Amendment Transmittal Hearing. This packet contains the amendments that were: recommended by the 2004 Evaluation and Appraisal Report (EAR); recommended by the Smart Growth Committee; initiated by the Board of County Commissioners; and, privately initiated. The agenda has been divided into a Consent Agenda and an Administrative Agenda.

The Consent Agenda contains those amendments which have both Staff and Local Planning Agency recommendations for transmittal to the Department of Community Affairs (DCA). These proposed amendments are minor, technical, or non-controversial in nature. There was little or no public participation on most of these items. Staff will follow this memorandum with a memorandum explaining the nature and intent of each of the Consent Agenda items.

The Administrative Agenda contains those amendments that have different recommendations between Staff and the Local Planning agency, contain unresolved issues, may receive additional public comment, or are privately initiated.

In addition to blocking out your calendars for Wednesday, December 13th, staff has reserved all day Thursday, December 14th as a backup day should the additional time be needed.

If you would like a briefing on the packet, I am more than happy to meet with you at your convenience.

cc: without attachments

Donald Stilwell, County Manager

David Owen, County Attorney

Mary Gibbs, Director, Department of Community Development

**2005/2006 EVALUATION AND APPRAISAL REPORT AND SMART GROWTH
INITIATIVE LEE PLAN AMENDMENTS
TRANSMITTAL HEARING**

**COMMISSION CHAMBERS, 2120 MAIN STREET
DECEMBER 13, 2006
9:30 A.M.**

AGENDA

- 1. Call to order; Certification of Affidavit of Publication**
- 2. Consent Agenda**
 - A. CPA2005-08 - Caloosahatchee Shores Community Plan**

Adopt a new Policy 21.1.4 directing the Caloosahatchee Shores Community to draft enhanced code enforcement standards for possible inclusion in the Land Development Code.
Sponsor: Board of County Commissioners/The East Lee County Council.
 - B. CPA2005-10 – Airport Noise Boundaries and Number of Gas Pumps**

Amend the Future Land Use Element Policies 1.2.2, 1.7.1, and 5.1.4 and the Community Facilities and Services Element Policy 66.3.11, and the Future Land Use Map Series, Map 1, Page 5 of 5, to reflect the revised FAR Part 150 Noise Study for the Southwest Florida International Airport. In addition, amend Table 5, Southwest Florida International Airport Proposed Development Schedule, to increase the number of gas pumps allowed from twelve (12) to twenty-four (24).
Sponsor: Board of County Commissioners/Port Board.
 - C. CPA2005-12 – Captiva Community Plan**

Amend Goal 13, Policy 6.1.2, Chapter XIII Single-Family Residence Provision and the definition of Density specific to the Captiva Community to incorporate the recommendations of the Captiva Island Community Planning effort.
Sponsor: Board of County Commissioners/Captiva Community Planning Panel.
 - D. CPA2005-13 – Community Planning**

Amend the Future Land Use Element to evaluate incorporating community planning policies into the Lee Plan.
Sponsor: Board of County Commissioners/Smart Growth Committee
 - E. CPA2005-16 – San Carlos/Estero Community Boundary**

Amend the Future Land Use Map Series, Map 16, Lee County Planning Communities, to adjust the boundary between the Estero and San Carlos Planning Communities west of U.S. 41.
Sponsor: Board of County Commissioners.

- F. CPA2005-17 – Long Range Transportation Plan**
Amend the Transportation Element to update Policy 36.1.1 and the Transportation Map series, Map 3, to reflect the new 2030 MPO Long Range Transportation Plan.
Sponsor: Board of County Commissioners
- G. CPA2005-18 – LOS Standards For SIS/FIHS/TRIP Funded Roads**
Amend the Transportation Element to update Policy 37.1.1 to reflect new State LOS standards for SIS/FIHS/TRIP-funded roads.
Sponsor: Board of County Commissioners.
- H. CPA2005-19 – FDOT Quality LOS Handbook**
Amend the Transportation Element to update Policy 37.1.4 to refer to the 2002 FDOT Quality LOS Handbook.
Sponsor: Board of County Commissioners.
- I. CPA2005-20 – Deletion of Policy 38.2.3**
Amend the Transportation Element to delete Policy 38.2.3.
Sponsor: Board of County Commissioners.
- J. CPA2005-21 – Update Reference to the LeeScape Master Plan**
Amend the Transportation Element to update Objective 40.3 to refer to the latest version of the LeeScape (Lee County Roadway Landscape) Master Plan.
Sponsor: Board of County Commissioners.
- K. CPA2005-22 – Mass Transit Update**
Amend the Transportation Element Mass Transit Sub-Element's Goals, Objectives and Policies as identified in the most recent Evaluation and Appraisal Report.
Sponsor: Board of County Commissioners.
- L. CPA2005-23 – Ports, Aviation and Related Facilities Update**
Amend the Transportation Element Ports, Aviation and Related Facilities Sub-Element's Goals, Objectives and Policies as identified in the most recent Evaluation and Appraisal Report.
Sponsor: Board of County Commissioners.
- M. CPA2005-25 – Change Lee Plan Horizon to the year 2030**
Amend the Lee Plan to change the references from the year 2020 to the year 2030 and update the Vision Statements to the year 2030.
Sponsor: Board of County Commissioners.
- N. CPA2005-27 – Update CIE Tables 3 and 4**
Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.
Sponsor: Board of County Commissioners.

- O. CPA2005-28 – Conservation Lands Update**
Amend the Future Land Use Map Series, Map 1, by updating the Conservation Lands land use categories.
Sponsor: Board of County Commissioners.
- P. CPA2005-29 – Public Facilities Update**
Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to update the mapped Public Facilities future land use category by adding and/or removing lands to more accurately identify publicly owned lands.
Sponsor: Board of County Commissioners.
- Q. CPA2005-33 – Police and Justice Sub-Element Update**
Amend the Community Facilities and Services Element Police and Justice Sub-Element Objective 69.1 to delete the referenced date and to acknowledge the ongoing nature of the objective. In addition amend Policies 69.2.2 and 69.2.3. to reflect the existing status of substation facilities.
Sponsor: Board of County Commissioners.
- R. CPA2005-35 – New Urbanism Definitions**
Amend the Lee Plan Glossary to incorporate new and amend existing definitions to incorporate the principles of New Urbanism.
Sponsor: Board of County Commissioners.
- S. CPA2005-39 – Commercial FLUM Category**
Amend Goal 1 of the Future Land Use Element, the Future Land Use Map Series, Map 1, and Table1(a), by adding a new "commercial only" future land use category.
Sponsor: Board of County Commissioners.
- T. CPA2005-40 – Sub-Outlying Suburban FLUM Category**
Amend Goal 1 of the Future Land Use Element, the Future Land Use Map series, Map 1, and Table 1(a) and Table1(b), Summary of Residential Densities, by adding a new future land use category having a maximum density of 2 dwelling units per acre.
Sponsor: Board of County Commissioners.
- U. CPA2005-41 – Manatee Protection Plan**
Amend the Conservation and Coastal Management Element and the Future Land Use Element to incorporate the "boating facility siting element" of the Manatee Protection Plan required by F.S. 370.12.(2)(t)(3).
Sponsor: Board of County Commissioners.
- V. CPA2005-42 – Economic Element Update**
Amend the Lee Plan, Economic Element, for general updates as the element has not been updated since its creation in 1993.
Sponsor: Board of County Commissioners.

- W. CPA2005-43 – Single Family Residence Provision Update**
Amend the Procedures and Administration Element by updating the Single-Family Residence Provision.
Sponsor: Board of County Commissioners.
- X. CPA2005-45 – Beach and Dune Management Plans**
Amend Policy 113.3.1 in order to update the list of critical erosion areas under Beach and Dune Management Plans.
Sponsor: Board of County Commissioners.
- Y. CPA2005-47 – Housing Element Update**
Amend the Lee Plan to update the Housing Element reflecting the findings of the most current Housing Needs Assessment.
Sponsor: Board of County Commissioners.

3. Administrative Agenda

- A. CPA2005-02 – Webb/Buckingham**
Amend the Future Land Use Map Series, Map 1, to change +/-95 acres from the Rural Future Land Use Designation to the Urban Community Future Land Use Designation and to change the boundaries in the Future Land Use Map series, Map 16, to place the property in the Lehigh Acres Planning Community.
Sponsor: Carlton Land Holdings LLC.
- B. CPA2005-05 – Three Oaks North**
Amend the Future Land Use Map Series, Map 1, for 83± acres in the northwest quadrant of I-75 and Alico Road, Section 3, Township 46 South, Range 25 East, Lee County, Florida, lying west of I-75 from "Industrial Development" to "Industrial Commercial Interchange."
Sponsor: Paul H. Freeman, Trustee
- C. CPA2005-07 – River Hall (FKA Hawk's Haven)**
Amend the Future Land Use Map Series for a specified parcel (approximately 1,727 acres) located in Sections 25, 26, 27, 34, 35, and 36, Township 43 South, Range 26 East to change the Future Land Use classification shown on Map 1 from "Rural" and "Suburban" to "Outlying Suburban" and "Public Facilities." Amend Table 1(a), Footnote 6 to limit development in the plan amendment area to 2 units per acre and place a specific cap on residential development of 2,800 dwelling units on the specified property.
Sponsor: Hawks Haven Investment LLC
- D. CPA2005-09 - Palm Beach Community Plan**
Amend the Future Land Use Element to add a Goal, Objectives, and Policies that are specific to the Palm Beach Community.
Sponsor: Board of County Commissioners/The East Lee County Council.

- E. CPA2005-11 – Greenways Recreational Trails Master Plan**
Incorporate the Lee County Multi-Purpose Recreational Trails and Greenways Master Plan into the Lee Plan. Revise Goal 85, Objective 85.1, Policy 85.1.2, Policy 85.1.3, Policy 85.1.4, Policy 85.1.5, and Policy 107.1.1(4.)(d.). Incorporate proposed new Policy 40.4.6, Policy 40.4.7, Policy 40.4.8, Policy 77.3.6, Policy 77.3.7, new Objective 85.4, Policy 85.4.1, Policy 85.4.2, new Goal 80, new Objective 80.1, Policy 80.1.1, Policy 80.1.2, new Objective 125.3, and Policy 125.3.1. Incorporate proposed new Map 22 (Lee County Greenways Multi-Purpose Recreational Trails Master Plan Map) into the Lee Plan.
Sponsor: Board of County Commissioners.
- F. CPA2005-24– Update Transportation Concurrency Policies**
Amend the Transportation Element to update transportation concurrency related Objectives and Policies to reflect current County policy and recent changes in state law.
Sponsor: Board of County Commissioners.
- G. CPA2005-26 – Update BEBR Population Projections**
Amend the Lee Plan text and tables to reflect the latest BEBR population projections. Also, amend Map 16 to reflect current city boundaries.
Sponsor: Board of County Commissioners.
- H. CPA2005-37 – New Urbanism**
Amend the Future Land Use Element to include and revise Goals, Objectives, and Policies to incorporate the concepts and principles of New Urbanism, Traditional Neighborhood Design, and Transit Oriented Development. Amend the Future Land Use Map Series to include an overlay depicting areas where mixed use development will be allowed to calculate residential density from commercial property when smart growth principles are applied.
Sponsor: Board of County Commissioners.
- I. CPA2005-46 – Smart Growth Recommendations**
Amend the Lee Plan to incorporate the recommendations from the County's Smart Growth Initiative into the Lee Plan.
Sponsor: Board of County Commissioners.
- J. CPA2005-49 – Update Goal 10 Natural Resource Extraction**
Amend the Lee Plan to address the further impacts of mining and steps needed for adequate mitigation or prevention of adverse impacts. Further, recommendations are made to prevent future land use conflicts between mining and other uses in rural areas. Goal 10, Natural Resource Extraction, is proposed to be expanded to include measures for rock mining, and for mitigation of rock mining impacts with adjacent land uses.
Sponsor: Board of County Commissioners.

8. Adjourn

Consent Agenda Items

CPA2005-29
Public Facilities Update

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

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

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

**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

**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

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 Central Urban / Industrial	10.00	AG-2	Alva Community Park & Alva Fire Station
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
23	30 (A&B)	15-46-25-11-00256.0050	Urban Community	1.74	TFC-2	Carlos Park 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 Srvc/Social srvc/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)
			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 Intensive Development /	0.24	AG-2 Pump station 7-M on SR80
			Suburban		
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

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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 Industrial Development /	6.91	AG-2 Ten-Mile Canal Linear Park
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 Industrial Development /	1.86	FortM Ten-Mile Canal Linear Park
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)
89	20 (A&B)	06-45-25-00-00000.2140	Industrial Development / Intensive Development	2.14	Ten-Mile Canal Linear Park

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			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

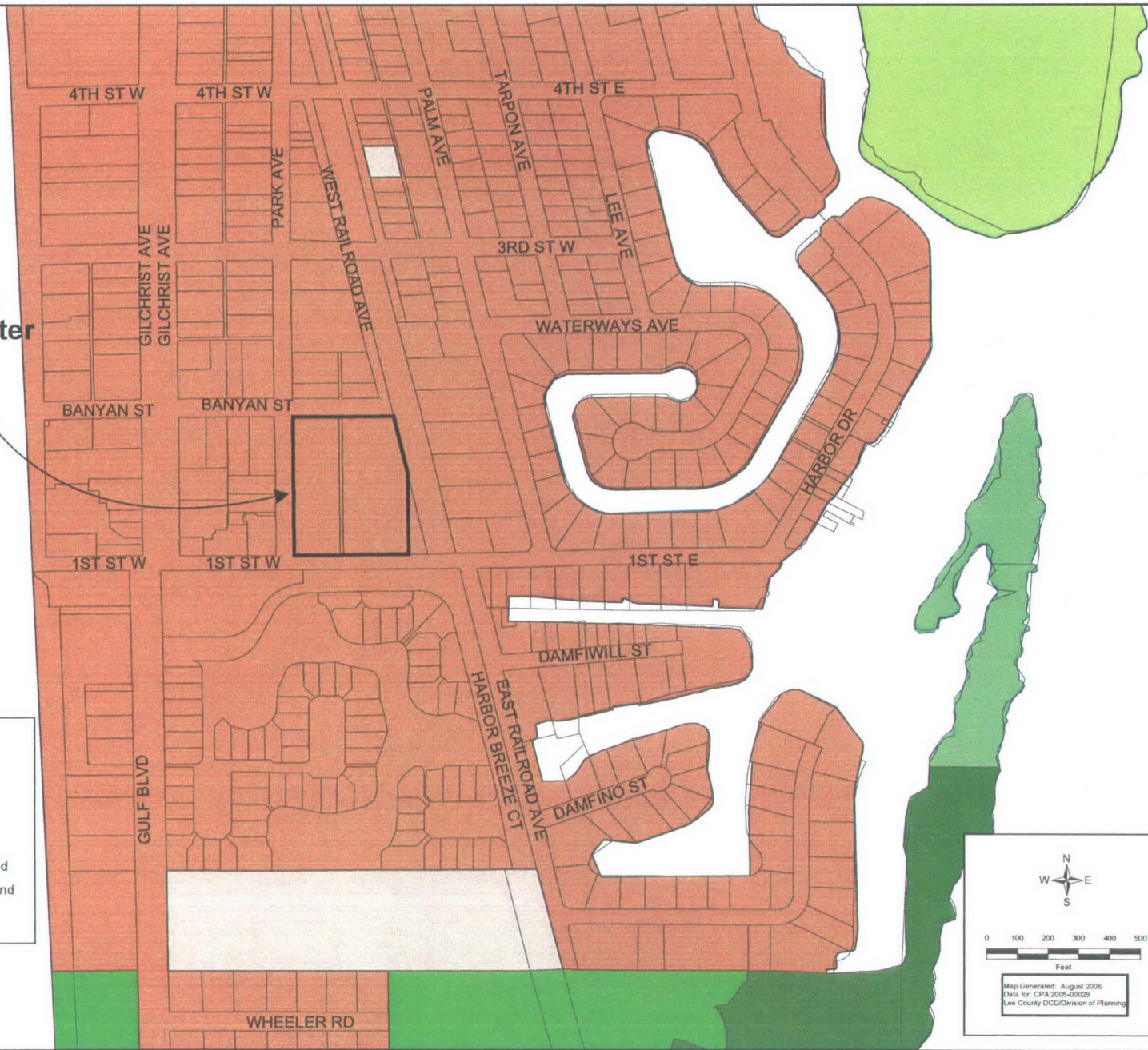
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Map 1A Existing Future Land Use Category

#4 Boca Grande Community Center

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



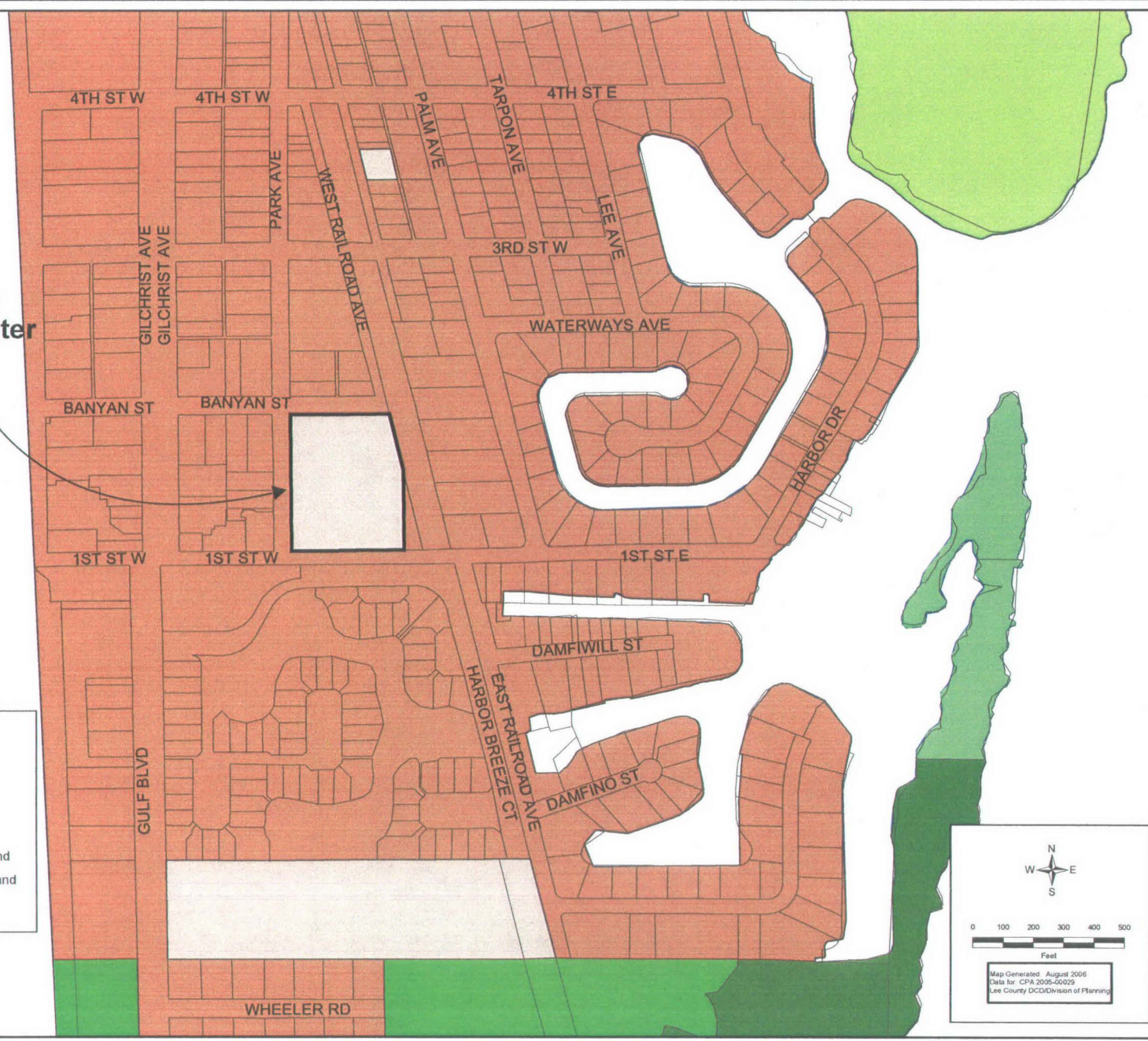
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Data for: CPA 2005-00029
Lee County DCD/Division of Planning

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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



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