



DIVISION OF PLANNING

MEMORANDUM



LEE COUNTY

SOUTHWEST FLORIDA

to: Board of County Commissioners
from: Paul O'Connor, AICP, Director ^{POC}
subject: April 11, 2007 Comprehensive Plan Amendment Adoption Hearing
date: Wednesday, April 4, 2007

Attached is your packet for the April 11th Comprehensive Plan Amendment Adoption Hearing. This packet contains the amendments that were transmitted to the Department of Community Affairs at the December 13, 2006 Transmittal Hearing.

An Objections, Recommendations and Comment Report (ORC Report) was issued by the DCA on March 2nd. Staff has updated the Comprehensive Plan Amendments reports to include any ORC Report objections or comments. If a proposed amendment did not receive any objections or comments the staff report indicates that and recommends adoption of the proposed amendment. If a proposed amendment was objected to or commented on the staff report has been updated to include the objections or comments, followed by a staff discussion to address the objections or comments.

The agenda has been divided into a Consent Agenda and an Administrative Agenda. The Consent Agenda contains those amendments which did not have any DCA objections or comments. One ordinance is included to adopt these amendments. The Administrative Agenda contains those amendments that the DCA did have an objection or comment. An ordinance to adopt each of these amendments individually is included following the staff report.

Staff still has additional work to perform to address DCA objections on three proposed amendments, CPA 2005-05 – Three Oaks North, CPA 2005-24 – Update the Capital Improvement Element, and CPA 2005-47 – Housing Element Update. These are Administrative Agenda items A, K and S respectively. These three staff reports and their adopting ordinances will follow shortly.

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
ADOPTION HEARING**

**COMMISSION CHAMBERS, 2120 MAIN STREET
APRIL 11, 2007
9:30 A.M.**

AGENDA

- 1. Call to order; Certification of Affidavit of Publication**
- 2. Consent Agenda:**
 - **Public comment on Consent Agenda**
 - **Items to be pulled for discussion by the Board**
 - **Motion to approve the balance of items**
 - **Consideration of items pulled for discussion**
- 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. CPA2005-09 - Palm Beach Community Plan**

Amend the Future Land Use Element to add a Goal, Objectives, and Policies specific to the Palm Beach Community.

Sponsor: Board of County Commissioners/The East Lee County Council
- C. 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.
- D. CPA2005-11 - Greenways Recreational Trail Master Plan**

Incorporate the Lee County Multi-Propose 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).

Sponsor: Board of County Commissioners.

- E. 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.
- F. 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.
- G. 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.
- H. 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.
- I. 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.
- J. CPA2005-20 – Deletion of Policy 38.2.3**
Amend the Transportation Element to delete Policy 38.2.3.
Sponsor: Board of County Commissioners.
- K. 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.
- L. 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.

- M. 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.
- N. 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
- 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. CPA2005-39 – 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.
- S. 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.

- T. 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.
- U. 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.
- V. 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.
- W. 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.
- X. Adopt the following Ordinance, which incorporates the substance of the items on the consent agenda into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE LAND USE PLAN, COMMONLY KNOWN AS THE "LEE PLAN" ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED ON THE CONSENT AGENDA DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT; GEOGRAPHICAL APPLICABILITY, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

3. Administrative Agenda – Adoption of Lee Plan Amendments

- A. 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.

- B. Adopt the following Ordinance, which incorporates the contents of CPA2005-05 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-05 (PERTAINING TO THE FUTURE LAND USE MAP CHANGE FOR AN 83±-ACRE PARCEL NORTH OF ALICO ROAD FROM INDUSTRIAL DEVELOPMENT TO INDUSTRIAL COMMERCIAL INTERCHANGE) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

- C. CPA2005-07 – Riverhall (fka Hawk's Haven)

Amend the Future Land Use Map Series for 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 two 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. Adopt the following Ordinance, which incorporates the contents of CPA2005-07 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-07 (PERTAINING TO AN AMENDMENT TO THE FUTURE LAND USE MAP SERIES FOR A PARCEL OF 1,727 ACRES TO CHANGE THE FUTURE LAND USE CLASSIFICATION SHOWN ON MAP 1 FROM "RURAL" AND "SUBURBAN" TO "OUTLYING SUBURBAN" AND "PUBLIC FACILITIES" AND ALSO AMENDING TABLE 1(a), FOOTNOTE 6, TO RESTRICT PERMISSIBLE DENSITY AND UNITS) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS, AND

TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

E. 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.

F. Adopt the following Ordinance, which incorporates the contents of CPA 2005-17 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-17 (PERTAINING TO THE LONG RANGE TRANSPORTATION PLAN) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

G. 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.

H. Adopt the following Ordinance, which incorporates the contents of CPA2005-25 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-25 (PERTAINING TO CHANGING THE LEE PLAN HORIZON YEAR TO 2030) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

- I. **CPA2005-26 – Update BEBR Population Projections**
Amend the Lee Plan text and tables to reflect the latest BEBR population projections. Amend Map 16 to reflect current City boundaries and amend Map 8 to reflect updated potable wellfield cones of influence.
Sponsor: Board of County Commissioners.
- J. **Adopt the following Ordinance, which incorporates the contents of CPA2005-26 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-26 (PERTAINING TO THE BEBR POPULATION PROJECTION AND MAPS 8 AND 16 UPDATE) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

- K. **CPA2005-27 – Update Capital Improvement Element (CIE) Tables 3 and 4**
Amend the Capital Improvement Element (Tables 3 and 4) to reflect the latest adopted Capital Improvement Program.
Sponsor: Board of County Commissioners.
- L. **Adopt the following Ordinance, which incorporates the contents of CPA2005-27 into the Lee Plan:**

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-27 (PERTAINING TO TABLES 3 AND 4 OF THE CAPITAL IMPROVEMENT ELEMENT) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

M. CPA2005-35 – New Urbanism Definitions

Amend the Lee Plan Glossary to add new, and amend existing, definitions to incorporate the principles of New Urbanism.

Sponsor: Board of County Commissioners.

N. Adopt the following Ordinance, which incorporates the contents of CPA2005-35 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-35 (PERTAINING TO THE INCORPORATION OF THE PRINCIPLES OF NEW URBANISM INTO THE LEE PLAN GLOSSARY) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

O. 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.

P. Adopt the following Ordinance, which incorporates the contents of CPA2005-37 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-37 (PERTAINING TO NEW URBANISM) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

Q. CPA2005-46 – Smart Growth Recommendations

Amend the Lee Plan to incorporate the recommendations from the County's Smart Growth Initiative into the Lee Plan

R. Adopt the following Ordinance, which incorporates the contents of CPA2005-46 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-46 (PERTAINING TO THE RECOMMENDATIONS FROM THE SMART GROWTH INITIATIVE) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

S. CPA2005-47 – Housing Element Update

Amend the Housing Element to reflect the findings of the most current Housing Needs Assessment.

Sponsor: Board of County Commissioners.

T. Adopt the following Ordinance, which incorporates the contents of CPA2005-47 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-47 (PERTAINING TO THE HOUSING ELEMENT UPDATE) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal a decision made by the Board with respect to any matter considered at this hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 479-8583.

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

COMMISSION CHAMBERS, 2120 MAIN STREET

**CONTINUED FROM APRIL 11, 2007 TO
MAY 16, 2007
9:30 A.M.**

AGENDA

1. Call to order; Certification of Affidavit of Publication

2. ADMINISTRATIVE AGENDA CONTINUED ITEMS

A. CPA2005-07 – Riverhall (fka Hawk's Haven)

Amend the Future Land Use Map Series for 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 two 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.

B. Adopt the following Ordinance, which incorporates the contents of CPA2005-07 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-07 (PERTAINING TO AN AMENDMENT TO THE FUTURE LAND USE MAP SERIES FOR A PARCEL OF 1,727 ACRES TO CHANGE THE FUTURE LAND USE CLASSIFICATION SHOWN ON MAP 1 FROM "RURAL" AND "SUBURBAN" TO "OUTLYING SUBURBAN" AND "PUBLIC FACILITIES" AND ALSO AMENDING TABLE 1(a), FOOTNOTE 6, TO RESTRICT PERMISSIBLE DENSITY AND UNITS) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS, AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

C. CPA2005-27 – Update Capital Improvement Element (CIE) Tables 3 and 4

Amend the Capital Improvement Element (Tables 3 and 4) to reflect the latest adopted Capital Improvement Program.

Sponsor: Board of County Commissioners.

D. Adopt the following Ordinance, which incorporates the contents of CPA2005-27 into the Lee Plan:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2005-27 (PERTAINING TO TABLES 3 AND 4 OF THE CAPITAL IMPROVEMENT ELEMENT) APPROVED DURING THE COUNTY'S 2005/2006 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

3. MOTION TO FINALIZE ALL ACTIONS TAKEN AT THE APRIL 11, 2007 AND THE MAY 16, 2007 ADOPTION HEARINGS

4. ADJOURN

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal a decision made by the Board with respect to any matter considered at this hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 479-8583.

CONSENT AGENDA ITEMS

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

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**BoCC Public Hearing Document
for the
April 11th Adoption Hearing**

*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:

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

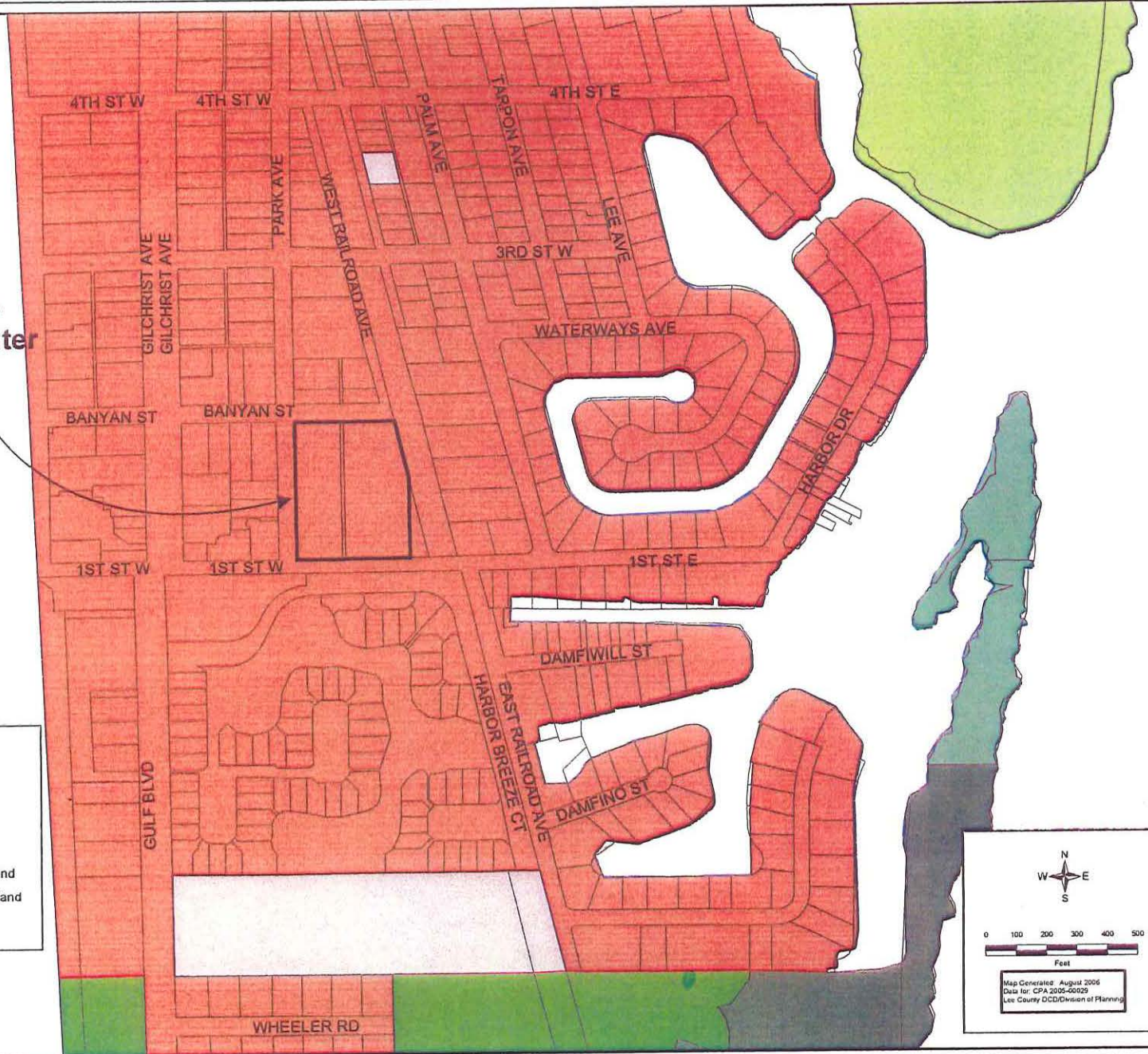
FRANKLIN B. MANN

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



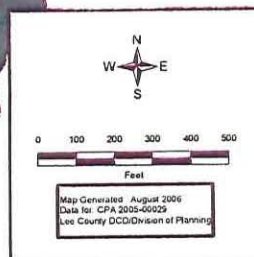
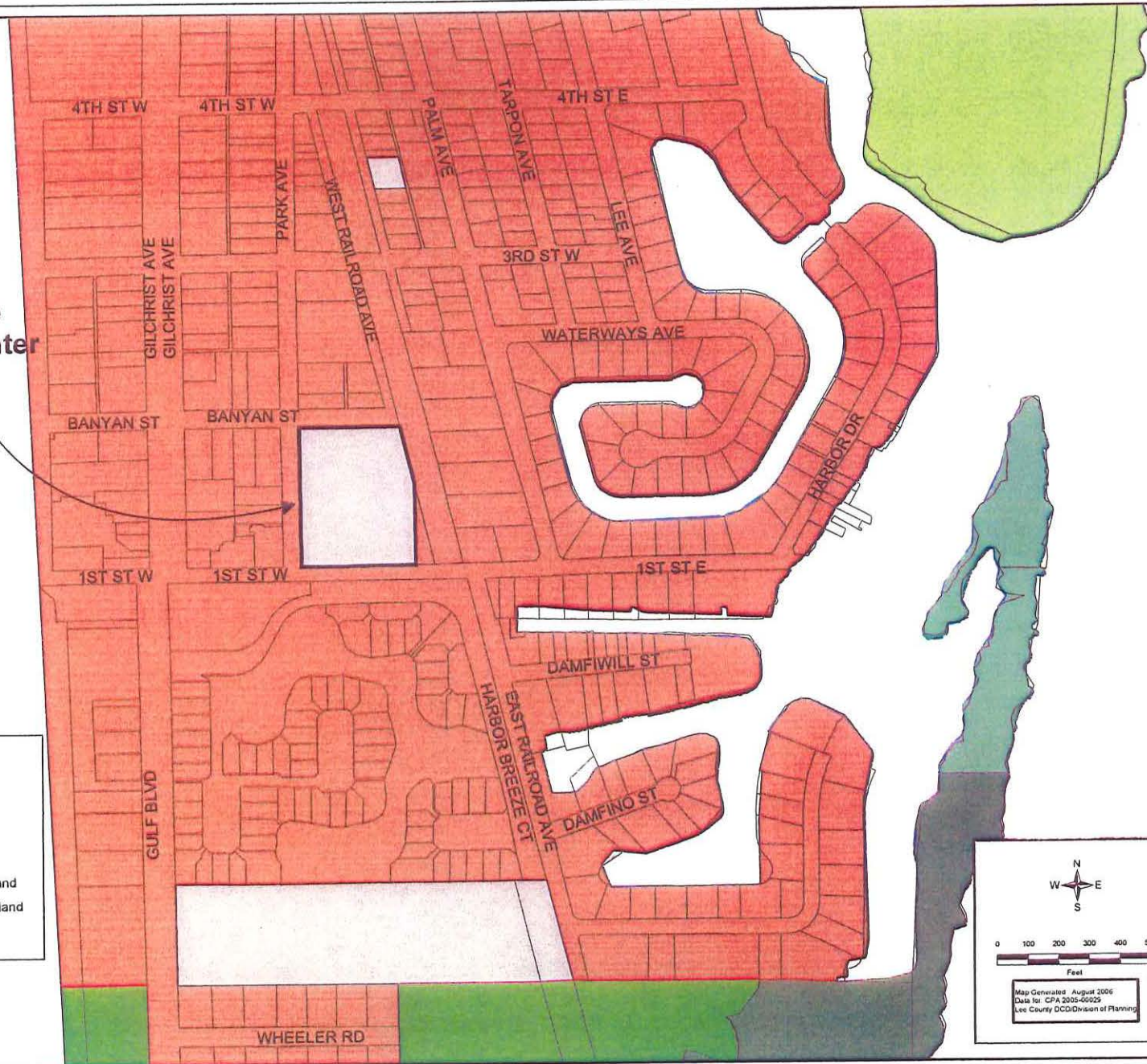
Map Generated: August 2006
Data for: CPA 2005-00029
Lee County DCD/Division of Planning

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



CPA 2005-00029

Map 2A Existing Future Land Use Category

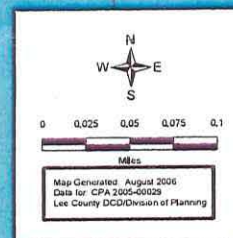


- | | |
|---------------------------------|----------------------------|
| | Subject Parcels |
| Future Land Use Category | |
| | Suburban |
| | Outlying Suburban |
| | Public Facilities |
| | Coastal Rural |
| | Conservation Lands Wetland |
| | Wetlands |

#7 & #8 County Boat Ramps

Jugg Creek

BAHAMA WAY



CPA 2005-00029

Map 20 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

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

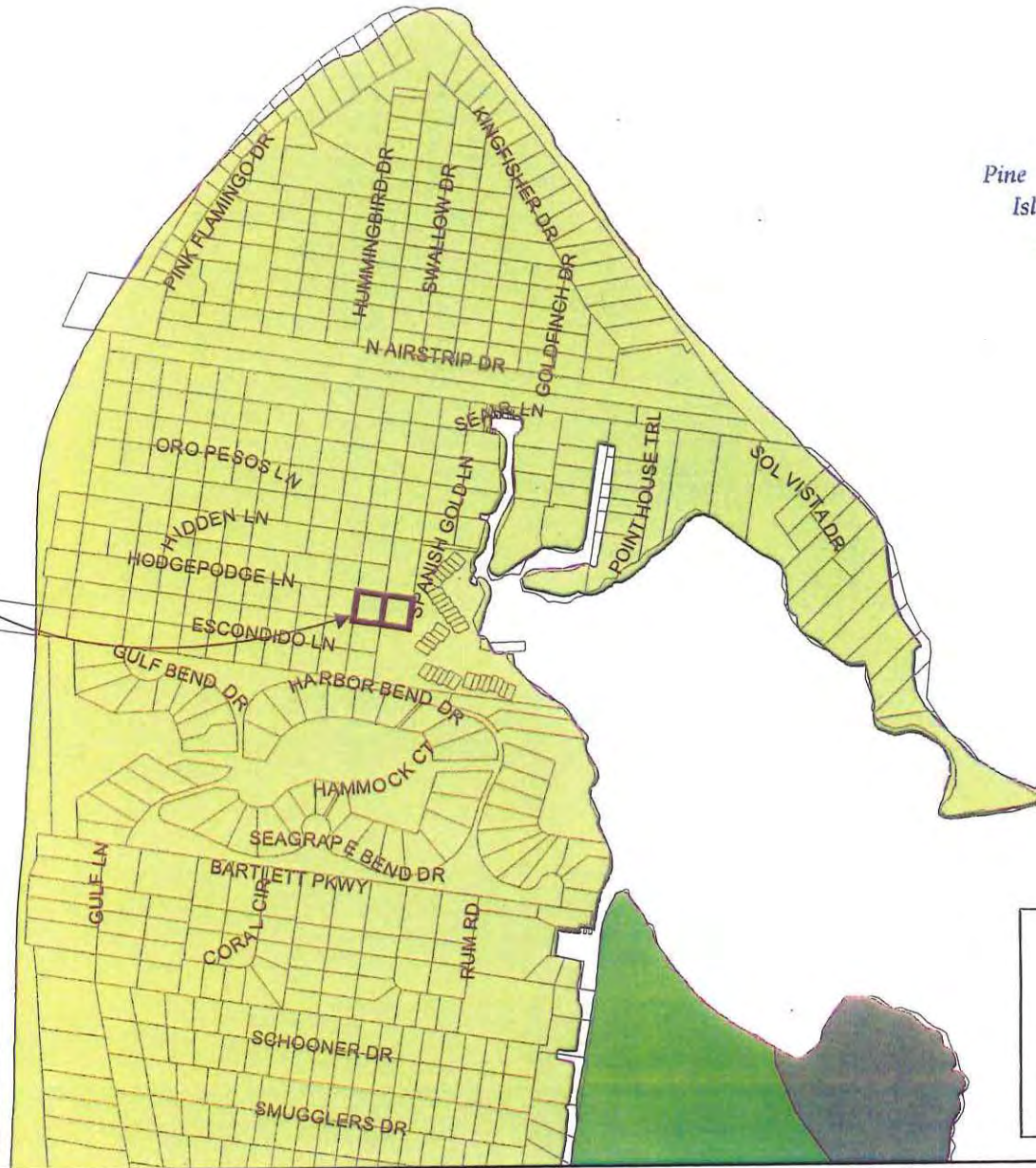
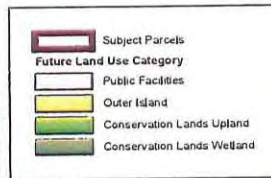
CPA2005-00029

Map 3A Existing Future Land Use Categories

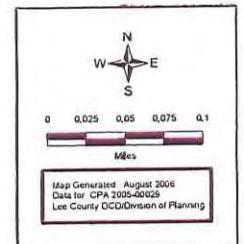


Gulf
Of
Mexico

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



Pine
Island
Sound



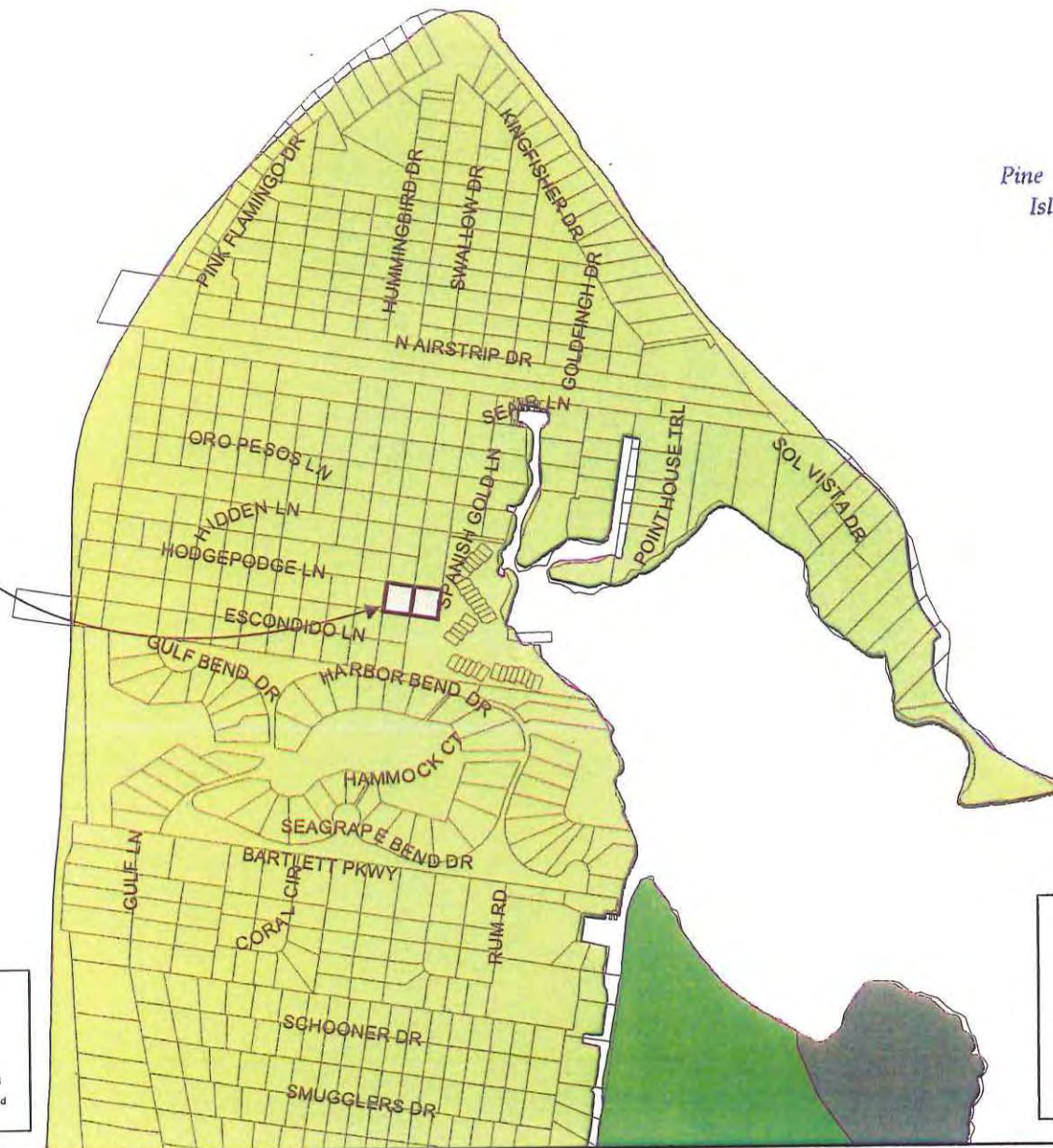
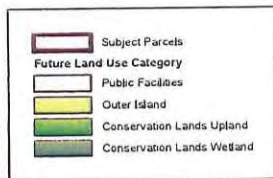
CPA 2005-00029

Map 10 Proposed Future Land Use Category

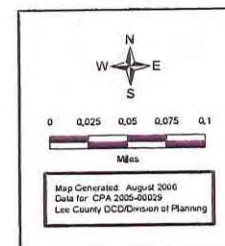


Gulf
Of
Mexico

#82 & #83 Upper Captiva Fire District

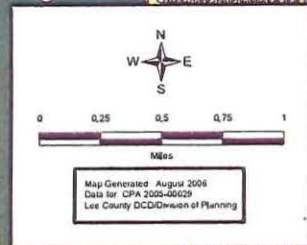
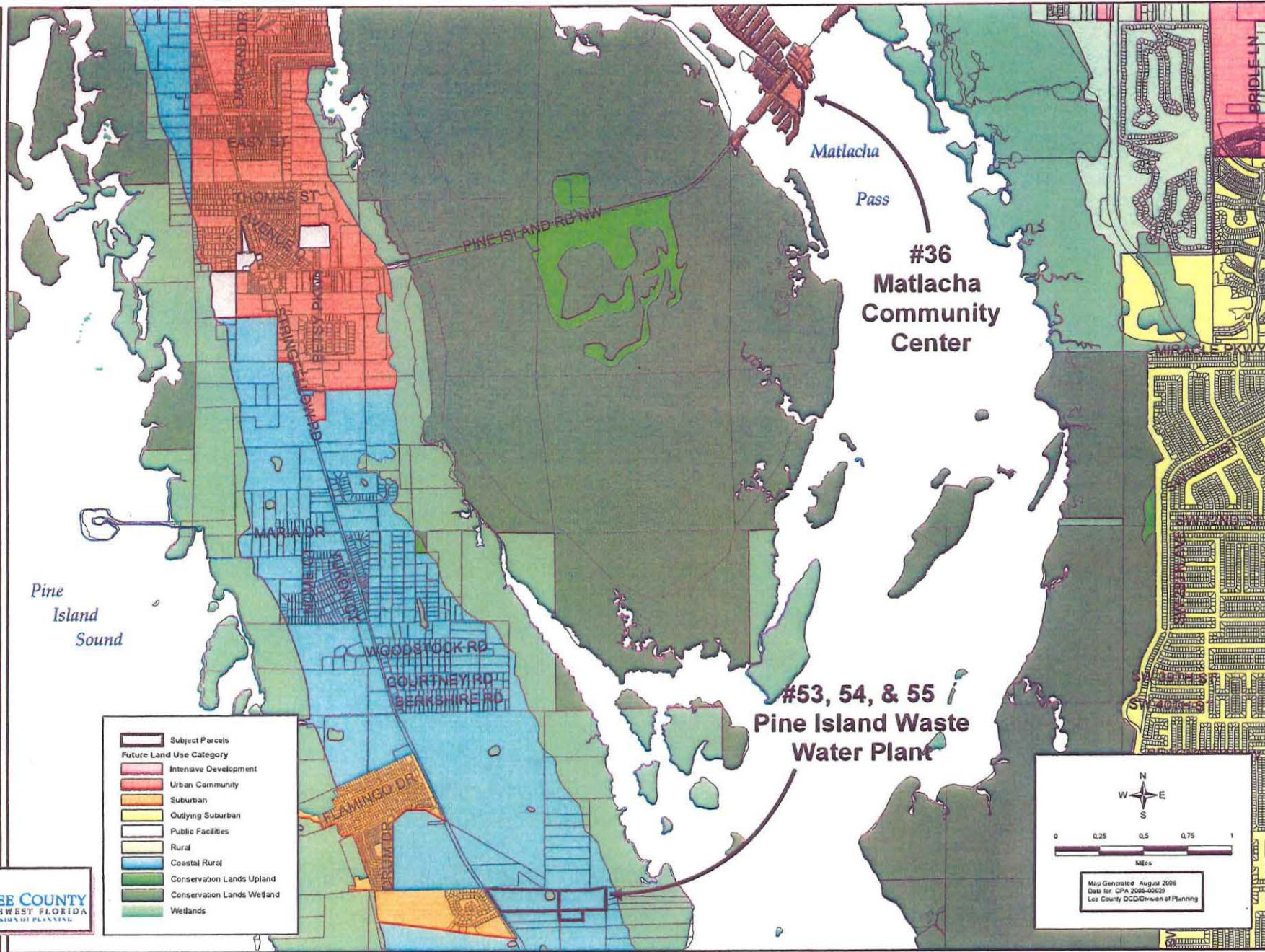
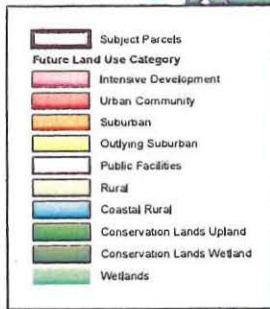


Pine
Island
Sound



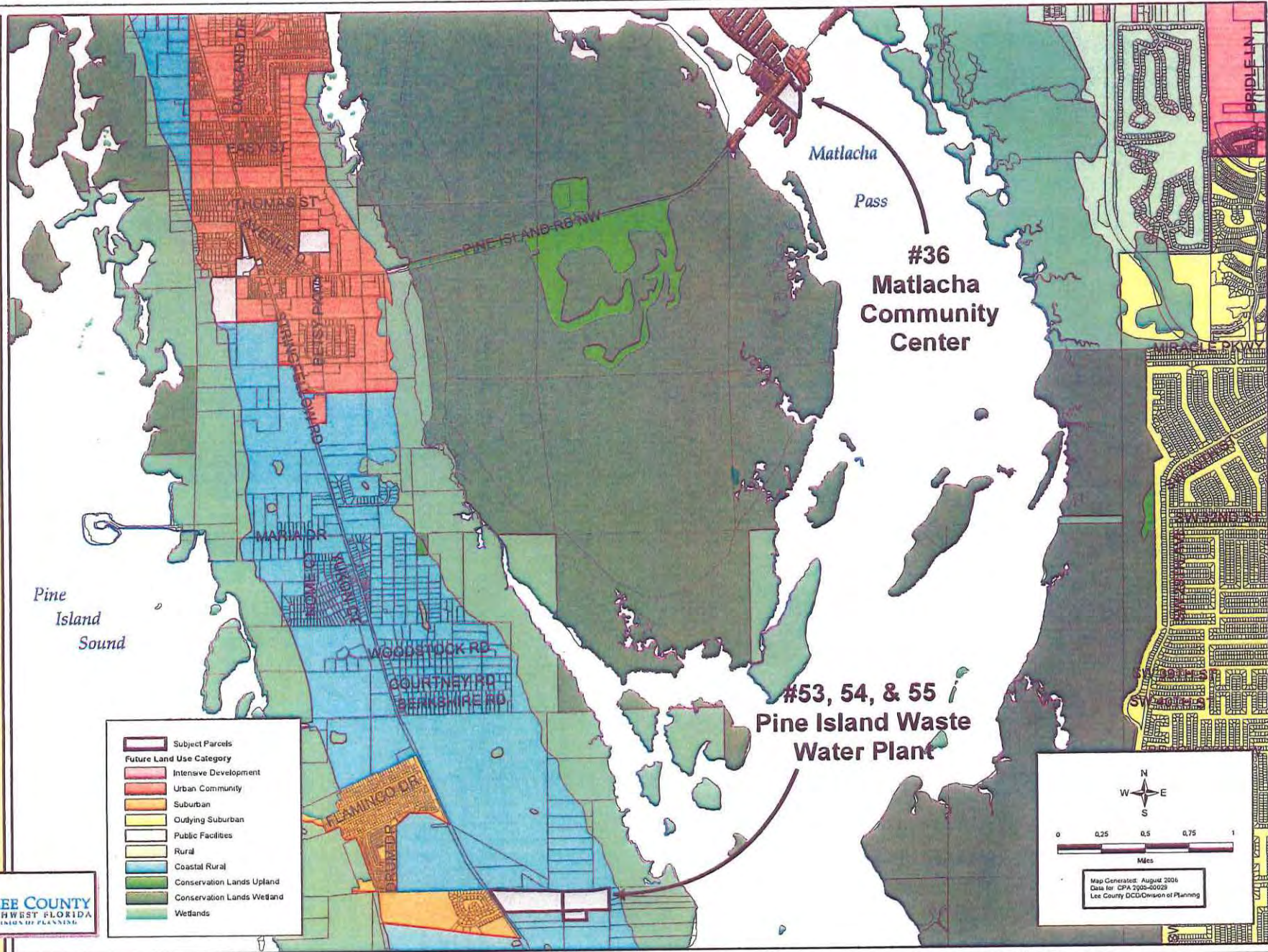
CPA 2005-00029

Map 4A Existing Future Land Use Category



CPA2005-00029

Map 40 Proposed Future Land Use Categories

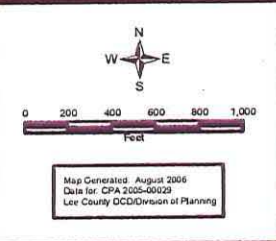
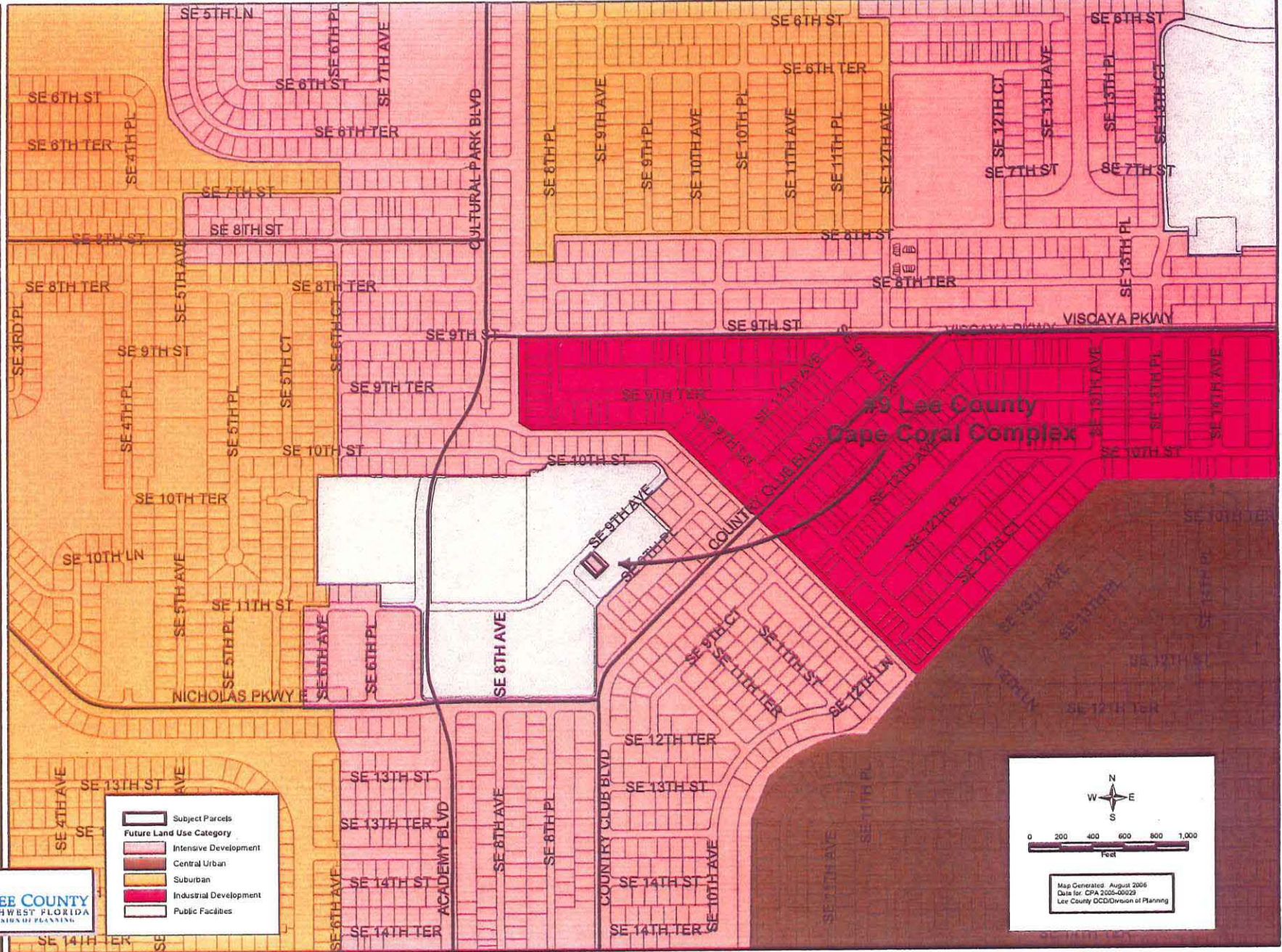


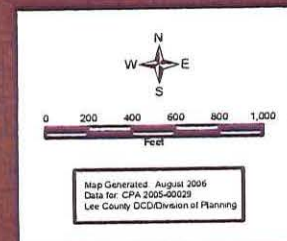
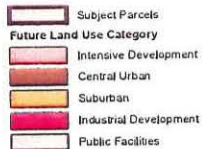
CPA 2005-00029

Map 5A Existing Future Land Use Category



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





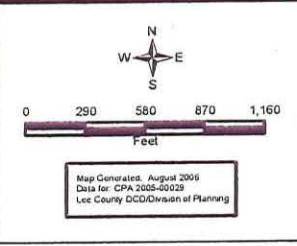
CPA 2005-00029

Map 1B 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



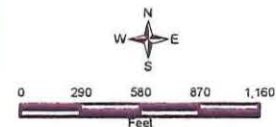
CPA2005-00029

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



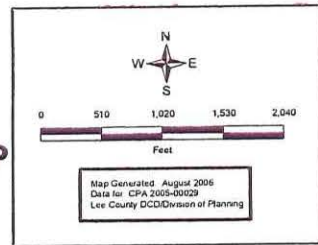
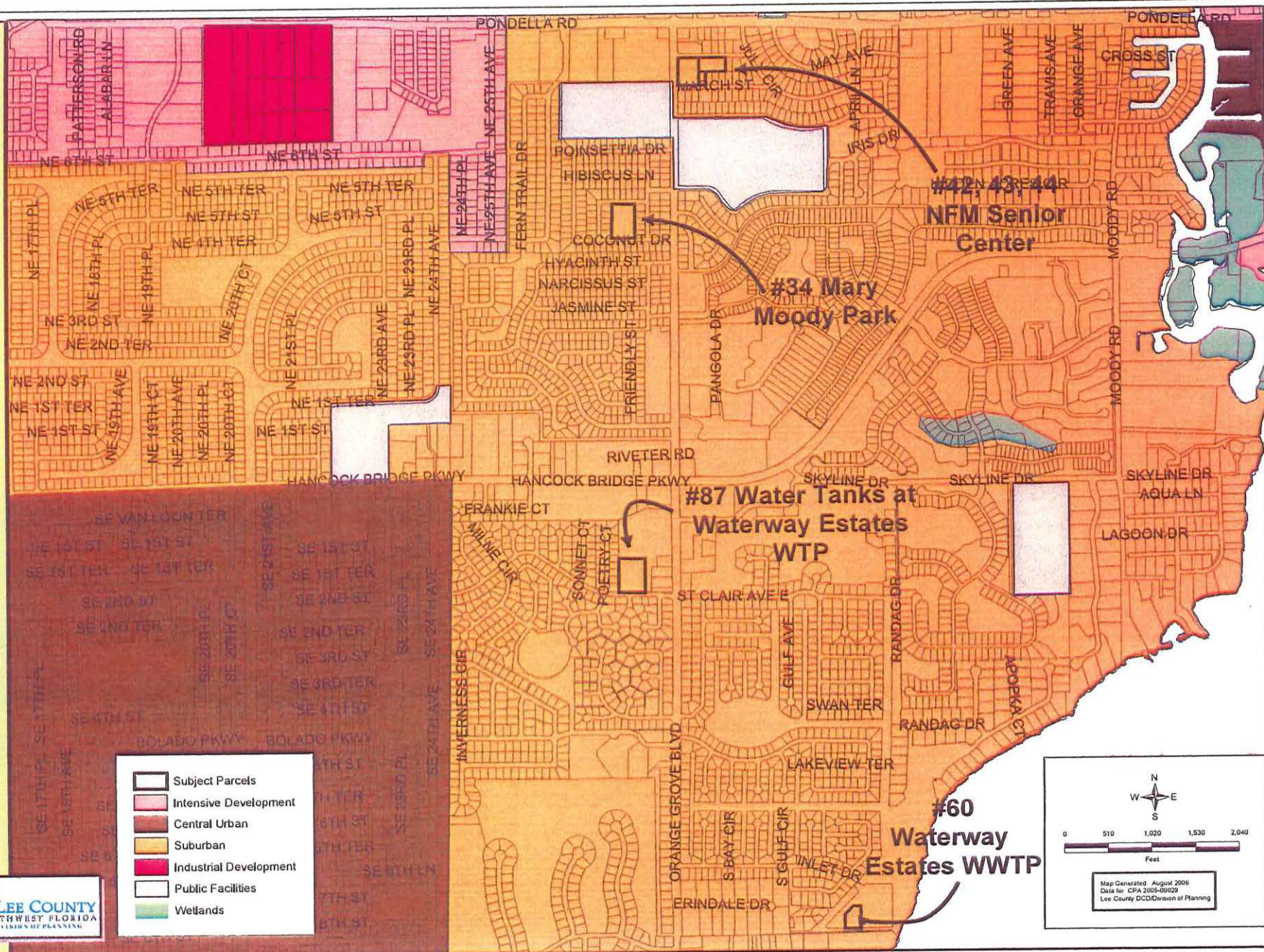
Map Generated - August 2006
Data for CPA 2005-00029
Lee County DCDD/Division of Planning

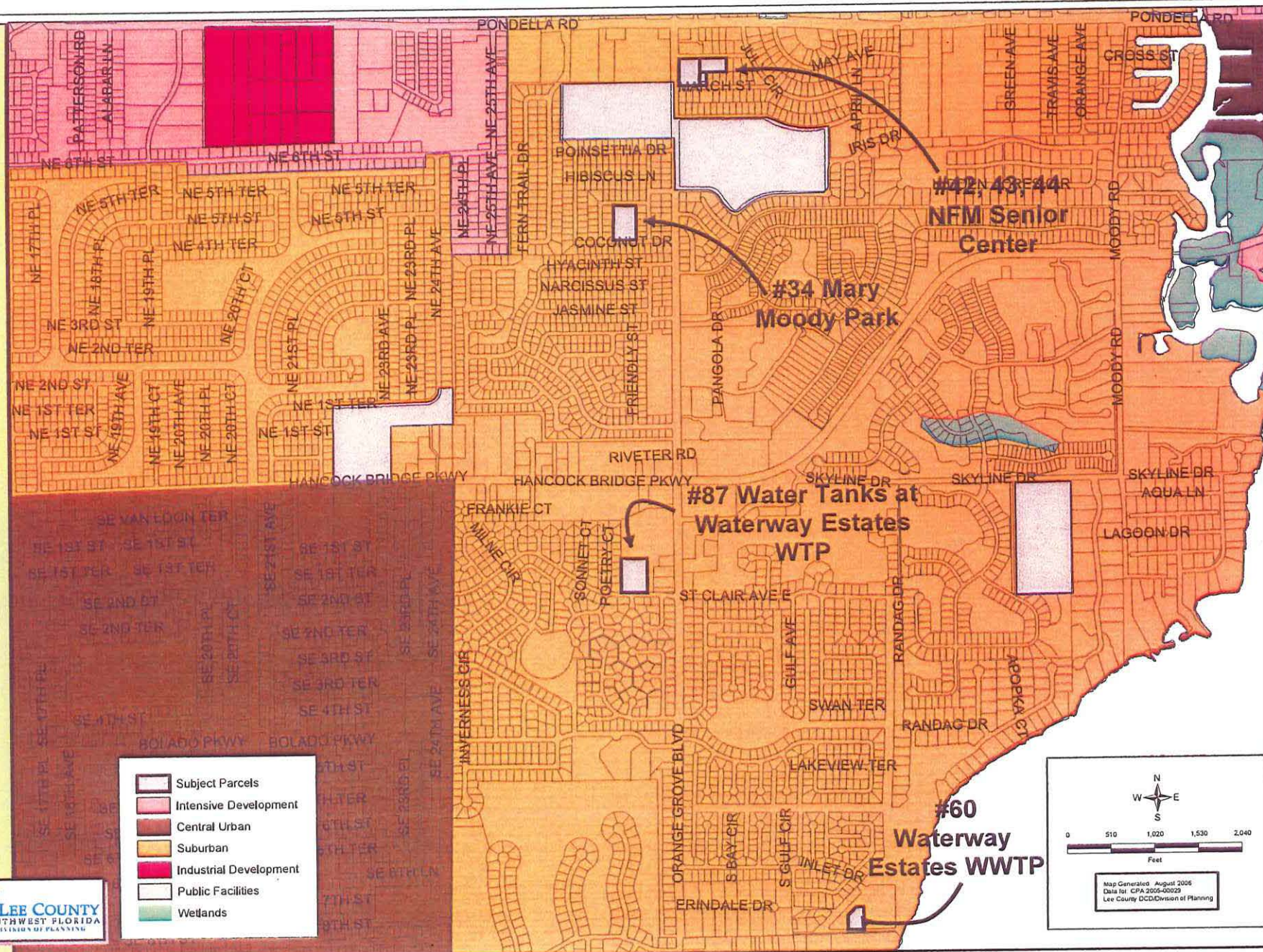
CPA2005-00029

Map 7A Existing Future Land Use Category



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





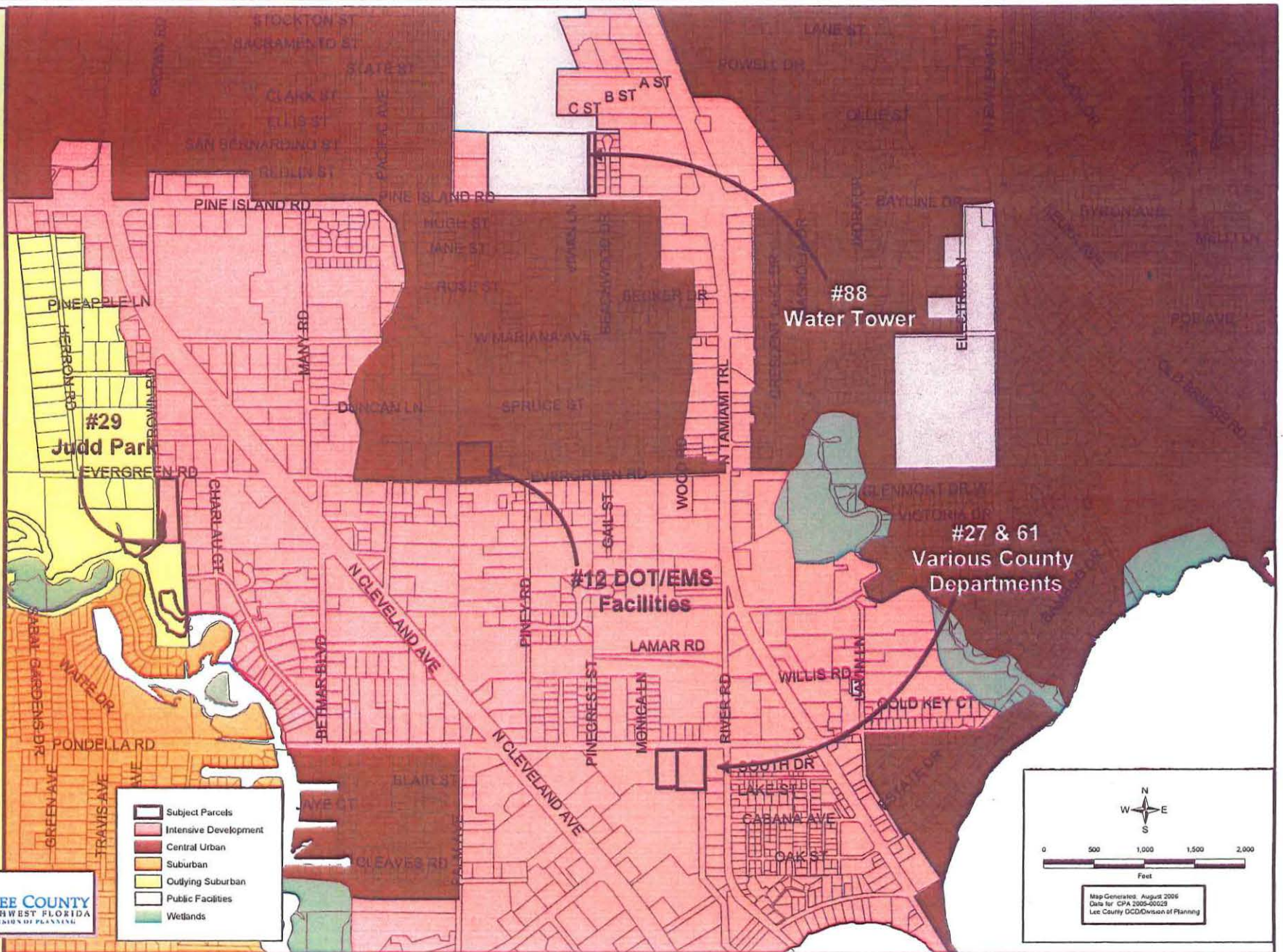
Map Generated August 2006
Data for CPA 2005-00029
Lee County DCD/Division of Planning

CPA 2005-00029

Map 8A Existing Future Land Use Category



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



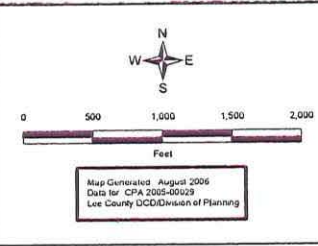
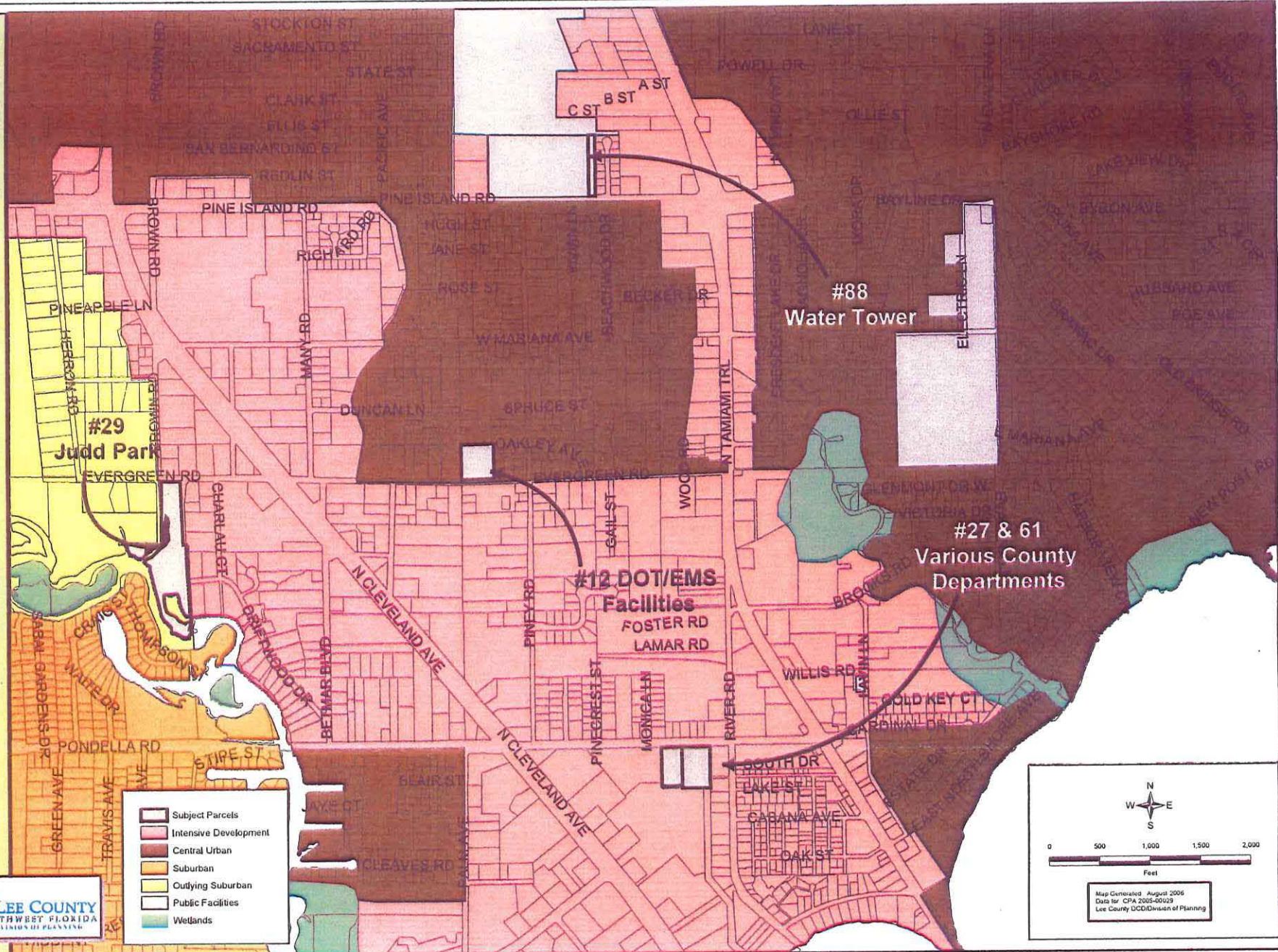
Map Generated: August 2006
 Date for CPA 2005-00029
 Lee County DCD/Division of Planning

CPA2005-00029

Map 2D Proposed Future Land Use Category



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



CPA2005-00029

Map 9A Existing Future Land Use Category

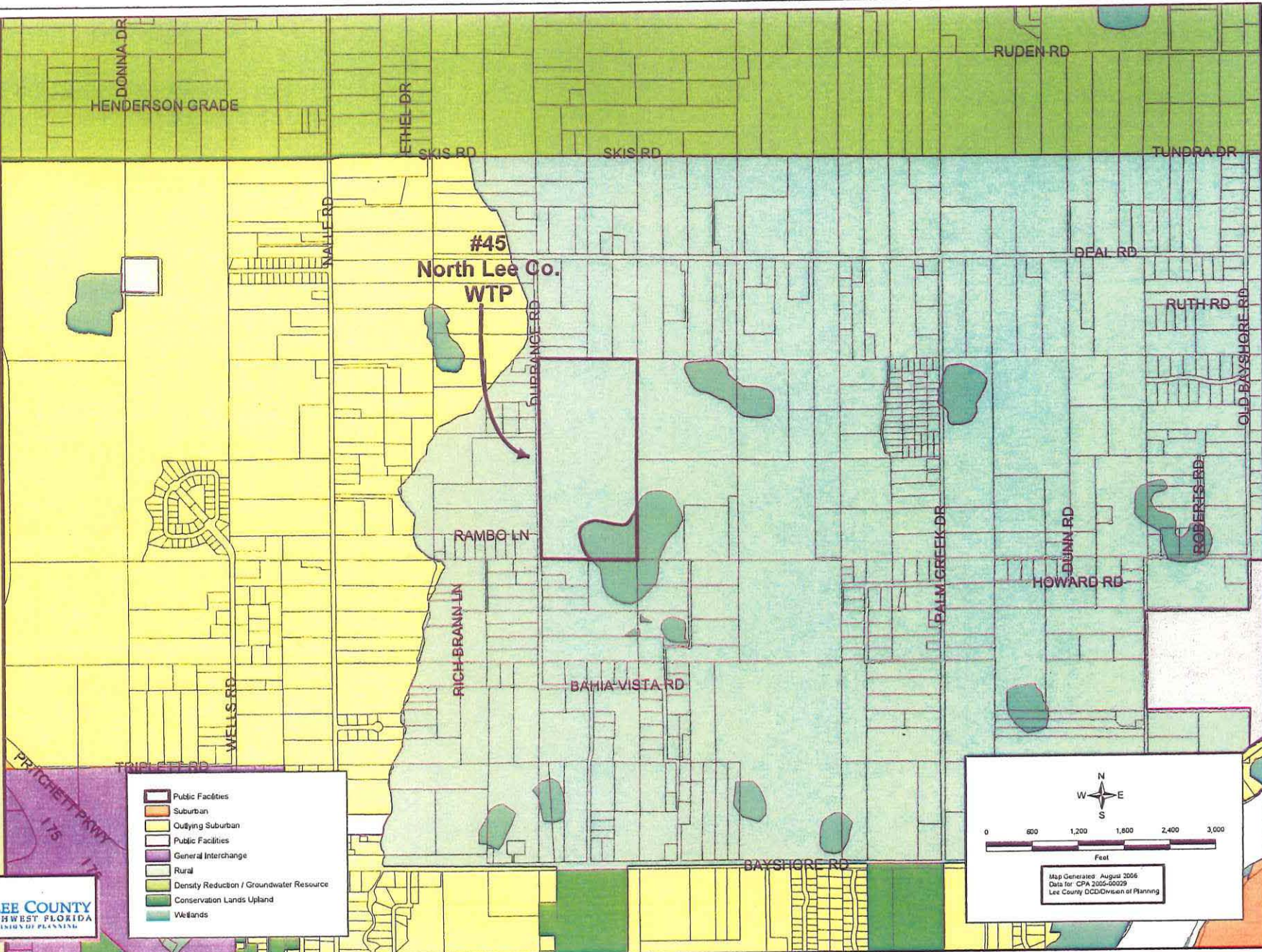


- Public Facilities
- Suburban
- Outlying Suburban
- Public Facilities
- General Interchange
- Rural
- Density Reduction / Groundwater Resource
- Conservation Lands Upland
- Wetlands

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

Feet

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

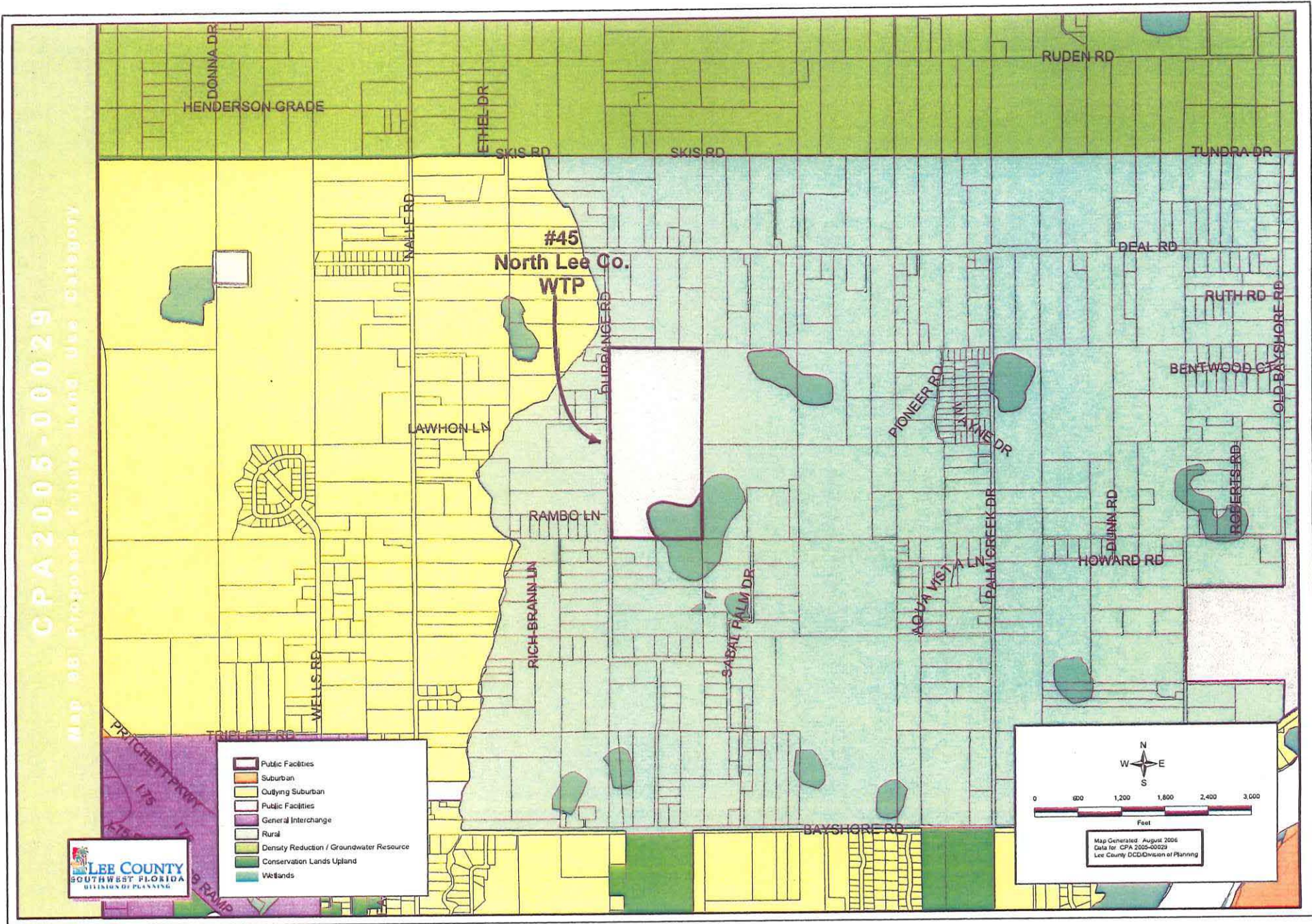
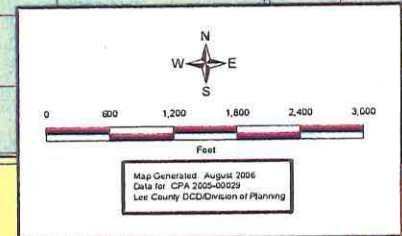


CPA 2005-00029

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



CPA 2005-00029

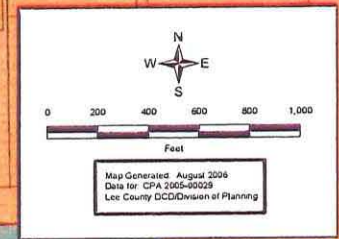
Map 10A Existing Future Land Use Category



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

#11
Davis Road
Boat Ramp

#56
Pump Station



CPA2005-00029

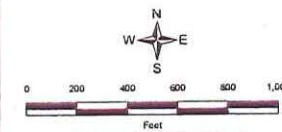
Map 100 Proposed Future Land Use Category



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

#11
Davis Road
Boat Ramp

#56
Pump Station



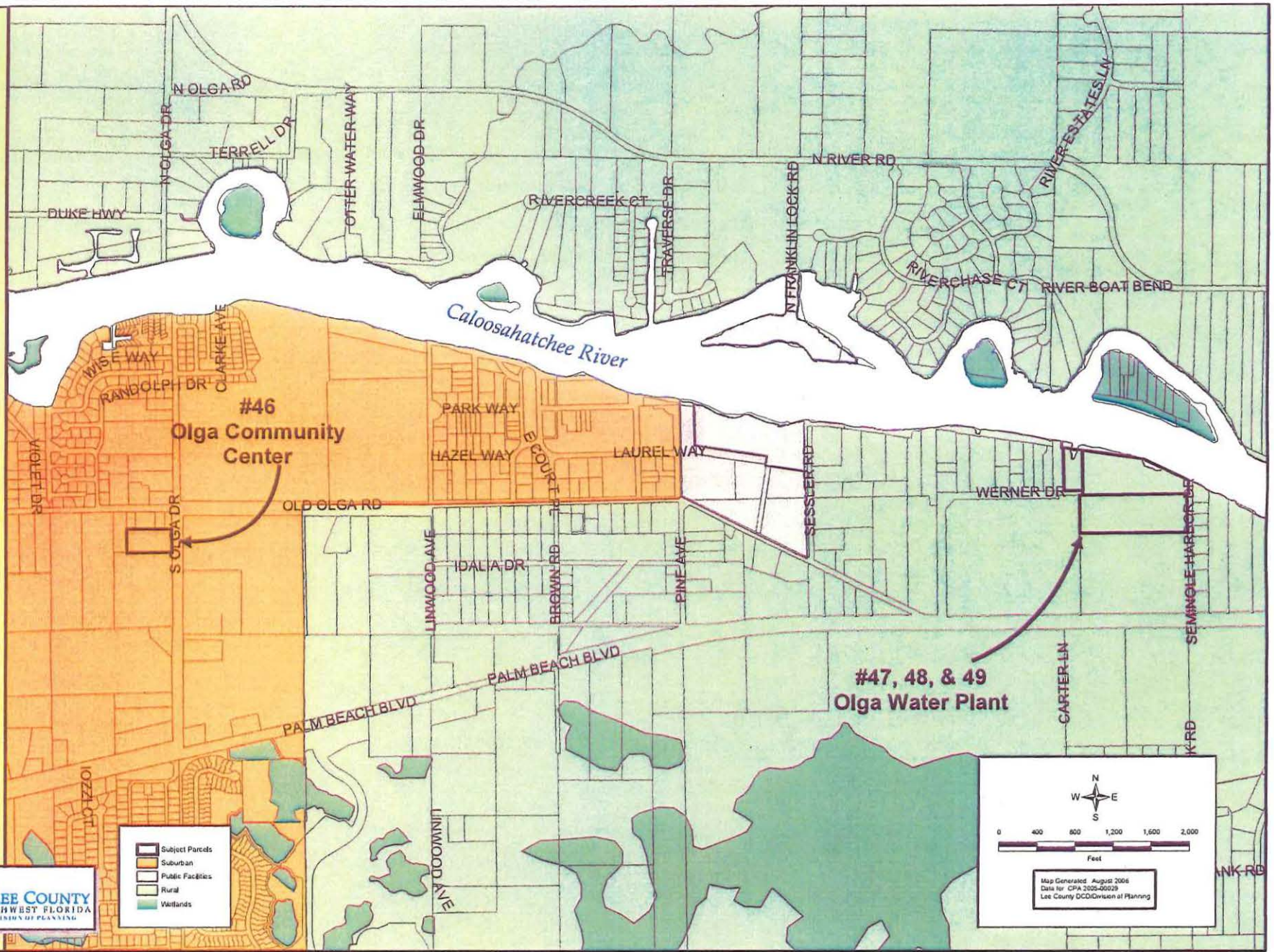
Map Generated: August 2006
Data for: CPA 2005-00029
Lee County OGD/Division of Planning

CPA 2005-00029

MAP 11A Existing Future Land Use Category

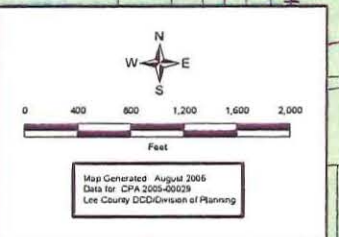
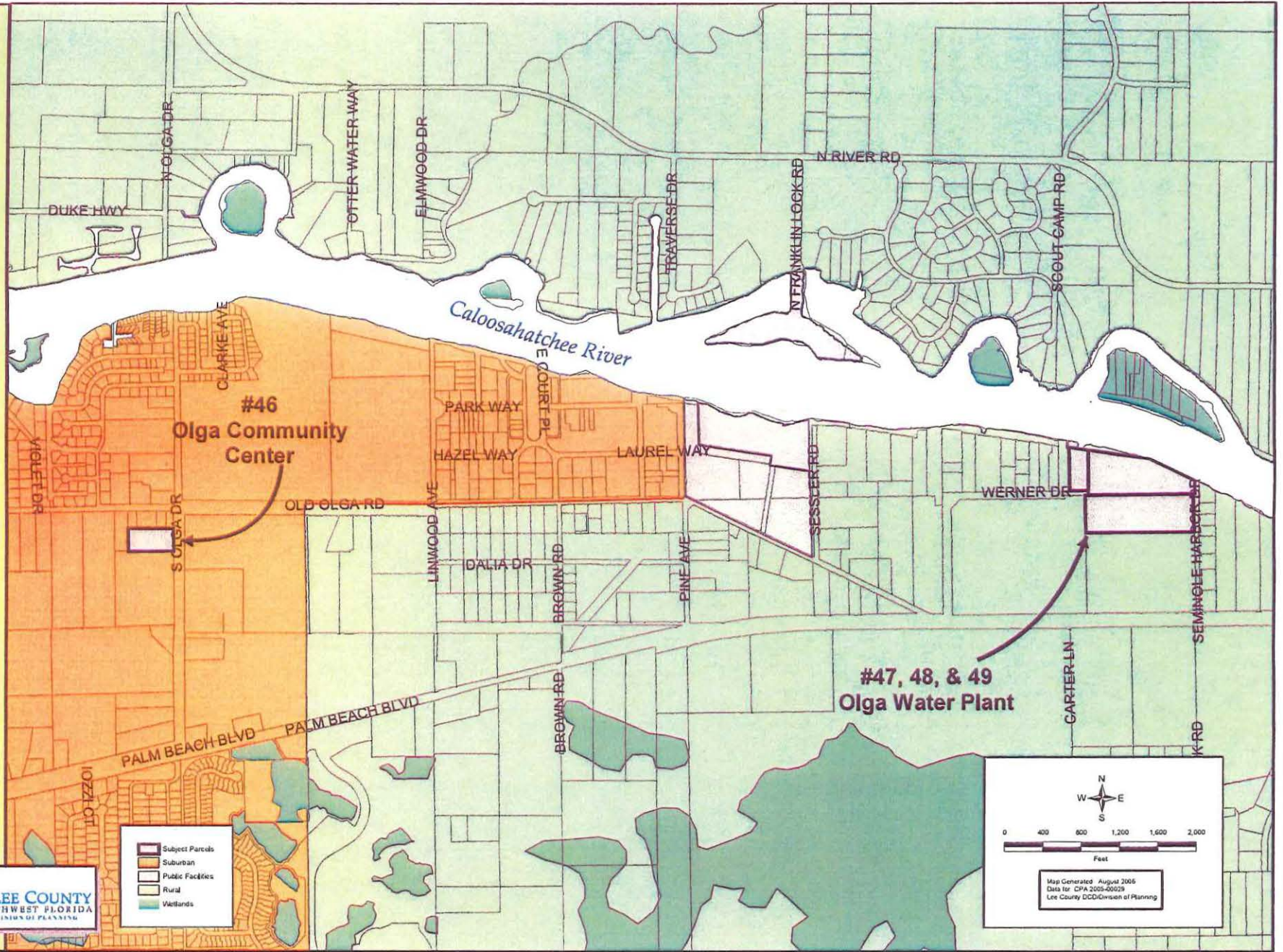


- Subject Parcels
- Suburban
- Public Facilities
- Rural
- Wetlands



CPA 2005-00029

Map 11B Proposed Future Land Use Category



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

PALM BEACH BLVD

PALM BEACH BLVD

NEWCOMB CT

SOLOMON DR

RAILROAD AVE

AVENUE A

AVENUE B



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

CPA 2005-00029

Map 12B Proposed Future Land Use Category

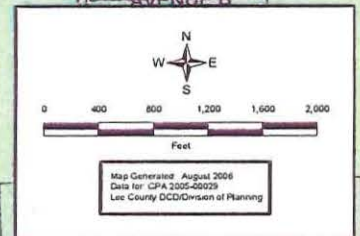


- Subject Parcels
- Urban Community
- Public Facilities
- Rural
- Wetlands

#2
Alva Community Park
& Alva Fire Station

#5 & 6
Charleston Park
Community Center

Caloosahatchee River



CPA2005-00029

Map 11A 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

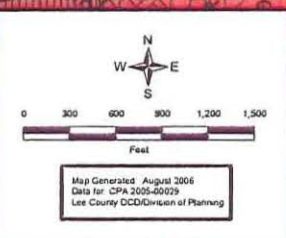
Caloosahatchee River

#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

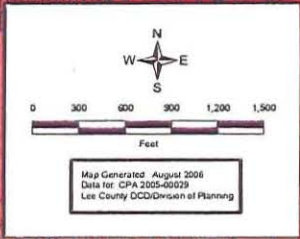
#57
Pump
Station

#81
Water
Tower

#3 & 80
DOT Ops &
Tice Fire Station

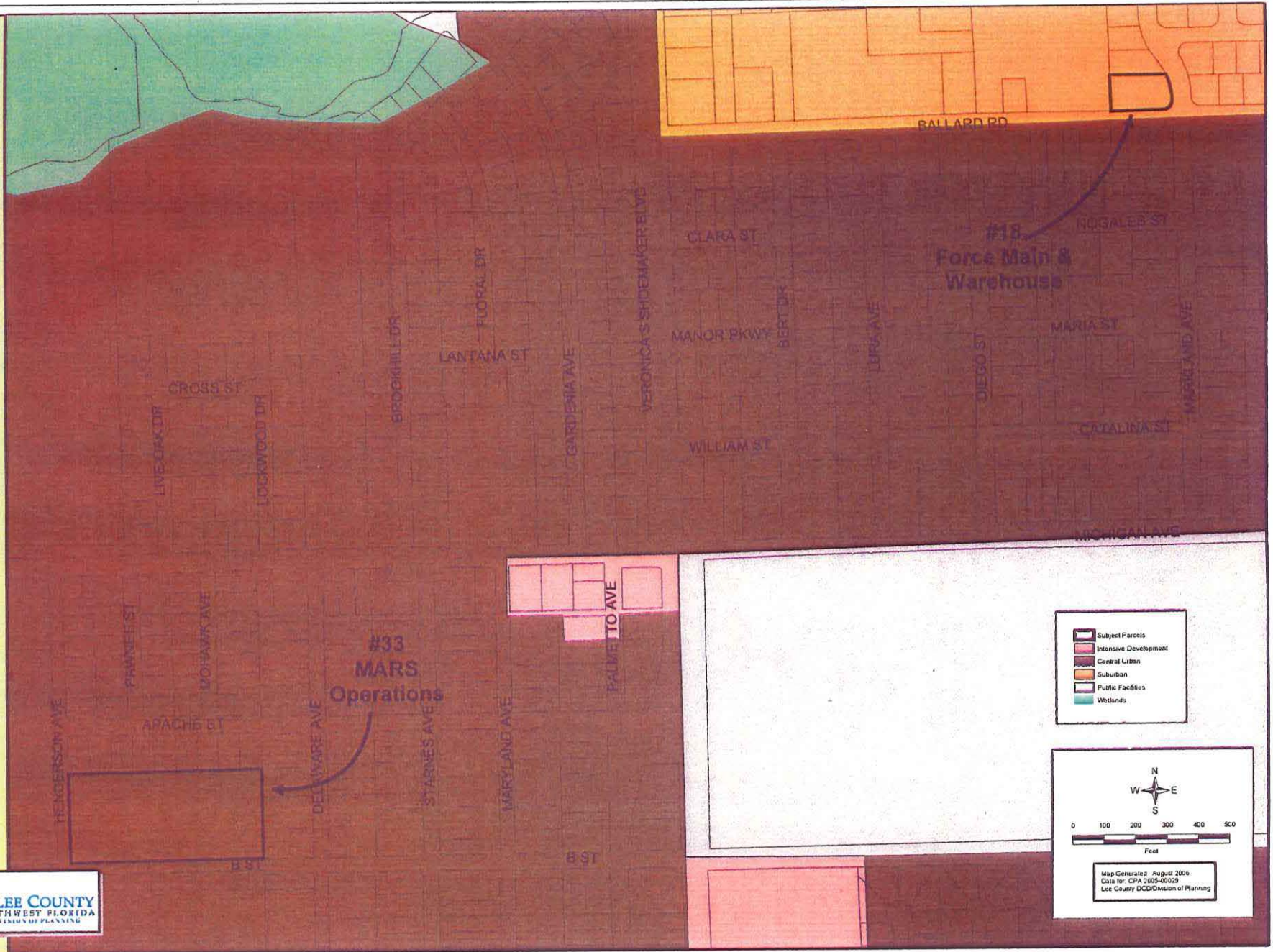


- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- General Commercial Interchange
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands



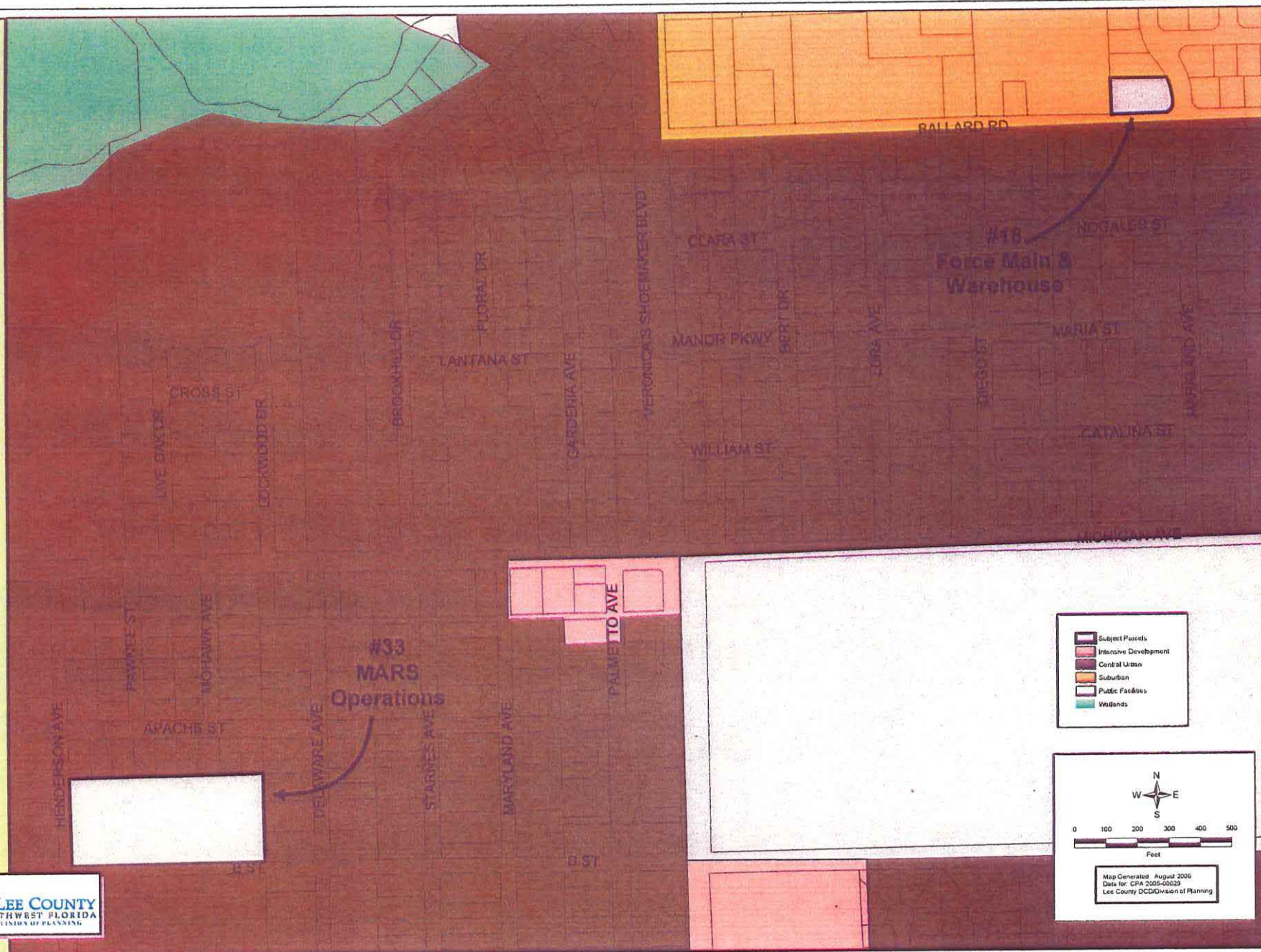
CPA2005-00029

Map 14A Existing Future Land Use Category

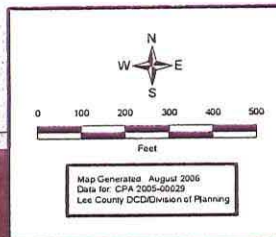


CPA 2005-00029

Map 14B Proposed Future Land Use Category

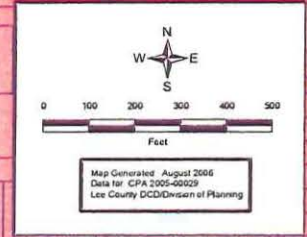
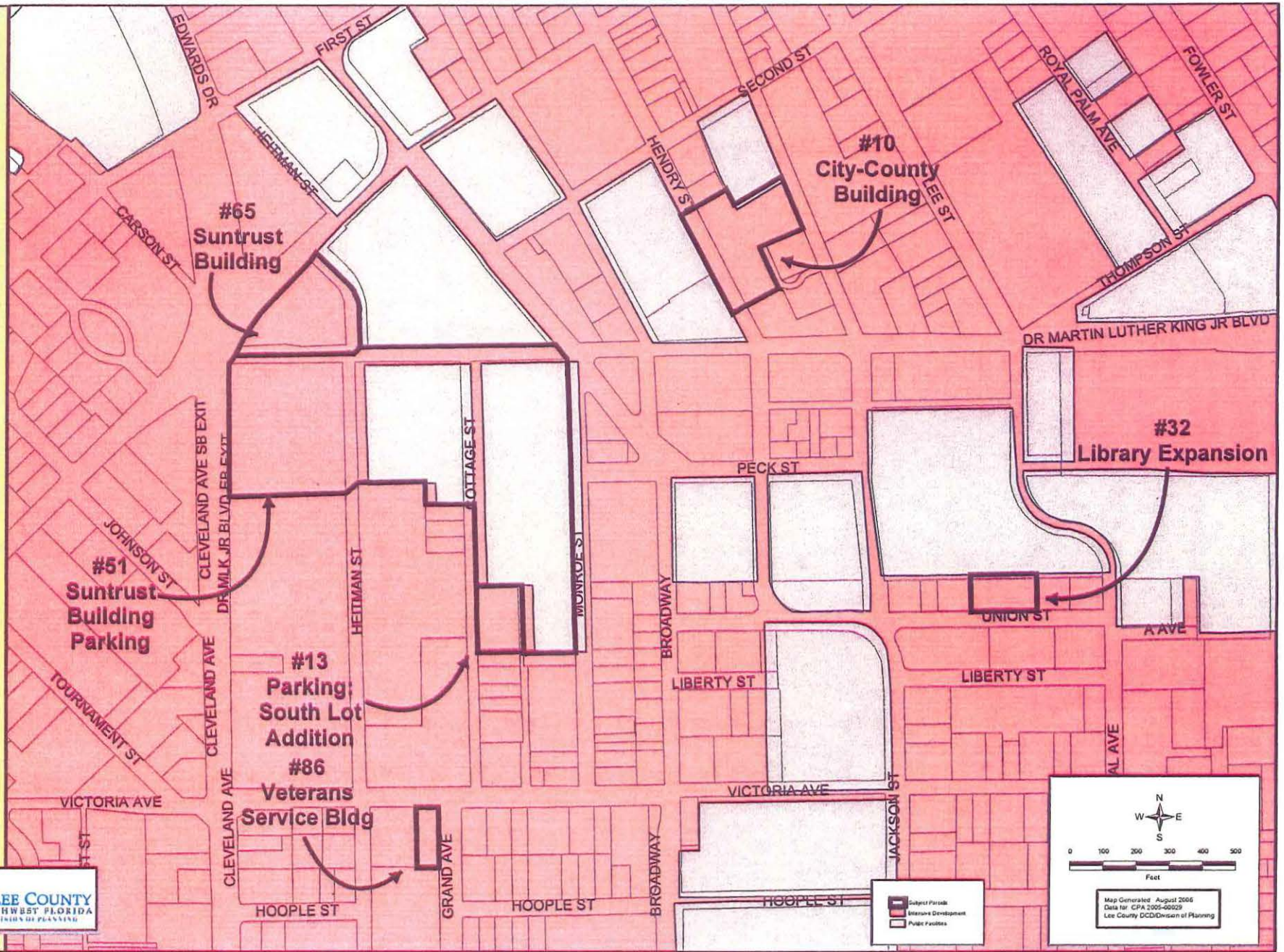


- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Public Facilities
- Wetlands



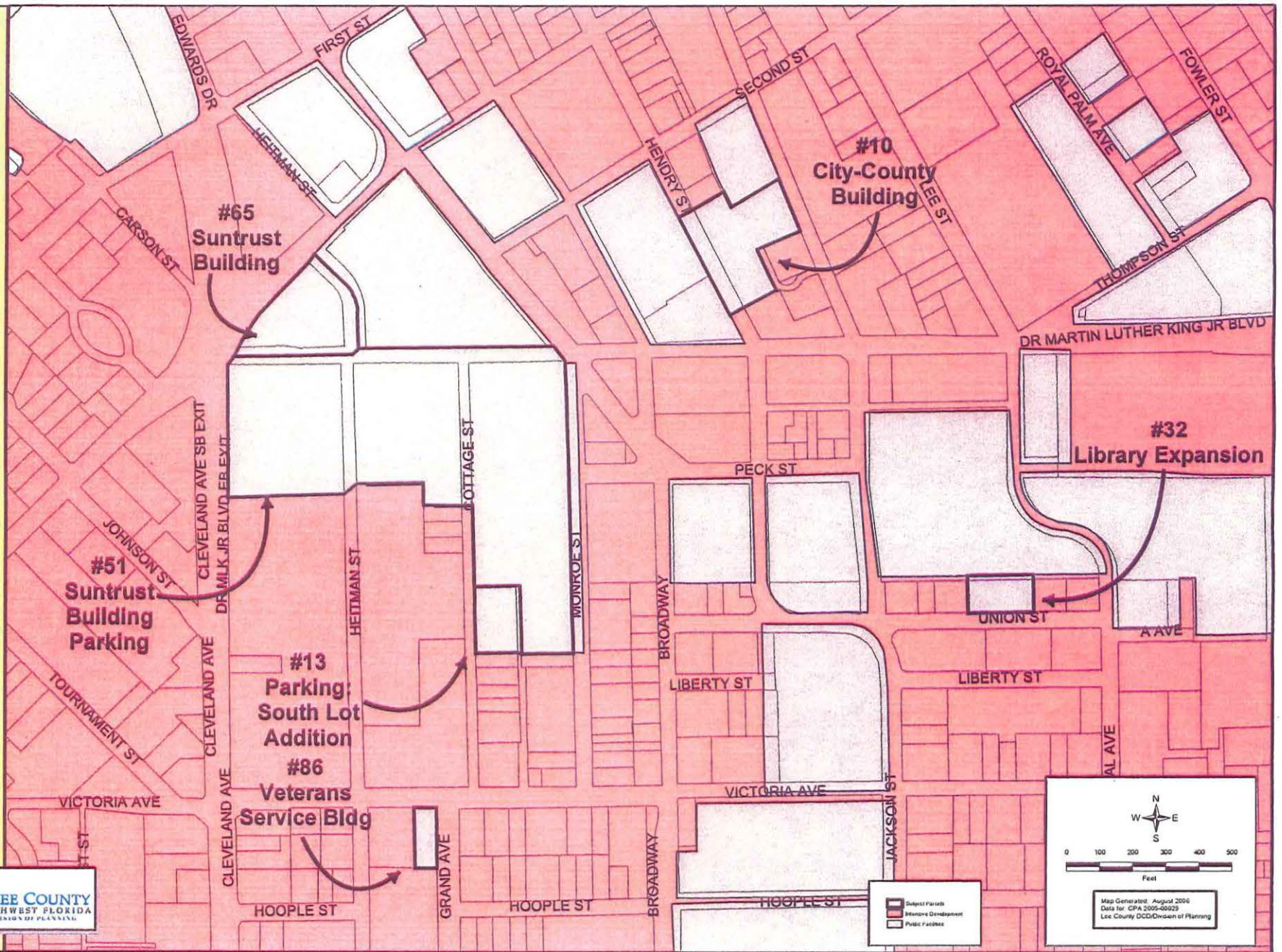
CPA2005-00029

Map 15A Existing Future Land Use Category



CPA 2005-00029

Map 15D Proposed Future Land Use Category

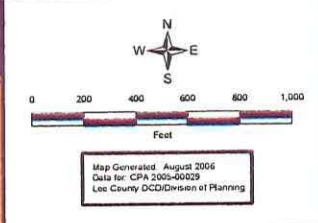
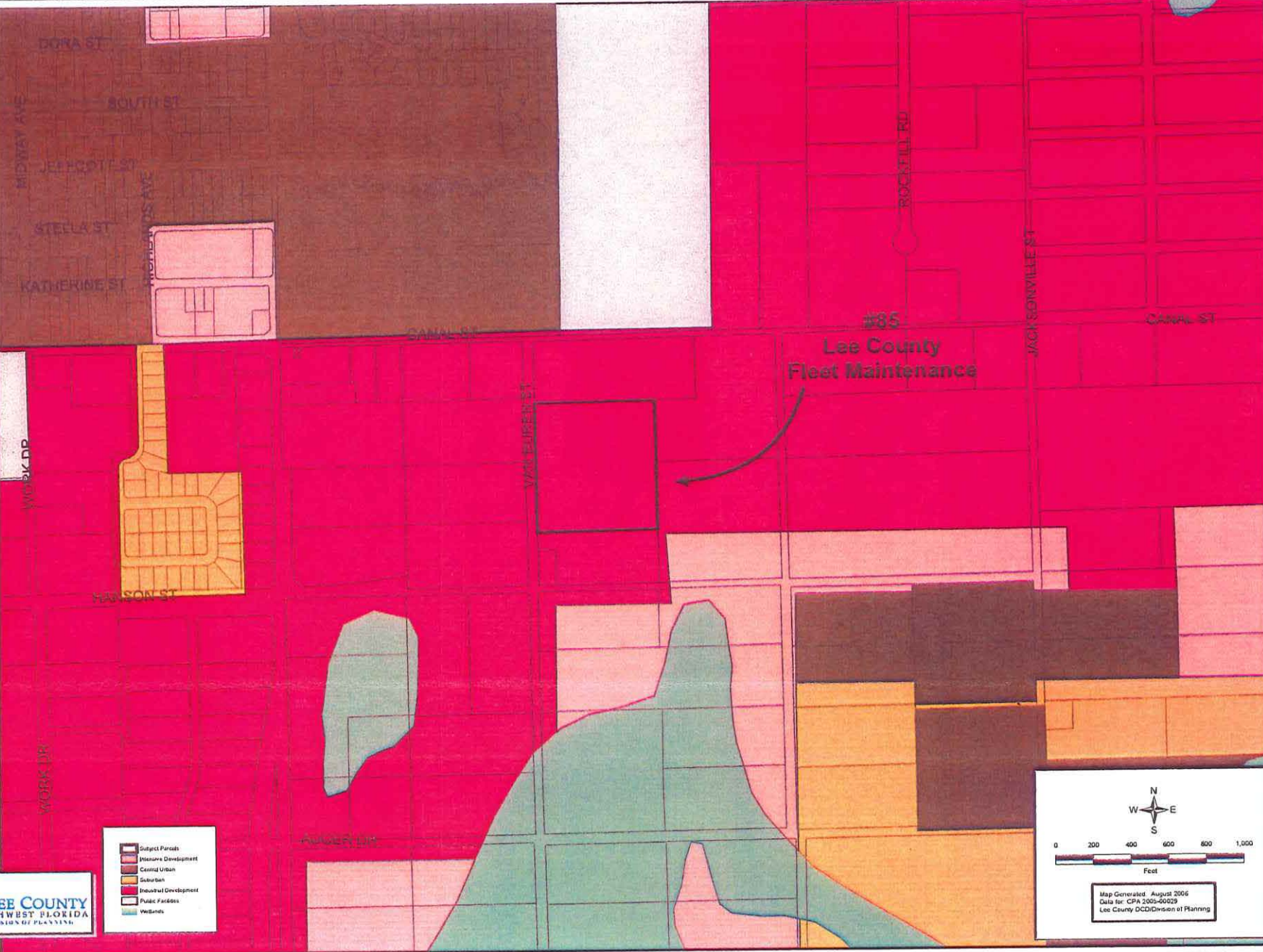


CPA2005-00029

Map 15A Existing Future Land Use Category



- Subject Parcels
- Pressure Development
- Control Urban
- Suburban
- Recreational Development
- Public Facilities
- Wetlands

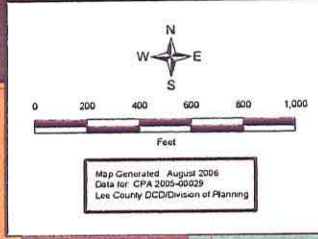
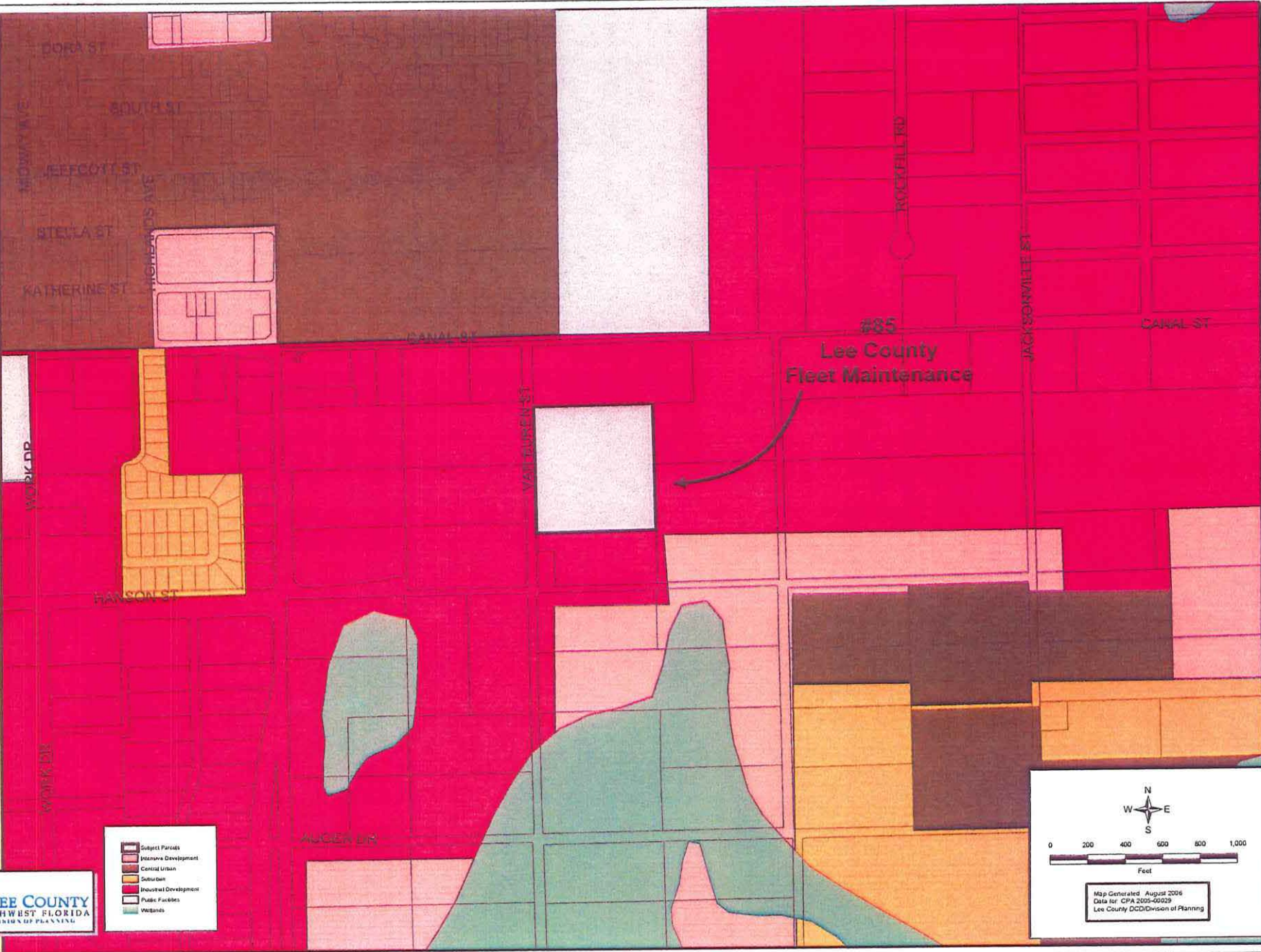


CPA2005-00029

Map 15B Proposed Future Land Use Category



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



CPA2005-00029

Map 17A Existing Future Land Use Category

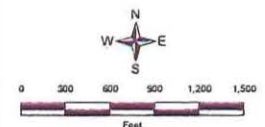


**#14 & 15
East County
Regional Library
& Access**

**#40
Lee County
Mosquito Control
District**

**#41
Lee County
School District**

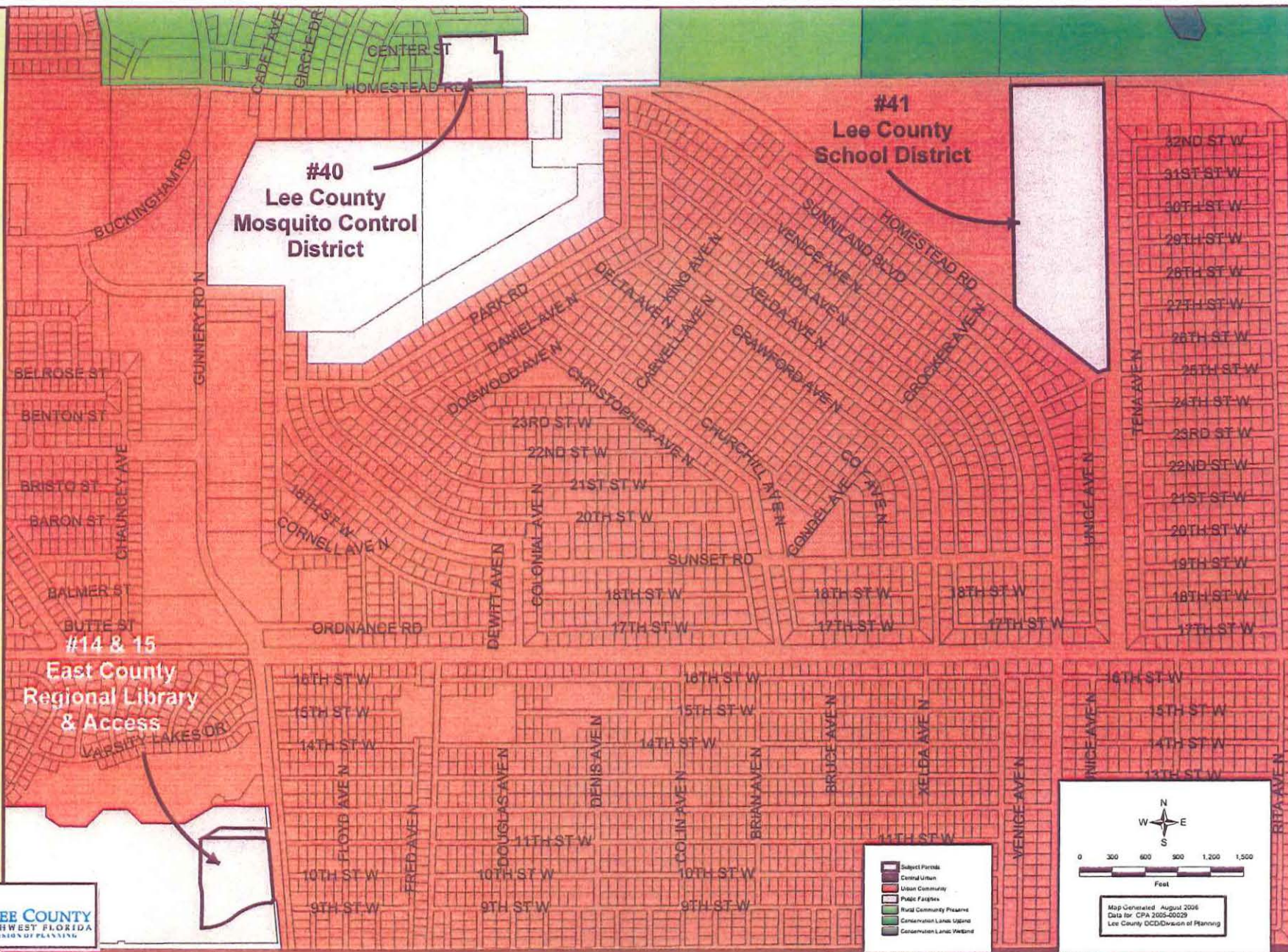
- Subject Property
- Central Urban
- Urban Community
- Public Facilities
- Rural Community Preserve
- Conservation Lands Upland
- Conservation Lands Wetland



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

CPA 2005-00029

Map 17B Proposed Future Land Use Category



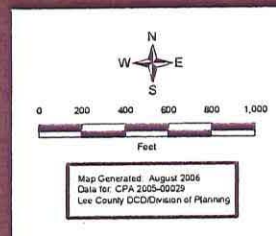
CPA2005-00029

Map 18A Existing Future Land Use Category



- Subject Parcels
- Central Urban
- Public Facilities

#52
Part of Lehigh Acres
Veterans Park



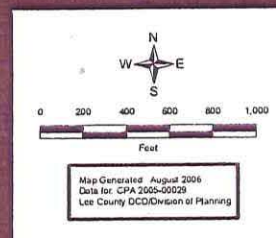
CPA2005-00029

Map 13B Proposed Future Land Use Category



- Subject Parcels
- Central Urban
- Public Facilities

#52
Part of Lehigh Acres
Veterans Park



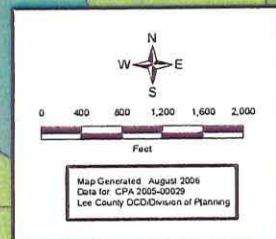
CPA2005-00029

Map 10A Existing Future Land Use Category



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

#25
Gateway
Waste Water
Treatment Plant



CPA2005-00029

Map 19B Proposed Future Land Use Category



- Public Facilities
- Central Urban
- Urban Community
- Public Facilities
- New Community
- Transport
- Aspen
- Open Space / Groundwater Resource
- Wetlands

#25
Gateway
Waste Water
Treatment Plant

DANIELS PKWY



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

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



- 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

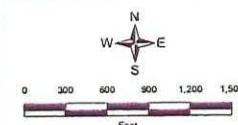
#50
Page Field
Avigation
Equipment

#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 300 Proposed Future Land Use Categories



- 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

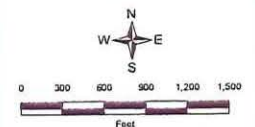
**#50
Page Field
Avigation
Equipment**

**#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

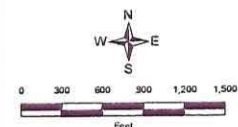


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities

#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



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

CPA2006-00029

Map 11B 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

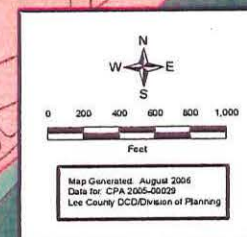
Note: Continues northward
And Southward

0 300 600 900 1,200 1,500
Feet

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



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



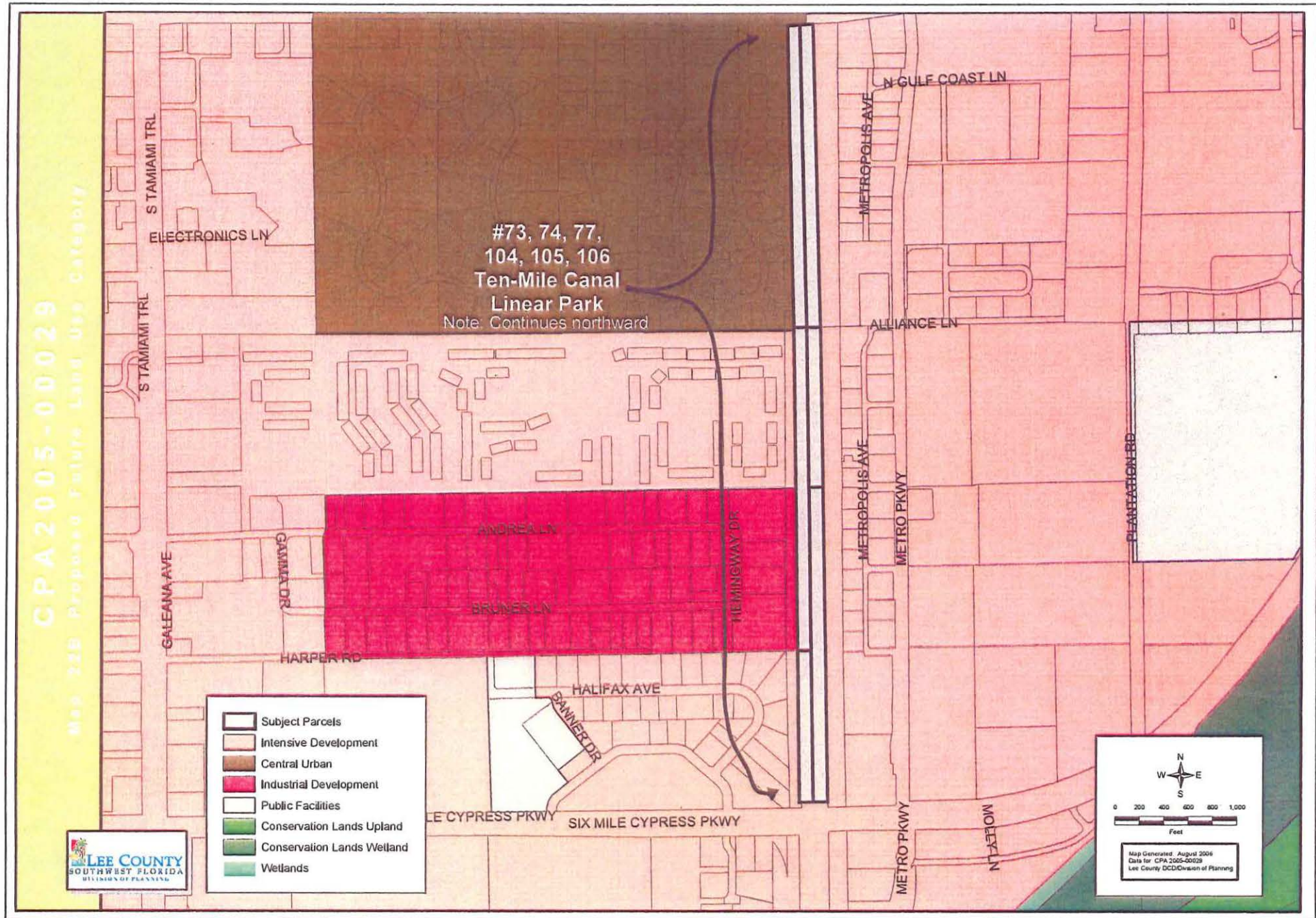
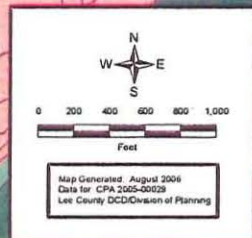
CPA2005-00029

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



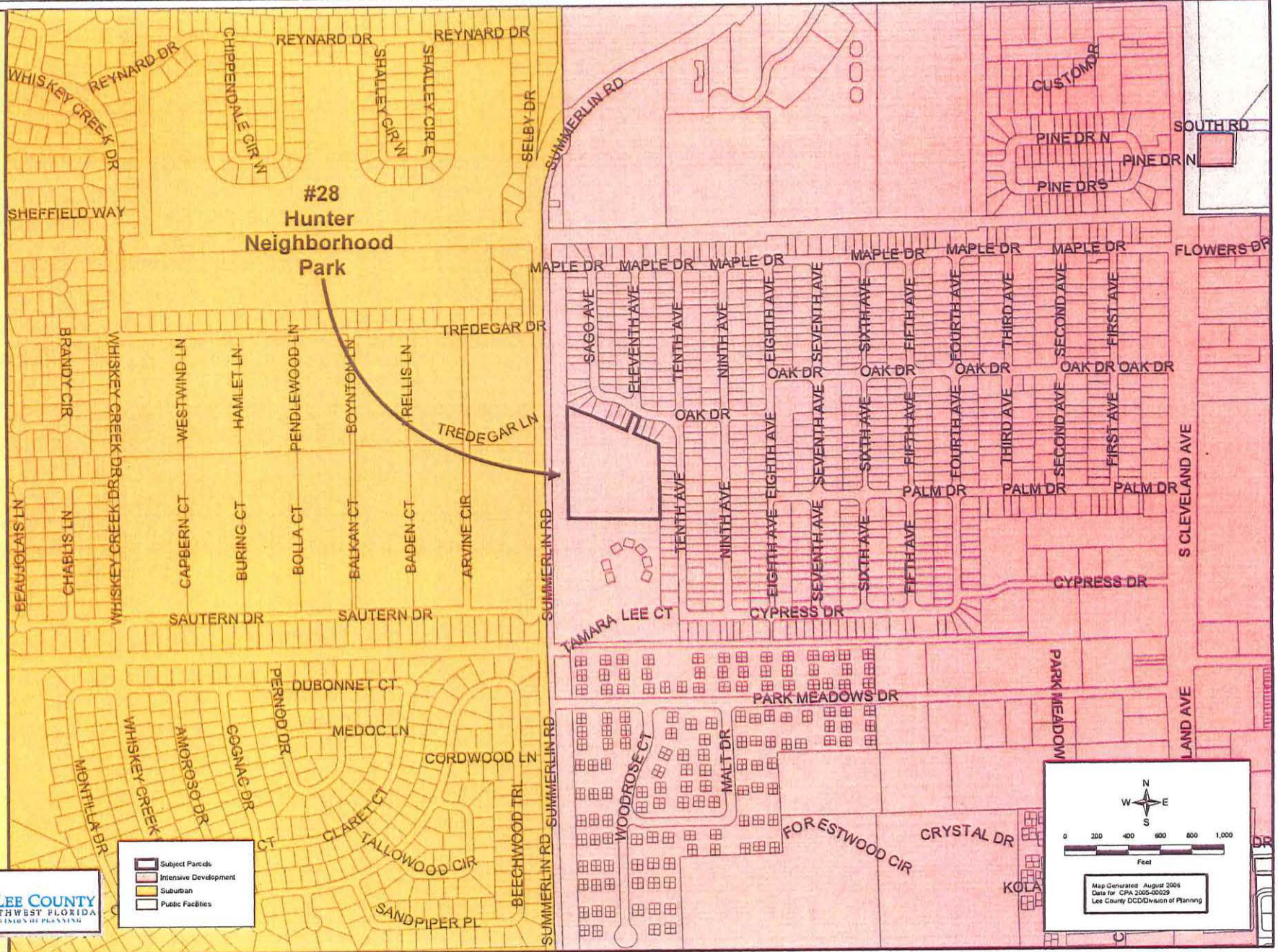
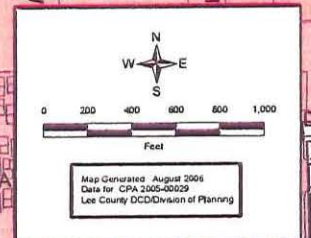
CPA2005-00029

Map 23A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

#28
Hunter
Neighborhood
Park



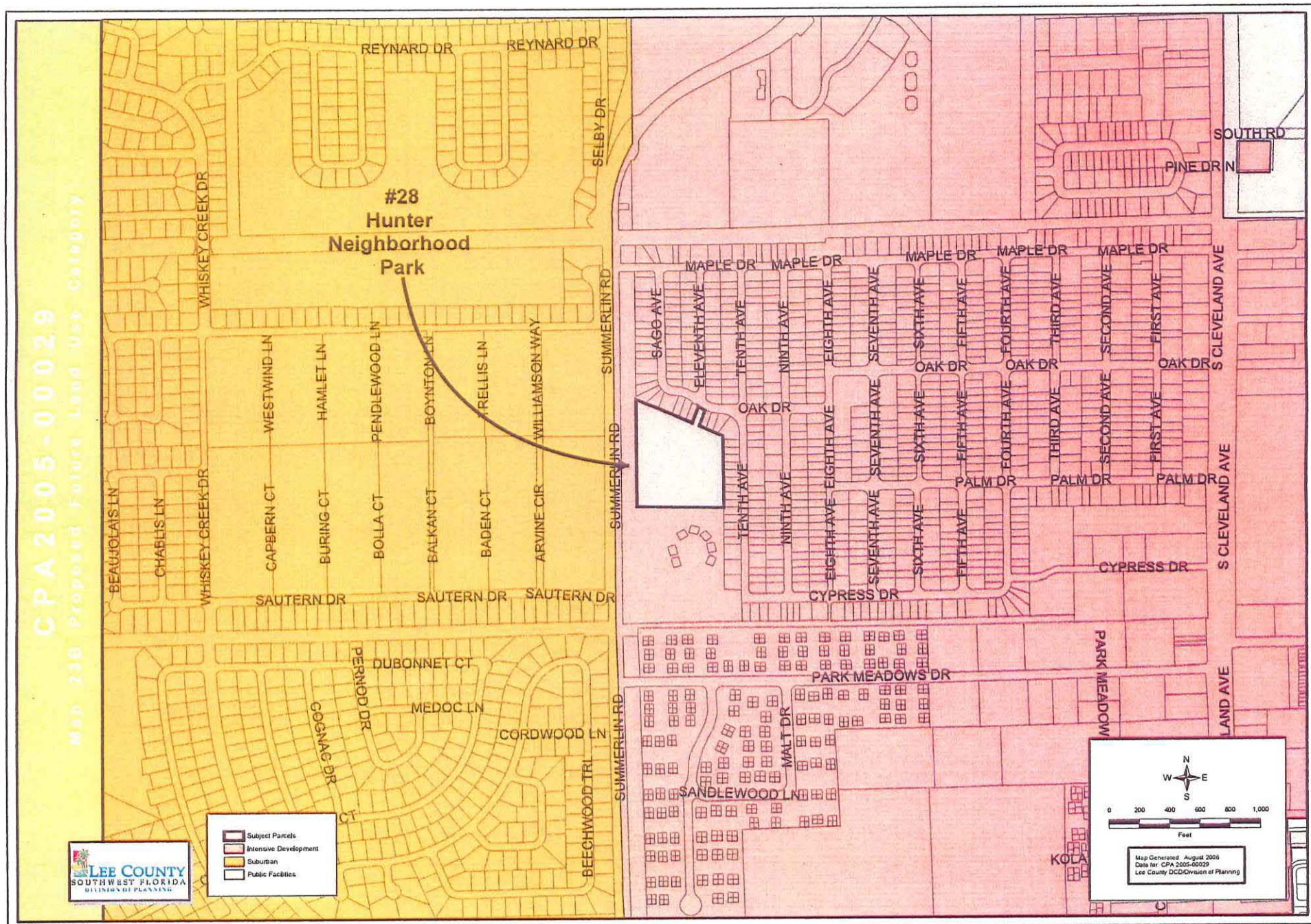
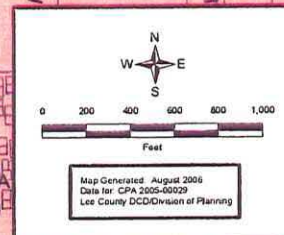
CPA 2005-00029

Map 23B Proposed Future Land Use Category



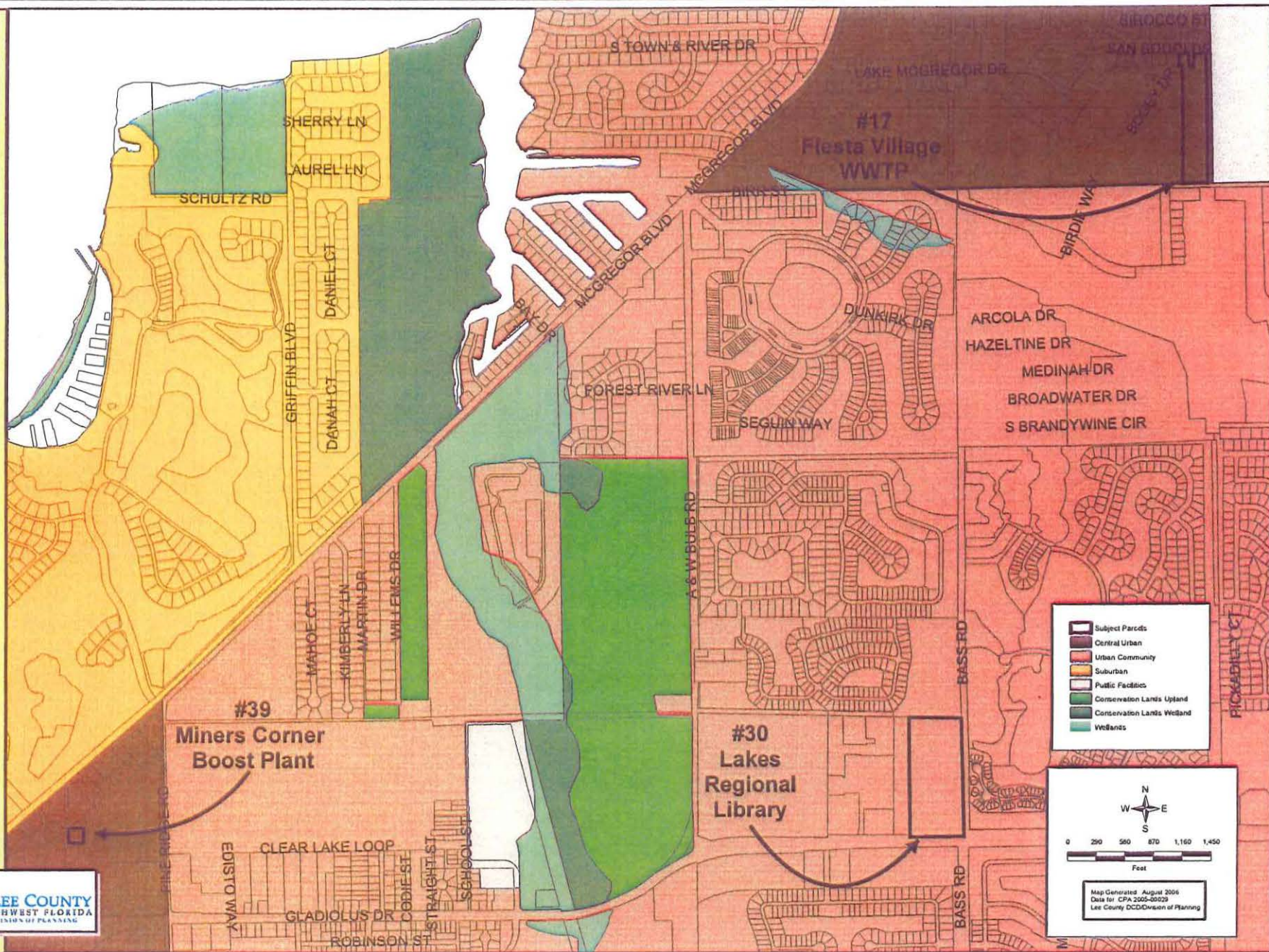
- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

#28
Hunter
Neighborhood
Park



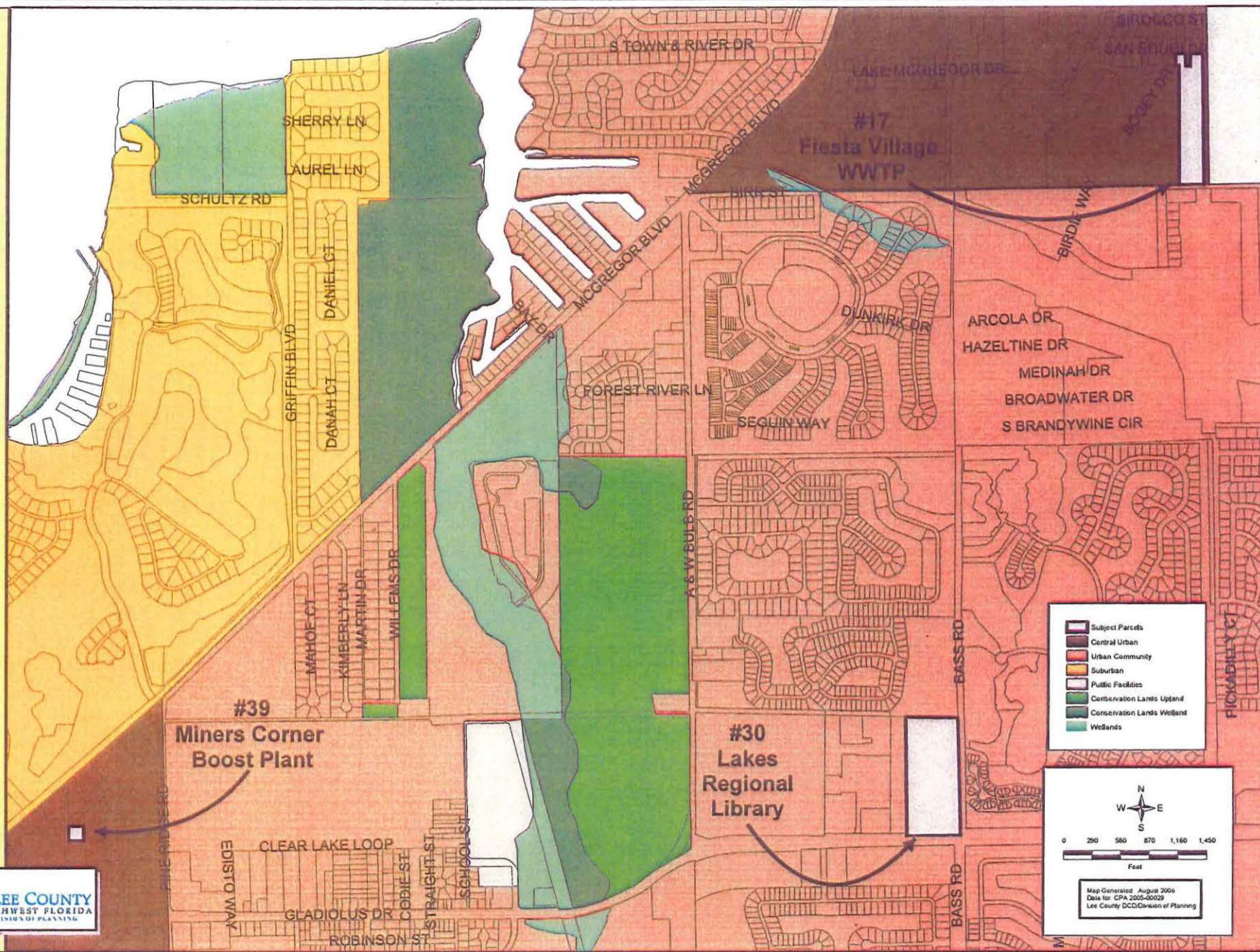
CPA 2005-00029

Map 24A Existing Future Land Use Category



CPA 2005-00029

Map 248 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

N
W E
S

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

Feet

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

CPA2005-00029

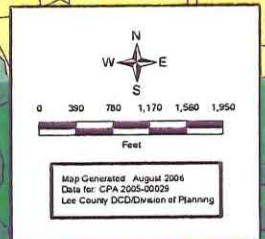
Map 25B Proposed Future Land Use Category



- 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



CPA 2005-00029

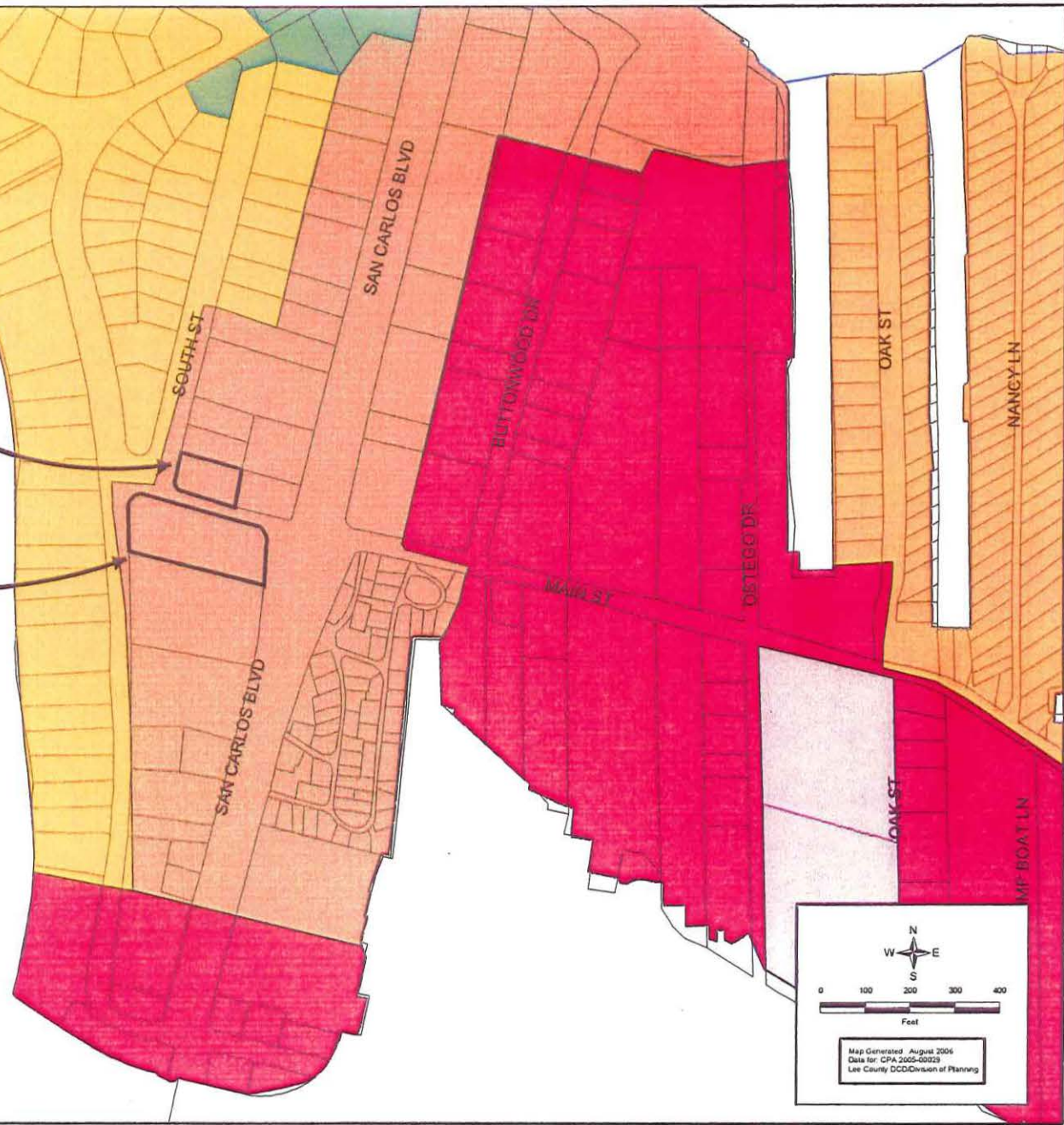
Map 26A Existing Future Land Use Category



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

#35
Master Pump
& Warehouse

#31
Lee Tran
Beach Parking



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

CPA 2005-00029

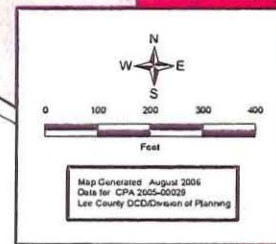
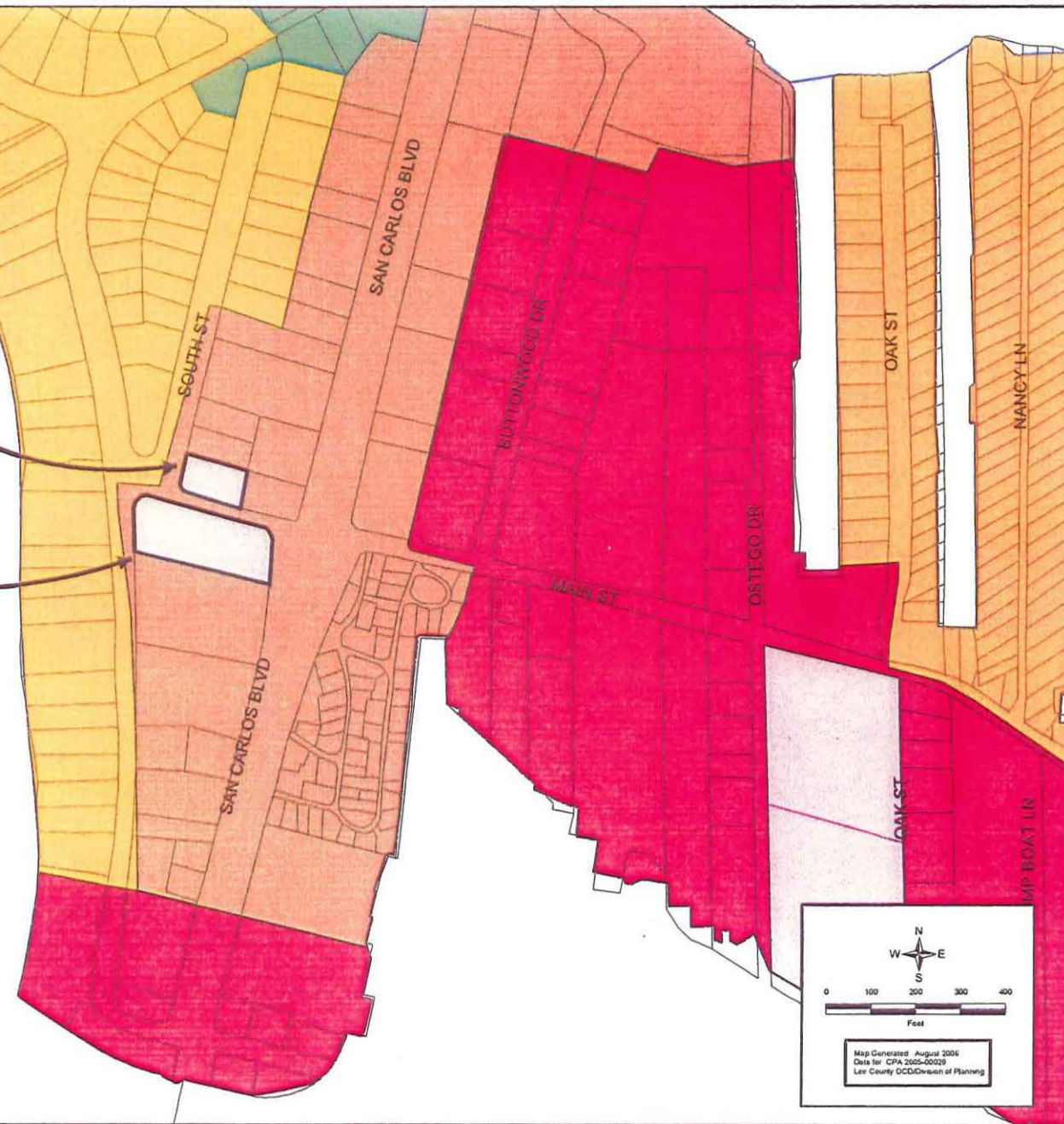
Map 250 Proposed Future Land Use Category

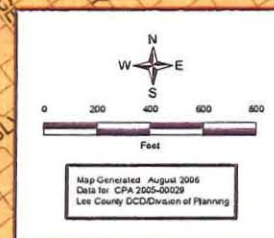


- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Wetlands

#35
Master Pump
& Warehouse

#31
Lee Tran
Beach Parking





CPA2005-00029

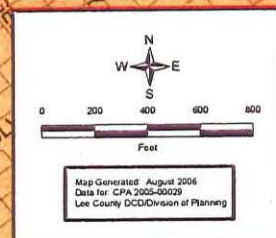
Map 27B Proposed Future Land Use Category



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

#19
Former Gulf
Environmental
Facilities

#20
Former Gulf
Environmental
Facilities



CPA 2005-00029

Map 20A Existing Future Land Use Category

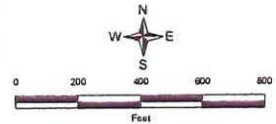


- Subject Parcels
- Urban Community
- Suburban
- Industrial Development
- Public Facilities
- Industrial Commercial Interchange
- Wetlands

#1
Alico Booster
Plant

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY



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

CPA2005-00029

Map 28B Proposed Future Land Use Category



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

ALICO RD

ALOHA RD

BAHAMAS RD

TAHITI RD

BOUNTY RD

PLANTATION DR

MALAGA RD

CANE RD

KNIGHT DR

GROVE RD

CORAL DR

GARDEN RD

TRELLIS RD

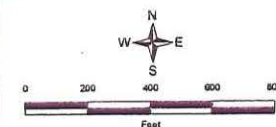
ORIOLE RD

#1
Alico Booster
Plant

ALICO RD

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY



Map Generated August 2004
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

CPA2005-00029

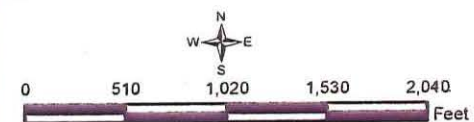
Map 238 Proposed Future Land Use Category



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

#26
Greenmeadow
Water Treatment
Plant

AIRPORT HAUL RD



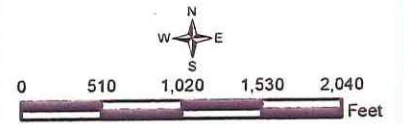
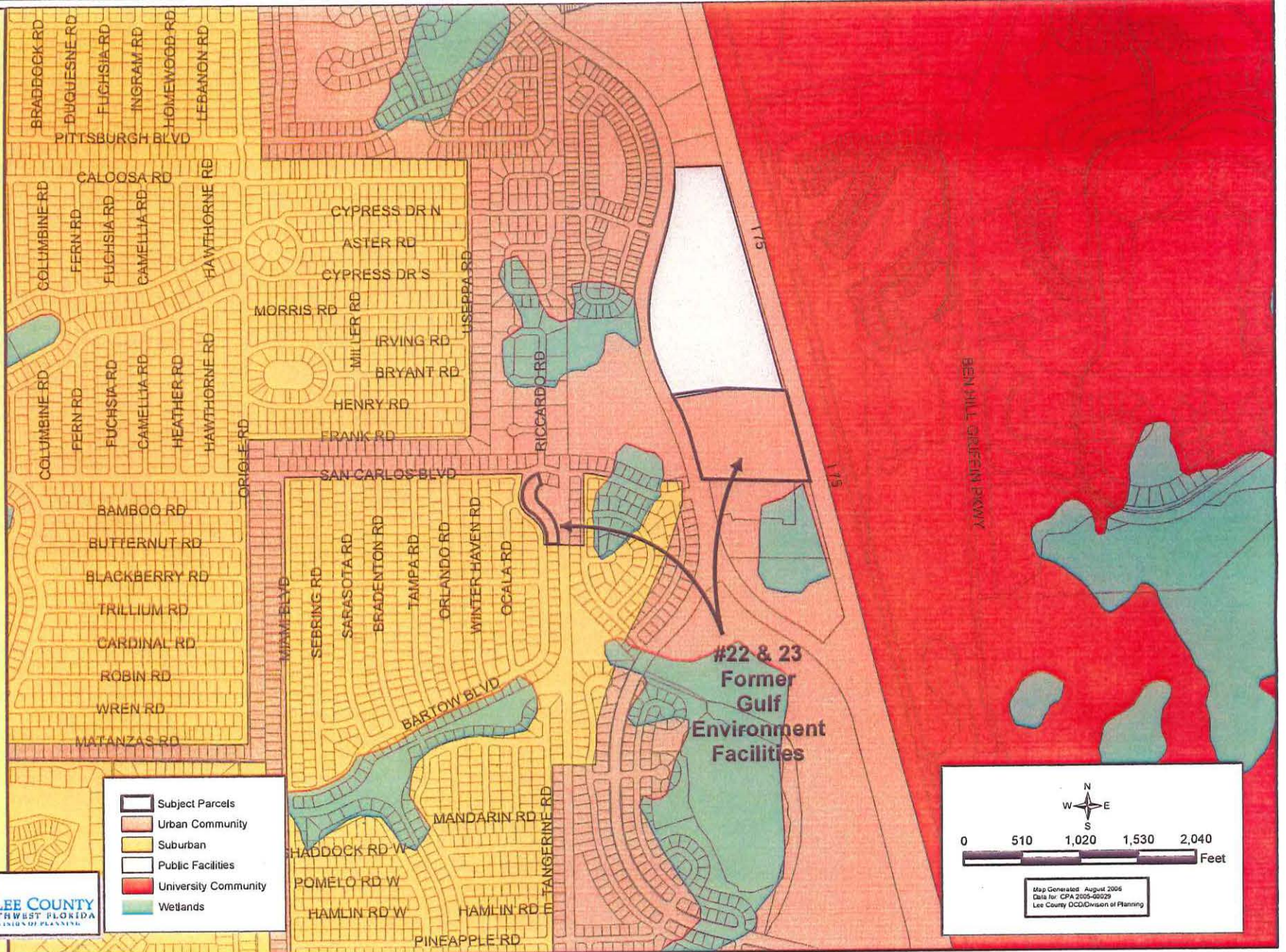
Map Generated August 2006
Data for CPA 2005-00029
Lee County DCD/Division of Planning

CPA 2005-00029

Map 38A Existing Future Land Use Category



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



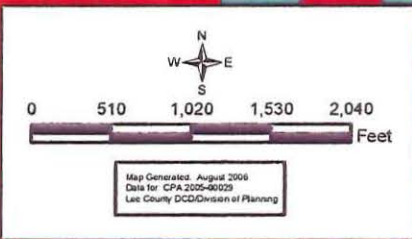
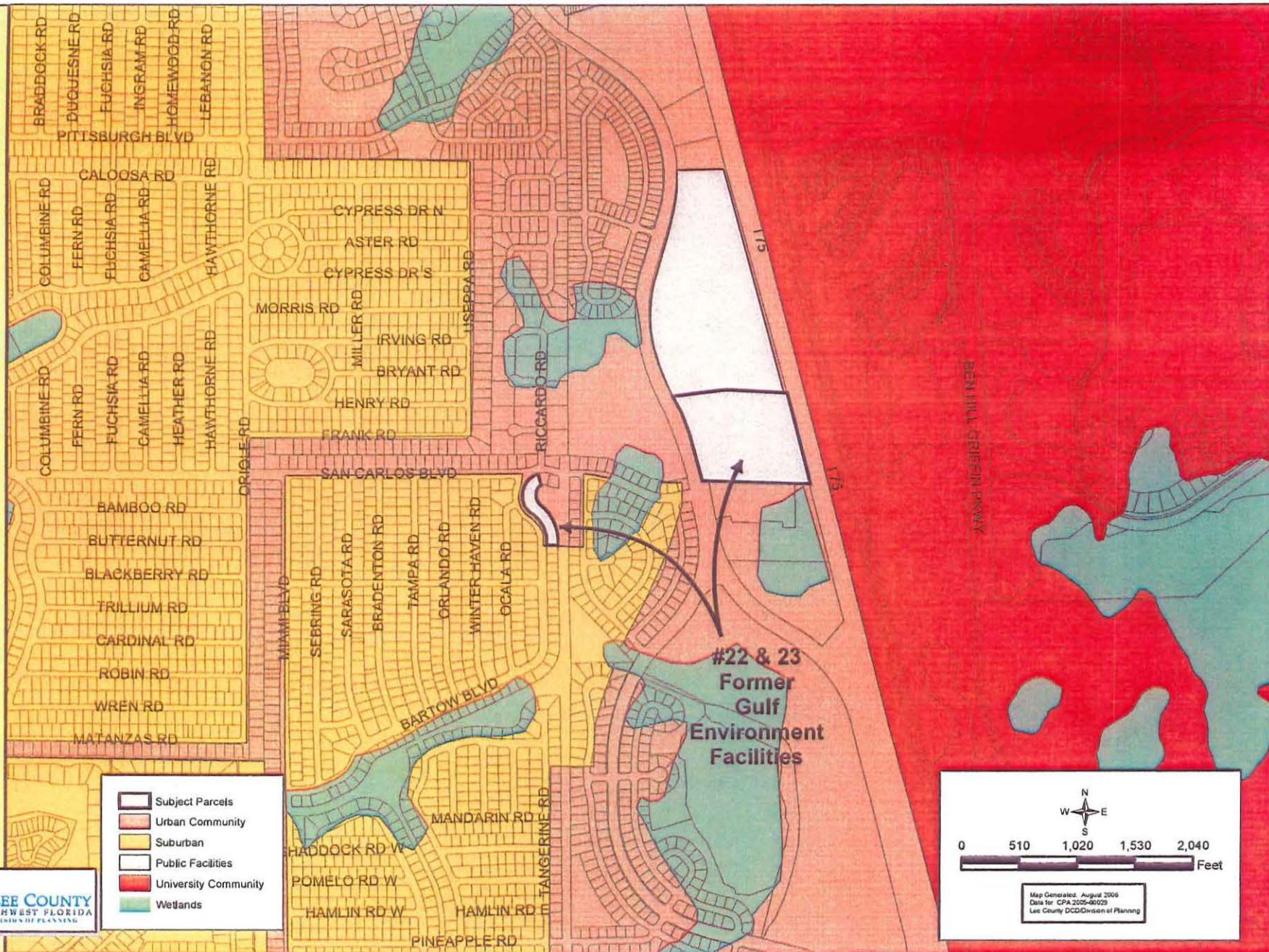
Map Generated: August 2006
Data for CPA 2005-00029
Lee County DCD/Division of Planning

CPA 2005-00029

Map 30B Proposed Future Land Use Category



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

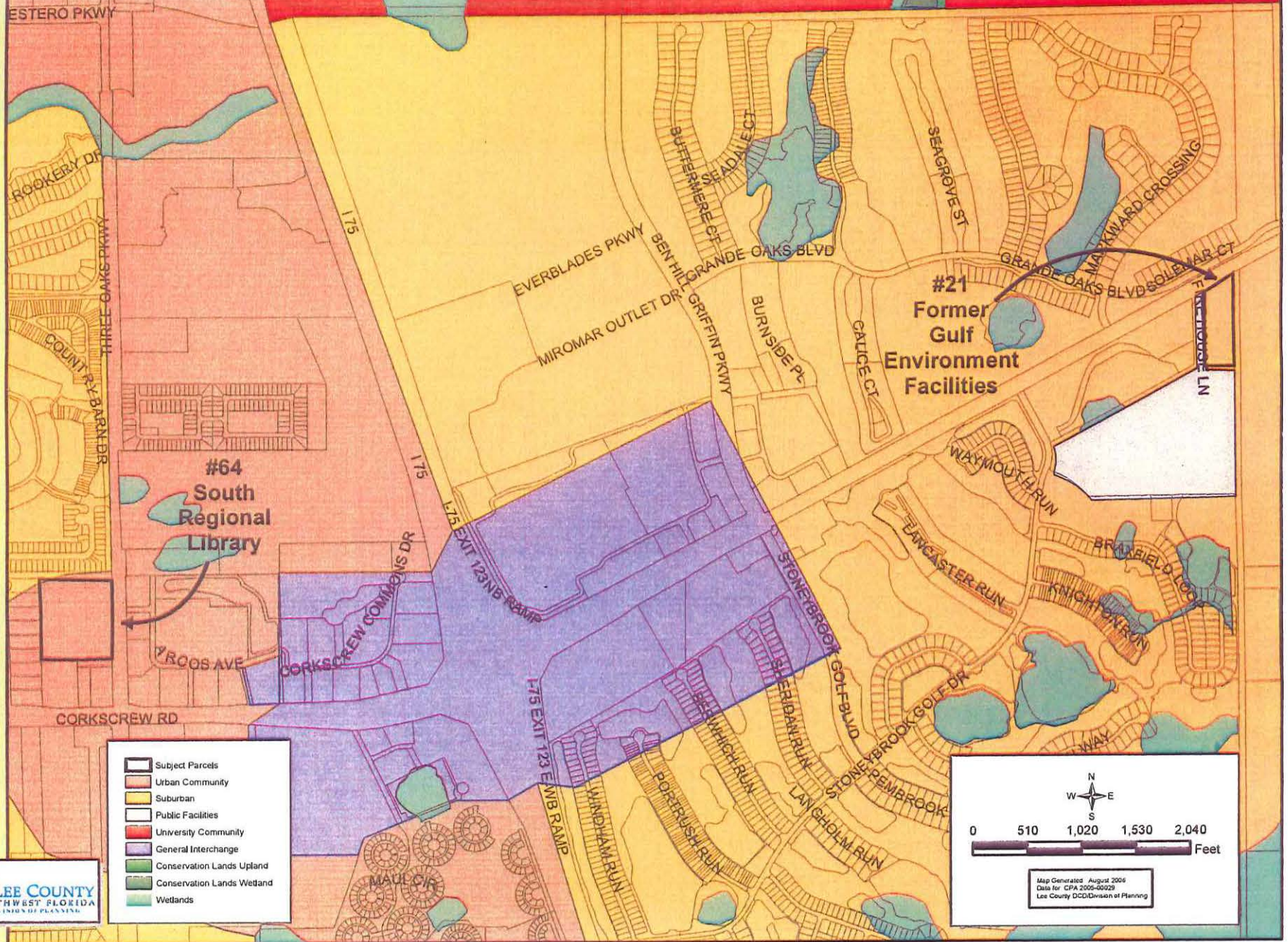


CPA2005-00029

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



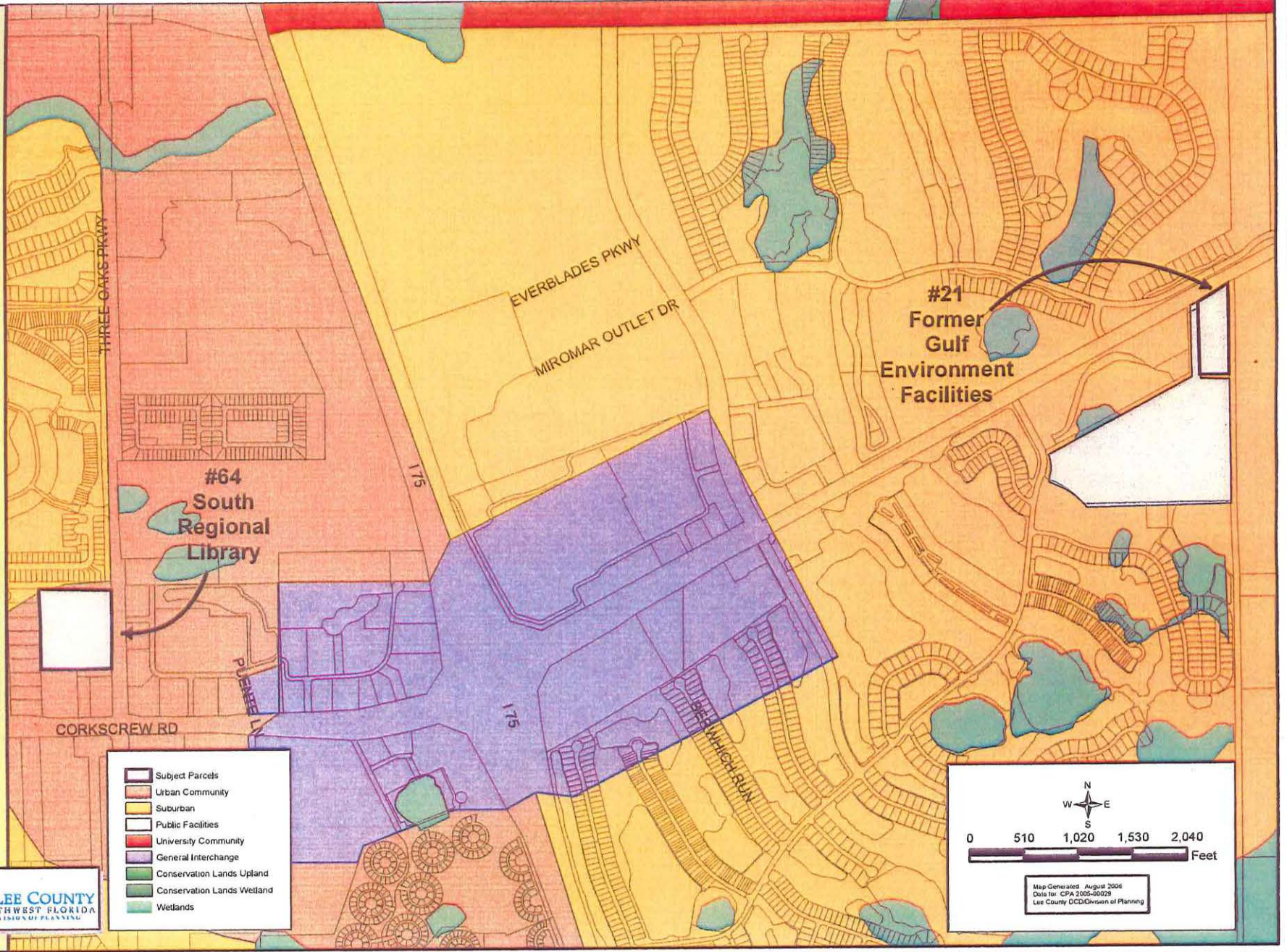
Map Generated August 2006
Data for CPA 2005-00029
Lee County DCD/Division of Planning

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



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

