



**REGULAR MEETING  
OF THE  
LOCAL PLANNING AGENCY**

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**Monday, August 28, 2006  
Board of County Commission Chambers  
The meeting will commence at 8:30 a.m.**

**AGENDA**

- 1. Call to Order; Certification of Affidavit of Publication**
- 2. Pledge of Allegiance**
- 3. Public Forum**
- 4. Approval of Minutes:**
  - A. May 22<sup>nd</sup>, 2006**
  - B. June 26<sup>th</sup>, 2006**
  - C. July 24<sup>th</sup>, 2006**
- 5. CPA2005-00006 - Amend the Future Land Use Map series, Map 6 Lee County Utilities Future Water Service Areas, and Map 7 Lee County Utilities Future Sewer Service Areas to include a 75 acre parcel located along Corkscrew Road in the Density Reduction/Groundwater Resource Future Land Use category.**
- 6. CPA2005-00009 – Amend the Future Land Use Element to add a Goal, Objectives, and Policies that are specific to the Palm Beach Community.**
- 7. CPA2005-00028 – Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.**
- 8. CPA2005-00029 - 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.**
- 9. Other Business**
- 10. Adjournment**

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. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, 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.

**MINUTES REPORT  
LOCAL PLANNING AGENCY  
JULY 24, 2006**

**MEMBERS PRESENT:**

Noel Andress (Chair)

Derek Burr (Vice Chair)

Ron Inge

Carleton Ryffel

Raymond Schumann

**MEMBERS ABSENT:**

Rae Ann Wessel

**STAFF PRESENT:**

Donna Marie Collins, Assistant County Attorney

Janet Miller, Recording Secretary

Matt Noble, Principal Planner

Paul O'Connor, Planning Director

**Agenda Item 1 – Call to Order, Certificate of Affidavit of Publication**

Mr. Andress, Chair, called the meeting to order. Ms. Collins, Assistant County Attorney, certified the affidavit of publication and submitted it to the record.

**Agenda Item 2 – Pledge of Allegiance**

**Agenda Item 3 – Public Forum** - None

**Agenda Item 4 – CPA2005-00006**

Ms. Kami Corbett, from Henderson, Franklin, Starnes & Holt, P.A., spoke on behalf of their applicant to clarify that they were requesting a continuance today and requested that the LPA grant the motion.

**Ron Inge moved to continue CPA2005-00006 until such time as it is ready to be brought forward by staff, seconded by Mr. Ryffel. There being no further discussion, the motion passed 5-0.**

**Agenda Item 5 – CPA2005-00017**

Mr. Loveland reviewed his staff report and recommendations.

Mr. Andress asked if there had been any other changes in the classification in terms of maintenance responsibilities on the part of the state and county on any of these maps.

Mr. Loveland confirmed there were no other changes. He stated there were not normally changes except by mutual agreement.



Mr. Ryffel noted that in the report there was mention of there being "other amendments." If this amendment is approved by the LPA, he asked how these other amendments would be part of this. In other words are we sending something off that may or may not be changed before it gets there.

Mr. Loveland stated the LPA would be sending it off without all the possible changes being made, but that this was not an uncommon practice. He explained that the MPO plan tends to be a 3-season process for MPO planning. He reviewed the processes with LPA and how it differs from the Comprehensive Plan Amendment process. He noted it was possible that by the time this item goes for BCC adoption, it may look different from what is being presented today.

Mr. Andress asked if anyone from the public wished to comment on this issue. There was no response.

**Mr. Ryffel made a motion to recommend transmittal of CPA2005-00017, seconded by Ms. Burr. There being no further discussion, the motion passed 5-0.**

#### **Agenda Item 6 – CPA2005-00022**

Mr. Loveland reviewed his staff report and recommendations.

Mr. Andress referred to Policy 43.2.1 and asked if there was a funding mechanism for the items staff has listed under that policy.

Mr. Loveland stated that those items listed are actually part of the plan. Lee Tran comes up with money occasionally for some of these things out of their operating budget or capital budget that they have with the county dollars and the state and federal grants they receive. There are times that these things are incorporated into the county and state roads widening projects.

Mr. Schumann referred to 43.1.1 regarding taking out the installation of bike racks on buses. Even though Lee Tran's buses are now outfitted with bicycle racks as standard practice, he noted there were other types of buses in the industry that are not fitted with bike racks. He wondered if the County might be opening the door to negligence in this area if they no longer have it as a requirement in the comprehensive plan.

Mr. Loveland stated Lee Tran did not start putting bike racks on their buses because of language in the policy. They made the bike racks part of their operating practices because it was determined to be a benefit in getting people to ride the bus. Regarding whether changing the policy could potentially open the door for Lee Tran to change their minds and not retrofit their buses with bike racks, Mr. Loveland stated it was possible. However, he noted it was not Lee Tran's commitment at this point in time.

Mr. Ryffel referred to Policy 43.1.6 on Page 3 of 9 and asked the meaning of the phrase, "provide for the density requirements."

Mr. Daltry noted this policy reflected in part the discussion of the Smart Growth Committee where the County is going to have to get into the business of identifying and assisting landowners to achieve densities and intensities. He asked that the word "intensities" be added due to aging areas that are critical intersections. By providing for the density and intensity requirements for efficient mass transit service, it covers private initiatives and provides for what may be the county or community planning organization initiated land use changes.

Mr. Andress asked if any mechanism was being proposed to accomplish that.

Mr. Daltry stated there would be a mechanism. He noted the LPA was receiving these items piece by piece. At some point a large amount of these will be accumulated allowing the County to "connect the dots." The one specifically being proposed is the "smart villages" or "new urbanism." It will not only include the policy, but also a map series, which will identify places like this.

Mr. Ryffel referred to Policy 43.2.1 on Page 4 of 9 and noted the rational nexus part was taken out. He asked if the "as needed" would take the place of that. He asked if we were saying that every project would have to provide this from now on.

Mr. Loveland stated that would not be the case. He noted that each one would be evaluated to determine if there was a need for that specific type of improvement. Mr. Loveland stated that "rational nexus" was established through court determination; therefore, he did not feel it needed to be stated in the policy. He noted that Lee Tran was part of the Development Review process.

Mr. Inge referred to that same policy and asked if "as needed" should be added to the other three items.

Mr. Loveland stated he would list it above and say "require that developments provide the following as needed."

Mr. Ryffel referred to Policy 43.3.2 on Page 4 of 9, which mentioned seeking out new and innovative funding sources to supplement public funding for operation. He wondered if this would fall upon the developer.

Mr. Loveland stated that would not necessarily be the case. One innovative funding option that Lee Tran has pursued in recent years is the advertising program. Advertising can be sold on the side of the bus and at bus shelters located at the bus stops. This would be one way to generate some revenue. Developers may have to make some accommodations in their site development.

Mr. Ryffel asked if this might be handled through an impact fee.

Mr. Loveland believed the idea of using an impact fee was doubtful.

Ms. Burr referred to Goal 43 on Page 2 of 9 and asked the LPA and staff to consider adding after public transit, "and para transit," so that demographic is not totally dropped off, since we do have a transportation program.

Mr. Loveland stated this could be added, but it may not necessarily be provided by Lee County. He explained these were policies related to the service provided by Lee County Government. Lee Tran does do some para transit service that is required by state law where they have to provide service to people within three quarters of a mile of a fixed route.

Ms. Burr asked if this would affect any of the grant funding that the county receives if "transit disadvantaged" is not specifically mentioned.

Mr. Loveland explained that Lee Tran's effort is providing mass transit type service for everyone, not specifically singling out the transportation disadvantaged. This change is requested because Lee Tran wants the language to be all encompassing.

Mr. Andress asked if anyone from the public wished to comment on this issue. There was no response.

**Mr. Inge made a motion to recommend transmittal of CPA2005-00022 with the following changes:**

- **Policy 43.1.6 (Page 3 of 9): Add "and intensity" after the phrase "provide for density" so that it reads, "Provide for the density and intensity requirements for efficient mass transit...."**
- **Policy 43.2.1 (Page 4 of 9): Add "as needed" in the second line so that it reads, "...provide the following as needed..."**

**Mr. Ryffel seconded the motion. There being no further discussion the motion passed 5-0.**

#### **Agenda Item 7 – CPA2005-00023**

Mr. Loveland reviewed his staff report and recommendations

He distributed a new staff report and reviewed the changes.

Mr. Inge asked why the language was being stricken from Policy 46.1.1.

Mr. Bill Horner stated that GATX terminals raised the issue of a pipeline to the terminal at the Port Authority in the early 1990s. The terminal went through a DRI process, was approved, and 10% of the fuel in that proposal would be used to serve the airport. The other 90% was to fuel S.W. Florida in general. GATX ran into problems with getting approval of the pipeline through Charlotte County. GATX no longer has control of the DRI and have sold to another firm Kinder, Morgan out of Texas. This new firm has agreed to abandon the process. However, the airlines are reconsidering the possibility of a pipeline to serve the airport. A decision on whether or not to pursue the pipeline has not taken place.

Mr. Inge believed that since this issue was still undecided, it should remain in the policy to give the Port Authority some flexibility.

Mr. Horner and Mr. Loveland explained that this proposed language was what the Port Authority preferred. The Port Authority feels they can come back before the LPA should the subject of a pipeline resurface.

Mr. Ryffel expressed concern with the amount of time it takes to do a comp plan amendment in the event the issue of a pipeline resurfaces.

Mr. Loveland explained that the comp plan was only a general policy framework. The Port Authority does not necessarily have to have a comp plan policy to pursue the concept of a pipeline at the Airport.

Since Mr. Inge and Mr. Ryffel felt flexibility should be built into the verbiage, Mr. Horner agreed to mention this to his superiors.

Mr. Andress asked if anyone from the public wished to comment on this amendment. There was no response.

**Mr. Ryffel moved to recommend transmittal of CPA2005-00023, seconded by Mr. Schumann. There being no further discussion, the motion passed 5-0.**

#### **Agenda Item 8 – CPA2005-00024**

Mr. Loveland reviewed his staff report and recommendations.

Mr. Andress referred to Policy 37.5.2 on Page 7 and asked what would be an example of “deficiency.”

Mr. Loveland stated this came into effect when someone comes in to obtain a Concurrency Certificate. If the roadway that they are accessing has a deficient level of service, that would be the “deficiency” mentioned in this policy. In a case where the roadway does not meet level of service standards, the individual will be unable to obtain a Concurrency Certificate. He explained to the LPA how the Proportionate Share Program works.

Mr. Inge referred to Policies 37.4.1 and 37.4.2 (Pages 6 and 7) where it mentions transportation concurrency management areas for Estero and Lehigh Acres. He asked if the County had any efforts underway or direction on this.

Mr. Loveland stated the County did not currently have any efforts underway. Staff just identified these as potential problem areas in the future that could be looked at to see whether these kinds of alternatives made sense. This will probably require the County to hire a consultant to do the groundwork because there is a lot of detailed data and analysis required to establish one of these.

Mr. Andress asked if it was the County’s proposal to widen Highway 82 because of the growth that is occurring in Lehigh.

Mr. Loveland reviewed the County’s ideas for this widening. For commercial activity occurring on Highway 82, it will be subject to standard link-by-link concurrency. He then discussed the level of service standards for that roadway, which is being identified as an emerging SIS roadway.

Discussion and answers ensued regarding the level of service standards failing, a moratorium placed along this area with exceptions for parts of Lehigh Acres that are already established, the effect on commercial properties, examples of how this policy might operate, proportionate share contributions, and defining segments for SR 82.

Mr. Inge referred to Policy 37.5.3 (Page 7 of 12) and asked if there was any requirement to put a date in there.

Ms. Collins stated it has to be adopted by December 1<sup>st</sup> and that the County is on track with it. A date does not need to be added because it is incorporated in the reference to the State in Objective 37.5.

Ms. Burr referred to Policy 37.4.1 and asked if staff would be working with the consultant that was recently hired to do the Lee County Redevelopment Plan.

Mr. Loveland stated the consultant had not been hired yet, but that the County was going through the selection process and contract negotiations. However, staff will be working with the consultant once they are hired.

Mr. Address asked if anyone from the public wished to comment on this issue.

Mr. Daltry voiced concerns about continuing a link-by-link approach to Concurrency and expressed a preference for utilizing a more conclusive metropolitan approach utilizing the MPO's long range transportation planning process or area-wide concept.

Mr. Address stated that with this particular Proportionate Share ordinance, it would be a huge cost to the taxpayers.

Mr. Daltry concurred that it would be a huge cost one way or the other. Someone is either getting the money from the private sector, public sector, or paying it through their congestion. For instance, when a car is not moving, but the engine is, that is your congestion tax.

Mr. Address noted that if developers are allowed to receive impact fee credits, as is mentioned in these policies, it will cost the County a lot of money that it will not be receiving in revenues.

Mr. Address was not sure whether these policies addressed a situation where there is going to be an east-west road needed, for instance, one that is being proposed along Charlotte-Lee County line going from I-75 over to serve the Babcock property. He was not sure these policies addressed who would be building the road and who would pay for them.

Ms. Burr asked how this would work with DRIs. In other words, would it have a different analysis or will this also be used for DRIs.

Mr. Loveland stated this policy did not override the DRI proportionate share. It only comes into play when you are at the point of getting your Concurrency Certificate. When you are at your local development order stage and you can't, then this program kicks in. DRI's are still required to do their proportionate share issues, which is different. However, they used a similar formula.

Mr. Inge and Mr. Loveland referred to concerns expressed earlier by Mr. Daltry regarding the link-by-link approach to concurrency. They asked how these concerns would be addressed.

Mr. Loveland stated that based on Mr. Daltry's comments, he suggested a revision. Under the Objectives related to transportation concurrency alternatives, a new policy will be added (Policy 37.4.4) that says, "Lee County will continue to explore the area-wide transportation concurrency concept or continue to explore the area-wide concurrency concept with the State."

**Mr. Inge made a motion to recommend transmittal of CPA2005-00024 with the amended policy mentioned above by Mr. Loveland or a variation thereof for Policy 37.4.4 that addresses the continuing support and pursuit of an area-wide concurrency management system, seconded by Mr. Schumann. There being no further discussion, the motion passed 5-0.**

Mr. Andress asked if an improvement was planned for Harbor Drive out of the Capital Improvement Program because he did not see it listed.

Mr. Loveland stated no improvement plans were in place.

Mr. Andress thought the County was supposed to pave that road.

Mr. Loveland stated he was not sure how that type of improvement was reflected as they did not fall under DOT's program. He thought it might be handled through an MSBU.

Mr. Andress asked for a status on the bike path planned for the north end of the Island.

Mr. Loveland explained that the bike path/pedestrian program were projects that do not come under the CIP. He stated there was a general pot of money that funds the program. From this pot of money, different projects are pursued based on a list put out each year by the Bicycle/Pedestrian Advisory Committee. Mr. Loveland believed the last of the Stringfellow bike path was already underway.

#### **Agenda Item 9 - CPA2005-27**

Mr. Blackwell reviewed his staff report and recommendations.

The LPA had no questions of staff.

Mr. Andress asked if anyone from the public wished to comment on this issue. There was no response.

Mr. Noble announced that staff would bring Senate Bill 360 back as a separate amendment in next year's amendment cycle. The advertising language will be corrected for the next time it goes before the Board of County Commissioners.

**Ms. Burr made a motion to recommend transmittal of CPA2005-27, seconded by Mr. Ryffel. There being no further discussion, the motion passed 5-0.**

The Board took a 5 minute recess at 9:50 a.m. and reconvened at 9:55 a.m.

**Agenda Item 10 – CPA2005-33**

Mr. Gaither reviewed his staff report and recommendations.

The LPA had no questions of staff.

Mr. Andress asked if anyone from the public wished to comment on this issue. There was no response.

**Mr. Inge made a motion to recommend transmittal of CPA2005-00033, seconded by Mr. Ryffel. There being no further discussion, the motion passed 5-0.**

**Agenda Item 11 – CPA2005-35**

Mr. Ryffel announced he had a conflict of interest on this item as it would affect one of his employer's clients. He was permitted to participate in the discussion, but not vote. Mr. Ryffel filed Form 8B and submitted it to file.

Mr. Burris reviewed his staff report and recommendations.

Mr. Inge referred to a comment made by Mr. Daltry earlier that even though pieces are being given to the LPA today, at some point everything will come together. Although he understood the terms, he was not sure how they would be utilized at this point.

Mr. Burris admitted that the best scenario would be to bring all of the amendments forward at the same time. This amendment could have been held off and brought forward with other amendments, but this will give the LPA time to think about the amendment after today's meeting. As staff finalizes the policy, the amendments and all of these terms may not be utilized or needed. All of the definitions may not be in the final report to the Board of County Commissioners.

Mr. Andress asked if the charter of the New Urbanism would be included as part of this amendment.

Mr. Burris stated it was only an attachment for the LPA to read and consider. It is a supporting document.

Ms. Burr noted she did not see any specifics in the document as far as the design of roadways to make it easier with crosswalks for pedestrians to get from one side of the street to the other. She asked if this was being addressed.

Mr. Burris stated it would have to be a policy issue, not a definition issue. The County will be looking at block lengths and streetscapes, etc. that will fall within an overlay area. Developers will be given incentives, such as density credits, to be within that overlay area. Hopefully, they can transfer density to those areas from other areas.

Mr. Ryffel referred to the strikeouts in the first paragraph on Page 2 that relate to the Caloosahatchee Shores Community. He asked if the Caloosahatchee Shores Community had any input in these changes and if they were aware they were taking place.

Mr. Burris stated he had forwarded the amendment to Mike Roeder last Friday. To date, staff has not heard back from Mr. Roeder. Mr. Burris noted this was only a definition change. Staff is placing Caloosahatchee Shores in this overlay. This change fits in with what their plan is intending to do, which is to create that mixed use connection to a residential connection with the commercial.

Due to a question by Mr. Ryffel, Mr. Burris clarified that the new Urbanism concepts were generally applied to overlay areas as opposed to other areas in Lee County. If an area gets designated within the overlay, it is looked at as being an optional way of developing. He noted that when you have a new concept, it may create a system to run a little bit slower rather than faster.

Mr. Ryffel noted that Cape Coral tried this New Urbanism concept by creating the Pine Island Road Master Plan, which involved thousands of acres. It was placed into two land use categories. One was called "Corridor," which was anything commercial. The second was "Village," which incorporated all of these New Urbanism concepts. Although the concept is a good idea, the City of Cape Coral is contemplating getting rid of the "Village" portion of the Master Plan because it has not worked. Mr. Ryffel felt it might work if you are looking at a parcel of land that is owned by one person because it is easy to coordinate. However, it is difficult when you are dealing with a parcel of land that is owned by multiple people. He offered to provide staff with contact people at the City of Cape Coral to discuss the difficulties they have had with implementing this concept.

Mr. Andress was in favor of staff looking at this from an overlay standpoint where they only take select areas to see how it works rather than moving on to a broader policy.

Mr. Inge concurred with Mr. Andress. On a separate note, he asked what the source was or the origin of the term "Pedestrian Shed."

Mr. Burris stated this term has been in the New Urbanism arena for a long time and was not something new that staff came up with. The term means how far someone is likely to walk from one point to another point.

Mr. Andress asked if anyone from the public wished to comment on this issue.

Mr. Daltry raised the issue of intensity versus density in the Lee Plan. He also commented on the variability of pedestrian sheds.



Mr. Joe Beck stated he was a registered landscape architect who resides in Fort Myers and a charter member of the Congress of New Urbanism. He explained that Pedestrian Shed came from the idea that you can actually recognize who someone is by the shape of their body from a quarter mile away. The quarter mile is as far as most people can see and it is believed that it defines your space for your neighborhood. It represents about a five-minute walk. He also discussed an area in Boca Raton, which was one of the first New Urbanism communities in the United States. He loved being able to live in a community where he could live, work, and play all within a small area. Mr. Beck was in favor of these definitions and hoped the County would begin creating the foundation to a place where people can live, work, and play all within that pedestrian shed.

Mr. Walter Fluegel, Director of Planning for Heidt and Associates, discussed the Pine Island Corridor and stated the following:

- A couple of projects in the Pine Island Corridor are in the pre-planning phases for true mixed use projects.
- These phases are taking place due to market forces. The residential market has declined over the past few months. He believed that a stand-alone condominium project would not work in and of itself. However, a mixed use project would add an incentive to the residential component.
- He also mentioned being the consultant working on the Page Park Community Planning effort. Over the course of the past year, they have been meeting with Page Park citizens and are in the process of writing up the community plan and the land use recommendation. The land use recommendation will be to create a mixed use overlay for the Page Park district as well as an "Urban Village."
- He agreed that getting these definitions set up is the first step in the process. Based upon his experience with mixed use, nothing about these definitions concerned him. It is the standard enabling language to move forward with in order to set up the mixed use districts. He was in support of staff's efforts.

Due to questions by Mr. Ryffel, Mr. Burris stated that if someone was within one of these overlay areas, they would have the option of doing this or they have the option of doing the standard practice. Staff has not resolved the question about whether or not to tinker with the MPD. Some feel we should leave what is existing in its existing state and move on from there and have the whole overlay as something separate.

Mr. O'Connor stated it would have to be addressed in the Land Development Code. How the County implements these policies that will be brought before the LPA in the near future will be through changes to the Land Development Code. The County has no plans to take options away from people. The County wants to provide more options and be more incentive based.

Mr. Inge referred to a comment made earlier by Mr. Daltry regarding "intensity." He asked how it should be included in this amendment.

Mr. Daltry stated that "intensity" would most likely be defined elsewhere in the plan. If it is not, then the language would need to be amended to include it.

Mr. O'Connor stated there were intensity limitations included in the plan, which is something that staff will be looking at through this process, but you can fit as much commercial on a piece of property as long as you meet your other property development regulations. The County does not limit how much commercial you can put on a piece of property.

Mr. Schumann noted that this type of concept has been introduced in Bonita Springs. Some individuals want to approve it, while others are opposed. He referred to comments made previously by Mr. Ryffel and concurred that although this is a great concept, it is difficult to get through and frustrating at times.

**Ms. Burr made a motion to recommend transmittal of CPA2005-35, seconded by Mr. Andress. There being no further discussion, the motion passed 4-0. Mr. Ryffel abstained.**

**Agenda Item 12 – Other Business** – None

**Agenda Item 13 – Adjournment**

The next Local Planning Agency meeting is scheduled for Monday, August 28, 2006.

The meeting adjourned at 10:35 a.m.

**LOCAL PLANNING AGENCY  
ATTENDANCE RECORD FOR 2006**

Committee Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Sept	Oct	Nov	Dec
Noel Andress	NM	P	P	NM	P	P	P						
Alissa Bierma	NM	P	P	NM	RES	RES	RES						
Derek Burr	NM	P	P	NM	P	P	P						
Ron Inge	NM	P	P	NM	P	P	P						
Carleton Ryffel	NM	P	P	NM	P	A	P						
Raymond Schumann	NM	A	A	NM	A	P	P						
Rae Ann Wessel					P	P	A						

P - Present  
 A - Absent  
 NM - No Meeting  
 RES - Resignation

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <b>RIFTEL CARLETON</b>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>LOCAL PLANNING INTEREST</b>	
MAILING ADDRESS <b>100 ESTERO BLVD #434 LEE</b>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <b>FL MYERS BEACH FL</b>		<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <b>7/24/6</b>		NAME OF POLITICAL SUBDIVISION: <b>LEE</b>	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE	

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain of a relative; or to the special private gain of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

**PRIOR TO THE VOTE BEING TAKEN** by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

**WITHIN 15 DAYS AFTER THE VOTE OCCURS** by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

**IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:**

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, CARLTON KYFFEL, hereby disclose that on 7/24/6, 19    :

(a) A measure came or will come before my agency which (check one)

- ☐ inured to my special private gain;
- ☐ inured to the special gain of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain of my relative, \_\_\_\_\_;
- ☐ inured to the special gain of \_\_\_\_\_, by whom I am retained; or
- ☐ inured to the special gain of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*See Plan glossary on new urbanism which could effect a client of Hale, Minter, Inc my employer as it relates to a client known as Seeward Yacht Club. The proposed change could negatively impact that client.*

7/24/6  
Date Filed

Carlton Kyffel  
Signature

**NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1991), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.**

# NEWS-PRESS

Published every morning - Daily and  
Sunday

Fort Myers, Florida

## Affidavit of Publication

STATE OF FLORIDA  
COUNTY OF LEE

Before the undersigned authority, personally appeared

**Kathy Allebach**

who on oath says that he/she is the

**Legal Assistant**

of the News-Press, a  
daily newspaper, published at Fort Myers, in Lee County,  
Florida; that the attached copy of advertisement, being a

**Display**

In the matter of

**Meeting Notice**

In the court was published in said newspaper in the  
issues of

**July 14, 2006**

Affiant further says that the said News-Press is a paper of  
general circulation daily in Lee, Charlotte, Collier, Glades  
and Hendry Counties and published at Fort Myers, in said Lee  
County, Florida and that said newspaper has heretofore been  
continuously published in said Lee County, Florida, each day,  
and has been entered as a second class mail matter at the post  
office in Fort Myers in said Lee County, Florida, for a period of  
one year next preceding the first publication of the attached copy  
of the advertisement; and affiant further says that he/she has  
neither paid nor promised any person, firm or corporation any  
discount, rebate, commission or refund for the purpose of  
securing this advertisement for publication in the said  
newspaper.

*Kathy Allebach*

Sworn to and subscribed before me this

14th day of July 2006 by

**Kathy Allebach**

personally known to me or who has produced

as identification, and who did or did not take an  
oath.

Notary Public

Print Name

My commission Expires:



LEE COUNTY  
SOUTHWEST FLORIDA

## MEETING NOTICE LOCAL PLANNING AGENCY PUBLIC HEARING

Notice is hereby given that the Lee County Local Planning Agency  
(LPA) will meet on Monday, July 24, 2006. The meeting will be held  
in the Board of County Commission Chambers at 2120 Main Street  
in downtown Fort Myers. The meeting will commence at 8:30 a.m.

### AGENDA

1. Call to Order; Certification of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. CPA2005-00006 - Amend the Future Land Use Map series, Map 6 Lee County Utilities Future Water Service Areas, and Map 7 Lee County Utilities Future Sewer Service Areas to include a 75 acre parcel located along Corkscrew Road in the Density Reduction/Groundwater Resource Future Land Use category.
5. CPA2005-00017 - 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.
6. CPA2005-00022 - Amend the Transportation Element's Mass Transit Sub-Element's Goals, Objectives and Policies as identified in the most recent Evaluation and Appraisal Report.
7. CPA2005-00023 - Amend the Transportation Element's Ports, Aviation and Related Facilities Sub-Element's Goals, Objectives and Policies as identified in the most recent Evaluation and Appraisal Report.
8. CPA2005-00024 - Amend the Transportation Element to update transportation concurrency related Objectives and Policies to reflect current County policy and recent changes in state law.
9. CPA2005-00027 - Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program. The amendment incorporates the Lee County Board of Education's CIP into the Capital Improvements Element per Senate Bill 360.
10. CPA2005-00033 - Amend the Community Facilities and Services Element's 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.
11. CPA2005-00035 - Amend the Lee Plan Glossary to incorporate new and amend existing definitions to incorporate principles of New Urbanism and reflect development appropriate for Mixed Land Uses.
12. Other Business
13. Adjournment

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. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, 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.

LOCAL PLANNING AGENCY  
ATTENDANCE RECORD FOR 2006

Committee Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Sept	Oct	Nov	Dec
Noel Andress	NM	P	P	NM	P	P	P						
Alissa Bierma	NM	P	P	NM	RES	RES	RES						
Derek Burr	NM	P	P	NM	P	P	P						
Ron Inge	NM	P	P	NM	P	P	P						
Carleton Ryffel	NM	P	P	NM	P	A	P						
Raymond Schumann	NM	A	A	NM	A	P	P						
Rae Ann Wessel					P	P	A						

P - Present  
A - Absent  
NM - No Meeting  
RES - Resignation

**MINUTES REPORT  
LOCAL PLANNING AGENCY  
JUNE 26, 2006**

**MEMBERS PRESENT:**

Noel Andress (Chair)

Derek Burr (Vice Chair)

Ron Inge

Raymond Schumann

Rae Ann Wessel

**STAFF PRESENT:**

Donna Marie Collins, Assistant County Attorney

Matt Noble, Principal Planner

Janet Miller, Recording Secretary

**Agenda Item 1 – Call to Order, Certificate of Affidavit of Publication**

Mr. Andress, Chair, called the meeting to order. Ms. Collins, Assistant County Attorney, certified the affidavit of publication and submitted it to the record.

**Agenda Item 2 – Pledge of Allegiance**

**Agenda Item 3 – Public Forum** - None

**Agenda Item 4 – CPA2005-00010**

Mr. Noble reviewed his staff report and recommendations.

Mr. Rick Alberts from ESA Airports in Tampa, FL gave a PowerPoint presentation before the LPA regarding the following topics: 1) Airport Noise and Land Use Compatibility Study; 2) History of Airport Noise Zones; 3) Aircraft Noise Changes; 4) Existing Policies Proposed to Be Amended; 5) Proposed Airport Noise Zones; 6) Notification Requirements; 7) Schools; and 8) Summary of Proposed Amendments. He distributed the Part 150 Study and discussed it with the Board.

Due to questions by Mr. Inge, Mr. Alberts reviewed the overlay for the school zones and confirmed that the FGCU was outside the overlay area. He noted under Florida Statutes, a new school should not be built in the overlay area. However, this can be overruled by local government if there are overriding circumstances, such as economic reasons or possibly that the only availability of property is in a residential area.

Mr. Schumann asked if anyone discussed this with the School Board.

Mr. Alberts and Mr. Bill Horner stated they had coordinated with them and that the School Board was well aware of this amendment.

Mr. Andress asked how an expansion would be handled for an existing school located within this zone.



Mr. Horner stated that with certain criteria/overriding reasons, a completely new school could be constructed. With this same criteria/overriding reasons, expansions may take place.

Ms. Wessel asked if these properties would be flagged so that someone looking at a parcel on the Property Appraiser's website would be able to see a flag indicating the property was located in an airport noise zone.

Mr. Horner stated staff had worked with the Property Appraiser's office and there is a system in place. If someone pulls up the district website and searches a particular strap number, there will be an indication that the parcel is in an airport noise zone.

Ms. Collins noted that once this amendment is approved, the changes would affect title searches. All title searches will be subject to this overlay and will bring up a notification so that any potential buyer will be advised. Once this amendment is adopted, the notifications will be on the GIS system and incorporated into the plat. There will be public recording of the airport noise zones, so constructive notice will be available for anyone purchasing or developing property. If this amendment is adopted, Lee County will explore all possible methods to provide the most notice to the most people so they can make an informed decision.

Mr. Andress asked what the main reason was for shrinking the noise zones.

Mr. Alberts stated they were shrinking the noise zones because the aircraft noise has reduced. He noted that even though there were more aircrafts coming into the airport every day, the aircrafts are much quieter than they were 10 years ago.

Mr. Andress asked if there was a requirement that aircrafts over a certain age that generate a certain amount of noise are not permitted to land at the airport.

Mr. Alberts noted that due to changes in Federal law, all airlines had to spend exorbitant amounts of money to retrofit all their old aircrafts to reduce the noise emanating from them. In addition, flight corridors were part of the study and there are certain illegal corridors in place in an effort to avoid aircrafts flying over communities as much as possible. Mr. Alberts explained that the Port Authority is unable to restrict the use of the airport beyond these provisions due to State law.

Mr. Andress asked who regulated the use of airplanes in the corridor.

Mr. Alberts stated this was regulated by FAA air traffic. The airlines are advised of the noise abatement procedures as a group. FAA implements the procedures.

Mr. Andress asked if there were certain elevations that aircrafts must maintain as they arrive at an airport.

Mr. Alberts stated there were flight controls for all aircrafts. He reviewed the elevations with the LPA and reviewed a map with them.

Mr. Andress asked if anyone from the public wished to comment on this issue. There was no response.

**Mr. Inge made a motion to find CPA2005-00010 consistent with the Lee Plan and recommend the Board of County Commissioners transmit the amendment to DCA, seconded by Mr. Schumann. There being no further discussion, the motion passed 5-0.**

**Agenda Item 5 – CPA2005-00016**

Mr. Burris reviewed his staff report and recommendations.

Mr. Andress asked if this amendment would affect the break down of commercial or the two different planning areas.

Mr. Burris stated the change would definitely impact the residential area.

Ms. Burr asked about boundary changes.

Mr. Burris stated that when comparing numbers from one year to the next, the boundaries need to remain stable for consistency sake.

**Mr. Inge made a motion to find CPA2005-16 consistent with the Lee Plan, seconded by Mr. Schumann. There being no further discussion, passed 5-0**

**Agenda Item 6 – CPA2005-00018**

Mr. Dave Loveland reviewed his staff report and recommendations.

Ms. Burr asked if there were any changes in terms of hurricane evacuation.

Mr. Loveland stated the County did not set a separate level of standard for hurricane evacuation in terms of this policy. There is only a general standard in place regarding evacuation times.

Ms. Burr asked about the airport interchange.

Mr. Loveland stated that according to the state, it is not technically a separate interchange. It will have some off ramps at the Alico Interchange if going northbound. There will also be some ramps to the airport when coming southbound. Therefore, it is not treated as a true interchange.

Ms. Wessel noted that she would prefer to have this item continued to next month's meeting. Since the meeting packets were received late, Ms. Wessel did not feel she had ample time to review everything.

Mr. Andress stated he wanted to see this item moved forward at today's meeting.

Mr. Loveland noted that next month's meeting would have a full agenda as he had five new items from DOT not counting what other staff would have. He also noted that the County basically had no choice but to make the changes in this amendment explaining that the State is allowed to set the level of service standards for these three categories.

**Mr. Schumann moved to approve CPA2005-16, seconded by Mr. Inge. There being no further discussion, the motion passed 5-0.**

**Agenda Item 7 - CPA2005-00019**

Mr. Dave Loveland reviewed the highlights of his staff report and recommendations.

Mr. Andress asked if the Pine Island area would be impacted by this policy.

Mr. Loveland stated Pine Island was covered under Policy 14.2.1. Therefore, Pine Island has their own handbook and will not be impacted by this policy.

Mr. Andress asked if anyone from the public wished to comment on this issue. There was no response.

**Ms. Burr made a motion to recommend approval of CPA2005-00019 to the Board of County Commissioners, seconded by Mr. Schumann. There being no further discussion, the motion passed 5-0.**

**Agenda Item 8 – CPA2005-00020**

Mr. Loveland gave the highlights of his staff report and recommendations.

Mr. Schumann referred to Policy 38.2.3 and asked why it was being omitted.

Mr. Loveland stated this policy was no longer necessary because the County now has development programming within the cities that covers “overriding needs.”

Due to questions by Ms. Wessel regarding Sanibel, Mr. Loveland stated the following: 1) Periwinkle Way/Sanibel-Captiva Road is technically a county road, but under the Interlocal Agreement, the City of Sanibel maintains the road; 2) Sanibel does not have any improvements planned for their city; 3) if the City of Sanibel wanted to plan some improvements, they would be required to get those improvements into the Long Range Plan; and, 4) If road improvements for Periwinkle Way/Sanibel-Captiva Road are needed in the future, discussions and negotiations will have to take place to determine who will pay for those improvements.

Ms. Wessel asked if the roadway would include sidewalks.

Mr. Loveland stated it would depend on the type of improvement. If the improvement was a four-lane project, it would include a whole scope of improvements within that right-of-way. He explained that the right-of-way itself becomes an issue in terms of what the County can and cannot do.

Mr. Andress asked if anyone from the public wished to comment on this issue. There was no response.

**Mr. Schumann moved to recommend the Board of County Commissioners transmit CPA2005-00019, reflecting the deletion of Policy 38.2.3, seconded by Ms. Burr. There being no further discussion, the motion passed 5-0.**

### **Agenda Item 9 – CPA2005-00021**

Mr. Loveland reviewed his staff report and recommendations.

The LPA had no questions of staff.

Mr. Andress asked if anyone from the public wished to comment on this issue. There was no response.

**Mr. Inge moved to recommend that the Board of County Commissioners transmit the proposed plan amendment (CPA2005-00021), reflecting the update of Objective 40.3, seconded by Mr. Schumann. There being no further discussion, the motion passed 5-0.**

### **Agenda Item 10 – Amend Chapter 6 of the Lee County Land Development Code**

Mr. John Fredyma reviewed the ordinance with the Board.

Mr. Andress felt there should be some type of hardship clause included in the proposal to help the public when certain calamities take place, such as hurricanes. Currently, there is no provision for a hardship hearing and the public would be charged several additional fees.

Mr. Fredyma noted that changes would need to be made to the impact fee ordinance to accommodate Mr. Andress' request. However, he explained that staff does make accommodations under those types of instances.

Ms. Collins stated that if we were faced with some sort of national disaster like a hurricane, the Board would adopt an emergency ordinance to cover how businesses should proceed during that period following the hurricane. Rather than address that in Chapter 6 of the LDC, she felt it best to continue handling it the way it has been, which is how the Board decides to address the permitting procedures that follow the recovery from a disaster.

Mr. Inge asked if the addition of "Flood Plain Coordinator" was just a clarification of title or if it was a new position.

Mr. Fredyma explained that the Flood Plain Coordinator and the Building Official are two separate positions. The Building Official does not have to be the Flood Plain Coordinator and vice versa. Many times, a Flood Plain Coordinator does not have the credentials to act as the Building Official. However, in our case, Mr. Bob Stewart who is the Building Official, will act as the Flood Plain Coordinator as well. In addition to adding this title in the document, they also corrected any reference to "Codes and Building Services," which no longer exists as they are part of the Department of Community Development.

Mr. Andress asked if anyone from the public wished to comment on this issue. There was no response.

**Ms. Burr made a motion to find this ordinance consistent with the Lee Plan, seconded by Mr. Schumann. There being no further response. The motion passed 5-0.**

**Agenda Item 11 – Review for Lee Plan Consistency the proposed Captiva Improvement Program for Fiscal Year ending 2007/2011**

Ms. Emma Wolfe gave an overview of the CIP with the LPA.

Mr. Address referred to Page 1 under “Natural Resources” and asked for more specifics on Item 11 (Matlacha Pass Restoration).

Mr. Roland Ottolini stated this was primarily a result of the Northwest Lee County Surface Water Management Plan and that it dealt with redistributing some flows in that quarter.

Ms. Wessel referred to Page 1 under “Natural Resources” and asked for more specifics on Item 12 (Palm Creek Restoration) and Item 13 (Poling Lane Drainage).

Mr. Ottolini stated that the Palm Creek Restoration dealt with cleaning up the creek and the Poling Lane Drainage project dealt with cleaning and re-establishing flows south of Del Prado Extension.

Mr. Address stated he had questions regarding the money that is set aside for the Fisherman’s Coop. He asked what types of improvements the County had for that.

Mr. John Yarbrough stated the County had entered into an agreement with AIM Engineering who will be coming back with some potential suggestions. A fishing operation may remain there, but nothing is certain at this point. Mr. Yarbrough noted that two public meeting had been held on the Island and everyone has been very supportive. He noted a million dollars has been funded for that project and that the County would keep the public’s wishes in mind.

Mr. Address asked if there was any way to purchase some mitigation credits along with some Pine Island mitigation banking and have some of the area for parking.

Mr. Yarbrough stated the County was aware that parking was an issue that needed to be addressed and that it was being looked into.

Mr. Address referred to the Harbor Hideaway Marina and asked if the County had any plans for that area.

Mr. Yarbrough stated the County did have plans for the area and were working with AIM Engineering regarding this issue. He noted that two public hearings had been held and that the money for Harbor Hideaway Marina would most likely come from the County’s operating budget. Due to public comments, the County will keep the marina open. The County is looking at rehabbing the cottages to bring them up to ADA standards. A full-time Marine Deputy will be living there. The County is also contemplating contracting out running both the cottages and the little storage.

Mr. Address noted a lot of shelling was taking place there and asked if it would be addressed.

Mr. Yarbrough stated the County was working with Steve Boutelle on this issue. Mr. Boutelle will be coming forward with recommendations soon.

Ms. Wessel referred to Item 90 (Off Road Vehicle Park) on Page 3 under "Parks – Community and Regional" and asked for more specifics.

Mr. Yarbrough stated the County did not yet have a site for this. He noted it was a major issue for the public to find places that they can ride off road vehicles. Mr. Yarbrough explained the County was in the preliminary stages of working with Hendry County to use part of the land in the Hendry County land fill.

Ms. Wessel referred to Item 91 (Orange River Property) on Page 3 under "Parks – Community and Regional" and asked for more specifics.

Mr. Yarbrough stated the County wanted to buy another piece of property by the Orange River Property and have some type of canoe/kayak business there.

Ms. Burr referred to Item 87 (Harn's Marsh) on Page 3 under "Parks – Community and Regional" and asked for more specifics.

Mr. Yarbrough stated this property was owned by the East County Water Control District. The property could be suitable as a regional park for Lee County Parks and Recreation. He reviewed some of the possible improvements that could be made to make it similar to the Six Mile Slough.

Mr. Address asked if the County was looking into establishing some type of field trial facility.

Mr. Yarbrough stated the County was open to that concept and would be looking for an appropriate location.

Due to questions by the LPA, Mr. Loveland stated the following:

- No funds were programmed last year to go towards State Road 82 from Lee Boulevard South to the Hendry County line.
- The first step involves a PD&E study. Lee County has put up a million dollars this fiscal year towards that project. Collier County contributed \$500,000 dollars towards the \$3 million dollar P & E study. The remaining funds came from one of the matching grant programs. Therefore, the State is moving forward with the PD&E study.
- The other phases that follow the PD&E study, such as design, right of way, and construction, are not yet programmed by the State.
- The State has earmarked 75% of their money towards an SIS roadway. It is not sent to the district on a formula basis, but on a needs basis. The County is working with FDOT in encouraging them to come up with some SIS money towards SR 82. The County may be in a position to advance some phases for later reimbursement.

Mr. Address asked for a status of Burnt Store Road.

Mr. Loveland stated that Burnt Store Road was not an SIS roadway. It is a County maintained road, not a State road. Currently, the County is funding the four-laning from 78 to Van Buren.

Mr. Address asked where the County stood on the segment of Pine Island Road and Chiquita and Burnt Store Road.

Mr. Loveland stated it was a State road within the City, so the County will not take a stand on that. The City is working with FDOT to come up with a way to advance that improvement. Bonita Springs plans to four-lane it and are trying to devise a way to pay for the right-of-way. It is going to cost 37 ½ million dollars to complete the right-of-way phase, before they can get to construction. Mr. Loveland noted that at an MPO meeting, the City mentioned wanting the County to participate in an improvement on a State road within the City. Mr. Loveland did not feel it would be likely since the County has several state roads outside of the city limits to contend with.

Mr. Schumann left at 10:10 a.m. during the CIP discussion.

Mr. Address asked if anyone from the public wished to comment on this issue. There was no response.

**Mr. Inge made a motion to approve the CIP and find it consistent with the Lee Plan, seconded by Ms. Burr. There being no further discussion, the motion passed 4-0. Mr. Schumann was absent.**

#### **Agenda Item 12 - Other Business**

Ms. Wessel reiterated that she felt the LPA was given an insufficient time frame to review these documents. She requested a minimum of one week to receive the packages for review, especially since she is new to the Board.

Mr. Address noted staff does their best to get the items to the LPA on time and that it can hold up the process if the LPA does not vote on the item. However, if it is a critical issue, the LPA typically does continue the item to the following month if it is questionable.

Mr. Noble stated that staff always tries to get the items to the LPA ahead of time, but in this instance, they were waiting on a variety of things from other parties. In addition, there have been staffing issues to contend with. It is not always possible to continue an item to the following month. Although staff will try to get things to the LPA sooner, sometimes it is unavoidable to mail items late.

Ms. Wessel asked if the LPA could at least be sent some preliminary information ahead of time.

Mr. Noble stated staff would attempt to do this, but that they do not always receive the materials from other parties in time.

**Agenda Item 13 – Adjournment**

Mr. Inge noted he would be out of town from July 19-24, and would be unable to attend the next LPA meeting.

The meeting adjourned at 10:18.



LOCAL PLANNING AGENCY  
ATTENDANCE RECORD FOR 2006

Committee Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Sept	Oct	Nov	Dec
Noel Andress	NM	P	P	NM	P	P							
Alissa Bierma	NM	P	P	NM	RES	RES							
Derek Burr	NM	P	P	NM	P	P							
Ron Inge	NM	P	P	NM	P	P							
Carleton Ryffel	NM	P	P	NM	P	A							
Raymond Schumann	NM	A	A	NM	A	P							
Rae Ann Wessel					P	P							

P - Present  
A - Absent  
NM - No Meeting  
RES - Resignation

**MINUTES REPORT  
LOCAL PLANNING AGENCY  
MAY 22, 2006**

**MEMBERS PRESENT:**

Noel Andress (Chair)	Raymond Schumann
Derek Burr (Vice Chair)	Rae Ann Wessel
Ron Inge	

**STAFF PRESENT:**

Peter Blackwell, Planner	Fred Johnson, Parks and Recreation
Rick Burris, Principal Planner	Janet Miller, Recording Secretary
Donna Marie Collins, Asst. County Attorney	Dan Moser, Lee County Health Dept.
Wayne Daltry, Smart Growth Director	Jim Mudd, Principal Planner
Pete Eckenrode, Development Services Director	Matt Noble, Principal Planner
Mary Gibbs, Community Development Director	Paul O'Connor, Planning Director
Pam Houck, Zoning Director	Dawn Perry-Lehnert, Asst. County Atty.

Mr. Andress welcomed Rae Ann Wessel, newest board member to the Local Planning Agency, and noted she had an extensive background in community involvement making her an asset to the Local Planning Agency.

**Agenda Item 1 – Call to Order, Certificate of Affidavit of Publication**

Mr. Andress, Chair, called the meeting to order. Ms. Collins, Assistant County Attorney, certified the affidavit of publication and submitted it to the record.

**Agenda Item 2 – Pledge of Allegiance**

**Agenda Item 3 – Public Forum - None**

**Agenda Item 4 – Approval of Minutes from March 27, 2006**

Mr. Inge moved to approve the March 27, 2006 meeting minutes, seconded by Mr. Schumann. There being no further discussion, the motion passed 5-0.

**Agenda Item 5 – Amend Chapter 34 of the Lee County Land Development Code Pertaining to Duplex Regulations**

Ms. Gibbs explained the Board of County Commissioners initiated this amendment. It came from a Lehigh initiative involving the Chamber of Commerce and residents of Lehigh regarding duplexes. The problem areas deal with the fact that staff does not require paved driveways for duplexes county-wide. There were also issues relating to landscaping for duplexes. Staff worked with the Lehigh community to devise a compromise, which is the amendment before the LPA today. These amendments will apply to duplex lots county-wide because there are some older lots, for instance, in San Carlos Park with the same situation in that no paved driveways are required and there is insufficient landscaping.

Mr. Address asked how it was handled if an older lot has a zoning that is different from the Future Land Use Map designation.

Ms. Gibbs explained that the Future Land Use Map would supercede the zoning. However, she noted this issue had not yet surfaced because most of the lots in Lehigh are Central Urban and Urban Community. In San Carlos, the duplex lots are mainly Urban Community. This amendment will mainly address the exteriors of the buildings.

Mr. Address referred to Section 34-3108 (3) on Page 6, which mentions requiring an irrigation system and moisture detection device.

Ms. Gibbs explained that an expensive irrigation system would not be required. The County would be satisfied with hoses from Home Depot that have a timer on them. Staff feels that if you do not have some sort of watering system, the plants are going to die, which will cause code enforcement issues. A watering system is particularly important during plants initial stages of growth (3-5 years).

Ms. Wessel referred to Section 34-3108 (1) c. where it discusses plant materials. She noted there were no references to the number of linear feet. She asked if this was addressed elsewhere.

Ms. Gibbs stated staff had initially thought of listing linear feet requirements since other jurisdictions have it identified in their regulations. However, the lots are basically the same size since they were mainly platted in the 1950s and are fairly small. Rather than make it confusing by listing a certain amount of linear feet, staff decided to simply state how many plants and trees would be required per lot since the lots are mainly a standard size.

Ms. Wessel referred to the irrigation language. In consideration of water conservation efforts, she thought it might be advisable to incorporate some type of timeframe in the language outlining when it must be established.

Ms. Gibbs stated the LPA could recommend that change if they wished. This item will be going to the Board of County Commissioners for the first public hearing tomorrow, Tuesday, May 23, 2006.

Ms. Wessel referred to Section 34-3108 (5) – Maintenance and stated she felt there should be some mention of exotic species after the last sentence.

Ms. Burr felt this amendment was a positive change because she drove through parts of Lehigh everyday and admitted there were areas that look poorly. She also liked the idea of requiring an irrigation system or having some type of hoses used with timers as there are so many lots in the Lehigh area that are watered every day.

Mr. Address asked if anyone from the public wished to comment on this issue. There was no response.

**Mr. Inge made a motion to find this ordinance consistent with the Lee Plan with the following changes by Ms. Wessel:**

- **Section 34-3108 (3) – Irrigation** – add the words, “until established for irrigation purposes.”
- **Section 34-3108 (3) – Irrigation** - Set a time frame.
- **Section 34-3108 (5) – Maintenance** – add to the last sentence “**EPPC (Exotic Plant Pest Council) listed exotic species.**”

The motion was seconded by Mr. Schumann. There being no further discussion, the motion passed 5-0.

**Agenda Item 6 – CPA2005-00011 Lee County Greenways Multi-Purpose Recreational Trails Master Plan**

Mr. Blackwell reviewed his staff report.

Mr. Andress asked if anyone from the public wished to comment on this issue.

Dan Moser from the Lee County Health Department and member of the Bicycle and Pedestrian Advisory Committee for Lee County stated this amendment represented a three year effort and a large public outreach effort. He thanked the Parks and Recreation Department for their support. He noted that it did appear as if this amendment would require a lot of cooperation between departments such as the Department of Transportation, County Lands, Community Development, as well as others. He expressed his support of this amendment and hoped for the best in the way of cooperation from the various County departments.

Ms. Wessel stated she was impressed with the coordination that has taken place and that the whole community’s interest was included in the process. She noted this was started in 1989, so she was pleased to see it finally come into fruition in 2006.

Ms. Burr referred to the Greenways Trail Segments Plan and noted it called part of the Orange River “Able Canal Trail.” The written description for that segment also references Able Canal Trail. She explained why it would be more appropriate to call that segment a Blueways instead of a trail. She also expressed concern that a lot of these areas looked like pedestrian facilities with paved sidewalks. Therefore, she was uncertain whether the word “trail” was an appropriate term. She suggested that maybe some landscaping could be added to make the areas reflect more of a trail.

Mr. Inge referred to Policy 77.3.7 on Page 3 where it states, "...must incorporate the greenway trail into their development design." It also mentions that the greenway trail would count towards open space and impact fee credits. Mr. Inge noted that many of the trailways were along the road corridors. It seemed as if these trails would involve the frontage of properties, which is typically the most valuable portion of the property. If this is the case, Mr. Inge felt the incentives should be increased. He also referred to Policy 85.1.2 on Page 4 and stated he disagreed with taking out the words "where feasible." He wanted to provide some flexibility; otherwise, this is a mandate.

After further discussion, the LPA agreed with Mr. Inge on keeping in the words "where feasible."

Mr. Address stated he would like to see field trials added to this amendment because they are important to the community and would generate revenue as people come to the area and wish to share the facilities. For instance, he mentioned a 600 acre tract purchased by the 2020 group on Pine Island. If part of it was used as a field trial that people could bring their dogs to and use it as a training facility, it could be a great generator of funds to the community. He noted it is difficult to find these types of facilities.

Ms. Wessel asked what code addresses the buffering issues particularly for commercial properties and their signage.

Mr. Blackwell stated the planners would have input such as that with the developer. The document before the LPA is not that precise. Staff would make recommendations to see whether or not they are in support of the proposal based on the site plans.

Ms. Collins believed it would be addressed under Chapter 10 (Sidewalk and Bike Paths) in the Land Development Code.

Mr. Address asked for specifics on the incentives someone would be given if they wanted to dedicate a portion of their land for a Greenway.

Mr. Blackwell stated one incentive would be credits toward open space. He noted that the trails would not have to run across the frontage of property. Many of these trails are off of the road to keep bikers from being bothered with cars. A particular developer may wish to run a trail behind his property.

**Ms. Wessel made a motion to recommend transmittal of adoption to the Board of County Commissioners for CPA2005-00011 Lee County Greenways Multi-Purpose Recreational Trails Master Plan with the following changes:**

- **The words "where feasible" will be kept in the language under Policy 85.1.2.**
- **The Greenways Trail Segments Plan Map will be corrected to show Able Canal Trail as a blueways instead of a trail and the written description will be corrected as well.**

**This motion was seconded by Mr. Address. There being no further discussion, the motion passed 5-0.**

## **Agenda Item 7 – CPA2005-00012 – Captiva**

Mr. Mudd explained the purpose of the amendment and reviewed the highlights of his staff report.

Ms. Wessel announced that if anyone was in attendance from Captiva, she would have a potential conflict of interest. She submitted Form 8B (Voting Conflict).

Mr. Address asked if any study had been performed to help determine the number of commercial acres that would be needed by the Captiva community over the next 20-30 years.

Mr. Mudd stated no such analysis had taken place.

Mr. Address stated that in looking at the map there seemed to be some holes in the Commercial zoning area, which made him feel as if this was being cleaned up in a piece meal manner. He also felt there were other areas that needed to be commercial that were not currently zoned that way.

Mr. Mudd noted that a person could come in and rezone their property. This amendment would not preclude that from happening.

Mr. O'Connor stated that staff is trying to address the residential market on Captiva, which is very lucrative right now. People are rezoning their commercial properties to residential; therefore the community is losing some traditional commercial property on the Island. This amendment is an attempt by the people of Captiva to give options to people so they can still have their residential units, but have the potential for some tourist based commercial activities on the Island that they feel are going to disappear completely. The CT and C-1 zoning categories allow for both commercial and residential. If someone comes in for a Minimum Use Determination, they are given residential only with no potential commercial on it. He referred to Mr. Address' comment about the holes in the commercial areas and noted that those were properties that had already been rezoned.

Mr. Address asked how many residences are allowed on an upper level when dealing with mixed use development.

Mr. O'Connor stated that would be controlled by the allowable density under the 3 unit per acre land use category. The County will not allow anyone to exceed what their current density is.

Mr. Inge asked if there was a minimum lot size.

Mr. O'Connor stated the minimum lot size would be determined by the 3 dwelling unit per acre criteria. Staff is finding that many of these commercially zoned lots are too small to meet density requiring the applicants to apply for a Minimum Use Determination. Mr. O'Connor explained that this amendment to the plan will allow these specific properties that are shown in blue and red on the map with the option to still have the density that they have today and add the additional commercial to the property.

Mr. Inge asked if this option would be available for other categories.

Mr. O'Connor stated it was not the proposal from the people on Captiva to include other categories.

Mr. Inge asked if anyone from the public wished to comment on this issue.

Mr. Ken Gooderham from the Captiva Community Panel stated that the purpose of this amendment was to address the loss of commercial uses on Captiva as a number of the former businesses have turned into residences. The goal of this from the community was to try to offer the remaining commercial entities an incentive to try to keep their commercial zoning. This will allow the area to keep some level of neighborhood style commercial activity on Captiva and provide the residents and visitors some basic goods and services so they do not have to travel to Sanibel for everything they need. He referred to Mr. Inge's earlier question and stated that there was no desire on the part of the community to extend this proposal beyond the commercially rezoned parcels. He explained that the amendment also has been written in such a way so that nothing will be taken away from what commercial owners already have. This was done due to concerns they had. Current commercial owners did not want to lose anything because they already have the ability to redevelop and they wanted to be able to keep that option. Other than the above concern from current commercial owners, the overall feedback from the public on Captiva has been positive.

Mr. Michael Roeder from Knott, Consoer stated he was speaking on behalf of Matt Uhle for the Captiva Civic Association. He noted that the Captiva Civic Association is in support of this request. The only item they hoped staff would consider was to include some type of floor area ratio in the policy because there is no limit to how much development can occur. On Captiva, there is an attraction to large houses; therefore, he felt the County might want a floor ratio so that there would be a cap on the total volume of the building on the lot. He expressed concern that some people might want to "push the envelope."

Mr. Inge felt this would not be necessary due to current setback regulations and the fact that the open space requirement for small projects is 20%.

Mr. O'Connor stated that the floor area ratio is not something that is used in the Comprehensive Plan. If the LPA chose to make this a recommendation, it would be a new concept to include it in the Comprehensive Plan.

**Mr. Inge made a motion to recommend that the Board of County Commissioners transmit and consider adoption of CPA2005-00012, seconded by Mr. Schumann. There being no further discussion, the motion passed 4-0. Ms. Wessel abstained.**

#### **Agenda Item 8 – Other Business**

##### **Smart Growth Recommendations**

Mr. Daltry gave some handouts and provided a presentation on the Smart Growth initiative. He reviewed the "New Lee Plan objectives and policies, developed from recommendations of the Smart Growth Task Force."

Due to the large volume of Smart Growth Recommendations, there was lengthy discussion as to how the LPA should review them, i.e. all at once or in segments.

Mr. O'Connor explained the statutory requirements for the Evaluation and Appraisal Report and stated the following:

- Mr. O'Connor felt it was best to keep the Evaluation and Appraisal amendments as a separate packet to be presented to the Department of Community Affairs to prevent confusion by having additional smart growth amendments included. In addition there are some privately initiated amendments that will be included in the process.
- Mr. O'Connor preferred to have three separate packets (EAR packet, privately initiated amendments packet, and smart growth recommendations packet).
- He explained that the smart growth recommendations that coincide with items that are in the Evaluation and Appraisal Report will be included. There are some items in the smart growth packet that overlap with the EAR and those will need to be excluded. There are also some smart growth recommendations that are different from what is in the EAR. He recommended those be kept separate from the EAR. He noted that even though the EAR, privately initiated amendments, and smart growth recommendations will be kept separate, they will all get to the same destination in the process at the same time.
- Mr. O'Connor assured the LPA that the amendments will be brought to them for review at different times and in manageable size pieces. He stated staff would try to develop it in such a way that the LPA would not see any conflicts between the smart growth amendments and the EAR amendments.

Mr. O'Connor encouraged the Board to e-mail Mr. Daltry and/or himself with any comments the LPA may have on the proposed Smart Growth recommendation list.

### **Litigation Report**

Mr. O'Connor gave the LPA a brief update on the litigation regarding the interchange at I75 and State Road 80. It was a small scale amendment that the LPA reviewed last summer that was not adopted by the Board of County Commissioners. It involved the Lee Ward Yacht Club. There was a county-initiated large scale amendment that dealt with the quadrant at I75 and State Road 80. The Board of County Commissioners adopted a change to urban community in the northeast quadrant and DCA objected to it, which put staff into an administrative hearing process. An administrative hearing was held three weeks ago in the East Room. Staff is awaiting the final order from the administrative hearing judge. The major issue for the Department of Community Affairs was the amendment increased the allowable density within the coastal high hazard area.

The meeting adjourned at 10:00 a.m.



**LOCAL PLANNING AGENCY  
ATTENDANCE RECORD FOR 2006**

Committee Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Sept	Oct	Nov	Dec
Noel Andress	NM	P	P	NM	P								
Alissa Bierma	NM	P	P	NM	RES								
Derek Burr	NM	P	P	NM	P								
Ron Inge	NM	P	P	NM	P								
Carleton Ryffel	NM	P	P	NM	P								
Raymond Schumann	NM	A	A	NM	A								
Rae Ann Wessel					P								

P - Present  
 A - Absent  
 NM - No Meeting  
 RES - Resignation

# FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <b>WESSEL RAE ANN</b>		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <b>LOCAL PLANNING AGENCY</b>	
MAILING ADDRESS <b>P.O. BOX 713</b>		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY <b>FORT MYERS</b>	COUNTY <b>LEE</b>	<input type="checkbox"/> CITY <input checked="" type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED <b>5/22/06</b>		NAME OF POLITICAL SUBDIVISION:	
		MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTIVE	

## WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies equally to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing the reverse side and filing the form.

## INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which inures to his or her special private gain. Each elected or appointed local officer also is prohibited from knowingly voting on a measure which inures to the special gain of a principal (other than a government agency) by whom he or she is retained (including the parent organization or subsidiary of a corporate principal by which he or she is retained); to the special private gain of a relative; or to the special private gain of a business associate. Commissioners of community redevelopment agencies under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

\* \* \* \* \*

### ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

**PRIOR TO THE VOTE BEING TAKEN** by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; and

**WITHIN 15 DAYS AFTER THE VOTE OCCURS** by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

\* \* \* \* \*

### APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you otherwise may participate in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

**IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:**

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes.
- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

**IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:**

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

**DISCLOSURE OF LOCAL OFFICER'S INTEREST**

I, \_\_\_\_\_, hereby disclose that on \_\_\_\_\_, 19 \_\_\_\_\_:

(a) A measure came or will come before my agency which (check one)

- ☐ inured to my special private gain;
- ☐ inured to the special gain of my business associate, \_\_\_\_\_;
- ☐ inured to the special gain of my relative, \_\_\_\_\_;
- ☐ inured to the special gain of \_\_\_\_\_, by whom I am retained; or
- ☐ inured to the special gain of \_\_\_\_\_, which is the parent organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*Captiva Item*

5/22/2006  
Date Filed

*[Signature]*  
Signature

**NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317 (1991), A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$5,000.**

## NEWS-PRESS

Published every morning - Daily and  
Sunday

Fort Myers, Florida

### Affidavit of Publication

STATE OF FLORIDA  
COUNTY OF LEE

Before the undersigned authority, personally appeared

**Kathy Allebach**

who on oath says that he/she is the

**Legal Assistant** of the News-Press, a  
daily newspaper, published at Fort Myers, in Lee County,  
Florida; that the attached copy of advertisement, being a  
**Display**

In the matter of

**Meeting Notice**

In the court was published in said newspaper in the  
issues of

**May 12, 2006**

Affiant further says that the said News-Press is a paper of  
general circulation daily in Lee, Charlotte, Collier, Glades  
and Hendry Counties and published at Fort Myers, in said Lee  
County, Florida and that said newspaper has heretofore been  
continuously published in said Lee County, Florida, each day,  
and has been entered as a second class mail matter at the post  
office in Fort Myers in said Lee County, Florida, for a period of  
one year next preceding the first publication of the attached copy  
of the advertisement; and affiant further says that he/she has  
neither paid nor promised any person, firm or corporation any  
discount, rebate, commission or refund for the purpose of  
securing this advertisement for publication in the said  
newspaper.

*Kathy Allebach*

Sworn to and subscribed before me this

12th day of May 2006 by

**Kathy Allebach**

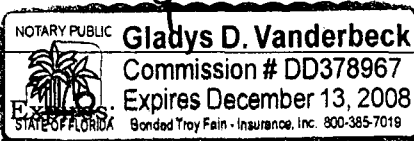
personally known to me or who has produced

as identification, and who did or did not take an  
oath.

Notary Public

Print Name

My commission



**RECEIVED**  
MAY 15 2006

COMMUNITY DEVELOPMENT



LEE COUNTY  
SOUTHWEST FLORIDA

## MEETING NOTICE LOCAL PLANNING AGENCY PUBLIC HEARING

Notice is hereby given that the Lee County Local Planning Agency (LPA)  
will meet on Monday, May 22, 2006. The meeting will be held in the  
Board of County Commission Chambers at 2120 Main Street in  
downtown Fort Myers. The meeting will commence at 8:30 a.m.

### REGULAR MEETING OF THE LOCAL PLANNING AGENCY

**Monday, May 22, 2006**  
**Board of County Commission Chambers**  
**The meeting will commence at 8:30 a.m.**

### AGENDA

1. Call to Order; Certification of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. Approval of Minutes from March 27, 2006
5. Amend Chapter 34 of the Lee County Land Development Code Pertaining to Duplex Regulations

AN ORDINANCE AMENDING LEE COUNTY LAND DEVELOPMENT CODE 34 TO ESTABLISH REGULATIONS APPLICABLE TO THE CONSTRUCTION OF DUPLEX UNITS; AMENDING USE REGULATIONS TABLE FOR ONE-AND TWO-FAMILY RESIDENTIAL DISTRICTS (§34-694); USE REGULATIONS TABLE FOR MULTIPLE-FAMILY RESIDENTIAL DISTRICTS (§34-714); USE REGULATIONS TABLE FOR CONVENTIONAL COMMERCIAL DISTRICTS (§34-843); USE REGULATIONS TABLE FOR PLANNED DEVELOPMENT DISTRICTS (§34-934); ESTABLISHING SUPPLEMENTARY DISTRICT REGULATIONS APPLICABLE TO USE AND CONSTRUCTION OF DUPLEX DRIVEWAYS (§34-3107); AND LANDSCAPE FOR DUPLEXES (§34-3108); PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

6. CPA2005-00011 Lee County Greenways Multi-Purpose 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.

7. CPA2005-00012 - Captiva

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.

8. Other Business
9. Adjournment

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. If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, 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.

**LOCAL PLANNING AGENCY  
ATTENDANCE RECORD FOR 2006**

Committee Member	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Sept	Oct	Nov	Dec
Noel Andress	NM	P	P	NM	P								
Alissa Bierma	NM	P	P	NM	RES								
Derek Burr	NM	P	P	NM	P								
Ron Inge	NM	P	P	NM	P								
Carleton Ryffel	NM	P	P	NM	P								
Raymond Schumann	NM	A	A	NM	A								
Rae Ann Wessel					P								

P - Present  
 A - Absent  
 NM - No Meeting  
 RES - Resignation

# MEMORANDUM

FROM  
THE DEPARTMENT OF  
COMMUNITY DEVELOPMENT

DATE: 8/18/06

TO: LPA Members

FROM: 

Wayne Gaither, Planner

RE: CPA2005-00006 - Corkscrew Ranch Utilities  
LPA Public Hearing August 28, 2006  
Agenda Item 5

Please be informed that applicant for CPA2005-00006 (Corkscrew Ranch Utilities) has voluntarily withdrawn the application effective August 17, 2006.

As a result of the applicant withdrawing the plan amendment, no action is needed on this agenda item.



Henderson|Franklin  
ATTORNEYS AT LAW

1715 Monroe Street • Fort Myers, FL 33901  
Post Office Box 280 • Fort Myers, FL 33902  
Tel: 239.344.1100 • Fax: 239.344.1200 • www.henlaw.com

Bonita Springs • Sanibel

Reply to  
Kamala E. Corbett  
Direct Dial Number 239.344.1191  
E-Mail: kami.corbett@henlaw.com

August 17, 2006

**VIA HAND DELIVERY**

Mr. Wayne Gaither  
Lee County Dept. of Community Development  
1500 Monroe Street  
Fort Myers, Florida 33901

Re: CPA2005-06 Corkscrew Ranch Utilities

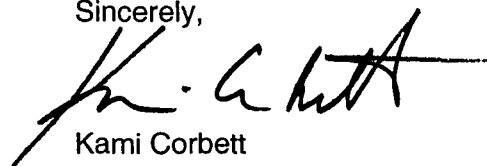
RECEIVED  
AUG 17 2006  
Cunn 1315

Dear Wayne:

This letter serves to confirm our conversation earlier today that the Applicant wishes to withdraw the above referenced application at this time. As such, I respectfully request that it be removed from the agenda of the upcoming August 28, 2006 Local Planning Agency meeting.

Thank you for your time and attention to this application. Please feel free to call me if you have any questions.

Sincerely,

  
Kami Corbett

Enclosure      Withdrawal Form

Henderson, Franklin, Starnes & Holt, P.A.

**CPA2005-00009  
PALM BEACH BOULEVARD  
COMMUNITY PLAN  
BoCC SPONSORED  
AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

---

**THE LEE PLAN**

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

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

**August 18, 2006**



**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2005-00009**



**Text Amendment**



**Map Amendment**

<input checked="" type="checkbox"/>	<b>This Document Contains the Following Reviews:</b>
<input checked="" type="checkbox"/>	<b>Staff Review</b>
	<b>Local Planning Agency Review and Recommendation</b>
	<b>Board of County Commissioners Hearing for Transmittal</b>
	<b>Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report</b>
	<b>Board of County Commissioners Hearing for Adoption</b>

STAFF REPORT PREPARATION DATE: August 18, 2006

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. SPONSOR/APPLICANT:**

**A.SPONSOR:**

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

**B.APPLICANT**

THE EAST LEE COUNTY COUNCIL  
REPRESENTED BY MIKE ROEDER

**2. REQUEST:**

Adopt a new Goal, Objectives, and Policies for the Palm Beach Boulevard community.

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

**1. RECOMMENDATION:** Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff.

The applicants original submittal language is shown below in underline format. Staff's recommended language is provided below, with changes to the applicant's language highlighted in strike through, double underline format.

**Goal 23: THE PALM BEACH BOULEVARD CORRIDOR**

To redevelop the Palm Beach Boulevard corridor into a vibrant commercial and residential neighborhood, with mixed-use nodes, enhanced landscaping, pedestrian facilities, transit service, and recreational areas; and to recapture the historic identity of the area through signage and public facilities. This Goal and subsequent Objectives and Policies apply to The Palm Beach Boulevard boundaries as depicted on Map #6.1 (Page 2 of 5).

**Objective 23.1: COMMUNITY CHARACTER.** The Palm Beach Boulevard community will draft and submit regulations, policies, and discretionary actions affecting the character and aesthetic appearance of the corridor for Lee County to adopt and enforce to help create a visually attractive community.

**Policy 23.1.1:** By the end of 2006~~7~~, The Palm Beach Boulevard community will draft and submit regulations, policies for Lee County to review, amend or establish as Land Development Code regulations that provide for enhanced landscaping along roadway corridors, greater buffering and shading of parking areas, signage and lighting consistent with the Community Vision, and architectural standards.

**Policy 23.1.2:** Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines, or compliance with architectural standards.

**Policy 23.1.3:** By the end of 2006~~7~~, the Palm Beach Boulevard community will draft enhanced code enforcement standards ~~for inclusion within~~ to be considered by staff for possible inclusion in Chapter 33 of the LDC.

**Objective 23.2: COMMERCIAL LAND USES.** Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the unique conditions and preferences of the Palm Beach Boulevard Community to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage and provide for employment opportunities; ~~while discouraging u~~Uses that are not compatible with adjacent uses ~~and~~ or those that have significant adverse impacts on natural resources will be discouraged.

**Policy 23.2.1:** By the end of 2006 the Palm Beach Boulevard Community will submit regulations that encourage mixed use developments for Lee County to review, amend or adopt.

**Policy 23.2.2:** Lee County encourages commercial developments within the Palm Beach Boulevard Community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to bike paths and pedestrian access ways.

**Objective 23.3: RESIDENTIAL USES:** Lee County must protect and enhance the residential character of the Palm Beach Boulevard Community by strictly evaluating adjacent uses, natural resources, access, and recreational or open space, and requiring compliance with enhanced buffering requirements.

**Policy 23.3.1:** By the end of 2006, The Palm Beach Boulevard community will draft and submit regulations and policies for Lee County to review, amend, or adopt as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

**Policy 23.3.2:** Mixed Use developments that provide for an integration of commercial with and residential uses with pedestrian linkages are encouraged. By the end of 2006, the Palm Beach Boulevard community will draft and submit regulations and policies for Lee County to review, amend or establish as Land Development Code regulations that encourage mixed-use developments.

**Objective 23.4: INTERLOCAL COOPERATION.** Lee County will coordinate activities and work with the City of Fort Myers to create a cohesive program for redevelopment along the Palm Beach Boulevard corridor from Billy's Creek to I-75.

**Policy 23.4.1:** Lee County will work with the City of Fort Myers and the Florida Department of Transportation and enter into interlocal agreements where necessary to promote a unified redevelopment program for Palm Beach Boulevard.

**Policy 23.4.2:** Lee County will work with the City of Fort Myers, the Florida Department of Transportation, the residents and local businesses to create an oversight board to guide the redevelopment of the Palm Beach Boulevard Corridor. Lee County will work with the oversight board to find and apply for funding for redevelopment activities.

**Policy 23.4.3:** Lee County will coordinate work with the City of Fort Myers and the Florida Department of Transportation to conduct an access management study along Palm Beach Boulevard, prepare a streetscape plan for Palm Beach Boulevard, and coordinate on a market analysis for the effect of rail transit on this corridor and in other areas of Lee County where the track are currently in use.

**Objective 23.5: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

**Policy 23.5.1:** As a courtesy, Lee County will register citizen groups and civic organizations within the Palm Beach Boulevard Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail or to timely

mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Objective 23.6: COMMUNITY FACILITIES.** Lee County will work with the Palm Beach Boulevard community to provide or facilitate the provision of a broad mix of Community Facilities.

**Policy 23.6.1:** The Palm Beach Boulevard community will work with Lee County, the State of Florida and the Seminole Gulf Railroad to create a linear park along the railroad in order to enhance community recreational opportunities.

**Policy 23.6.2:** ~~Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.~~

**Policy 23.6.3:** Lee County will work with the community to ensure that the development of parks and open spaces are integrated into the surrounding development and open space areas. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

**Policy 23.6.4:** Lee County will work with the residents of the Russell Park community to preserve the existing linear waterfront County park by vacating the excess right-of-way along the river and dedicating it to the adjacent property owners as a pedestrian easement, and work with the residents to explore maintenance issues associated with the public boat ramp.

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

- The Palm Beach Boulevard Community Plan was a joint effort by the Palm Beach Boulevard community, the City of Ft. Myers, and Lee County.
- The Palm Beach Boulevard Community Plan was submitted to Lee County in September, 2002.
- The Palm Beach Boulevard Community Plan recommended the language in this proposed amendment, but the Goal, Objectives, and Policies were not submitted for a plan amendment at the recommendation of their planning consultant.
- The Board of County Commissioners passed a resolution endorsing the Palm Beach Boulevard Community Plan on August 26, 2003.
- The East Lee County Council submitted an application for this proposed plan amendment in September, 2005.
- The proposed amendment language was a direct result of the Palm Beach Boulevard Community Plan.

## C. BACKGROUND INFORMATION

The Palm Beach Boulevard Community Plan was a joint effort by the Palm Beach Boulevard community, the City of Fort Myers and Lee County. The planning area encompasses portions of both the Fort Myers Shores Planning Community and the Fort Myers Planning Community. The community plan was financed, in part, with \$25,000 of community planning funds from Lee County, \$20,000 from the City of Ft. Myers and \$5,000 of in-kind contributions from the City of Ft. Myers.

The Palm Beach Boulevard community plan was submitted to Lee County in September, 2002. The plan contained a Goal, Objectives, and Policies, but those were not submitted to Lee County as proposed amendments to the Lee Plan. On August 26, 2003, the Board of County Commissioners (BoCC) passed a resolution endorsing the Palm Beach Boulevard Community Plan.

The East Lee County Council submitted the original Goal, Objectives, and Policies with minor revisions to Lee County in September, 2005 as a proposed amendment to the Lee Plan.

## PART II - STAFF ANALYSIS

### A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 30, 2005. Planning staff provided copies of the proposed amendment to various County departments, including:

- Community Development
- County Attorney's Office
- Department of Transportation
- Environmental Sciences
- Natural Resources
- Smart Growth
- Lee Transit
- EMS

Comments or replies were received from the Department of Community Development Division of Environmental Sciences, Lee Transit, and the County Attorney's Office.

**The applicant's original submittal language is shown below in underline. Staff's recommended changes are shown below in double underline/strike through. Staff recommends transmitting the following policies, as revised:**

#### **Goal 23: THE PALM BEACH BOULEVARD CORRIDOR**

**To redevelop the Palm Beach Boulevard Corridor into a vibrant commercial and residential neighborhood, with mixed-use nodes, enhanced landscaping, pedestrian facilities, transit service, and recreational areas; and to recapture the historic identity of the area through signage and public facilities. This Goal and**

subsequent Objectives and Policies apply to The Palm Beach Boulevard boundaries as depicted on Map 16.1 (Page 2 of 5).

STAFF COMMENT: The Palm Beach Boulevard boundaries do not match any planning community boundary. The boundaries lie within portions of both the Fort Myers Planning Community and the Fort Myers Shores Planning Community. A map amendment to Map 1 (Page 2 of 5) Special Treatment Areas will be required to identify the boundaries.

**Objective 23.1: COMMUNITY CHARACTER.** The Palm Beach Boulevard community will draft and submit regulations, policies, and discretionary actions affecting the character and aesthetic appearance of the corridor for Lee County to adopt and enforce to help create a visually attractive community.

**Policy 23.1.1:** By the end of 2006~~7~~, The Palm Beach Boulevard community will draft and submit regulations, policies for Lee County to review, amend or establish as Land Development Code regulations that provide for enhanced landscaping along roadway corridors, greater buffering and shading of parking areas, signage and lighting consistent with the Community Vision, and architectural standards.

STAFF COMMENT: Completing land development regulations by the end of 2006 is unrealistic. Staff recommends changing the date to 2007.

**Policy 23.1.2:** Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines, or compliance with architectural standards.

STAFF COMMENT: Staff currently discourages deviations of that type, but a policy stating that deviations that result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards may give additional guidance to both staff and the hearing examiner.

**Policy 23.1.3:** By the end of 2006~~7~~, the Palm Beach Boulevard community will draft enhanced code enforcement standards for inclusion within to be considered by staff for possible inclusion in Chapter 33 of the LDC.

STAFF COMMENT: Code enforcement issues are problematic in communities around the country. They often place neighbor against neighbor in a conflict over real or perceived nuisance and the freedom of residents to use their property as they choose. Staff is concerned that code enforcement standards will be written that exceed the County's core level of service for one community in Lee County. If enhanced code enforcement standards are developed, they should be applied County-wide and not for only one area of the County. Proposed Policy 23.1.3 implies that the Palm Beach Boulevard community will write enhanced code enforcement standards and they will be included in Chapter 33 of the LDC. Staff may or may not support the standards that are presented, and recommends transmitting Policy 23.1.3 as revised.

**Objective 23.2: COMMERCIAL LAND USES.** Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the unique conditions and preferences of the Palm Beach Boulevard community to ensure that commercial areas

maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage and provide for employment opportunities, while discouraging uses that are not compatible with adjacent uses and or those that have significant adverse impacts on natural resources will be discouraged.

STAFF COMMENT: Interconnection of adjacent commercial uses reduces the need to access collector or arterial roadways in order to move from one commercial development to another. Providing interconnects between residential and commercial developments could reduce automobile traffic by allowing pedestrian and bicycle access to those properties. Staff supports this policy and recommends transmittal.

**Policy 23.2.1: By the end of 2006 the Palm Beach Boulevard Community will submit regulations that encourage mixed use developments for Lee County to review, amend or adopt.**

STAFF COMMENT: The County is working on four EAR amendments to promote mixed use developments and the concepts of New Urbanism for specific areas County-wide. Those amendments are part of the current amendment cycle. Staff recommends not transmitting Policy 23.2.1 because the development of additional mixed use regulations specific to the Palm Beach Boulevard community may not be necessary if the County wide mixed use amendments are adopted.

Furthermore, this policy is not necessary for the community to develop mixed use regulations. Therefore, if the BoCC does not adopt the County wide mixed use policies, the community can still submit mixed use regulations specific to the Palm Beach Boulevard planning area.

**Policy 23.2.2: Lee County encourages commercial developments within the Palm Beach Boulevard community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to bike paths and pedestrian access ways.**

STAFF COMMENT: Staff supports Policy 23.2.2 as written.

**Objective 23.3: RESIDENTIAL USES: Lee County must protect and enhance the residential character of the Palm Beach Boulevard community by strictly evaluating adjacent uses, natural resources, access, and recreational or open space, and requiring compliance with enhanced buffering requirements.**

STAFF COMMENT: This is standard practice during zoning review and public hearings. If enhanced buffering requirements are adopted staff will review projects accordingly. Staff does not have any problem with Objective 23.3.

**Policy 23.3.1: By the end of 2006, The Palm Beach Boulevard community will draft and submit regulations and policies for Lee County to review, amend, or adopt as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.**

STAFF COMMENT: Completing land development regulations by the end of 2006 is unrealistic. Staff recommends changing the date to 2007.

**Policy 23.3.2:** Mixed Use developments that provide for an integration of commercial with and residential uses with pedestrian linkages are encouraged. By the end of 2006, the Palm Beach Boulevard community will draft and submit regulations and policies for Lee County to review, amend or establish as Land Development Code regulations that encourage mixed-use developments.

STAFF COMMENT: Staff does not recommend transmitting the strike through language in Policy 23.3.2 for the same reasons given in the staff comments for Policy 23.2.1.

**Objective 23.4: INTERLOCAL COOPERATION.** Lee County will coordinate activities and work with the City of Fort Myers to create a cohesive program for redevelopment along the Palm Beach Boulevard corridor from Billy's Creek to I-75.

**Policy 23.4.1:** Lee County will work with the City of Fort Myers and the Florida Department of Transportation and enter into interlocal agreements where necessary to promote a unified redevelopment program for Palm Beach Boulevard.

~~**Policy 23.4.2:** Lee County will work with the City of Fort Myers, the Florida Department of Transportation, the residents and local businesses to create an oversight board to guide the redevelopment of the Palm Beach Boulevard Corridor. Lee County will work with the oversight board to find and apply for funding for redevelopment activities.~~

STAFF COMMENT: Staff does not believe the creation of an oversight board is necessary and does not believe placing that language in the Lee Plan is appropriate. The BoCC was very clear when the Estero Design Review Committee was formed that they would not be appointed by the Board and were not an advisory group. Developers voluntarily bring projects to the EDRC for review.

The Board of County Commissioners will provide oversight of the development and redevelopment of the Palm Beach Boulevard community based on consistency with the Lee Plan and land development regulations.

**Policy 23.4.3:** Lee County will coordinate work with the City of Fort Myers and the Florida Department of Transportation to conduct an access management study along Palm Beach Boulevard, prepare a streetscape plan for Palm Beach Boulevard, and coordinate on a market analysis for the effect of rail transit on this corridor and in other areas of Lee County where the track are currently in use.

STAFF COMMENT: Florida DOT has already completed the access management study for Palm Beach Boulevard. The Lee County 2030 Long Range Transportation Plan identifies this corridor as a potential future Bus Rapid Transit (BRT) corridor by 2030, but not a rail corridor as this proposed policy suggests. The county has already secured funding from the Florida Department of Transportation to conduct preliminary studies of the feasibility of BRT service in select corridors within the County.



**Objective 23.5: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

**Policy 23.5.1:** As a courtesy, Lee County will register citizen groups and civic organizations within the Palm Beach Boulevard Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

STAFF COMMENT: With the exception of the name of the community, this language is identical to Lee Plan Policy 21.6.1 for Caloosahatchee Shores. Staff does not object to Policy 23.5.1.

**Objective 23.6: COMMUNITY FACILITIES.** Lee County will work with the Palm Beach Boulevard community to provide or facilitate the provision of a broad mix of Community Facilities.

**Policy 23.6.1:** The Palm Beach Boulevard community will work with Lee County, the State of Florida and the Seminole Gulf Railroad to create a linear park along the railroad in order to enhance community recreational opportunities.

STAFF COMMENTS: Lee County Parks supports the concept of a linear park in that area and will work with the community and its partners in the creation of said park, including allowing the connection of the park to the County's Russell Park Boat Ramp.

**Policy 23.6.2:** ~~Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.~~

STAFF COMMENTS: Some portions of SR 80 have a sidewalk at the back of the curb and insufficient right-of-way to provide the added planting strip. Other arterial and collector roads may have right-of-way or other constraints to make the provision of the 4 foot planting strip not practical. DOT generally tries to separate sidewalks from roadways, but does not want to be tied to the proposed language and recommends Policy 23.6.2 not be transmitted.

The language in Policy 23.6.2 was also proposed for inclusion in Goal 21, Caloosahatchee Shores. That language was not adopted by the BoCC.

**Policy 23.6.3:** Lee County will work with the community to ensure that the development of parks and open spaces are integrated into the surrounding development and open space areas. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

STAFF COMMENTS: Lee County Parks does not object to Policy 23.6.3.

**Policy 23.6.4: Lee County will work with the residents of the Russell Park community to preserve the existing linear waterfront County park by vacating the excess right-of-way along the river and dedicating it to the adjacent property owners as a pedestrian easement, and work with the residents to explore maintenance issues associated with the public boat ramp.**

STAFF COMMENTS: Parks and Recreation staff objects to the idea of vacating our property called the Russell Park Boat Ramp and objects to the wording of Policy 23.6.4. Parks staff recommends the wording above, as revised.

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

DATE OF PUBLIC HEARING: August 28, 2006

**A. LOCAL PLANNING AGENCY REVIEW**

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

**1. RECOMMENDATION:**

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

**C. VOTE:**

**NOEL ANDRESS**

**DEREK BURR**

**RONALD INGE**

**CARLETON RYFFEL**

**RAYMOND SCHUMANN, ESQ.**

**RAE ANN WESSEL**

**VACANT**

_____
_____
_____
_____
_____
_____
_____

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

DATE OF TRANSMITTAL HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

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

**1. BOARD ACTION:**

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

**C. VOTE:**

**JOHN ALBION**

\_\_\_\_\_

**TAMMARA HALL**

\_\_\_\_\_

**BOB JANES**

\_\_\_\_\_

**RAY JUDAH**

\_\_\_\_\_

**DOUG ST. CERNY**

\_\_\_\_\_

\_\_\_\_\_

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

DATE OF ORC REPORT: \_\_\_\_\_

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

**B. STAFF RESPONSE**

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

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

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

**1. BOARD ACTION:**

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

**C. VOTE:**

**JOHN ALBION**

**TAMMARA HALL**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

_____
_____
_____
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_____
_____



# PALM BEACH BOULEVARD PLANNING AREA



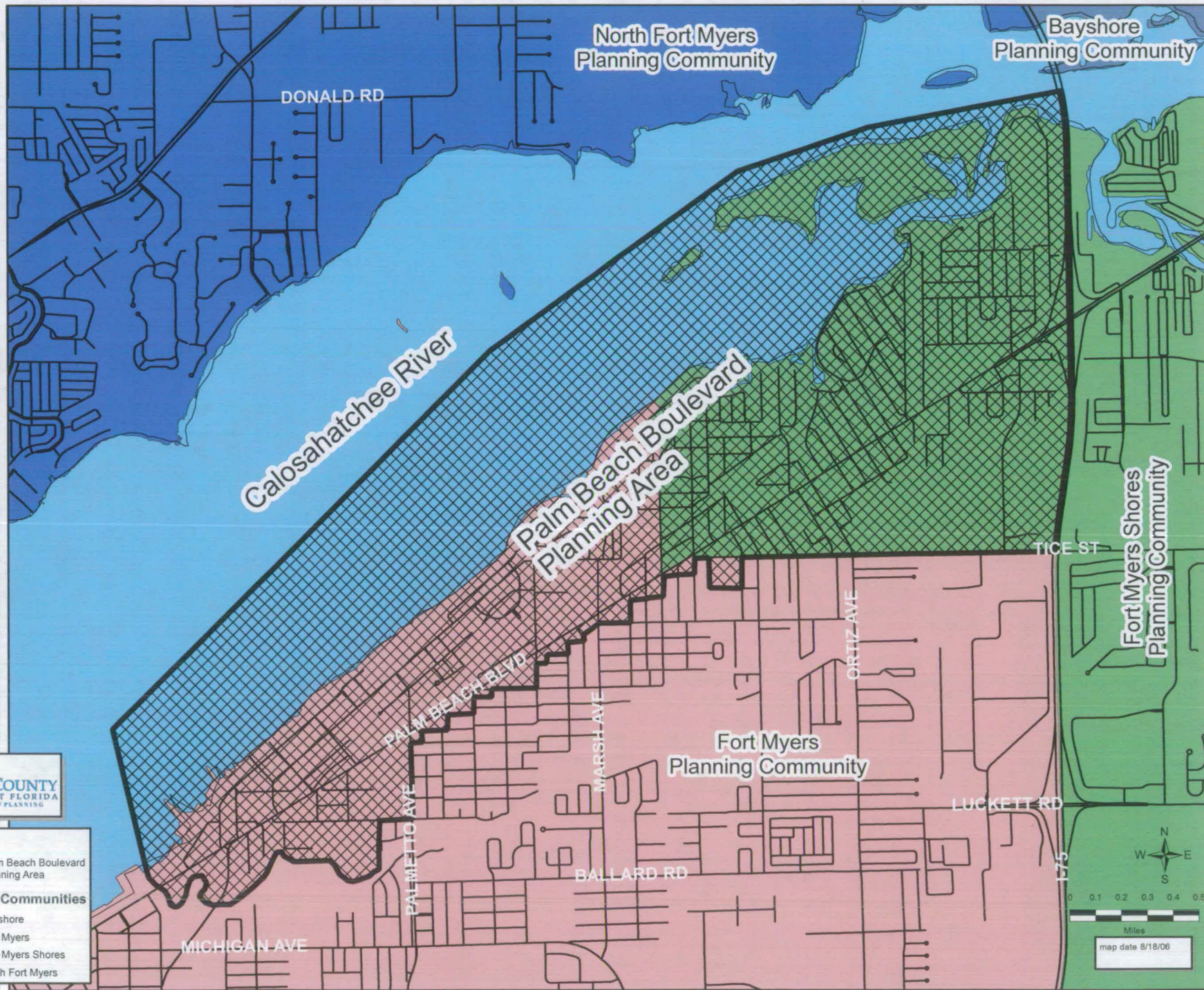
## Key



Palm Beach Boulevard  
Planning Area

## Planning Communities

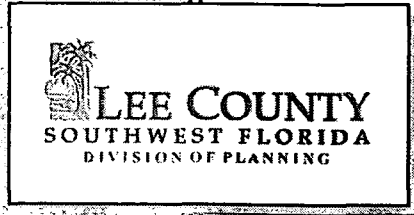
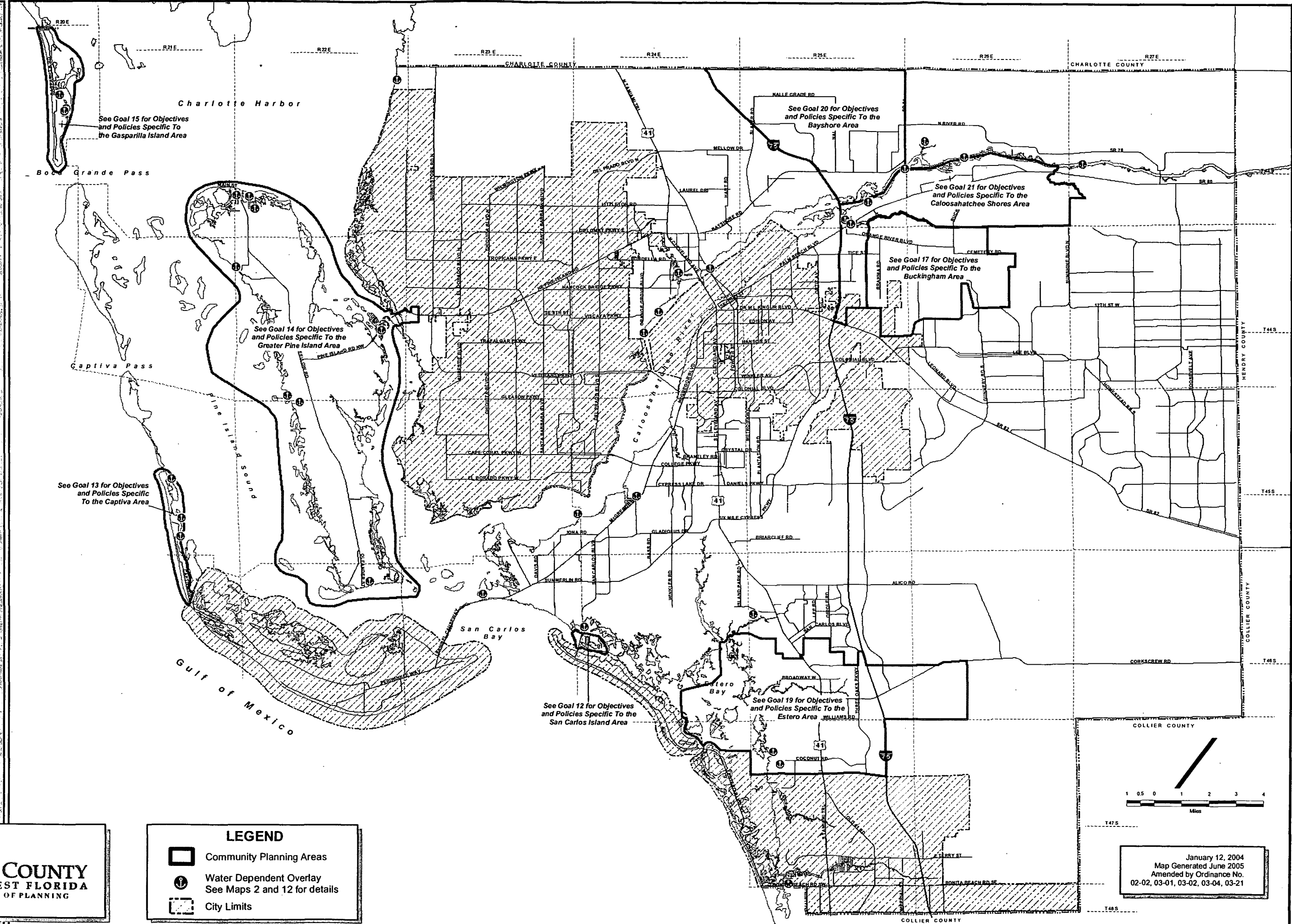
- Bayshore
- Fort Myers
- Fort Myers Shores
- North Fort Myers





SPECIAL TREATMENT AREAS

(See Plan Map 1 Page 2 of 5)



**LEGEND**

- Community Planning Areas
- Water Dependent Overlay  
See Maps 2 and 12 for details
- City Limits

Scale: 1 0.5 0 1 2 3 4 Miles

January 12, 2004  
Map Generated June 2005  
Amended by Ordinance No.  
02-02, 03-01, 03-02, 03-04, 03-21



**From:** Michael Horsting  
**To:** Mudd, James  
**Date:** 4/13/06 4:09PM  
**Subject:** Re: Palm Beach Boulevard Plan Amendment

The transit division supports the Palm Beach Boulevard community's suggested goals of mixed-use development and enhanced pedestrian facilities within this corridor. Both of these changes benefit transit in terms of encouraging individuals in the area to use the existing transit system.

Policy 22.4.3 - The Lee County 2030 Long Range Transportation Plan identifies this corridor as a potential future Bus Rapid Transit (BRT) corridor by 2030 but not a rail corridor as this proposed policy suggests. BRT is a precursor of sorts to a rail mode and offers more flexibility in the service at a lower cost than rail. The county has already secured funding from the Florida Department of Transportation to conduct preliminary studies of the feasibility of BRT service in select corridors within the county.

With reference to Policy 22.6.2, a 4 foot separation of pedestrian ways from collector or arterial roads allows for safer travel to and from the bus stops however, we would encourage sidewalk extensions between the walkways and the curb at bus stop locations be the exception to the policy. This allows for a seamless transition between the sidewalk and the bus, which is especially important for passengers with disabilities.

Mike Horsting  
Transit Planner  
Lee County Transit  
6035 Landing View Road  
Fort Myers, FL 33907  
mhorsting@leegov.com  
(239) 533-0333 - Telephone  
(239) 277-5064 - FAX

>>> James Mudd 02/10/06 01:37PM >>>

Attached are a request for comments on the proposed Palm Beach Boulevard Amendment and the CPA application with Exhibits.

Thank you for your help.

Jim Mudd, AICP  
Principal Planner  
Lee County Department of Community Development  
Division of Planning  
1500 Monroe Street, Fort Myers FL 33901  
Email: jmudd@leegov.com  
Phone (239) 479-8180 Fax (239) 479-8319

**CC:** Myers, Steve

**MEMORANDUM**  
FROM THE  
**OFFICE OF COUNTY ATTORNEY**

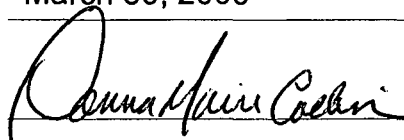
**RECEIVED**  
MAR 31 2006

COMMUNITY DEVELOPMENT

DATE: March 30, 2006

TO: Jim Mudd, Planner  
Planning Division

FROM:

  
Donna Marie Collins  
Assistant County Attorney

RE: CPA2005-00009  
Palm Beach Boulevard Plan Amendment  
2005/2006 Lee Plan Amendment Cycle  
LU-036.GGG.

I have reviewed the application to amend the Lee Plan to incorporate Goals and Policies for the Palm Beach Boulevard Corridor. Please consider the following comments and observations:

1. Proposed Policy 22.1.3. states that by the end of this year, the Palm Beach Boulevard Community will draft enhanced code enforcement standards for inclusion within Chapter 33 of the Land Development Code (LDC). What is the scope of the "enhanced" code enforcement standards? Does the community envision changes to the property development regulations to increase setbacks and buffers? Are the standards intended to include items other than what is currently considered trash and debris or derelict vehicles? Do these enhanced standards refer to shorter periods of time to be given for abatement or higher fines? Will this policy require the County to hire additional code enforcement officers to comply with the "enhanced" standards?
2. The time frame proposed for adoption of LDC amendments may not be realistic given that the plan amendment will not be adopted until the Fall 2006. Typically, amendments to the LDC require several months to complete as they are reviewed by staff and several citizen committees who provide input prior to consideration and adoption by the Board of County Commissioners. Completion by the end of 2006 would require the community to be working on these standards and proposed LDC changes concurrently with the plan amendment cycle. My suggestion is that the year be changed to 2007.

Thank you for the opportunity to comment. I look forward to further submittals in connection with these proposed text changes to the Comprehensive Plan.

DMC/amp

cc: Timothy Jones, Chief Assistant County Attorney  
Matt Noble, Planning Division

**From:** Kim Trebatoski  
**To:** Mudd, James  
**Date:** 3/23/06 9:55AM  
**Subject:** CPA2005-9 Palm Bch Blvd Amendment

Jim - I don't see any issues of concern for the Division of Environmental Sciences with the proposed amendments. I look forward to seeing the proposed LDC language to implement this community's vision.

Kim Trebatoski  
Principal Environmental Planner  
Lee County DCD - Environmental Sciences  
trebatkm@leegov.com  
239-479-8183  
FAX 239-479-8144  
www.lee-county.com

**Mudd, James P.**

---

**From:** Mudd, James P.  
**Sent:** Thursday, August 03, 2006 3:49 PM  
**To:** Johnson, Frederic W.; Yarbrough, John H.  
**Subject:** RE: Palm Beach Boulevard plan amendment

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**From:** Johnson, Frederic W.  
**Sent:** Thursday, August 03, 2006 3:46 PM  
**To:** Yarbrough, John H.; Mudd, James P.  
**Subject:** RE: Palm Beach Boulevard plan amendment

JY: I spoke with Jim and explained our position that Lee County Parks supports the idea of linear park in that area and will work with the community and its partners in the creation of said park, including allowing the connection of the park to our Russell Park Boat Ramp.

Lee County Parks would not, however, entertain the idea of vacating our property called the Russell Park Boat Ramp. In short, Lee County Parks has no objection to **Policies 22.6.1 or 22.6.3**, as written. Parks does object to the wording of **Policy 22.6.4** and offers the following as our alternative.

**Policy 22.6.4:** Lee County will work with the residents of the Russell Park Community to preserve the existing linear waterfront county park and to explore maintenance issues associated with the public boat ramp.

Lee County Board of County Commissioners  
Department of Community Development  
Division of Planning  
Post Office Box 398  
Fort Myers, FL 33902-0398  
Telephone: (239) 479-8585  
FAX: (239) 479-8519

## APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D 10-3-2005

REC'D BY: MKW

APPLICATION FEE 100

TIDEMARK NO: CPA 2005 00009

THE FOLLOWING VERIFIED:

Zoning ☐ Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

Plan Amendment Cycle: ☒ Normal ☐ Small Scale ☐ DRI ☐ Emergency

Request No: \_\_\_\_\_

### APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: \_\_\_\_\_

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Additional copies may be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

09-30-05 Michael Roeder

DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

**I. APPLICANT/AGENT/OWNER INFORMATION**

East Lee County Council

APPLICANT

P.O. Box 50422

ADDRESS

Fort Myers

CITY

FL

STATE

33904-00422

ZIP

TELEPHONE NUMBER

FAX NUMBER

Mike Roeder

AGENT\*

1625 Hendry Street, Suite 301

ADDRESS

Fort Myers

CITY

FL

STATE

33901

ZIP

239-334-2722

TELEPHONE NUMBER

239-337-1935

FAX NUMBER

N/A

OWNER(S) OF RECORD

ADDRESS

CITY

STATE

ZIP

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

\* This will be the person contacted for all business relative to the application.

**II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)**

A. TYPE: (Check appropriate type)

☒ Text Amendment

☐ Future Land Use Map Series Amendment  
(Maps 1 thru 20)  
List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

To add a Goal, Objectives and Policies to the already approved Palm  
Beach Boulevard Community Plan.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY  
(for amendments affecting development potential of property)**

A. Property Location:

1. Site Address: N/A

2. STRAP(s): N/A

B. Property Information N/A

Total Acreage of Property: N/A

Total Acreage included in Request: N/A

Area of each Existing Future Land Use Category: N/A

Total Uplands: N/A

Total Wetlands: N/A

Current Zoning: N/A

Current Future Land Use Designation: VARIOUS

Existing Land Use: N/A

C. State if the subject property is located in one of the following areas and if so how

does the proposed change effect the area:

Lehigh Acres Commercial Overlay: N/A

Airport Noise Zone 2 or 3: N/A

Acquisition Area: N/A

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A

Community Redevelopment Area: N/A

D. Proposed change for the Subject Property:

\_\_\_\_\_

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density	<u>N/A</u>
Commercial intensity	<u>N/A</u>
Industrial intensity	<u>N/A</u>

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>N/A</u>
Commercial intensity	<u>N/A</u>
Industrial intensity	<u>N/A</u>

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

*NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.*



The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes. *Please see attachment*
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. *NA*
3. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
4. Map and describe existing zoning of the subject property and surrounding properties.
5. The legal description(s) for the property subject to the requested change.
6. A copy of the deed(s) for the property subject to the requested change.
7. An aerial map showing the subject property and surrounding properties.
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

**B. Public Facilities Impacts**

*NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).*

**1. Traffic Circulation Analysis**

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for

the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;

- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;

Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);

- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
- d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for:

- a. Sanitary Sewer
- b. Potable Water
- c. Surface Water/Drainage Basins
- d. Parks, Recreation, and Open Space.

Analysis should include (but is not limited to) the following:

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;

- Projected 2020 LOS under existing designation;
  - Projected 2020 LOS under proposed designation;
  - Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
  - Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
    - a. Fire protection with adequate response times;
    - b. Emergency medical service (EMS) provisions;
    - c. Law enforcement;
    - c. Solid Waste;
    - d. Mass Transit; and
    - e. Schools.

*In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.*

**C. Environmental Impacts**

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map with property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

**D. Impacts on Historic Resources**

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

**E. Internal Consistency with the Lee Plan**

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2020 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

**F. Additional Requirements for Specific Future Land Use Amendments**

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
  - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
  - b. Provide data and analysis required by Policy 2.4.4,
  - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
  - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
1. Requests involving lands in critical areas for future water supply must be

evaluated based on policy 2.4.2.

2. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

**Item 1: Fee Schedule**

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres up to a maximum of \$2,255.00
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

**AFFIDAVIT**

I, Michael E. Roeder, certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

Michael E. Roeder  
Signature of owner or owner-authorized agent

09/30/05  
Date

Michael E. Roeder  
Typed or printed name

STATE OF FLORIDA )  
COUNTY OF LEE )

The foregoing instrument was ~~certified and subscribed~~ before me this 30th day of September 20 05 by Michael E. Roeder, who is personally known to me or who has produced \_\_\_\_\_ as identification.



Alison M. Stowe  
Signature of notary public

Alison M. Stowe  
Printed name of notary public

**EXHIBIT A.1**  
**PROPOSED TEXT CHANGE**

**Vision Statement:**

*"The Palm Beach Boulevard Corridor."*

**Goal 22: THE PALM BEACH BOULEVARD CORRIDOR**

To redevelop the Palm Beach Boulevard Corridor into a vibrant commercial and residential neighborhood, with mixed-use nodes, enhanced landscaping, pedestrian facilities, transit service and recreational areas; and to recapture the historic identity of the area through signage and public facilities. This Goal and subsequent objectives and policies apply to The Palm Beach Boulevard boundaries as depicted on Map 16.

**Objective 22.1: COMMUNITY CHARACTER.** The Palm Beach Boulevard community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the corridor for Lee County to adopt and enforce to help create a visually attractive community.

Policy 22.1.1: By the end of 2006, The Palm Beach Boulevard community will draft and submit regulations, policies for Lee County to review, amend or establish as Land Development Code regulations that provide for enhanced landscaping along roadway corridors, greater buffering and shading of parking areas, signage and lighting consistent with the Community Vision, and architectural standards.

Policy 22.1.2: Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

Policy 22.1.3: By the end of 2006, the Palm Beach Boulevard community will draft enhanced code enforcement standards for inclusion within Chapter 33 of the LDC.

**Objective 22.2: COMMERCIAL LAND USES.** Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the unique conditions and preferences of the Palm Beach Boulevard Community to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, provide for employment opportunities, while discouraging uses that are not compatible with adjacent uses and have significant adverse impacts on natural resources.

Policy 22.2.1: By the end of 2006 the Palm Beach Boulevard Community will submit regulations that encourage mixed use developments for Lee County to review, amend or adopt.

Policy 22.2.2: Lee County encourages commercial developments within the Palm Beach Boulevard Community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to bike paths and pedestrian access ways.

**Objective 22.3: RESIDENTIAL USES:** Lee County must protect and enhance the residential character of the Palm Beach Boulevard Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space, and requiring compliance with enhanced buffering requirements.

Policy 22.3.1: By the end of 2006, The Palm Beach Boulevard community will draft and submit regulations and policies for Lee County to review, amend or adopt as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

Policy 22.3.2: Mixed Use developments that provide for an integration of commercial with residential uses with pedestrian linkages are encouraged. By the end of 2006, the Palm Beach Boulevard community will draft and submit regulations and policies for Lee County to review, amend or establish as Land Development Code regulations that encourage mixed-use developments.

**Policy 22.4.2:** Lee County will work with the City of Fort Myers, the Florida Department of Transportation, the residents and local businesses to create an oversight board to guide the redevelopment of the Palm Beach Boulevard Corridor. Lee County will work with the oversight board to find and apply for funding for redevelopment activities.

**Policy 22.4.3:** Lee County will coordinate with the City of Fort Myers and the Florida Department of Transportation to conduct an access management study along Palm Beach Boulevard, prepare a streetscape plan, and coordinate on the a market analysis for the effect of rail transit on this corridor and in other areas of Lee County where the track are currently in use.

**Objective 22.5: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

**Policy 22.5.1:** As a courtesy, Lee County will register citizen groups and civic organizations within the Palm Beach Boulevard Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Objective 22.6: COMMUNITY FACILITIES.** Lee County will work with the Palm Beach Boulevard Community to provide or facilitate the provision of a broad mix of Community Facilities.

Policy 22.6.1: The Palm Beach Boulevard Community will work with Lee County, the State of Florida and the Seminole Gulf Railroad to create a linear park along the railroad in order to enhance community recreational opportunities.

Policy 22.6.2: Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

Policy 22.6.3: Lee County will work with the community to ensure that the development of parks and open spaces are integrated into the surrounding development and open space areas. The concept would be for the park to act as a hub, connected to other open space/recreational opportunities through pedestrian or bicycle linkages, either along public rights of way or through adjacent developments.

Policy 22.6.4: Lee County will work with the residents of the Russell Park community to preserve the existing linear waterfront park by vacating the excess right-of-way along the river and dedicating it to the adjacent property owners as a pedestrian easement, and work with the residents to explore maintenance issues associated with the public boat ramp.



## **EXHIBIT G**

### **Justification of Proposed Amendment**

The justification for the proposed Goal, Objectives and Policies is to be found in the attached Palm Beach Boulevard Community Plan report that was previously accepted and approved by the Lee County Commission and the Fort Myers City Council. The only change from that background document is that the dates in the Policies and Objectives have been updated to reflect current time frames, and one additional policy has been added similar to Caloosahatchee Shores which would authorize upgraded code standards for the Palm Beach Boulevard community. The reason for this is the same as that for Caloosahatchee Shores, namely that code enforcement has been the number one issue of the Civic Associations and community leaders for many years and it is necessary to forestall any further urban blight.

# Palm Beach Boulevard Community Plan

A COMMUNITY PLAN FOR THE EAST LEE COUNTY COUNCIL  
& THE PALM BEACH BOULEVARD CORPORATION



VanasseDaylor Planning & Design Group Fort Myers Florida

REPRESENTED BY



## **Acknowledgements**

*The VanasseDaylor Planning and Design Team would like to thank all of the committee members, government officials and citizens who contributed to this project.*

## Steering Committee Members

*Clarence D. Bowman, Morse Shores Civic Association*  
*Eileen Brennan, Morse Shores Civic Association*  
*Mark Creel, Creel Tractor Company*  
*Debrah Forester, Bonita Bay Group*  
*Tammy Hall, City of Fort Myers, Council Member*  
*Jim Reilly, Reilly Brothers, Inc.*  
*Mike Roeder, East Lee County Council*  
*Kim Skinner, Property Owner*  
*Doug Vaught, East Lee County Council*  
*Johnny Limbaugh, Florida Department of Transportation*  
*Noel Vandiver, Russell Park Civic Association*

## Staff Participants

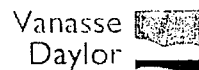
*Kim Harris, City of Fort Myers, Council Office*  
*Saeed Kazemi, City of Fort Myers*  
*Jim Mudd, Planning Division, Lee County*

## VanasseDaylor Planning and Design Team

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*Agnes Tung*

*Our thanks also to Robin Carver, The Bonita Bay Group, for donating time during the community charrette.*



Urban Planning  
Landscape Architecture  
Civil Engineering  
Traffic Engineering  
Environmental Sciences  
PL 356

## INTRODUCTION

The following plan aims to establish the Palm Beach Boulevard corridor as a revitalized vibrant commercial and residential community. The plan specifically addresses development west of Interstate 75 to Billy's Creek, encompassing areas within both the City of Fort Myers and unincorporated Lee County. The redevelopment of the Palm Beach Boulevard corridor has been the topic of discussion and debate for over a decade with the establishment of a Community Redevelopment Area for SR 80 and efforts by both the City of Fort Myers and Lee County to implement aesthetic enhancements through landscaping and façade improvements.

The East Lee County Council, a civic organization representing 16 neighborhood associations in East Lee County, joined with the Palm Beach Boulevard Development Corporation, an organization representing over 80 businesses along Palm Beach Boulevard, to create a land use plan for redevelopment. The two organizations established a Community Planning Panel to guide the process and ultimately ensure both the City of Fort Myers and Lee County follow through with implementation of the plan. The Community Planning Panel retained VanasseDaylor to facilitate a visioning process and assist in creating this plan based on consensus of all interested stakeholders.

## **Palm Beach Boulevard Community Plan**

### **INDEX**

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## I History/Background

East Fort Myers and Tice can be characterized as an area of consistent under-achievement. The beauty of the waterfront along the Caloosahatchee River, the proximity to downtown Ft. Myers, transportation and transit access are all present, but the area has not yet been able to capture its full development potential.

East Fort Myers began as an area of great promise and the 1920's was a decade of much optimism. During that period, when the Riverside Park and Alabama Groves neighborhoods were developed, the population of East Fort Myers reached 3,000. In 1924, the Fremont Street Bridge, the first bridge across the Caloosahatchee River, was constructed providing, for the first time, automobile access across the river. In 1926, the Citizens Bank of Fort Myers constructed the area's first bank at the corner of Palm Beach Boulevard and Superior Street, and in 1927, the Seaboard Airline Railroad constructed a terminal on Riverside Drive. East Fort Myers formally incorporated as a City in 1925, but less than a year later annexed into the City of Fort Myers.

At the time, citrus farming and packing was an economic staple for Lee County and Fort Myers. In the early 1900's, much of the area east along Palm Beach Boulevard thrived on citrus farming. The Tice family, for whom the area is now known, owned and operated an orange grove and a packinghouse.

Since its brief heyday, the Palm Beach Boulevard corridor has been marked by unmet potential. Decline in the area continued and was further exacerbated in the 1980's during the widening of SR 80. Many of the commercial lots along SR 80 were originally platted as part of residential subdivisions and therefore, in many instances, contained little road frontage and shallow lot depths. When the Florida Department of Transportation widened SR 80, they acquired land for the expanded right-of-way, creating even shallower lot depths. The result has been parcels that are no longer viable for many types of commercial development.

In 1990, Lee County created a Community Redevelopment Area (CRA) for the county portion of the Palm Beach Boulevard corridor, extending east along SR 80 to the border of Alva. The CRA conducted planning studies in the early to mid-1990's for both Tice and the SR 80 corridor. Most of the problems identified by the studies still pervade the community today. Several residents commented that the only concrete accomplishment of the CRA was enhanced landscaping along the SR 80 corridor. The CRA's attempt to address façade improvements for structures along the corridor through a matching grant program failed from lack of participation.

With development pressure building along SR 80 east of I-75, residents have a renewed interest in planning for growth in East Lee County. Palm Beach Boulevard can benefit from the new residential development to the east, coupled with the recent resurgence of redevelopment activity in historic downtown Fort Myers to the west. The corridor has the potential of becoming the boulevard entryway and defining gateway into downtown and a commercial/recreational destination.



*Pollock Lumber Company, started in 1923 in East Fort Myers (Board & Bartlett)*



*The Second Baptist Church (Riverside Baptist Church) built in 1928 at 2633 Tarpon Street (Board & Bartlett)*



*Edgewood School, built in 1911, destroyed by fire in the early 1980s (Board & Bartlett)*

## II Community Character

The Palm Beach Boulevard corridor study encompasses an area of approximately 4.2 square miles and is defined on the west by Billy's Creek and on the east by I-75. The area extends north of Palm Beach Boulevard up to the riverfront, and south to include areas along Tice Street and Billy's Creek. The corridor consists of several distinct features that define the character of the area, including Palm Beach Boulevard itself (SR 80), the strip commercial development along Palm Beach Boulevard, the railway track that bisects the neighborhood, the riverfront, and several distinct residential neighborhoods to the north and south of Palm Beach Boulevard. (See Appendix A)

The Palm Beach Boulevard corridor provides great potential for redevelopment. The riverfront provides an opportunity for leisure and recreational opportunities. The linear commercial strip along Palm Beach Boulevard connects I-75 to the historic downtown district of Fort Myers and has the possibility of becoming the central gateway to the City of Fort Myers, and a retail destination corridor.

The study area is diverse in that it consists of single-family suburban residential neighborhoods, multi-family apartment complexes, with both urban and suburban commercial sections. Undeveloped areas, vacant lots and green spaces could create opportunities for redevelopment. The area also has a mixture of transportation options including bicycle and pedestrian ways, public bus transit, private automobile, and the potential for rail transit.

In analyzing the community character for the Palm Beach Boulevard corridor, we have identified six physical areas that define the corridor and can be used as opportunities for redevelopment:

- Palm Beach Boulevard
- Railway Track
- Commercial Businesses
- Residential Neighborhoods
- Green Space, Open Space and Parks
- Waterfront



*Entering the Palm Beach Boulevard Corridor going east*



*The Riverside Community Center on the Caloosahatchee River*

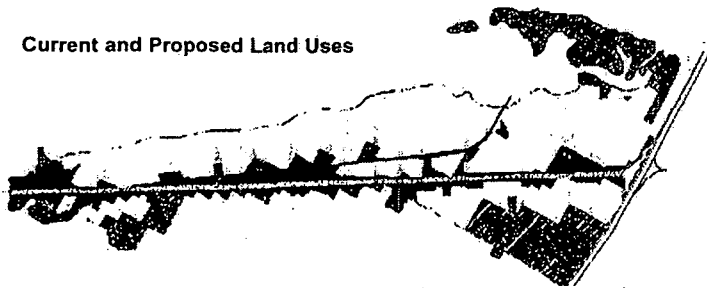


*The entry into the Morningside neighborhood*



## Palm Beach Boulevard

### Current and Proposed Land Uses



#### Legend:

- Palm Beach Boulevard
- Railway Track
- Commercial Development
- Neighborhood Districts
- Green Space Parks and Open Areas

Palm Beach Boulevard is an arterial road that connects I-75 and neighborhoods to the east of the city into the heart of downtown Fort Myers. The study area extends through two political entities - the City of Fort Myers to the west and unincorporated Lee County to the east. In traveling west on Palm Beach Boulevard, the entrance into the City of Fort Myers is accentuated by palm trees lining both sides of the road.

Palm Beach Boulevard begins on the west as a one-way three lane road, expands to five lanes with a center turn-lane and intensifies into a seven-lane expressway, with a 150 foot right-of-way on the easternmost portion. The broadening of the street to the east on Palm Beach Boulevard, without adequate streetscaping and appropriate traffic calming devices, creates a sterile perception of the roadway, described by one resident as an "airport runway." The lack of "intimacy" prompts motorists to drive swiftly through, and out of, the area, while inadequate pedestrian facilities and safety devices create one of the highest pedestrian/bicycle accident rates in Lee County. The types of businesses and the physical site design of retail



*Palm Beach Boulevard looking west from I-75*



*Refurbished "Old Florida" house on the waterfront*

stores along the Boulevard do not adequately attract walk-in customers for business and create a situation where promoters of downtown Fort Myers suggest alternative routes to enter the historic downtown. The corridor functions primarily to channel motorists speedily in and out of the City and does not enhance the economic potential of the businesses located along the Boulevard.

#### Railway Tracks

The railway tracks, while at one time servicing the transportation needs of the community, now create a barrier or line of division between the neighborhood districts and the commercial arterial districts - extending to the area around Bellair Road.

On the Palm Beach Boulevard Corridor, the railway tracks are noticeably forgotten. Though physically visible, these railway tracks do not provide any significant role. The location of the tracks in the backyards of these neighborhoods, away from the public eye, further demean these areas. Common complaints among the residents deal with maintenance issues for the tracks. The railway tracks further segregate the neighborhood districts from the commercial areas. As the community rarely ventures beyond the tracks, it is difficult for residents to perceive their potential and their possible resourcefulness to the growth and development of the City of Fort Myers as well as these neighborhoods. Although the tracks are currently very limited in use, transit modes such as rail systems can become attractors for retail and office developments, provide alternative means of transportation to other areas of southwest Florida and stimulate development.

#### Commercial Establishments

The types and physical arrangements of commercial buildings neither stimulate nor encourage localized shopping within the community. Currently, undesirable commercial outlets comprising of used car dealers, RV dealers, and vacant commercial lots line the street front. During the community charrettes, the community expressed a desire for more shopping opportunities catering to their basic needs within the Palm Beach Boulevard corridor. Though there are shopping opportunities located along the street such as the Morse Shores Shopping Center and the East Fort Myers Shopping Center, the architectural form and physical layout of these outlets appear unappealing to the public and largely inaccessible to pedestrians. The general treatment of the commercial centers, due to setback requirements, reinforces the parking areas at the front and the location of the buildings to the rear of the sites. Additionally, the location of large asphalt parking areas along the corridor and the lack of streetscaping and traffic calming devices to slow down traffic inhibits the creation of, and attention to visual points of interest. The points of interest create "catchment/transitional" nodes or areas of interest that can potentially cause motorists to slow down, stop and shop. Without the creation of these nodes, the Palm Beach Boulevard corridor will not be able to siphon traffic into the commercial districts and regrettably will remain a traffic corridor that serves to channel automobiles in and out of the City of Fort Myers.



*S.C.L. Railway tracks to the north of Palm Beach Boulevard*



*Reilly Bros., the former terminal for the Seaboard Airline Railroad, built in 1927*



*Street view of a major shopping center along the corridor*

The existing and vacant commercial lots or buildings, due to lack of care and architectural treatments, depict blight within the Palm Beach Boulevard corridor. Interestingly, some of these buildings exemplify great potential. The Reilly Brothers establishment, for one, exudes great architectural potential. Given the right treatment and theme application along this corridor, these areas can potentially be revitalized and rehabilitated, hence reinforcing the Palm Beach Boulevard corridor as an entryway for the City of Fort Myers. However, business owners and managers raised operational constraints during the community charrettes that are noteworthy. Among the significant issues were the restrictive lot depths, the prevailing parking requirements and poor access, which they felt were limiting factors to the expansion and rehabilitation of their businesses.

#### Neighborhood Districts

The residential areas within the Palm Beach Boulevard corridor vary quite substantially by race, income, age of housing stock and housing type. The Boulevard physically divides the neighborhoods to the north and south of SR 80 with lower income neighborhoods to the south and more middle class neighborhoods to the north, in closer proximity to the riverfront. Residents perceive the area closer to the waterfront as safe, while areas along Palm Beach Boulevard and in the neighborhoods to the south of Palm Beach Boulevard are perceived as high crime areas.

There is an assortment of distinct identification markers at the entryways into these neighborhoods and community facilities within the individual neighborhoods. Some neighborhoods are lined with pedestrian sidewalks, on both or one side of the roadways, while some neighborhoods are totally without sidewalks. The sidewalks are not part of an extensive pedestrian network throughout the corridor and do not serve to link different residential neighborhoods, commercial outlets and recreational/green space areas. Some neighborhoods contain other facilities such as Russell Park's linear riverfront park.

Architecturally, the neighborhoods represent an array of vernacular styles; many are "Old Florida Style" or "Cracker", while others are of the typical southern architecture that one commonly finds in southwest Florida. The array of architectural styles is typically complementary and comparable to the other dwelling units found within the surrounding area. However, there are some derelict eyesores and decrepit structures within the community that do not blend in well with the surroundings.

The common complaint raised by the residents of the area is the general maintenance of the dwelling units within their locality. Residents raised other issues relating to poor street lighting, safety and crime issues, general maintenance and cleanliness, lack of code enforcement and lack of sidewalk/bicycle lanes.

#### Riverfront

Recreational activities such as canoeing, kayaking, and rowing exist along the Caloosahatchee River and Billy's Creek. Along this corridor there are only a few community areas located on the riverfront such as the Riverside Community Center, Tarpon Street Pier and the Russell Park boat launch.



Refurbished "Old Florida" cottage in Riverside area



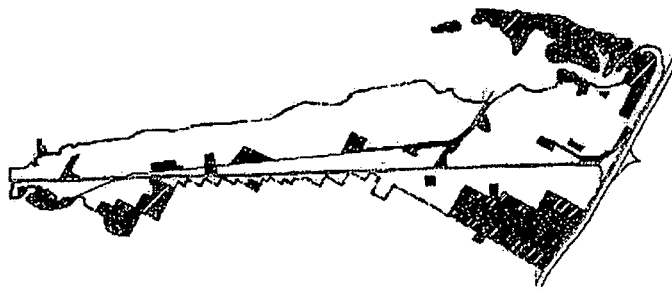
Neighborhood sign



Bikepath and typical landscape along Edgewood Boulevard

#### Green Space, Open Space and Parks

There are small niches of green space, open space and parks located within the Palm Beach Boulevard corridor. However, there is no availability of pedestrian sidewalks or bicycle links that are easily accessible by the residents that extend to existing commercial areas. Residents can mainly access the parks and commercial areas by car.



Green space, parks and open area



*View towards Tarpon Street Pier*



*The retention area at Palm Beach Boulevard and Seaboard*



*Recreational activities at the Riverside Community Center*

### III Community Visioning

#### Stakeholder Analysis: Methodology

##### STAKEHOLDER INTERVIEWS

The VanasseDaylor Design Team initiated the visioning process by interviewing a series of community leaders, business owners, developers, and government officials. Conducting personal interviews with various interest groups within the community is essential for accurately understanding the major issues facing the community. Additionally, identifying and including all stakeholder groups helped to ensure that the visioning process was organized and facilitated in an inclusive equitable manner and that the results of the visioning process represent an unbiased solution for a diverse cross-section of the community.

##### COMMUNITY WORKSHOPS

The Planning Panel and VanasseDaylor organized a total of four (4) neighborhood workshops and three (3) community-wide workshops for the Palm Beach Boulevard Community. Mid-way through the stakeholder interview process, on September 20, 2001, the Palm Beach Boulevard Community Planning Panel and VanasseDaylor organized an Introductory workshop to explain the visioning process to the community. The workshop provided a forum for the community to identify initial issues of concern.

Using the issues identified in the first community workshop and the results of the stakeholder interviews, VanasseDaylor organized workshops (mini-charrettes) with each of the four active Neighborhood Watch Groups/Civic Associations along the Palm Beach Boulevard corridor. The workshops were designed as "mini-charrettes" which consisted of a two hour hands-on visioning session. These workshops concentrated on the redevelopment of Palm Beach Boulevard as well as issues specific to each neighborhood. After completing the four neighborhood workshops, the Community Planning Panel identified four general issues of concern for in-depth discussion at the community design charrette - the second community-wide workshop. The community design charrette was a day long event held on January 26, 2002, to assist the community to graphically represent their ideas for the redevelopment of the Palm Beach Boulevard corridor.

The third workshop was designed as a follow up workshop to refine the information and begin drafting a development plan. The purpose was to solicit additional input on more specific topics that the community identified in the previous two workshops.

##### QUESTIONNAIRE

Participants of each workshop and charrette were asked to fill out a questionnaire, which was designed to identify perceived problems or constraints and opportunities within the Community.

*Below are two photos from the community design charrette*



#### Stakeholder Analysis: Stakeholder's Report, Responses and Recommendations

The Stakeholder Analysis and Report was the first step in a comprehensive public participation process for the Palm Beach Boulevard Redevelopment Plan. The Stakeholder Analysis, similar to a Conflict Assessment in the field of conflict resolution, is a commonly used tool in consensus building to ensure that all interests are represented before the initiation of the formal process. The report, originally drafted in the fall of 2001, provided recommendations on how the process can become more inclusive in order to create a plan that first, ultimately incorporates the visions and knowledge of a more diverse group, and second, has a broader base of support to aid in a smooth implementation process.

Interviews were conducted to examine the issues of concern to the community and to further identify the stakeholder groups. This report outlines the results of interviews conducted by VanasseDaylor staff to identify issues of concern to residents and property owners as well as identify the stakeholders that need to be involved in crafting a redevelopment plan for Palm Beach Boulevard. As such, the purpose of the Stakeholder Analysis had three primary objectives:

1. To give the consultant a general idea of the major issues of concern within the Palm Beach Boulevard Community.
2. To examine the current composition of the Community Planning Panel, identify the gaps in representation, if any, that exist and recommend people or strategies for diversifying the Community Planning Panel.
3. To introduce the process and expected product of a community plan to the community and begin building a relationship between the community and the consultants.

All of the interviews were conducted face-to-face with one to three interviewees. The interviewers used an aerial map to facilitate the discussions and provide a locational context for ideas. During the interviews, three major topics were discussed: 1) general issues of concern, 2) specific land uses, and 3) specific additional people who needed to be involved. Each interview lasted approximately 1 hour, but varied from ½ to 2 ½ hours.

#### **FINDINGS**

During the interviews, participants were asked to identify general issues of concern to them and/or the community. City, county and state officials were asked to identify what issues they perceived the community to have and the impediments to solving problems that the community had identified. There was general agreement on problems faced within the community, though there was some disagreement on the desired land uses.

## General Issues (Opportunities and Constraints)

### *Perception*

Both residents and business owners expressed the feeling that the outside perception of Palm Beach Boulevard was negative and this negativity hampers the community's ability to attract new homeowners and new commercial opportunities. Residents and business owners as well as city officials believe that the City of Fort Myers markets Colonial Boulevard as the entryway to Fort Myers, rather than Palm Beach Boulevard. Interviewees felt that this deterred the potential customer base of the businesses and hurt the City's ability to have a real gateway into the downtown area.

The impact of the perception issue affects not only potential investors in the community, but the community's ability to provide input into the planning process. The negative perception creates a barrier for residents to imagine what they would ultimately be able to achieve from the planning process. We found that many residents were too inhibited by what they thought could not be achieved to express what they wanted. In other words, because the majority of commercial development along this corridor is limited to strip malls and car lots, many residents find it difficult to imagine even the possibility of other types of retail uses.

### *Code Enforcement/Appearance*

Residents and business owners expressed a strong concern over the maintenance of existing properties. In general, residents spoke of absentee landlords who do not maintain their yards or homes, while business owners spoke of other businesses in need of repainting and facade improvements. Residents worry about homes that are deteriorating, excessive numbers of people living in a single unit, trash on front lawns, stray dogs and the degradation and negative impacts to property values that all of this causes.

Business owners shared the concern of code enforcement, but concentrated more on unsightly businesses. Several business owners felt very strongly that the businesses along the Palm Beach Boulevard Corridor should be "clean and presentable." Residents living in unincorporated Lee County expressed frustration with code enforcement. Several people told stories of unresponsive code enforcement officers in unincorporated Lee County.

Areas within the City of Fort Myers have a distinct opportunity for enhanced code enforcement. Each Ward in Fort Myers has its own code enforcement officer. If codes exist that give the code enforcement officer the means to enforce them or work with property owners to bring residences and businesses in compliance, areas within the City boundary will have a strong mechanism for implementation. The areas along this corridor that are outside the city boundary are constrained by not having a specific code enforcement officer for their area. Moreover, Lee County has proportionally less code enforcement officers by geographic size than the City of Fort Myers.

### *Crime*

Just about every interviewee expressed concern over excessive crime in the neighborhoods and along the commercial corridor. Prostitution, drug dealing and robbery were all issues of concern. Some suggested racially-based crime and the fear of getting robbed near check cashing establishments. Crime appears to be somewhat cyclical along the corridor, in that criminals are often pushed out of a policing district only to set up their illicit activity next door. Eventually they are pushed back into the area. This would warrant better coordination between city and county policing districts.

Many people mentioned areas where they felt criminal activity is most likely to occur. Generally, un-maintained open space areas with poor lighting and certain business establishments that acquiesce to illicit activity were mentioned.

### *Traffic*

The need for traffic calming was one of the top priorities of almost everyone interviewed. The general perception is that Palm Beach Boulevard is used as a speedway. While the current speed limit is 45 miles per hour, vehicle speeds often exceed 60 miles per hour. Furthermore, there are few stoplights along the corridor. Several interviewees had witnessed automobile accidents along the corridor.

According to interviewees, there is also a lot of pedestrian traffic along Palm Beach Boulevard. Many residents do not own cars and therefore walk or ride the bus to the retail establishments. There are few crossing areas and pedestrians rarely use the intersections to cross the street. This, combined with high speed traffic, creates a dangerous situation. Traffic calming was at the top of the priority list for most interviewees who live or own businesses along the Palm Beach Boulevard corridor.

### *Representation*

Most notably, we sensed a profound difference in the perception of government by the residents living in the city portion of the planning area from the residents living in the county portion of the planning area. Residents in the county expressed frustration with elected officials and the feeling that they were not represented. In the view of many residents, county government has been entirely unresponsive to this area and the needs of its residents. Furthermore, several residents in the county expressed a real desire to create a development process that was more inclusive with more opportunity for public involvement.

Within the city boundaries, representation and involvement in the development process was simply not an issue. When asked, residents in the City did not indicate having a problem with the current land development process. While increased participation in the planning process along with increased interaction with county staff and county code enforcement was an issue in the county, it was not an issue in the City.



#### *Unwanted Uses*

Few people expressed specific problems with land uses. Generally, interviewees believed that the specific land use was less important than the appearance of that land use. Although several residents wanted to further restrict used car dealerships, many differentiated between aesthetically pleasing car dealerships that maintained their buildings and designed the lots to be more architecturally and structurally pleasing with dealerships that do not care about community appearance. Some residents expressed the feeling that the nature of the land uses - the car dealerships, feed store, etc. need to change entirely before any meaningful redevelopment occurs.

Within the residential neighborhoods, residents generally did not want multi-family housing. Many people were not adverse to the housing type itself, but the perception is that multi-family units more often attract rentals and are less likely to be owner occupied. Some residents also expressed worries that larger structures would be located adjacent to single-family homes.

#### *Specifically Desired Uses*

Those interviewed expressed a desire to see a revitalized commercial area. The perception by many is that people who live in the neighborhoods to the north of Palm Beach Boulevard do not shop along Palm Beach Boulevard because they find it dirty. Therefore, cleanliness of current uses was the major issue. Over and above that, residents expressed interest in non-fast food restaurants, food stores and other neighborhood retail uses. "Big box" retail was also mentioned (Wal-Mart and Home Depot), but perhaps to be located east of I-75. The main point was that residents wanted more shopping opportunities along this corridor, and did not want to leave the community to fulfill most of their shopping needs.

#### *Open Space*

There was a lot of diversity of opinions regarding open space. Some of those interviewed thought that increased open space and parks should be a priority of the plan, while others specifically did not want any new parks or open space. There were several very specific ideas for new park areas. Several people independently discussed either turning the railroad tracks into a linear park or building a linear park along the tracks. This park could be a connector between a few identified larger park areas. In addition, areas for potential open space were identified on the aerial map along Palm Beach Boulevard that could attract people to the surrounding businesses.

Many people thought, however, that open space was not a priority at all, or believed that additional open space or parks could be detrimental to the neighborhoods. Residents believed that current parks are not maintained and have only turned into areas for illicit and criminal activity. Therefore, any new open spaces would only add to the crime problem that already exists. Furthermore, residents did not want to see open spaces or public access ways along the waterfront. Many expressed the concern that open areas along

the waterfront would attract visitors from outside the neighborhood and criminal activity. If open spaces were to be developed, they would need to be well-maintained by the city or county, with adequate policing.

#### *Mixed-Use Environments*

One unique aspect and potential opportunity for this community is the location of single-family residential neighborhoods in close proximity to commercial areas. In the interviews, it was discovered that self-contained mixed-use development was not a priority of residents. However, many expressed a strong interest in seeing better pedestrian access from residential areas to commercial areas, including sidewalks and other safe, well-lit pedestrian/bicycle ways.

#### *Landscaping*

Landscaping in the residential areas of the plan was not a major issue with those who were interviewed. Along Palm Beach Boulevard, there was a mix of concern over landscaping. Some thought that the current landscaping was adequate. Others expressed concern over the type of landscaping and the width of the landscaped area. Several expressed concern that the arrangement of the palm trees and the spacing created a tunnel effect, blocking views of commercial businesses and creating hazardous situations. Many people expressed a negative reaction to previously failed attempts by the City to better landscape Palm Beach Boulevard. Several people mentioned the need for enhanced lighting.

#### *Waterfront*

The SR 80 corridor is a waterfront community. Many residents to the north of SR 80 are boaters and the river acts as a large attractor for prospective homebuyers. Although limited, there are several areas along the corridor with public access. The Riverside Community Center provides a real waterfront amenity for the community and an attraction for outsiders to come into the community. The existing waterfront activities, such as canoeing, kayaking and rowing, should be encouraged as they provide low-impact recreational opportunities for the community. Currently, the Tarpon Street Pier to the east of the Riverside Community Center provides access for fishing. Russell Park has a linear park along the river that acts as a neighborhood amenity, although residents complain that it also attracts illicit activities. The park provides waterfront access and value to those in Russell Park who do not live directly on the water.

#### *SR 80 and Shopping Opportunities*

Many participants in the planning study expressed a desire to see a revitalized commercial area. In revitalizing commercial nodes and creating shopping areas, the level of automobile and pedestrian traffic

along SR 80 provides a large opportunity through an existing customer base. Additionally, the proximity of residential uses to commercial uses also provides an opportunity to attract neighborhood retail establishments and create mixed-use nodes, where access between residential uses and neighborhood retail establishments is easy and convenient. SR 80 is a main east-west route across the state for tourism and this also provides an opportunity for the area by becoming a well traveled corridor with a large customer base.

#### *Historical Buildings*

The Palm Beach Boulevard Corridor has a history that can be used to recreate the area's identity. Buildings and informational signs can be used to capture the history and tell a story for visitors. Heritage planning is a useful tool in creating a sense of place.

The following were additional issues that interviewees mentioned:

- Need for redevelopment on the south side of Palm Beach Boulevard
- Need for Palm Beach Boulevard to be commercially healthy and attractive
  - All neighborhoods would benefit from this
- Buffers between residential and commercial must be adequate to protect the character of residential areas/districts
- Restrictions on types of commercial development
- Existing communities need to be upgraded
- Commercial projects should fit lot size
- Aiming for US 41 in Naples type atmosphere
- Need to look at infrastructure, ramps on I-75
- Green spaces ok - not 1st priority, don't want to deal with the liability of a park
- Every community should have a park, but it needs to be well maintained
- The negative perception of Palm Beach Boulevard is a problem
- In older section, commercial buildings run down
- Require improved code enforcement
- Palm Beach Boulevard is a divider between neighborhoods

- Don't have problems with land use, concerned with aesthetics
- North neighborhoods not shopping along Palm Beach Boulevard is a big loss
- Unclean along Palm Beach Boulevard
- Third world conditions south of Palm Beach Boulevard
- Large percent of auto related businesses - need limitations
- Palm Beach Boulevard should be the Gateway into downtown
- Want a median
- Want bus loading areas and bus depots
- Need pavers to define pedestrian areas
- Need something to draw people here
- Need more sound zoning, now it is a hodgepodge of unit types and land uses

#### **Data and Analysis**

The GIS maps located in Appendix C at the end of this document were used in researching and analyzing site related data in order to generate and consider the feasibility of ideas. The zoning and future land use maps provided a description of the current land uses that are permitted in both the City of Fort Myers and the Lee County areas. The demographic maps give a clear indication and confirm the population shifts occurring along this corridor. Finally, the bicycle and pedestrian accident maps were useful in understanding the community's desire for traffic calming and safer roadway conditions for bicyclists and pedestrians.

#### **Map # / Title**

1. Existing Zoning
2. Future Land Use Map
3. Fire, EMS and School Locations
4. Population Density
5. Demographics - Hispanic Population - 1990
6. Median Age - 2000
7. Demographics - Hispanic Population - 2000
8. Demographics - Racial Composition
9. Bike and Pedestrian Accidents - West of I-75
10. Bike and Pedestrian Accidents - East of I-75
11. FDOT Crash Data
12. Impact Fee Zones

## **STAKEHOLDER ANALYSIS**

### *Boundary*

The boundary of the planning area will have a large impact on the outcome of the plan. Defining boundaries usually helps delineate who is involved in the process and who is not. For example, if the boundary of the plan only included the Edgewood neighborhood, residents from Morse Shores would not be involved. Planning boundaries are usually established as a result of an analysis of existing conditions in the community and projected outcomes of a planning process. The mixture of uses and neighborhoods within a given area and the distinct character that this mixture produces define our communities. Although the analysis of existing conditions and projected future outcomes of a plan are established during the planning process, precise planning boundaries are not usually established until the middle or end of the process. Boundaries should be left vague and the process should be as inclusive as possible during the initial stage of the planning process.

The purpose of the Stakeholder Analysis was, in part, to examine the initial composition of the Community Planning Panel and the organizations involved with crafting the community plan. Through analyzing the community stakeholders we can ensure that the process includes all interests groups, and if necessary, we can recommend changes to the process and composition of the Community Planning Panel.

By setting the boundary before the planning process was underway, the Community Planning Panel had potentially limited certain stakeholders from actively participating in the process of redeveloping the Palm Beach Boulevard Corridor. At the start of the process, we defined the residential neighborhoods to the north of Palm Beach Boulevard as stakeholders in the redevelopment of the Palm Beach Boulevard Corridor, but did not include the residents to the south of Palm Beach Boulevard as stakeholders, because those neighborhoods were not included in the boundaries set for this planning area.

In conducting the initial interviews, several people mentioned the planning boundary itself as a problem. Individuals outside the boundary wanted to be included, individuals who work for the City of Fort Myers believed that the neighborhoods to the south not only had more of a need for redevelopment but had more of a nexus with the Palm Beach Boulevard Corridor, and several residents to the north of Palm Beach Boulevard believed that they and their neighbors were less of a customer base for the businesses along the Palm Beach Boulevard Corridor than their neighborhoods to the south.

In a planning process, we believe it is more important to include a stakeholder interest than confine the effort to a specious geographic boundary. In other words, if the community wanted to do a plan for only the redevelopment of Palm Beach Boulevard itself, the surrounding neighborhoods would need to be included as stakeholders, but the neighborhoods themselves would not necessarily need to be included as areas for redevelopment within the plan. Therefore, we felt it was beneficial for the Palm Beach Boulevard Community Plan to include the residents who live in the neighborhoods to the south of Palm Beach Boulevard as stakeholders regardless of whether or not their properties were within the geographically determined planning boundary. From our analysis and the opinions of several people interviewed,

the absence of residents south of Palm Beach Boulevard was a major shortfall in the composition of the Community Planning Panel, which could have had a negative impact on the outcome of the plan itself and the implementation of the plan.

Another shortcoming in the original composition of the Community Planning Panel was the lack of diversification of people within the existing boundary. While the Palm Beach Boulevard Corridor appears to have a large Hispanic population and several Hispanic businesses, there was no representation from the Hispanic community on the Planning Panel nor has there been significant representation as yet at the public meetings.

In conducting interviews, we found difficulty in finding organized groups within the Hispanic community that could potentially be partners in the planning process. We were however, able to meet with two community leaders, a business owner and a representative from the Hispanic Chamber of Commerce. Diversity in the support for the plan will help during the implementation stage of the process, while a lack of diversity can hinder efforts to implement the final plan.

In analyzing the composition of the Community Planning Panel, interviewees identified two other more minor shortcomings. First, the area between Tice Street and I-75, to the south of Palm Beach Boulevard is included in the planning boundary. However, there has been very little contact with the residents and property owners in that area. Second, a few residents of Russell Park strongly advocated for direct representation on the Community Planning Panel. Those residents believed that the Russell Park Civic Association should be able to appoint a representative. For this reason, we made special efforts to interview people along Tice Street and include an official representative from the Russell Park Civic Association on the Panel.

#### *Participation of Government*

To ensure that implementation of the plan is feasible and realistic, it was essential that the proper representatives from government agencies be part of the process as early as possible. Because Palm Beach Boulevard is a state road, the Florida Department of Transportation (FDOT) needed to be a major partner in its redevelopment. We met with FDOT to discuss the plan, some of the ideas that had been mentioned up to that point, and their involvement. FDOT expressed a strong interest in being involved and in fact was eager to become involved at the front end of the planning process. This plan has an added advantage that the Director of the SW Florida office of FDOT and the Community Relations Officer are both residents along the Palm Beach Boulevard corridor. They both expressed a personal interest in the plan's success, and have since been participants.

City staff has been active in the planning process and that trend is expected to continue during the implementation process. The Community Planning Panel should ensure county staff representation at all Community Planning Panel meetings.

#### RECOMMENDATIONS (Excerpted from the Fall 2001 Stakeholder Analysis Report)

The following were our recommendations in the Stakeholder Analysis Report:

*"The most important phase of the community planning process begins with the design and organization of the community charrette. Through the charrette, we gain specific understanding of community concerns and desires that would potentially assist us in the drafting of the community plan. After the charrette, the follow up workshops and Community Planning Panel meetings will help further refine the plan. Therefore it is essential that the participants in the design charrette and follow up meetings are a representation of all stakeholders in the redevelopment of Palm Beach Boulevard and the neighborhoods within the planning boundary.*

*We therefore recommend the following:*

*The Community Planning Panel should include the residents of the neighborhoods to the south of Palm Beach Boulevard as a stakeholder group and through increased notification, include these residents as equal participants.*

*The Community Planning Panel should specifically target outreach efforts towards the Hispanic community and the Hispanic businesses along Palm Beach Boulevard. It was the recommendation of one community leader to find ways to include the Hispanic clergy in the planning process.*

*The Community Planning Panel should be expanded to include diversification of representatives from the south of Palm Beach Boulevard. Due to concerns from the Russell Park Civic Association, the Community Planning Panel should be expanded to include a representative from that group.*

*In organizing meetings, the Community Planning Panel should encourage the on-going attendance of Florida Department of Transportation and staff representatives from Lee County and the City of Fort Myers."*

#### Interviewees:

##### Residents North of Palm Beach:

- Clarence Bowman
- Eileen Brennen
- Vincent Brennen
- Kim Skinner
- Dot Smith
- Chester Young
- Noel Vandiver
- Doug Vaught

Residents South of Palm Beach:

- Janelle Cook
- Steve Cook
- Kim Holschar

Business Owners:

- Mark Creel, Creel Tractor
- Jim Reilly, Reilly Brothers
- John Taylor, Taylor Carpet
- Moises Ruiz, Pueblo Food Center

Government/Elected Officials:

- Tammy Hall, Councilwoman
- Don Paight, Downtown Redevelopment Agency
- Saeed Kazemi, Ft. Myers City Engineer
- Mike Rippe, Florida Department of Transportation
- Johnny Limbaugh, Florida Department of Transportation
- Shaye Prather, Ft. Myers
- Mike Titmus, Community Police Officer
- Bill Roy, Community Code Enforcement Officer
- Matt Noble, Lee County Planning Division
- Brandy Gonzalez, Lee County Planning Division

Developers:

- Debrah Forester, Bonita Bay Group
- Andy Messick, Messick Construction Company
- Steve Luta, Remax

Non-Profit:

- Mike Roeder, East Lee County Council, Home Ownership Resource Center
- Israel Suarez, Nations Association
- Reverend Felicino
- Lucy Felicino



### Charrette and Neighborhood Workshops

Following the stakeholder interviews and the initial community workshop, VanasseDaylor along with the Community Planning Panel identified major themes (design problems) for the neighborhood workshops and the community design charrette. Each facilitator researched the themes as they applied to the Palm Beach Boulevard corridor to facilitate discussion. At the beginning of the full day charrette, VanasseDaylor gave an educational presentation with planning ideas and possibilities to prepare the community for each issue.

Each community member was given a packet with a number that corresponded to a design problem, placing approximately 20 people in each group with a VanasseDaylor facilitator. Each design problem team had a set time to brainstorm for solutions. At the close of the brainstorming session, each group submitted their solutions, which consisted of both words and concepts in bulleted form and graphic sketches that were used to facilitate discussion and formulate ideas. The sketches provided the facilitators with concrete illustrations of the community's vision for the Palm Beach Boulevard corridor.

Provided in this report are both the bulleted verbiage and graphic sketches. In addition, each community member who attended the workshops or charrette was asked to submit their responses to pre-determined questions. The questions and responses are provided in this summary packet.

*Below are photos from the neighborhood workshops*



**Charrette and Neighborhood Workshops: Design Problem #1**

**Problem #1** was designed to gather specific information about perceptions of the community's streets and architectural features. Multiple types of roadways and architectural elements were defined within the neighborhoods.

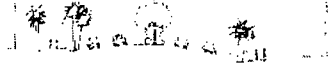
The responses and recommendations were as follows:

- Application of distinct community characteristics throughout with no distinct barrier between city and county limits
- Commercial outlets to cater towards community needs. The community does not want more used car lots along Palm Beach Boulevard
- Retail and commercial outlets not to be screened totally from neighborhoods but to provide pedestrian links from neighborhoods
- Infill and rehabilitation of vacant and existing commercial lots
- Distinct community streetlights with festive colored banners on Palm Beach Boulevard
- Architectural style - Old Florida, vernacular type architecture
- Colors to be off-white and warm colors
- Commercial signage to be earth mounted - not pole-vaulted. Details to be worked out on signage.
- Demarcation of smaller neighborhood communities within Palm Beach Boulevard through consistent gateway markers
- Other observations: Business owners of Retail/Commercial outlets are unable to expand their businesses due to lack of parking spaces and buildable area
- City and County based incentives to spur necessary commercial activities within Palm Beach Boulevard
- Provide on-site and off-site pedestrian links from neighborhoods into these commercial establishments. Dual frontage of commercial outlets to be considered. This proposal would allow secondary back street parking on these roads accessing commercial outlets.
- Streetscape to include palm trees interspersed with other canopy trees, in setting of a distinct communal characteristic theme for Palm Beach Boulevard
- Proposed infill and rehabilitation of vacant and existing commercial retail outlets on Palm Beach Boulevard with proposed architectural theme articulation. (Refer to proposed artist illustrations on rehabilitation and revitalization of commercial shop-fronts)

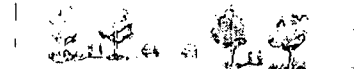
**COMMUNITY VISIONING ILLUSTRATIONS OF  
VARIOUS STREET SECTIONS ALONG PALM  
BEACH BOULEVARD**



**A. Commercial frontage and sidewalks with decorative awnings for shade and aesthetic purposes**



**B. Divided roadway with a landscaped median and planted strips separating the roadway from the sidewalks**



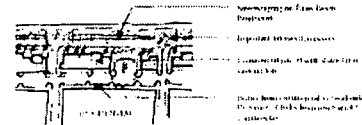
**C. Roadway cross section west of Seaboard**

**Charrette and Neighborhood Workshops: Design Problem #2**

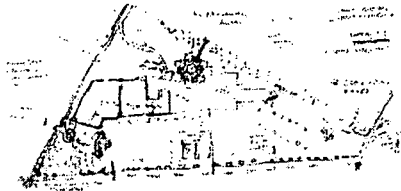
Problem #2 was designed to gather specific information about the interaction of residential and commercial areas within the community. An understanding of mixed-use compatibility of residential and commercial uses and how integration of uses can affect a community was presented to the group.

The responses and recommendations were as follows:

- Community receptive to the idea of potential mixed use developments located within specific nodes identified on Palm Beach Boulevard corridor
- Lack of pedestrian crossing at traffic signals
- Russell Park - too many access points into neighborhoods
- Reduce number of car lots, proposed joint parking lots
- Discourage access to commercial lots along Palm Beach Boulevard, access from service lanes, rear of proposed commercial structures
- Not receptive to commercial development along waterfront but not opposed to allowing higher density of residential development
- Not receptive to lower residential development
- Morse Shores Shopping Center - not a good location for mixed use but would like it revitalized, and rehabilitated
- Better access from neighborhoods to commercial centers



Charrette sketch showing landscaping along Palm Beach Boulevard and commercial parcels with shared parking



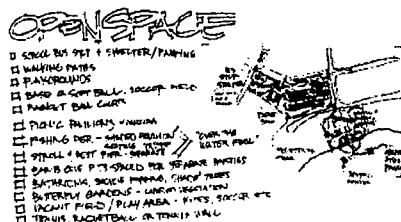
Charrette sketch showing access from neighborhoods into commercial areas with vegetated buffers

### Charrette and Neighborhood Workshops: Design Problem #3

Problem #3 was designed to determine if the open space and green space needs of the community are being met and what types of open space and green space opportunities were needed in the neighborhoods.

The responses and recommendations were as follows:

- No adequate facilities and amenities such as public phones, restrooms, bicycle parking and rubbish bins
- Inadequate lighting
- No security measures
- Incorporate walkways/walking trails
- Parks
- Sitting areas beside river
- Public boat docks and ramps
- Picnic tables and pavilions
- Barbecue pits
- Parking areas
- Preserve and maintain trees
- Preserve Tarpon Pier
- Do not want river views to be sealed/blocked off from the road
- Adequate and appropriate location of school bus-stops/shelters for parking
- Basketball courts
- Fishing piers
- Butterfly gardens
- Sports amenities - baseball, soccer, tennis, racquetball etc
- Playgrounds



### OPEN SPACE & GREENSPACE OPPORTUNITIES:

- PUBLIC BOAT DOCKS
- BOAT RAMP
- PARK AREAS
- MAINTAIN TREES
- WALKWAYS
- BIKE PATHS
- JOGGING TRAIL
- FACILITIES IN GREEN AREA
- TRASH BIN
- PUBLIC PHONES
- SIDEWALKS
- BENCHES
- MAINTENANCE
- TRAFFIC CALMING DEVICE - SUBSTITUTE SPEED BUMPS WITH INNOVATIVE DEVICES
- ROUNDABOUT
- MEANDERING STREET
- PICNIC AREAS
- BAR-B-QUE PITS
- SECURITY - ADEQUATE LIGHTING
- PHYSICAL PRESENCE POLICE

Community open space "wish lists" during the neighborhood workshops

**Charrette and Neighborhood Workshops: Design Problem #4**

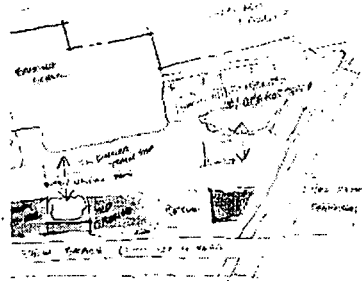
Problem #4 was designed to determine how the community feels about the S.C.L. Railway. To complete this problem, the S.C.L. Railway was featured and the impacts on the community were discussed.

The responses and recommendations were as follows:

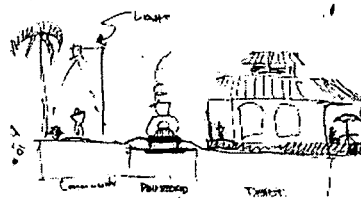
- Not viewed as a major issue
- Maintenance problem of the railway easement - would like to see it clean
- Do not want any shelters that will accommodate undesirable elements such as the homeless, or promote illegal activity
- Train ride undesirable
- Pedestrian walkway and greenway along side rail-tracks
- Incorporation of landscaping buffers
- Wanted access to dinner train in the community



S.C.L. Railway



Visioning sketch depicting the commercial areas separated from the residential areas by a linear park along the current train tracks



Visioning sketch depicting the transition from commercial to a train/park system with a train stop

**Charrette and Neighborhood Workshops: Design Problem #5**

*Problem #5 was designed to determine how the community feels about waterfront development or redevelopment. Types of uses of new and redevelopment were explained to determine if these uses were compatible with the community.*

The responses and recommendations were as follows:

- Not viewed as a major issue
- Was viewed as an attraction to illegal drug and criminal traffic
- Access for the public was not an important factor
- Some community members wanted access to the river
- No high rise developments should be permitted near the river
- Pedestrian access should be permitted only in limited areas
- If public development were to occur, then open expansive spaces should be provided for views to river
- If public development were to occur, then no structures should be provided to allow areas for illegal drug or criminal activity



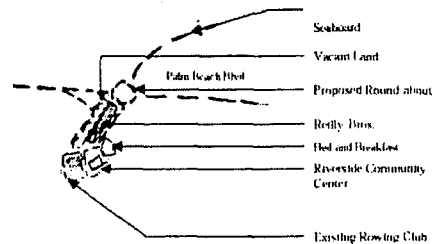
Conceptual sketch of a waterfront park area

**Charrette and Neighborhood Workshops: Design Problem #6**

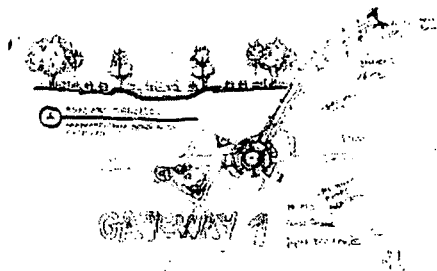
Problem #6 was designed to gather specific information about attractors to the community and the need for a gateway to define the identity of East Fort Myers. The multiple types of roadways and design elements within the community and the general perception of the community were identified and listed. Gateways were explained as community identity features defining boundaries at entryways.

The responses and recommendations were as follows:

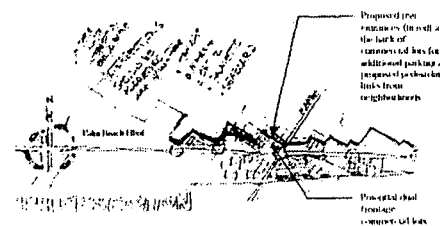
- Proposed gateway concepts into community
- Proposed roundabout at the Seaboard intersection; a roundabout might have water and aquatic elements that would relate to the corresponding lake in the area; the proposed concept also suggests other upscale commercial uses for the Reilly Bros. building (shopping, restaurants etc.) that will tie in to the waterfront, the Riverside Community Center as well as the bed and breakfast establishment in the area
- Gateway concept at Seaboard/Palm Beach Boulevard intersection; banners and communal characteristic street lighting on bridge on Seaboard prior to entry onto Palm Beach Boulevard; aquatic water elements in the center of proposed roundabout as focal point; corresponding water element on vacant site adjacent to Reilly Bros. structure to anchor theme
- Demarcation of the Palm Beach Boulevard Community through gateway markers into the community at major identified nodes not limited to the following - Seaboard, Ortiz, Marsh, Palmetto and Hayloft intersections
- Repetitive potential roundabout treatment at other possible traffic nodes at Ortiz, Marsh, Palmetto and Hayloft intersections



Concept of a gateway at Seaboard and Palm Beach Boulevard



Concept of a gateway at Seaboard and Palm Beach Boulevard



Development of nodes at major intersections along Palm Beach Boulevard

**Charrette and Neighborhood Workshops: Design Problem #7**

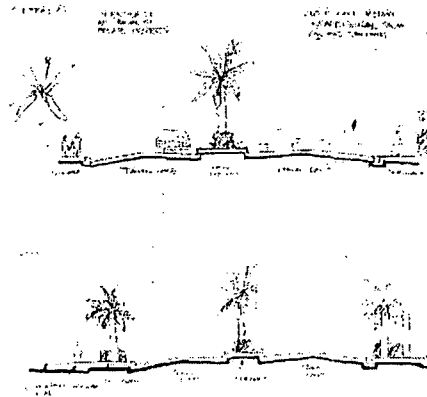
Problem #7 was designed to gather specific information about the potential for roadway and related landscape changes to Palm Beach Boulevard with particular attention to pedestrian, bicycle and vehicular safety.

The responses and recommendations were as follows:

- Community is receptive to the potential for roadway and related changes to Palm Beach Boulevard
- Safety to be a high priority issue
- Road widening to take into consideration the ugly appearance of existing commercial structures; requires rehabilitation and revitalization projects of existing façade
- Unsightly signage and lack of maintenance contributes to unattractiveness
- Pedestrian crossings to be located at intersections with traffic signals
- Bicycles - there exists a severe conflict in terms of bicycles and other motorized vehicular circulation; extreme unsafe conditions
- Unattractive signage can be distracting. Reduce "information overload"
- Control / reduce the following - information signage, parked cars, utilities, merchandising and others, along entire length of the boulevard
- A lack of design continuity and cohesiveness in the corridor - disorganized
- Too many commercial curb cuts
- The need to slow down traffic
- How will improvements be maintained?
- Do not like speed bumps on Edgemont, prefer roundabouts and meandering streets and other traffic calming devices
- Remove multi directional, center, travel lane and replace it with landscaped median

(See Zones in Appendix A)

- Zone 1 (3-lane section): Reinforce and re-establish the existing royal palm tree concept along "flow zones" of Palm Beach Boulevard in the public right of way. Develop incentives to plant royal palm trees on adjacent privately owned parcels



*Visioning options for Palm Beach Boulevard streetscaping*



•Zone 2 (5-lane section): Develop primary intersections as "high visibility safety zones" with reduced landscape planting and a contrasting landscape character to "flow zones". The use of potential traffic calming devices could be utilized to help slow traffic down, i.e. hardscape paver areas to designate these 'high visibility intersections'

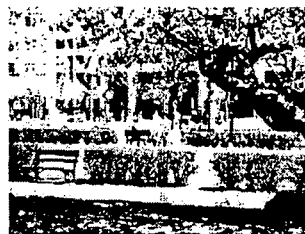
•Zone 3 (7-land section): Develop "entrance zones" at the connection to I-75 with a special landscape character emphasizing arrival to a distinct neighborhood community and encouraging a decrease in travel speeds - for traffic coming off I-75

**Charrette and Neighborhood Workshops: Design Problem #8**

**Problem #8** was designed to gather specific information about community safety issues faced by the commercial businesses along Palm Beach Boulevard and surrounding neighborhoods, understanding how environmental design can affect criminal activity and safety for the community.

The responses and recommendations were as follows:

- The neighborhoods to the south of Palm Beach Boulevard have a higher crime problem
- The residential areas along the river and a few blocks south of the river are very safe
- Crime is not an issue in the Morse Shores neighborhood
- The intersection of Palm Beach Boulevard and Marsh, and the intersection of Palm Beach and Ortiz are areas of high crime and prostitution
- The residential areas directly to the north of the East Fort Myers Shopping Center were identified as high crime areas
- In designing open space areas, we need to incorporate safety features of maintained landscaping that does not create areas for people to hide behind and areas to attract criminal activity (see picture to the right)
- Benches, bus stops and areas with street furniture need to be designed to discourage use as sleeping areas
- Street lighting must be better designed to produce a safer street - currently, the street lights do not create light in crime infested areas, nor do they create a perception of safety around the existing businesses
- Need to examine access into the neighborhoods and potentially control access to deter criminal activity



*An example of Crime Prevention Through Environmental Design - the height of vegetation does not block view corridors (National Crime Prevention Council)*

## IV Redevelopment Ideas

### Redevelopment Plan

The image of the Palm Beach Boulevard was of central importance to the residents and business owners in the area. Outsiders, and even some living and working in the area, perceive the corridor as a danger zone, a decrepit neighborhood that is entirely aesthetically unappealing. At one meeting, a resident expressed dismay that a consultant for downtown Fort Myers referred to the Palm Beach Boulevard as a corridor that detracts from historic downtown. Focusing attention on elements of the corridor that can change the image will be essential in redevelopment.

### Historical Connection

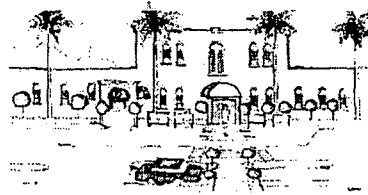
Creating a sense of place is the basis for revitalizing the image of the Palm Beach Boulevard Corridor. East Fort Myers has a historical identity that should be displayed in public areas. Places become more attractive when a visitor can see that the place means something. For instance, Boston's downtown waterfront is littered with wharfs extending out into the Boston Harbor. The historical value of place will make one wharf more significant than another.

When people visit a place, the area becomes more attractive if there is information attached to that place. What was this neighborhood or area like 50 years ago? What was this building's original purpose? Providing additional reasons for people to visit the Palm Beach Boulevard corridor and discovering meaning in their visit will help reinvent the corridor as an attractor.

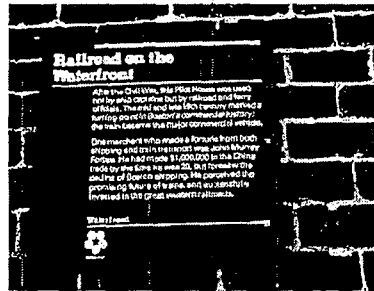
There are currently many opportunities to display historical significance or identity to the corridor. Signage and informational kiosks strategically located could tell the story of how East Fort Myers developed from an independent city with a City Hall located at the current Terry Park to annexing into the City of Fort Myers. Commercial structures at key intersections historically used for retail activity and trade, such as the intersection of SR 80 and Superior Street, could convey a restored sense of place to the area. Individual buildings such as Reilly Brothers could use identification signs to describe the historic railroad that used the building as its depot. Re-establishing a positive identity for an area through recapturing historic roots is a common tool for urban redevelopment.

### Waterfront

The outside image of the Palm Beach Boulevard corridor is not reflective of its reality as a beautiful waterfront community. Many participants in the visioning process expressed a desire for improved maintenance



Sketch of the community center at Terry Park with a kiosk and seating area to provide information on historic East Fort Myers



The above sign decorates the Pilot House on Boston's waterfront, attaching a historic identity to this otherwise undistinguishable office building

nance, security, enhanced access points and adequate street lighting for existing river access sites such as the Tarpon Pier. The residents expressed a need for picnic benches, barbecué pits and lookout points for the delineated recreational areas along the riverfront. The residents also requested that any development located on the waterfront be creatively designed as to not obstruct the view of the riverfront.

#### *Cultural Identity through Retail*

Establishing a new identity is essential in creating a sense of place and enhancing the perception of the area. What do we want the Palm Beach Boulevard Corridor to be known for? Some parts of the community will be known for the waterfront - the Riverside Community Park and the existing linear park in the Russell Park neighborhood will continue to give residents a sense of attachment and relation to the river. Recapturing a historic identity will help distinguish this area from others and convey to visitors what this area once was. Showing what this area is now is just as important. The perceived constraint of rapid cultural and racial change to the area can be turned into a real opportunity. Many urban areas have created identity through taking advantage of cultural trends. Certain restaurants and malls have a distinctly Hispanic flavor. Certain nodes can become the Hispanic cultural area by creating a mix of cultural and retail establishments focusing on Hispanic culture. These can include an office for the Hispanic Chamber of Commerce, restaurants, food stores and specialty gift shops.

All of these elements currently exist along the corridor, including "Sabor de la Isla" at the eastern end of the corridor and the Pueblo Food Center at the western end of the corridor. What needs to happen is that these uses need to be established as more of a cohesive unit and more concentrated locations and promoted as a special attraction largely unique to this corridor.



*The residential neighborhoods along the waterfront*

## **PHASING**

As the residents and businesses along Palm Beach Boulevard look to redevelop the Palm Beach Boulevard corridor with the assistance of Fort Myers and Lee County, the following is a recommended phasing plan to facilitate the goals of the Palm Beach Boulevard Community Plan. Phasing should happen on two parallel tracks - governmental efforts to improve the safety and aesthetics of the roadway itself, and private efforts to recreate the image of the corridor and promote redevelopment.

### **Phase I**

The first step in the redevelopment of Palm Beach Boulevard is to create a Business Improvement District, a formal organization that spans across the City/County border with the mission of overseeing and working toward the redevelopment of Palm Beach Boulevard. There needs to be a group of people willing to work with and attract new developers and businesses into the area. The Business Improvement District would oversee all aspects of the Plan and work with City and County staff to ensure implementation. The composition of the Business Improvement District must include all stakeholder groups as outlined in the Stakeholder Analysis. Representation from Florida Department of Transportation, City staff, County staff and the business community, as well as local residents will be essential. The Business Improvement District should begin by concentrating on the small aesthetic improvements that will substantially enhance the beauty and perception of the corridor as well as enforcing current codes. This includes historical and identification signs to enhance perception, enhanced landscape and hardscape features at gateway nodes, and adding pedestrian features and amenities along the roadway. The Business Improvement District can also work toward drafting more specific aesthetic guidelines for the corridor and working with City and County staff to implement long term improvements.

### **Public Efforts**

#### **Code Enforcement/Community Safety**

Public efforts should begin by building on the momentum of the community planning process to implement real change in the maintenance of the corridor's appearance. By working through the Business Improvement District, the City of Fort Myers and Lee County should enter into an interlocal agreement to address two of the most cited concerns of the community - code enforcement and community safety. Funding can be used from the special assessment district for payment of additional code enforcement and police officers as long as the ordinance that adopts the assessment district contains these purposes.

The current Lee County and Fort Myers building codes do not need to be enhanced as much as the codes need to be enforced. The problems that both Fort Myers and Lee County have with enforcement is that the current number of officers are inadequate and there are too many violations to properly serve many of the communities that most need assistance. Many residents and business owners in the planning area



*Picture of overgrown and unmaintained areas.*



*Existing intersection of Seaboard and Palm Beach Boulevard*

complained about the lack of responsiveness of Lee County code enforcement, while residents within the City portion of the planning area agreed that the dedicated code enforcement officer for Ward 1, the Ward that encompasses the incorporated portion of Palm Beach Boulevard, is very responsive, though horribly overworked. It is clear that having a dedicated code enforcement officer for a very manageable and defined area will improve the upkeep of many deteriorating properties. Furthermore, a dedicated enforcement officer for the entire corridor will be assisted by the Ward 1 Code Enforcement Officer making the workload more manageable.

Similarly, a joint community policing effort will help coordination between the City areas and the unincorporated County areas, with the same effect as the code enforcement officer - increased responsiveness and a more manageable task.

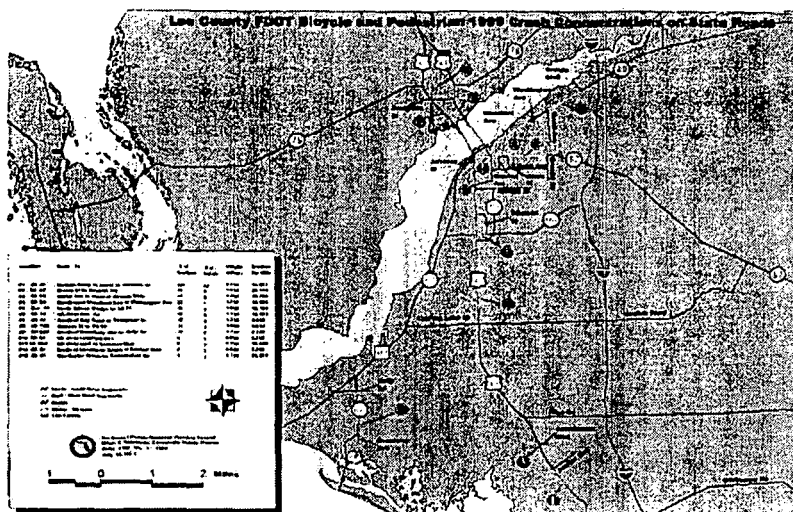
#### *Pedestrian Safety*

Due to the close proximity of the residential areas, the commercial businesses along Palm Beach Boulevard attract pedestrian traffic. Despite alarming rates of pedestrian fatalities along Palm Beach Boulevard, pedestrians continue to cross the Boulevard at or near intersections with shopping opportunities. The Bike and Pedestrian Accident Maps that were created based on information obtained by the Metropolitan Planning Organization (MPO) and the Florida Department of Transportation (FDOT), demonstrate the severity of the situation (Exhibits 9 and 11). The following map obtained from the MPO shows that in 1999 two sections of Palm Beach Boulevard were ranked third and fourth for the highest concentration of pedestrian and bicycle accidents in Lee County.

The City of Fort Myers and Lee County, in conjunction with the Florida Department of Transportation, must design the roadway and surrounding development to slow down traffic flow along Palm Beach Boulevard and/or make drivers aware of pedestrians through hardscape design and pedestrian amenities. Streetscape pedestrian devices may include "bump outs" at intersections, elevated cross walks, paved cross walks and signage. The City and County should also locate pedestrian amenities such as benches, newspaper stands, trash receptacles and historical informational signage.

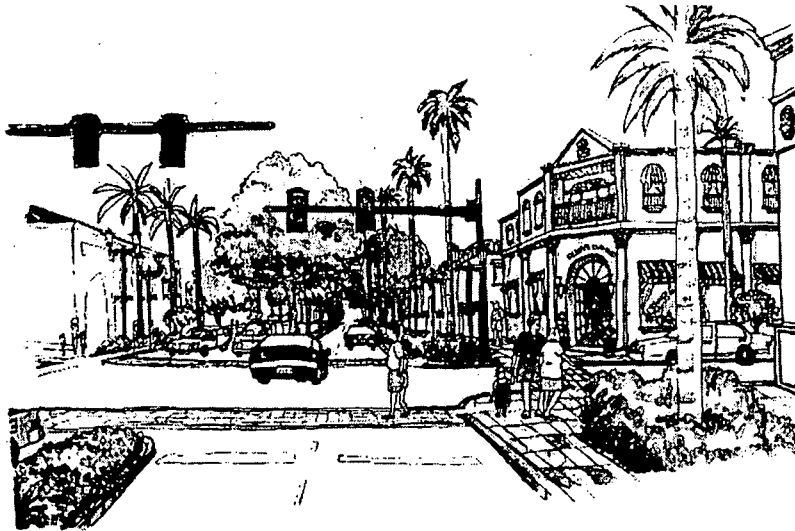
The street should be designed for pedestrian convenience. Zoning ordinances should encourage developers to locate buildings closer to the right-of-way to allow for easier access by pedestrians and bus riders. When buildings locate close to the street, roadway corridors achieve a pedestrian scale and a sense that pedestrians also use the roadway, helping to make automobile drivers more cautious and drive slower.

In altering the psychological feel of the street through design or redesign, streetscape elements can be applied in creating a pleasing backdrop of aesthetic features to the boulevard. For example, a welcoming environment can be established through elements consisting of canopy trees that can create an intimate scale to the street. The planting of trees in a straight line combined with an interplay of heights can create interesting focal points along the street. The application of pavers could add texture to the street as well as slow down traffic at important identified nodes of the boulevard.



This map from the MPO identifies two sections along Palm Beach Boulevard within the study area that contain the third and fourth highest concentrations of bike and pedestrian accidents in Lee County

Although many of these changes will happen over the longer term, the Florida Department of Transportation has responded to the high concentration of automobile related accidents by initiating a study to eliminate the center suicide lane and locate medians or landscaped islands along Palm Beach Boulevard. We expect that many business owners along the corridor will object to installing medians because it will limit the number of locations where automobiles can make left-turns into or out of parking areas and driveways. For this reason, Fort Myers and Lee County must conduct an access management study, which includes a substantial conflict resolution component. This report is not the first time medians were proposed along Palm Beach Boulevard. Previous efforts have failed due to competing interests not being able to reconcile the need for public safety and the need for viable commercial development. Moving ahead with the access management study as part of the overall effort of corridor enhancement will help create buy-in with skeptical business owners, and ensuring sufficient access to commercial areas will ensure that installing medians will not hinder the redevelopment effort.



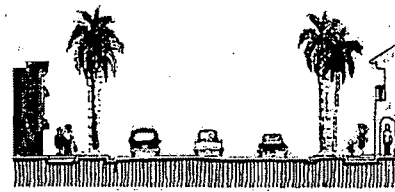
*Rendering of Commercial Node with enhanced landscaping, a median, sidewalk, crosswalk pavers, and the buildings located at the roadway to create a pedestrian oriented environment*

#### *Boulevard Redevelopment*

To enhance pedestrian safety and the aesthetics of the corridor, recreating Palm Beach Boulevard into a true landscaped urban boulevard will be necessary over the next ten years. Redesigning the roadway with landscaped medians or islands will accomplish both of these goals. Increasing pedestrian safety and enhancing the aesthetics of the corridor will significantly improve the perception of Palm Beach Boulevard and lead to an increase in visitors (potential consumers) to the area.

Palm Beach Boulevard widens as it extends west to I-75. We recommend three different landscaped cross-sections that would make the most efficient use of the right-of-way and achieve the goal of a pedestrian oriented, safe and aesthetically enhanced urban boulevard. The Florida Department of Transportation would need to create specific roadway and landscape design plans.

#### *Proposed Boulevard Enhancements*



*3-Lane Section*



*5-Lane Section*



*7-Lane Section*



### Private Efforts

#### Image Enhancement

Palm Beach Boulevard should tell a visual story. While walking along, shopping or passing through the Palm Beach Boulevard corridor, visitors should feel that this is a distinct place and get a sense of the history and the specific identity of the community. Image enhancement relates to marketing in that the Business Improvement District should be selling this corridor to visitors, residents and the potential shopping customer base. To do this, the Business Improvement District should coordinate closely with both the Lee County Department of Economic Development and the City of Fort Myers to re-establish the corridor's identity and market the corridor as the entryway into downtown Fort Myers.

Along the corridor itself, signage will help tell the story of Palm Beach Boulevard - both historical and present. Informational signs and kiosks are commonly used to create identity and link information with place. By adding additional pedestrian amenities around a kiosk, such as a bench or other types of seating areas, the sign/kiosk can transform places for visitors to better absorb the information, rather than a sign that people may miss. It is important to provide areas to rest along the corridor with shade trees near the signage creating destination places where people want to gather.

There are several key areas where signage could help relate the history of the corridor. The community building at Terry Park was first used as City Hall for East Fort Myers when the City first incorporated in 1925. Signage that relates the history of this building for visitors to Terry Park would help re-create the identity of this area and enhance the perception of East Fort Myers. Other historic structures or places include the Reilly Brothers store - formerly the Seaboard Airline Railroad Train Depot and the old Citizen's Bank of Fort Myers on the corner of Palm Beach and Superior.

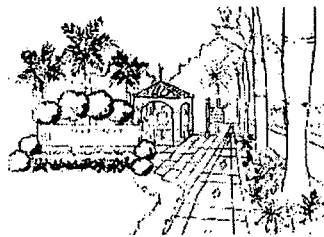
#### Gateway Features

Enhanced by landscape and hardscape elements, signs can also assist in creating a gateway theme at the entrance into the Palm Beach Boulevard corridor to accentuate the boundaries of the neighborhood. Gateway signs can also be located at the entryways to the individual neighborhoods, similar to what currently exists at Morningside and Morse Shores. Potential gateway features at the western boundary should be located at the Seaboard and Palm Beach Boulevard intersection. The gateway to the east should be at the I-75 and Palm Beach Boulevard interchange. Gateway features can largely be installed by the Business Improvement District, however, more significant treatments, including the round-about, will need to be more in conjunction with the City of Fort Myers and the Florida Department of Transportation.

The gateway at the intersection of Palm Beach Boulevard and Seaboard Street is the most important entryway area along the corridor because it serves the dual purpose of welcoming visitors into historic East Fort Myers and provides the natural and necessary entryway into downtown Fort Myers. Pictured below



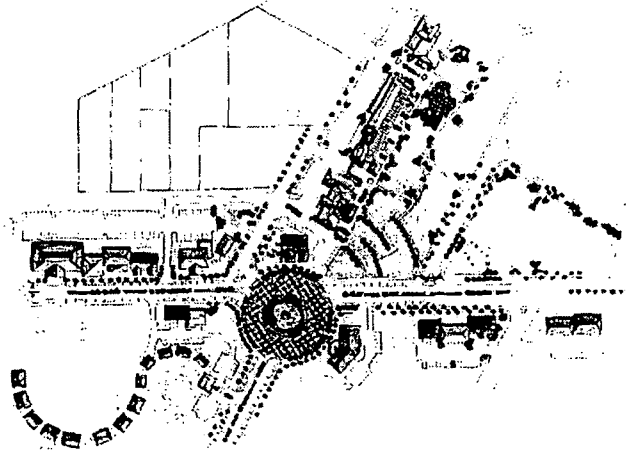
Sign at Patio de Leon narrating the patio's history



Sketch of a kiosk in front of Terry Park, the former site of East Ft. Myers City Hall

is a rendering of a round-about gateway feature, which we recommend for the following three reasons: 1) a round-about can provide a distinct aesthetic gateway feature, unlike other enhancements for gateway features; 2) a round-about will serve the dual purpose of a traffic calming device, necessary given the high density of automobile related accidents in this area; and 3) roundabouts can often be effective in handling awkward intersections.

However, the idea of a round-about needs further study on directional traffic patterns and traffic counts to analyze the capacity of the round-about. The community and the City of Fort Myers will certainly want to avoid using any traffic calming device that causes excessive congestion at this important gateway. However, if that appears to be the case, we still suggest creating a substantial gateway feature with greatly enhanced landscaping, signage and textured paving.



*Sketch of a round-about gateway feature at the intersection of Palm Beach Boulevard and Seaboard*

### *Bus Stops*

The Lee Tran bus system is a large asset to the community, especially to this community where low-income households rely on the bus system for transportation. The current bus stops are inadequate to provide for the needs of users and detract from the aesthetics of the corridor. Benches should be covered and designed to allow for shade and shelter from rain while providing for enhanced aesthetics along the corridor. Bus stops should post bus routing maps and schedules to educate pedestrians on bus service. Lee Tran may also wish to use bus depots to display information to increase ridership.

### *Nodal Development*

Identifying and concentrating redevelopment efforts on a series of "nodes" or focal points has a few significant advantages. First, Palm Beach Boulevard is 4.5 miles in length. Haphazardly improving areas will not create a noticeable effect. Nodes can help concentrate resources on specific key areas that will have a net benefit to the entire corridor and positively impact the rest of the area. These nodes would typically represent enhanced architectural structures that would be clearly visible from the street. Buildings should be located close to the street to create a pedestrian scale at each node, with retail/offices/mixed use development. Covered bus stops and other potential transit stations should be located at the nodes to increase accessibility.

The creation of nodes and focal points will also concentrate redevelopment in specific areas, allowing for the creation of pedestrian oriented spaces, interconnections, and to mitigate against strip commercial sprawl that currently exists along Palm Beach Boulevard. Further study should be conducted by the Business Improvement District to examine non-functioning and vacant lots outside of the nodes to determine alternative potential uses (i.e. green space, public facilities, parking)

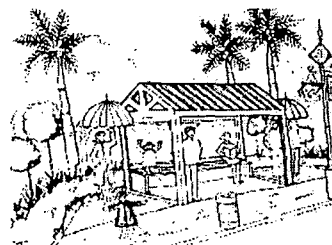
Nodes should generally have higher buildings to make mixed-use buildings economically feasible. Increased building heights, currently allowed by both the Lee Plan and the City of Fort Myers zoning code, should continue to be encouraged to create the density necessary to establish viable mixed-use and pedestrian oriented areas. Nodes can also be developed with unified architectural themes and identities. Along Palm Beach Boulevard, there are several themes that can be explored including the historic node (from Terry Park to Reilly Brothers) - the entryway into the corridor going east and the entryway into historic Fort Myers going west. Other nodes could include mixed-use nodes and a Hispanic cultural themed area.

### *Commercial*

In addition to depicting a welcoming setting to the motorists traveling along Palm Beach Boulevard, the commercial district should also be accessible to the neighborhood districts within the Palm Beach Boulevard corridor. Though buffers are appropriately required to separate distinctly incompatible com-



*Existing bus bench*



*Sketch of proposed covered bus stop*



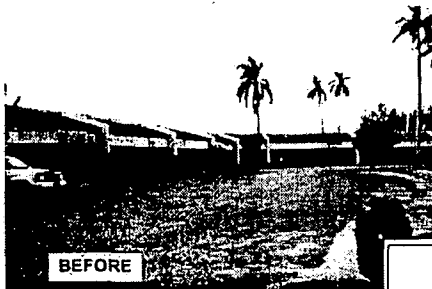
*Rendering of Commercial Node Streetscape*

mercial areas from the neighborhood districts, there should be adequately placed vehicular and pedestrian links that integrate neighborhood shopping and residential areas. The large shopping centers should provide for pedestrian connections that are designed as safe areas - well lit and separated from traffic, to allow for better integration with the surrounding neighborhoods.

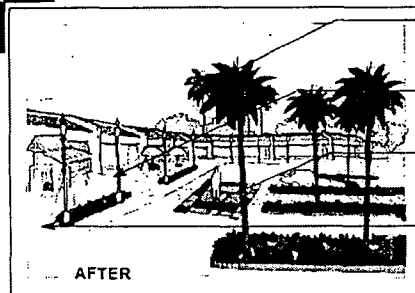
Redevelopment must provide for adequate parking facilities and sidewalks to enhance accessibility to commercial frontage along Palm Beach Boulevard. As lot widths and depths pose a problem in accommodating business expansion plans, zoning ordinances should allow for, and encourage, parking opportunities on rear and side access roads for businesses fronting Palm Beach Boulevard. This option would allow dual frontage considerations for the commercial buildings as well as provide back street access into the commercial districts from the adjacent neighborhoods without having to utilize Palm Beach Boulevard. The Business Improvement District should encourage owners to identify areas for joint parking facilities and amenities along Palm Beach Boulevard that would enhance accessibility to the commercial areas alongside Palm Beach Boulevard. Joint parking facilities allow for retail development to be located closer together and closer to the right-of-way, while still providing for the accessibility necessary for successful retail development. Use of joint parking is necessary to deter the current strip development that exists along Palm Beach Boulevard. Vacant areas behind the commercial lots on the north side of Palm Beach Boulevard and south of the train tracks are ideal locations for joint parking facilities.

### *Aesthetic Enhancements*

The Business Improvement District should establish a continuous streetscape theme throughout Palm Beach Boulevard corridor, across the City/County border through adopting architectural standards for the Palm Beach Boulevard corridor, encompassing all commercial districts and providing incentives for rehabilitation efforts to vacant and existing commercial establishments. The neighborhood lighting districts should also synchronize the design of neighborhood markers so that they complement one another. Designs do not have to be identical but can be complementary through design, texture and utilization of materials. Small aesthetic enhancements can profoundly affect the perception and character of the neighborhood. The Business Improvement District can work on implementing public enhancements such as landscaping and signage, while also drafting aesthetic guidelines and working with property owners to establish incentives for maintenance of existing properties and façade improvements.



Existing small commercial strip center and conceptual drawing of facade/landscaping/parking lot improvements

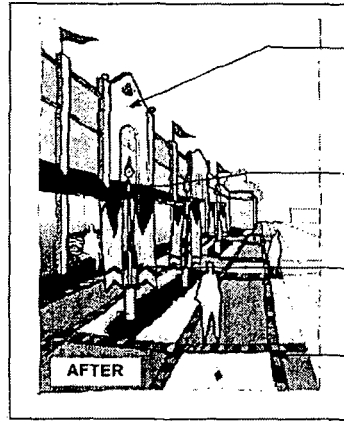


Adequate landscaping to parking area

Communal characteristic street lighting

Pavers for welcoming effect and slowing down traffic

Plaza strip to encourage street front activity

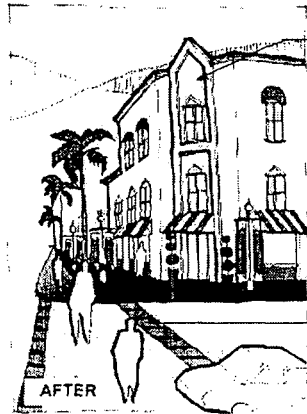
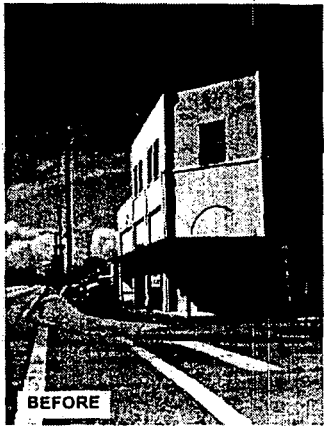


Shopfront rehabilitation

Awnings for color and vernacular treatment

Communal characteristic street lighting and festive banners

Decorative pavers



Shopfront rehabilitation

Decorative pavers for pedestrian crossing and traffic calming

Existing commercial buildings and conceptual drawings of facadellandscape/sidewalk improvements

## PHASE II

### *River*

Many participants in the visioning process expressed a desire for improved maintenance, security, enhanced access points and adequate street lighting for existing river access sites such as the Tarpon Street Pier. The residents suggested the need for picnic benches, barbecue pits and lookout points for the delineated recreational areas along the riverfront. The residents also requested that any development located on the waterfront be creatively designed to not obstruct the view of the riverfront.

Redevelopment efforts should encourage public access, providing for sidewalks, picnic areas, benches, barbecue pits, ample parking, adequate street lighting and lookout points for the community. Further study needs to be done to examine riverfront, recreational and open space opportunities.

## PHASE III

### *Rail*

The railway tracks bisect the community creating a physical barrier between residential neighborhoods. Where the tracks run parallel to Palm Beach Boulevard, they create a barrier between residential and commercial areas as well. In the neighborhood workshops and the design charrette, residents identified the open space "gaps" between the railway tracks and the commercial areas north of Palm Beach Boulevard as high crime areas.

As the Palm Beach Boulevard corridor redevelops, the need to soften the barrier of railway tracks - connect the residential neighborhoods to commercial areas, will increase. The Business Improvement District can accomplish this through landscape and hardscape features such as greenways and bridges that are part of a linear park. The railway track, due to its linear configuration, has an inherent potential for greenway/walkway development in restoring the backyards of these neighborhoods and reclaiming it to provide integral links between the two districts. The Business Improvement District should work with other organizations such as the Florida Office of Rails to Trails, a 501(C)(3) non-profit organization and the National Park Service Rivers, Trails and Conservation Assistance Program to identify funding opportunities and project development strategies.

Redevelopment efforts of the railway tracks should substitute the neglected backyard image for a frontage by incorporating greenways and sidewalks adjacent to the railway tracks. The Business Improvement District should identify areas for crossings to provide integral links between the neighborhood districts and the commercial districts. Cleaning up the tracks will enhance current conditions and allow potential communal uses for these areas.

#### *Links to Other Areas - Estero, Bonita Springs, Naples and Charlotte County*

The Business Improvement District, Lee County, and the City of Fort Myers should coordinate efforts with the Seminole Gulf Railway to revitalize and enhance utilization of the railway tracks. One option is to provide transit services via rail for residents and tourists between the City of Fort Myers south to Estero, Bonita Springs and Naples. This was an idea that Estero residents identified in their community visioning sessions as part of the Estero Community Plan. Providing transit from South Lee County or even Naples to the City of Fort Myers would create a substantial benefit for businesses located both along this corridor and in downtown Fort Myers.

There is a multitude of planning studies and cases that suggest that locating light and commuter rail stations substantially increases the value of nearby residential and commercial areas. The City of Fort Myers, in conjunction with Lee County, should conduct a market analysis to further study this possibility and the effects on land values, attracting new businesses to Palm Beach Boulevard, development patterns of areas along the rail line, and the effects of mitigating against sprawl. If a transit station were located along Palm Beach Boulevard connecting the corridor to downtown, South Lee and potentially Naples, this area would become a major commercial node for the corridor.

#### *A Note on Crime Prevention*

Crime Prevention Through Environmental Design (CPTED) is a very valuable tool for redevelopment in high crime areas. Crime was one of the central concerns of residents and business owners who stressed that any redevelopment must not contribute to, or in any way exacerbate the crime problem. Specifically, residents were concerned with the creation of new open space or park areas, benches that could be used for sleeping facilities, and parks that could be used for illicit activities including prostitution and substance abuse. CPTED principals for the design of public spaces, facilities, sidewalks and roadways are proven effective and should be carefully followed in the implementation of any facilities. Although CPTED designs can often lessen aesthetic enhancement, a further increase in crime or a continuation of the current crime rate would inhibit the redevelopment of the corridor and the enhancement of the identity of Palm Beach Boulevard.



## V Implementation Options: Financing and Regulations

### FINANCE OPTIONS

There are various financing options available for implementation of the plan. The following are several of the most common funding mechanisms available. There are other sources of financing through FDOT and Florida State administered grants, bonds, public/private partnerships, and guaranteed loans. The Business Improvement District should work closely with City and County staff to identify funding sources as they move through the implementation process.

Any option for Implementation of a redevelopment plan for the Palm Beach Boulevard Corridor will require coordination across the political boundaries of unincorporated Lee County and the City of Fort Myers. An inter-local agreement will most likely be needed to delineate the responsibilities and the process of coordination.

#### *Special Assessment Districts*

The term Special Assessment Districts (SAD) describes a method of financing public improvements by distributing the cost of the improvements to those property owners who will directly benefit. SAD may be initiated either through a resolution by City Council or at the request of a property owner whose property would be included in the district to be assessed.

The types of local public improvements that are typically paid by Special Assessment Districts include landscaping, sanitary sewers, storm drains, water mains, road paving, dust control, sidewalk construction and street lighting. However, Special Assessment Districts can fund almost any improvement directed by the assessed property owners, and can fund the costs of an organization created to oversee these improvements. Currently, the study area has three separate special assessment districts that have a mandate to address only street lights and landscaping. A Business Improvement District is a type of Special Assessment District, where the business owners along a specific corridor or in a specific area are assessed for improvements to the businesses.

SAD costs include the cost of services, plans, condemnation, spreading of rolls, notices, advertising, financing, construction and legal fees, as well as all other costs incident to the making of the proposed improvement. It is the City Assessor's responsibility to determine the most equitable method of cost distribution for any given project.

There are two basic methods for distributing the project costs, the Unit Cost Method and the Front Foot Method. The Unit Cost Method is an option whereby each property is assessed an equal share of the proj-

ect cost. The Front Foot Method requires that any specific property owner's share of the project be based on the number of feet of road frontage or side yard exposure to the right of way. An example of this cost distribution method would be a sidewalk project where the cost is distributed proportionately among those who would directly benefit from the improvements. Special Assessments for continuing services such as street lighting differ from the norm as it involves both construction and ongoing costs for services rendered. Assessment for this type of service is continued until such service is removed.

For Lee County, The Municipal Services Taxing/Benefit Units (MSTBU) assists citizens in the unincorporated areas of Lee County to organize and create special improvement units for obtaining specific services which are beyond the core level of services provided by the County. For this purpose, two types of services are provided - Capital Projects and Operation and Maintenance (O&M) Projects. Capital Projects would include such projects as road paving and drainage, canal/channel dredging, building sidewalks and others. O&M projects would typically include street lighting, landscaping, security patrols, beautification and others.

In creating a SAD District, the Palm Beach Boulevard Community would have to delineate the boundaries and match it to the required scope of services. Creation of a Special Assessment District, or alteration in the current scope of an existing district, requires agreement of 50% +1 of the property owners, or can be done by special ordinance. Because there is currently no organizational structure that will work with property owners to implement this plan, creating a Special Assessment District with the broad scope of public improvements and plan implementation is the first step in this plan.

#### *Florida Main Street*

The Florida Main Street Program is based out of the Division of Historic Resources in the Department of State and provides technical assistance to organizations or cities engaged in revitalization of downtown and commercial districts. The Florida Main Street Program would be an excellent option for the Business Improvement District in obtaining the necessary resources to identify short and long term funding options and initiate programs for redevelopment along the Palm Beach Boulevard Corridor. The Business Improvement District would need to hire a full time staff person to oversee redevelopment efforts in order to be eligible for the Main Street program, but hiring a staff person to ensure that redevelopment efforts are continuous is an important step to ensure plan implementation.

The following are the three main criteria to apply to be part of the Florida Main Street Program:

1. The District and Community - Extent to which the proposed Local Program Area as a significant group of historic resources in a compact, cohesive, pedestrian-oriented area - downtown or neighborhood commercial district.

ed as Suburban, south of Palm Beach Boulevard and north of Tice Street.

The Community Planning Panel has the option of drafting a text addition to the Lee County Comprehensive Plan. This would be adopted as a new Goal in the plan, followed by general Objectives and Policies. We have drafted suggested language, contained as Appendix A.

#### *City of Fort Myers Comprehensive Plan*

The Fort Myers Comprehensive Plan anticipated a corridor study or redevelopment plan for Palm Beach Boulevard. The only actions necessary with regard to the comprehensive plan are to:

1. Adopt the vision as set forth in this planning study.
2. Conduct and implement the necessary additional plans/studies (access management, economic analysis, etc.)
3. Amend the language in Objective 5 of the Comprehensive Plan with regard to Palm Beach Boulevard.

#### *Land Development Codes*

Palm Beach Boulevard, as a State Road and a major arterial gateway into downtown Fort Myers, was designed to speed traffic through the corridor to and from downtown and I-75. However, given the demographics and the proximity of residential areas to neighborhood shopping areas, pedestrian traffic is a reality. It is necessary, and is the vision of this community, to create a pedestrian safe and friendly street with a moderate flow of traffic. As discussed, the City and County can accomplish this through concentrating commercial development at specific mixed-use "village type" nodes. To make the village nodes possible, certain land development ordinances that currently inhibit this type of development must change.

#### *Land Development Code Revisions*

The City of Fort Myers is currently revising the zoning code to incorporate the suggestions of the downtown redevelopment plan. As part of the downtown redevelopment plan, Duany Plater-Zyberk & Company (DPZ) licensed their Smart Code to the City of Fort Myers. This code would effectively remove the barriers to redevelopment of mixed-use village nodes and a pedestrian friendly corridor that currently exist in zoning codes for both the city and the county. When looking at applying this code to the Palm Beach Boulevard corridor, it is important to note that the nodes identified in this plan would be defined in the DPZ Smart Code as "Urban Center". The remaining areas would be defined as "General Urban". DPZ's "Urban



## APPENDIX B - SUGGESTED COMPREHENSIVE PLAN LANGUAGE

*"The Palm Beach Boulevard Corridor "*

### **GOAL 21: THE PALM BEACH BOULEVARD CORRIDOR**

To redevelop the Palm Beach Boulevard Corridor into a vibrant commercial and residential neighborhood with mixed-use nodes, enhanced landscaping, pedestrian facilities, transit service and recreational areas; and to recapture the historic identity of the area through signage and public facilities. This Goal and subsequent objectives and policies apply to The Palm Beach Boulevard boundaries as depicted on Map 16.

**Objective 21.1: COMMUNITY CHARACTER.** The Palm Beach Boulevard community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the corridor for Lee County to adopt and enforce to help create a visually attractive community.

**Policy 21.1.1:** By the end of 2004, The Palm Beach Boulevard community will draft and submit regulations, policies for Lee County to review, amend or establish as Land Development Code regulations that provide for enhanced landscaping along roadway corridors, greater buffering and shading of parking areas, signage and lighting consistent with the Community Vision and architectural standards.

**Policy 21.1.2:** Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

**Objective 21.2: COMMERCIAL LAND USES.** Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must recognize the unique conditions and preferences of the Palm Beach Boulevard Community to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, provide for employment opportunities, while discouraging uses that are not compatible with adjacent uses and have significant adverse impacts on natural resources.

**Policy 21.2.1:** By the end of 2004 the Palm Beach Boulevard Community will submit regulations that encourage mixed use developments for Lee County to review, amend or adopt.

**Policy 21.2.2:** Lee County encourages commercial developments within the Palm Beach Boulevard Community to provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments to provide interconnect opportunities with commercial areas, including but not limited to bike paths and pedestrian access ways.

**Objective 21.3: RESIDENTIAL USES:** Lee County must protect and enhance the residential character of the Palm Beach Boulevard Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space, and requiring compliance with enhanced buffering requirements.

**Policy 21.3.1:** By the end of 2002, the Palm Beach Boulevard community will draft and submit regulations and policies for Lee County to review, amend or adopt as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

**Policy 21.3.2:** Mixed Use developments that provide for an integration of commercial with residential uses with pedestrian linkages are encouraged. By the end of 2004, the Palm Beach Boulevard community will draft and submit regulations and policies for Lee County to review, amend or establish as Land Development Code regulations that encourage mixed-use developments.

**Objective 21.4: INTERLOCAL COOPERATION.** Lee County will coordinate activities and work with the City of Fort Myers to create a cohesive program for redevelopment along the corridor from Billy's Creek to I-75.

**Policy 21.4.1:** Lee County will work with the City of Fort Myers and the Florida Department of Transportation and enter into interlocal agreements where necessary to promote a unified redevelopment program for Palm Beach Boulevard.

Policy 21.4.2: Lee County will work with the City of Fort Myers, the Florida Department of Transportation, the residents and local businesses to create an oversight board to guide the redevelopment of the Palm Beach Boulevard Corridor. Lee County will work with the oversight board to find and apply for funding for redevelopment activities.

Policy 21.4.3: Lee County will coordinate with the City of Fort Myers and the Florida Department of Transportation to conduct an access management study along Palm Beach Boulevard, prepare a streetscape plan, and coordinate a market analysis for the effect of rail transit on this corridor and in other areas of Lee County where the tracks are currently in use.

**Objective 21.5: PUBLIC PARTICIPATION.** Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

Policy 21.5.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Palm Beach Boulevard Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

**Objective 21.6: COMMUNITY FACILITIES.** Lee County will work with the Palm Beach Boulevard Community to provide or facilitate the provision of a broad mix of Community Facilities.

Policy 21.6.1: Lee County will work with the Palm Beach Boulevard Community, the State of Florida and the SEC Railroad to create a linear park along the railroad and pedestrian linkages across the tracks in order to better integrate the residential and commercial areas with the railway.

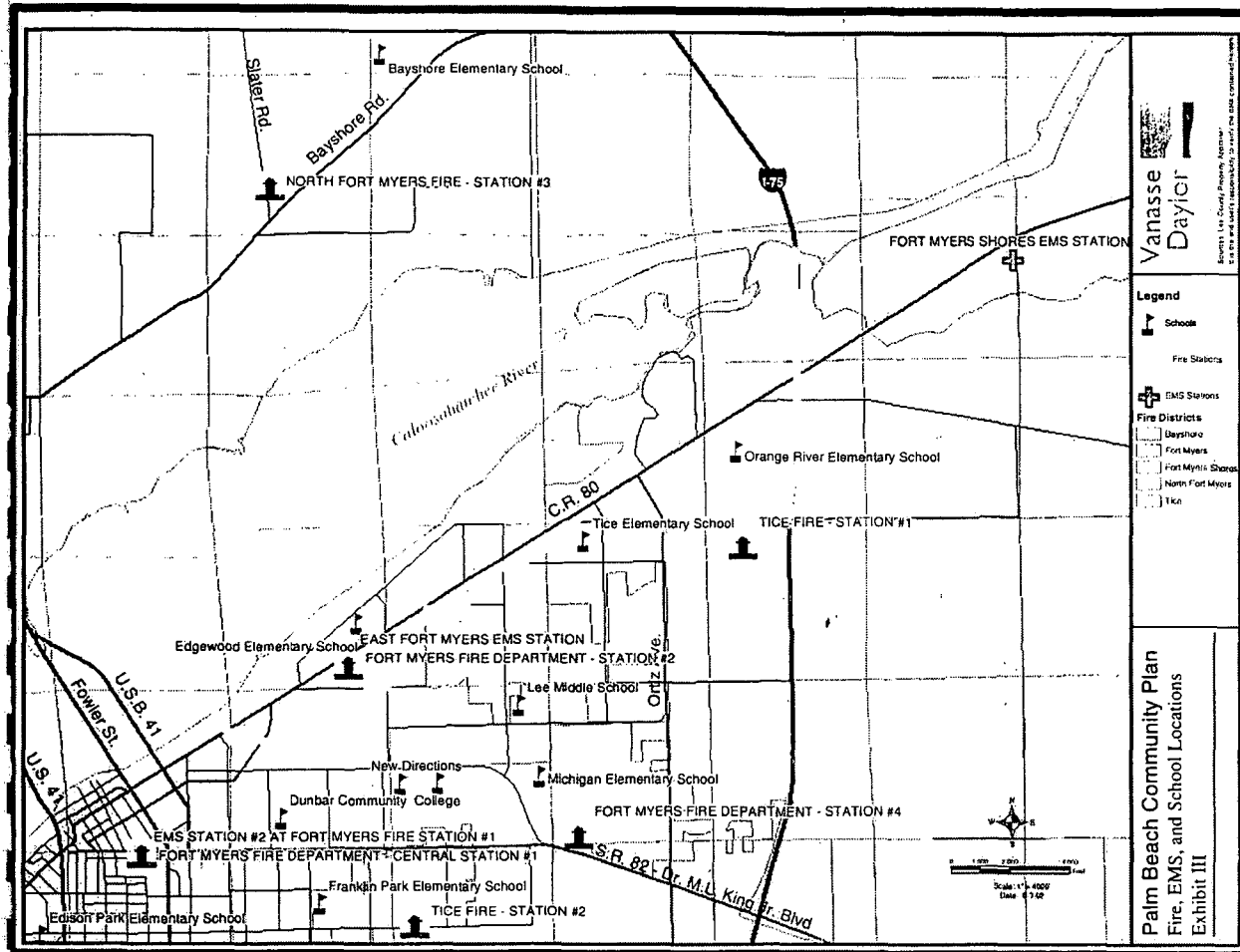
Policy 21.6.2: Bikeways and pedestrian ways along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

**Policy 21.6.3:** Lee County will work with the residents of the Russell Park community to preserve the existing linear waterfront park by vacating the excess right-of-way along the river and dedicating it to the adjacent property owners as a pedestrian easement, and work with the residents to explore maintenance issues associated with the public boat ramp.





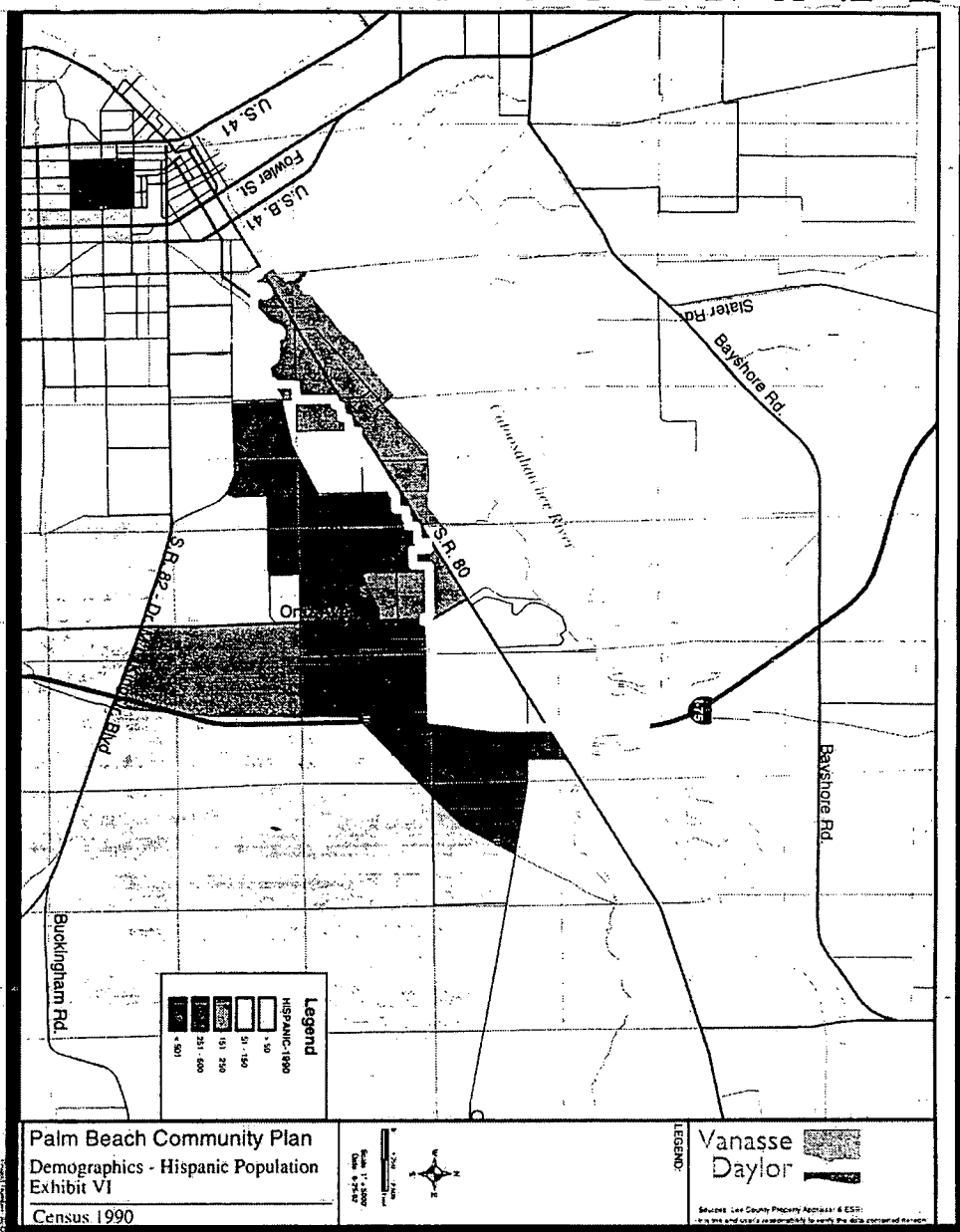




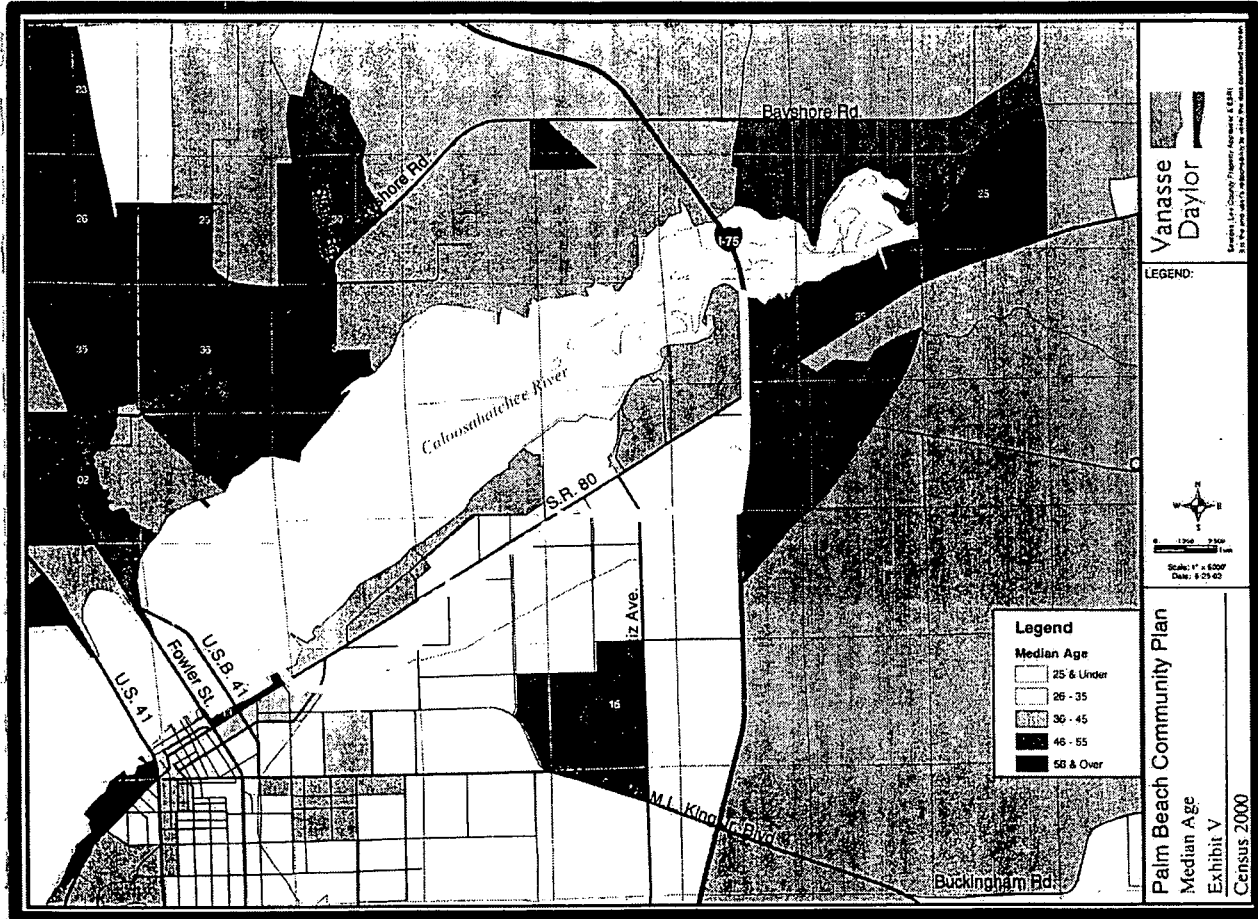
Vanasse  
Daylor

Revised: 1st County Property Appraiser  
 11/12/01 and 11/12/02  
 11/12/01 and 11/12/02

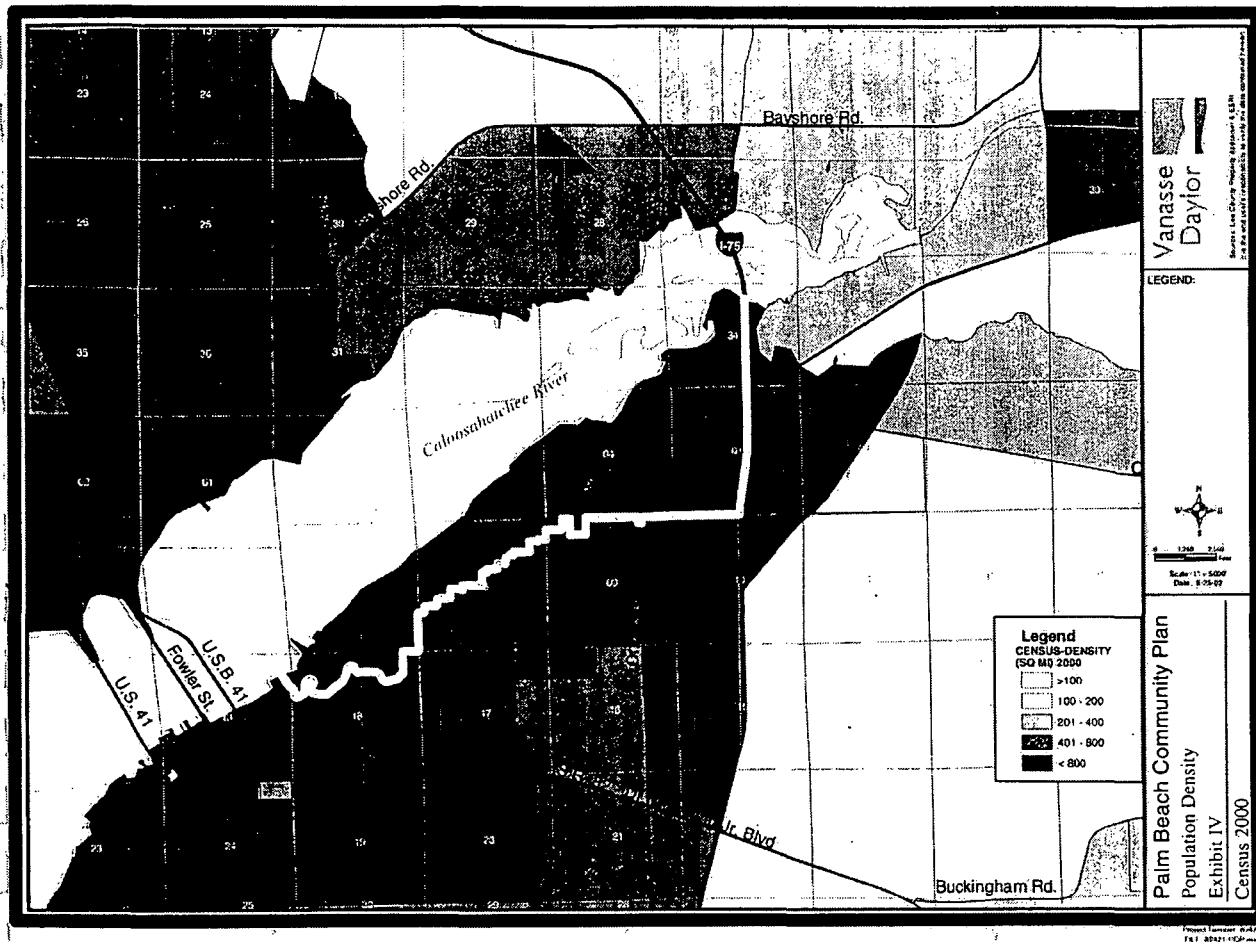
Florida Department of Transportation  
 FDOT 62421-10000-001



Palm Beach Community Plan  
 Demographics - Hispanic Population  
 Exhibit VI  
 Census 1990



Project Number: 00011  
 File: 00011\_P02.mxd



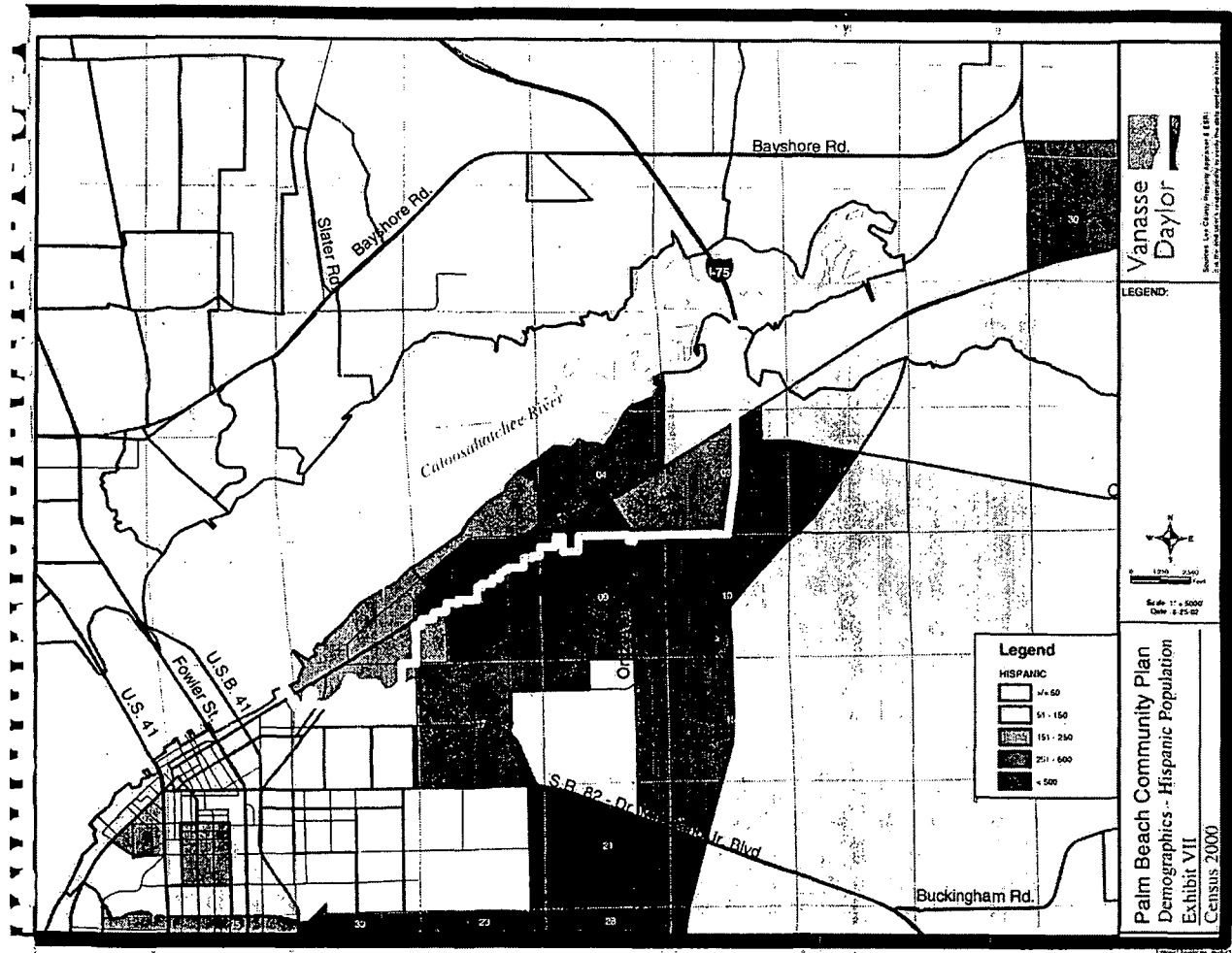
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Daylor

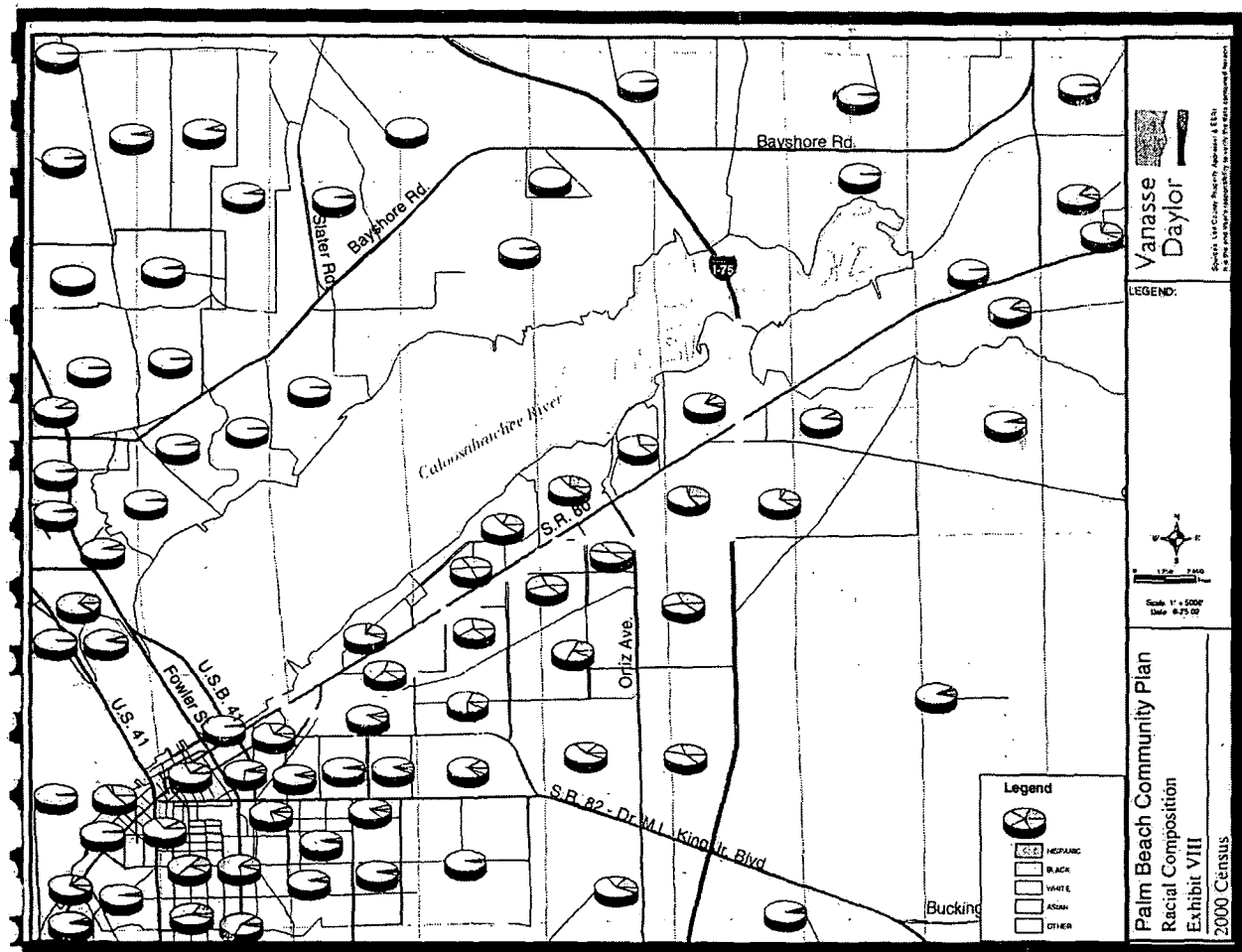
Survey, Engineering, Planning, Architecture & EIR  
 11400 N.W. 27th Avenue, Suite 200, Fort Lauderdale, FL 33309  
 Phone: (954) 571-1100, Fax: (954) 571-1101, Email: info@vanasse.com

LEGEND:

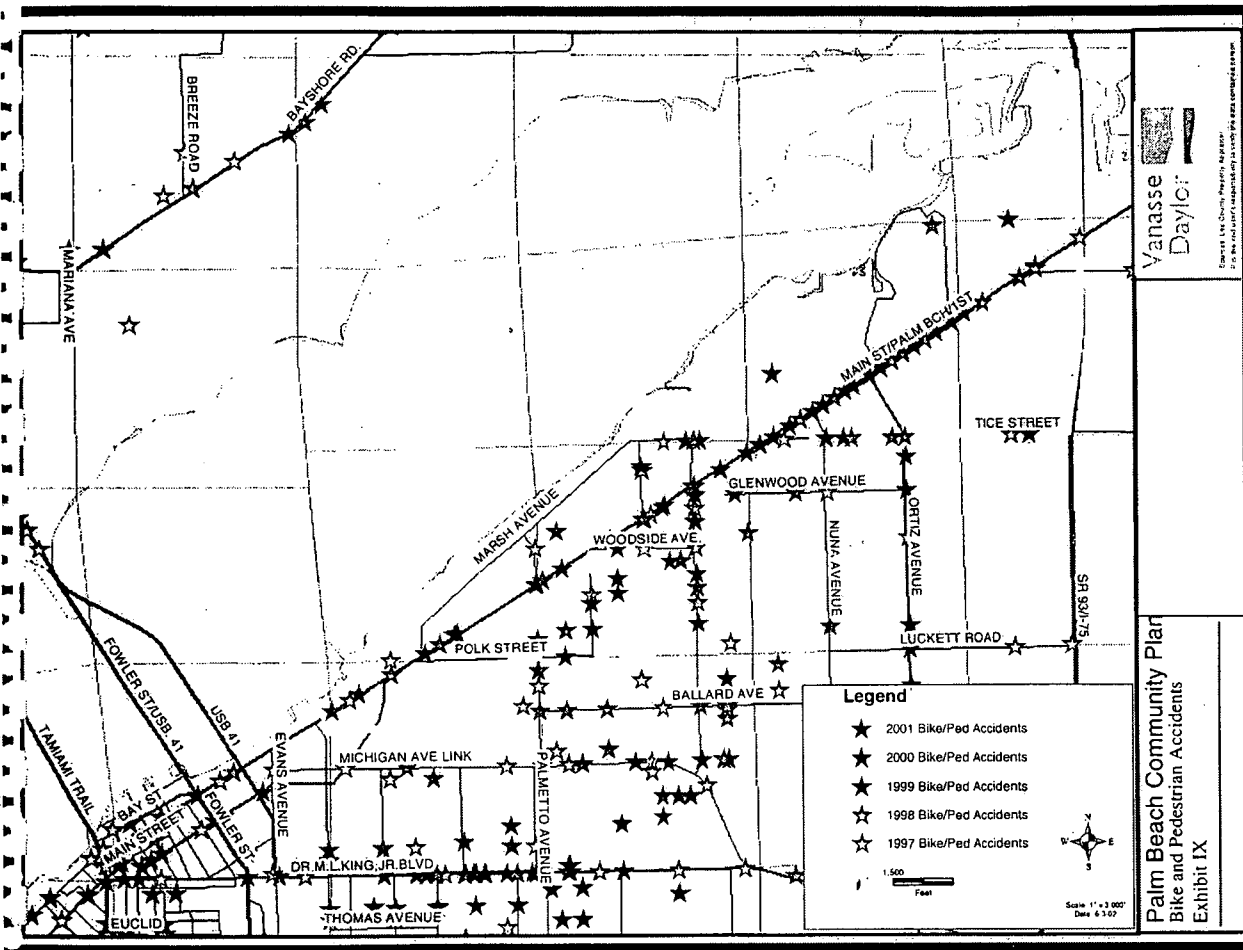


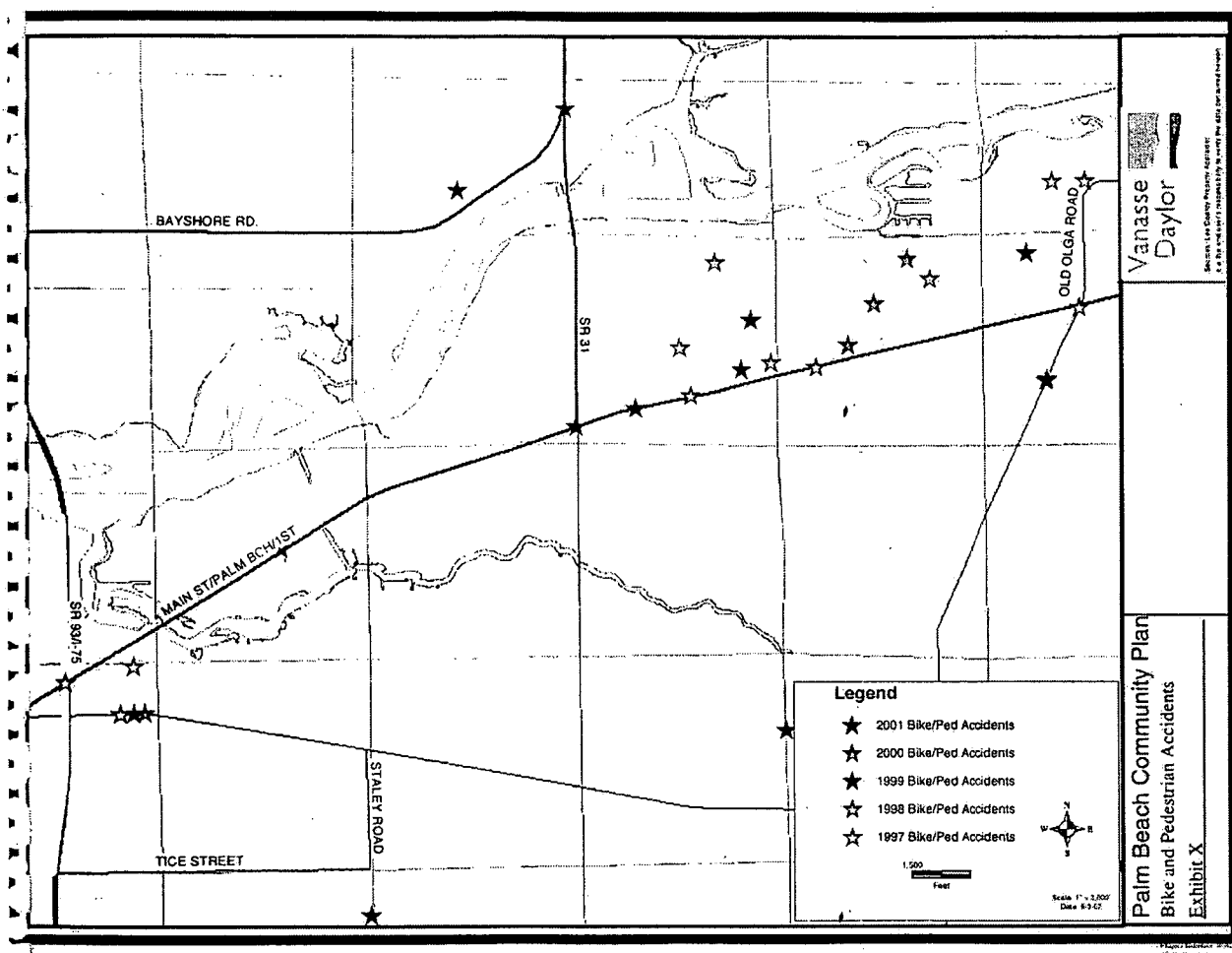
Palm Beach Community Plan  
 Population Density  
 Exhibit IV  
 Census 2000



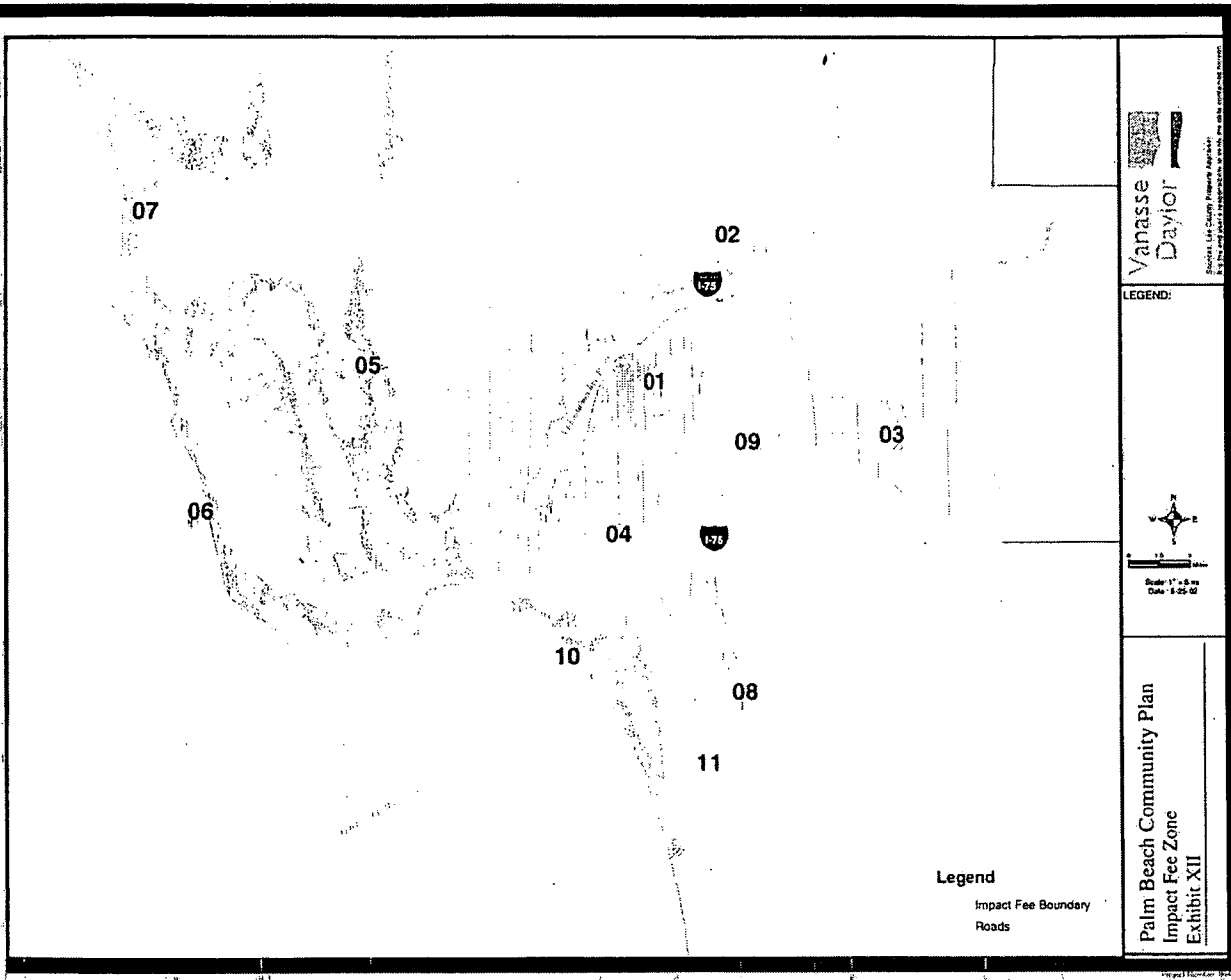












Vanasse  
Daylor

LEGEND:

Scale 1" = 0.5 mi  
Date 8-25-02

Palm Beach Community Plan  
Impact Fee Zone  
Exhibit XII

## BACKGROUND SOURCES

Board, Prudy Taylor & Barlett, Patricia Pope, Lee County, A Pictorial History, The Donning Company, December 1990

Crowe, Timothy D., Crime Prevention Through Environmental Design, Butterworth-Heinemann, 2000

Duany Plater-Zyberk & Company, Downtown Fort Myers, April 2002

National Crime Prevention Council, Designing Safer Communities, National Crime Prevention Council, May, 1999

Susskind, Lawrence, The Consensus Building Handbook, Sage Publications, Inc., 1999

Urban Land Institute, Shopping Center Development Handbook, Urban Land Institute, 1999

The Urban Group, Inc., Tice Area Master Plan Overlay Zoning

The Urban Group, Inc., Tice Area Master Plan Overlay

Lee County Community Redevelopment Agency, State Road 80 CRA, June 1991, Lee County Community Redevelopment Agency

**CPA2005-28  
CONSERVATION LANDS UPDATE  
BoCC SPONSORED  
AMENDMENT TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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**LPA Public Hearing Document  
for  
August 28, 2006 Public Hearing**

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

**August 18, 2006**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2005-28**

☐

Text Amendment

☒

Map Amendment

<input checked="" type="checkbox"/>	<b>This Document Contains the Following Reviews:</b>
<input checked="" type="checkbox"/>	Staff Review
<input type="checkbox"/>	Local Planning Agency Review and Recommendation
<input type="checkbox"/>	Board of County Commissioners Hearing for Transmittal
<input type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input type="checkbox"/>	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:**

LEE COUNTY BOARD OF COUNTY COMMISSIONERS  
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING &  
DIVISION OF ENVIRONMENTAL SCIENCES

**2. REQUEST:**

Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.

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

**1. RECOMMENDATION:**

Planning staff recommends that the Board of County Commissioners (BOCC) transmit this proposed amendment to the Future Land Use Element, Map 1, Future Land Use Map (FLUM).

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

- The Conservation Lands land use categories were created to accurately depict the use of lands for conservation purposes.

- The Lee Plan Future Land Use element currently includes conservation areas owned by various agencies that have been designated as Conservation Lands.
- The citizens of Lee County approved the Conservation 2020 Program establishing an ad valorem tax to purchase lands for conservation purposes.
- The BOCC created the Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) to evaluate and advise the BOCC of properties nominated by willing sellers.
- Lee County has received 325 willing seller applications for properties to be purchased through the Conservation 2020 Program.
- Sixty-seven of those applications and 11,838± acres have been purchased for \$86,855,720 through the Conservation 2020 Program.
- On June 3, 1998, the BOCC adopted Lee Plan Policy 1.4.6 to create the Conservation Lands category and classify approximately 50,000 acres into this FLUM category, which became effective on July 30, 1998.
- The BOCC adopted amendment CPA2000-09 that included new language to Lee Plan Policy 1.4.6, “2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances”, which became effective on March 27, 2002.
- In addition, the Conservation Lands categories were amended to include 2,550± acres purchased by the Conservation 2020 Program as of August 1, 2001. The 1,245± acre Sahdev property, purchased by Trust for Internal Improvement Trust Fund State of Florida (TIITF), was also included into these categories.
- The Conservation Lands categories were amended by CPA2001-15 to include 1,019± acres purchased by the Conservation 2020 Program, 8,617± acres purchased by TIITF and 1,130± acres purchased by the Calusa Land Trust, which became effective April 1, 2003.
- The Conservation Lands categories were amended by CPA2002-08 to include 3,391± acres purchased by the Conservation 2020 Program, 1,095 acres purchased by the South Florida Water Management District (SFWMD), 2,057± acres purchased by TIITF and 255± acres jointly owned by SFWMD and TIITF, which became effective January 21, 2004.
- Currently, there are a total of 71,464± acres in the conservation lands categories of which 24,127± is conservation lands uplands and 47,337± conservation lands uplands.
- Currently, 13.7% of Lee County is designated in the conservation future land use categories.
- Lee County purchased 1,314± acres through the Conservation 2020 Program since March 2002.
- Lee County obtained 974± acres for mitigation of Veterans Parkway (fka Burnt Store Road Extension) impacts as required by SFWMD and Florida Department of Environmental Protection (FDEP) permits.



- Lee County obtained 113± acres in Cow Slough in the 1970's and accepted funds for onsite mitigation as required by SFWMD permits.
- Lee County was quit claimed 81± acres in Cow Slough by the Lee Memorial Health System for Healthpark development mitigation as required by the SFWMD permit.
- On August 16, 2006, Betsie Hiatt of Lee County Department of Transportation, agreed to the placement of the Veterans Parkway Mitigation Lands listed in Exhibit B into the Conservation Lands FLUM categories.
- The City of Cape Coral will create an active recreation park on a parcel within the conservation land use categories.
- The Corkscrew Water Treatment Plant was included into the conservation land use categories.
- The East County Water Control District did not advocate or agree to the inclusion of the Harn's Marsh into the conservation land use categories in 1998.
- Robert Weigel did not advocate or agree to the inclusion of the Coon Key into the conservation land use categories in 1998.
- The Conservation Lands designation will give the County a competitive edge in obtaining grants for Conservation 2020 Program, such as the Florida Community Trust, Greenways and Trails grant programs, through demonstrating Lee County's commitment to preserving natural areas as large parcels.

## **C. BACKGROUND INFORMATION**

### **1. COMPREHENSIVE PLAN BACKGROUND**

On June 3, 1998, the Board of County Commissioners (BOCC) adopted Lee Plan Policy 1.4.6 to create the Conservation Lands category and classified approximately 50,000 acres in this FLUM category, by the comprehensive plan amendment PAMT96-08. On January 10, 2002, the BOCC adopted amendment CPA2000-09 that included new language to Lee Plan Policy 1.4.6.

The FLUM was revised annually from 2002 to 2004 to update the Conservation Lands categories. Map amendments CPA2000-09, CPA2001-15 and CPA2002-08 changed the land uses of 21,359 acres purchased by the Conservation 2020 Program, the State of Florida and the Calusa Land Trust. The annual amendments were postponed until the Evaluation and Appraisal Report (EAR) was adopted.

### **2. EXISTING CONSERVATION LANDS**

Currently, about 71,464 acres are classified in the Conservation Lands categories including: Bocilla Island Preserve, Caloosahatchee Creeks Preserve, Cayo Costa, Charlie's Marsh Mitigation Area, Charlotte Harbor Buffer Preserve, Columbus G. MacLeod Preserve, Deep Lagoon Preserve, Eco Park, Estero Bay Buffer Preserve, Flag Pond Preserve, Flint Pen Strand, Florida Rock Western Slough Preserve, Galt Preserve, Gator Hole Preserve, Harn's Marsh, Hickey Creek Mitigation Park, Hickory Swamp Preserve, Imperial Marsh, Imperial River Preserve, J.N. Ding Darling National

Wildlife Refuge, Pine Island Flatwoods Preserve, Pineland Site Complex, Pine Lake Preserve, Prairie Pines Wildlife Preserve, St. James Creek Preserve, San Carlos Bay Bunche Beach Preserve, Six Mile Cypress Preserve, Wild Turkey Strand Preserve, Yellow Fever Creek Preserve and Yucca Pens. Because aquatic preserves were excluded by the Comprehensive Plan Amendment PAM96-08, only 17,023 acres in Lee County ownership are classified in the Conservation Lands categories. In addition to the conservation lands acquired by Lee County, there are approximately 54,441 acres of conservation lands that have been acquired by other public agencies or private entities in Lee County classified in the Conservation Lands categories.

### **3. CONSERVATION 2020 PROGRAM**

A group of citizens, concerned about the rapid loss of environmentally sensitive lands to development, successfully lobbied to include a referendum on the November 1996 election ballot. That referendum asked voters whether or not they were willing to increase their property taxes by ½ mil (50 cents per 1,000 property valuation) to buy, improve, and manage conservation lands critical to water supply, flood protection, wildlife habitat, and passive recreation. The referendum passed by a majority in every precinct. The Board of County Commissioners (BOCC) established a land acquisition program to fulfill the voter's directives. That program has become known as "Conservation 2020", a name coined by the citizen group that pushed for the program to reflect their vision of the future. It is important to note that the BOCC mandated the program would only pursue properties with willing sellers and that the BOCC's power of eminent domain would not be used.

The Conservation 2020 Program objective is to put into the public domain private lands that provide the following public benefits:

- sustain native plant and animal populations;
- help protect people and property from flooding;
- help replenish our underground drinking water supply;
- help to improve or sustain the water quality of our coastal bays, inlets, and sounds;
- provide eco-tourism opportunities; and
- provide local environmentally-oriented recreational and educational opportunities.

The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) was established by Ordinance 96-12 to develop and implement a conservation land acquisition and stewardship program (known as the Conservation 2020 Program). CLASAC developed a two part process to evaluate properties that are nominated by willing sellers.

The County has received about 325 willing seller applications. As of August 17, 2006, sixty-seven of those applications and 11,838± acres have been purchased for \$86,855,720. After purchase, Lee County Parks and Recreation Land Stewardship staff draft management plans for CLASAC review. CLASAC makes recommendations to staff and the Board of County Commissioners for site restoration, mitigation funds sources, government agencies partnership potential, acceptable passive recreational uses and appropriate zoning and comprehensive plan categories. The table on Exhibit B lists which preserves have an approved management plan.

### **4. HANCOCK CREEK PRESERVE**

The preserve was purchased for the widening of Pondella Road. This parcel is mostly mangrove wetlands.

## **5. CHARLOTTE HARBOR BUFFER PRESERVE MITIGATION**

These parcels were required to be preserved by the Florida Department of Environmental Protection Wetland Resource Permit No. 361907909 and the South Florida Water Management District for impacts required for the Veterans Parkway extension. The invasive exotic plants were removed and a conservation easement was recorded on these properties. These parcels will be deeded to TIITF and managed with the Charlotte Harbor Buffer Preserve.

## **6. CAPE CORAL PARK**

The parcel was erroneously included into the conservation lands categories by amendment PAMT96-08. The City of Cape Coral will be developing an active recreational complex on this parcel. Active recreation is not appropriate for the conservation lands categories. Public facilities is an appropriate land use category. The Conservation Lands Wetlands category will be changed to the Wetlands category.

## **7. CORKSCREW WATER TREATMENT PLANT**

The facility was erroneously included into the conservation lands categories by amendment PAMT96-08. On August 18, 2006, Environmental Sciences staff established the plant site boundary on an aerial photo with Howard Wegis of Lee County Utilities. This area will be changed to the Public Facilities land use category.

## **8. HARN'S MARSH**

The parcel was erroneously included into the conservation lands categories by amendment PAMT96-08. In 2005, the East County Water Control District stated they want to relocate their offices to Harn's Marsh. Environmental Sciences determined there was no written approval from the East County Water Control District to include this property into the conservation lands category. The future lands uses will be changed back to Public Facilities and Wetlands land use categories.

## **9. COON KEY**

The parcel was erroneously included into the conservation lands categories by amendment PAMT96-08. This property was nominated by the property owner as a willing seller to the Conservation 2020 Program. During the property ranking, the property owner stated he did not approve the Future Land Use Map change into the conservation lands. The future lands use will be changed back to Wetlands land use category.

# **PART II - STAFF ANALYSIS**

## **A. STAFF DISCUSSION**

### **1. INTENT OF PLAN AND MAP AMENDMENT**

The Conservation Lands FLUM category is for lands that are primarily used to conserve important natural resources, environmentally sensitive areas, significant archeological or historical resources, or other conservation uses. Conservation Lands typically include such uses as wildlife preserves; large wetland and upland mitigation areas and banks; natural resource based parks; and, water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields.

## **2. CONSERVATION LANDS POLICY**

The February 1, 1996 EAR Update Addendum, "A Summary of the Condition and Quality of Natural Resources in Lee County", recommended that Lee County create a new land use category for Conservation Lands. On June 3, 1998 the BOCC adopted Policy 1.4.6 of the Comprehensive Plan to create such a category. The purpose of the Conservation Lands category is to ensure that preserved lands are protected by designating appropriate land uses for properties within the Conservation Lands category. Appropriate land uses include but are not limited to passive recreation, environmental education, aquifer recharge, wildlife preserves, and mitigation areas and banks. The BOCC adopted amendment CPA2000-09 that included new language to Lee Plan Policy 1.4.6, "2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances", which became effective on March 27, 2002.

## **3. LANDS TO BE RECLASSIFIED**

This amendment contains lands purchased by Lee County through the Conservation 2020 Program, after March 2002, and other lands owned by Lee County for conservation purposes.

## **4. EXISTING CONDITIONS OF ACQUIRED CONSERVATION 2020 PROPERTIES**

**TOTAL ACREAGE:** 1357.62± acres

**LOCATIONS:** Conservation 2020 properties are located throughout Lee County (see Exhibit D).

**EXISTING USES:** The subject properties contain passive agricultural uses, borrow pits, vacant land, uplands with native vegetation and wetlands.

**CURRENT ZONING CLASSIFICATIONS:** Exhibits A - C detail the individual parcel data including the acreage figures provided by the County Lands Department, which manages the Conservation 2020 program. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Property Appraiser's records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

**CURRENT FUTURE LAND USE CLASSIFICATIONS:** The subject properties are classified as Urban Community, Central Urban, Public Utilities, Suburban, Outlying Suburban, Rural, Coastal Rural, Open Lands, Density Reduction/Groundwater Recharge and Wetlands. Exhibits A - C of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

Environmental Sciences staff was scheduled to present this amendment for CLASAC review on August 10, 2006, but was postponed until the CLASAC September meeting. Staff will present this amendment to the Management and Planning Subcommittee on August 28, 2006 and then the CLASAC Committee on September 21, 2006.

## **5. EXISTING CONDITIONS OF HANCOCK CREEK PRESERVE**

**TOTAL ACREAGE:** 15 ± acres

**LOCATIONS:** North of Pondella Road within Hancock Creek (see Exhibit D for map).

**EXISTING USES:** The subject property is mangroves and vacant land.

**CURRENT ZONING CLASSIFICATIONS:** Exhibits A - C detail the individual parcel data including the acreage figures. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Property Appraiser's records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

**CURRENT FUTURE LAND USE CLASSIFICATIONS:** The subject properties are classified as Density Reduction/Groundwater Recharge and Wetlands Future Land Use Categories. Exhibits A - C of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

## **6. EXISTING CONDITIONS OF CHARLOTTE HARBOR BUFFER MITIGATION**

**TOTAL ACREAGE:** 974.54 ± acres

**LOCATIONS:** These properties are located south of Pine Island Road and west of Veterans Parkway Extension (see Exhibit D for map).

**EXISTING USES:** The subject properties are preserves with wetlands required by mitigation.

**CURRENT ZONING CLASSIFICATIONS:** Exhibits A - C detail the individual parcel data including the acreage figures. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Property Appraiser's records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

**CURRENT FUTURE LAND USE CLASSIFICATIONS:** The subject properties are classified as Rural and Wetlands Future Land Use Categories. Exhibits A - C of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

## **7. EXISTING CONDITIONS OF COW SLOUGH MITIGATION AREAS**

**TOTAL ACREAGE:** 215.23 ± acres

**LOCATIONS:** These properties included in this amendment are located within Cow Slough between Summerlin Road and Gladiolus Drive (see Exhibit D for map).

**EXISTING USES:** The subject properties are preserves with wetlands required by mitigation.

**CURRENT ZONING CLASSIFICATIONS:** Exhibits A - C detail the individual parcel data including the acreage figures. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Property Appraiser's records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

**CURRENT FUTURE LAND USE CLASSIFICATIONS:** The subject properties are classified as Urban Community, Public Facilities and Wetlands Future Land Use Categories. Exhibits A - C of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

## **8. EXISTING CONDITIONS OF CAPE CORAL PARK**

**TOTAL ACREAGE:** 151.89 ± acres

**LOCATIONS:** This property is north of Yellow Fever Creek Preserve along Del Prado Boulevard within the City of Cape Coral (see Exhibit D for map).

**EXISTING USES:** The subject properties are vacant lands with uplandsand wetlands.

**CURRENT ZONING CLASSIFICATIONS:** Exhibits A - C detail the individual parcel data including the acreage figures. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Property Appraiser's records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

**CURRENT FUTURE LAND USE CLASSIFICATIONS:** The subject properties are classified as Urban Community, Public Facilities and Wetlands Future Land Use Categories. Exhibits A - C of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

## **9. EXISTING CONDITIONS OF COON KEY**

**TOTAL ACREAGE:** 5.6 ± acres

**LOCATIONS:** Due west of Pineland within Pine Island Sound (see Exhibit D for map).

**EXISTING USES:** Mangrove island.

**CURRENT ZONING CLASSIFICATIONS:** Exhibits A - C detail the individual parcel data including the acreage figures. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Property Appraiser's records for the properties in

question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

**CURRENT FUTURE LAND USE CLASSIFICATIONS:** The subject properties are classified as Urban Community, Public Facilities and Wetlands Future Land Use Categories. Exhibits A - C of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

#### **10. EXISTING CONDITIONS OF HARN'S MARSH**

**TOTAL ACREAGE:** 560± acres

**LOCATIONS:** South of Cemetery Road, Northwest of Sunshine Boulevard and East of Buckingham Road at the headwaters of the Orange River (see Exhibit D for map).

**EXISTING USES:** The subject properties are vacant lands with uplands, wetlands, stormwater management ponds and the Able canal.

**CURRENT ZONING CLASSIFICATIONS:** Exhibits A - C detail the individual parcel data including the acreage figures. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Property Appraiser's records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

**CURRENT FUTURE LAND USE CLASSIFICATIONS:** The subject properties are classified as Urban Community, Public Facilities and Wetlands Future Land Use Categories. Exhibits A - C of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

#### **11. EXISTING CONDITIONS OF CORKSCREW WATER TREATMENT FACILITY**

**TOTAL ACREAGE:** 92.18 ± acres

**LOCATIONS:** This facility is located east of Alico Road and north of Corkscrew Road. (see Exhibit D for map).

**EXISTING USES:** Water treatment facility, vacant land and dirt roads.

**CURRENT ZONING CLASSIFICATIONS:** Exhibits A - C detail the individual parcel data including the acreage figures. The acreage figures may be subject to slight changes due to differences in the legal descriptions and the Property Appraiser's records for the properties in question. The acreages and property boundaries will be verified by Planning staff in the process of preparing the map for this amendment.

**CURRENT FUTURE LAND USE CLASSIFICATIONS:** The subject properties are classified as Conservation Lands Uplands Future Land Use Category. Exhibits A- C of this report shows the Future Land Use Categories for each individual parcel that is proposed to be converted to the Conservation Lands category.

## **12. ALLOWABLE USES AND ACTIVITIES**

Conservation Lands are properties purchased and used primarily for the conservation of natural resources. Uses and activities should be compatible with this overall objective and must comply with all applicable federal, state, and local government requirements and conditions.

The allowable uses within the Conservation Lands categories would be determined by the entity owning each parcel and/or the government agency having management authority so long as such activities comply with applicable federal, regional, state, and local regulations. Examples of activities which are currently occurring on identified public conservation lands include but are not limited to:

1. Public education activities including research centers, interpretive centers, historical buildings, archaeological sites, guided nature walks, educational kiosks, educational programs, signage, and other associated facilities.
2. Natural resource enhancement, restoration and management activities such as fencing, prescribed burning, invasive exotic plant removal, wetlands restoration, and other similar activities.
3. Resource based recreation activities such as picnicking, hiking, canoeing, horseback riding, bicycle riding, camping, nature study, and associated facilities.
4. Public utility facilities associated with water conservation, public water supply, and water quality such as public well fields, water and wastewater treatment facilities, and effluent reuse and disposal systems.
5. Native range for cattle grazing as a management tool only.

## **13. ZONING**

Currently the subject properties have many different zoning classifications. The most appropriate zoning district for Conservation Lands is the Environmentally Critical District (Sections 34-981 to 34-984, Land Development Code). Lee County may elect to rezone conservation lands to this zoning district if more restrictive land use regulations are desired.

## **14. WETLANDS**

The Lee Plan has traditionally shown wetlands as a separate land use category with specific wetland protection policies. The wetlands category provides an accounting of the total wetlands in Lee County to comply with Rule 9J-5.006(1)(b)4., F.A.C. Wetlands will be identified as Conservation Lands to effectively account for, connect, enlarge, conserve, and provide long range management for natural resource conservation areas in Lee County. For planning purposes,



wetlands in conservation lands will be subject to the land use policies of both the Wetlands and the Conservation Lands categories. If there is a conflict in land use policies, the more restrictive policy will apply.

## **15. GRANTS**

The Conservation Lands designation will give the County a competitive edge in obtaining grants such as the Florida Community Trust, and Greenways and Trails grant programs. According to Rule 9K-4, pre-acquired lands are eligible for a grant through the Florida Community Trust within one year of purchase. The ranking criteria for the Florida Community Trust allocates 70 points out of a total 315 points to the comprehensive plan component.

## **B. CONCLUSIONS**

Placement of the lands acquired through the Conservation 2020 Program, Save Our Rivers, and Florida Forever Program into the Conservation Lands category is consistent with Objective 1.4, Policy 1.4.6, Goal 104, and Policy 104.1.2 of the Comprehensive Plan and Ordinance 96-12 (See Exhibit E). These goals, objectives, and policies read as follows:

**Objective 1.4: NON-URBAN AREAS.** Designate on the Future Land Use Map categories for those area not anticipated for urban development at this time.

**Policy 1.4.6:** The Conservation Lands include uplands and wetlands that are owned and used for long range conservation purposes. Upland and wetland conservation lands will be shown as separate categories on the FLUM. Upland conservation lands will be subject to the provisions of this policy. Wetland conservation lands will be subject to the provisions of both the Wetlands category described in Objective 1.5 and the Conservation Lands category described in this policy. The most stringent provisions of either category will apply to wetland conservation lands. Conservation lands will include all public lands required to be used for conservation purposes by some type of legal mechanism such as statutory requirements, funding and/or grant conditions, and mitigation preserve areas required for land development approvals. Conservation Lands may include such uses as wildlife preserves; wetland and upland mitigation areas and banks; natural resource based parks; ancillary uses for environmental research and education, historic and cultural preservation and natural resource based parks (such as signage, parking facilities, caretaker quarters, interpretive kiosks, research centers, and quarters and other associated support services); and water conservation lands such as aquifer recharge areas, flowways, flood prone areas, and well fields. 2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances.

**Goal 104: COASTAL RESOURCE PROTECTION.** To protect the natural resources of the coastal planning area from damage caused by inappropriate development.

**Policy 104.1.2:** The county shall continue to support the preservation of environmentally sensitive areas in the coastal planning area by land acquisition.

### **C. STAFF RECOMMENDATION**

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment to amend the Future Land Use Map (FLUM) series to include in the Conservation Lands category those lands acquired by the County through the Conservation 2020 program, lands acquired for mitigation purposes and remove lands included in the conservation lands category that were changed without approval of the property owner or have non-compliant uses.

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

DATE OF PUBLIC HEARING: AUGUST 28, 2006

**A. LOCAL PLANNING AGENCY REVIEW**

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

**1. RECOMMENDATION:**

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

**C. VOTE:**

**NOEL ANDRESS**

**DEREK BURR**

**RONALD INGE**

**CARLETON RYFFEL**

**RAYMOND SCHUMANN, ESQ**

**RAE ANN WESSEL**

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

DATE OF TRANSMITTAL HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

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

**1. BOARD ACTION:**

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

**C. VOTE:**

**JOHN ALBION**

**TAMMARA HALL**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

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

DATE OF ORC REPORT:

- A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS**
  
- B. STAFF RESPONSE**

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

DATE OF ADOPTION HEARING: \_\_\_\_\_

**A. BOARD REVIEW:**

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

**1. BOARD ACTION:**

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

**C. VOTE:**

**JOHN ALBION**

**TAMMARA HALL**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

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**Proposed Additions to the Conservation Lands Land Use Categories  
by FLUM Amendment CPA2005-28  
Parcels Purchased Through Conservation 2020 Program**

2020 Preserve	STRAP	Acres	Acquired	Zoning	Current FLUM	Future FLUM
142	35-43-25-00-00004.0000 35-43-25-00-00006.0000 35-43-25-00-00008.0000	70.2 2 1.99	03/28/2002	C1-A & AG-2 AG-2 AG-2	Suburban & Wetlands Wetlands Suburban & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
152	35-45-22-00-00006.0000	52.47	09/05/2002	RS-1	Outlying Suburban & Coastal Rural Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
174*	26-43-25-01-00002.0000	19.62	08/18/2002	AG-2	Rural & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
184*	15-45-22-00-00001.5000	84.88	03/21/2005	RPD	Coastal Rural & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
195	35-43-27-00-00019.0010	170.56	07/18/2002	AG-2	Rural	Conservation Lands Uplands
199**	32-45-24-01-0000F.0010 32-45-24-01-000N0.0010	15.64 13.34	08/11/2006	TFC-2 & AG-2 AG-2	Urban Community & Wetlands Urban Community & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
206*	03-43-25-00-00004.0000 03-43-25-00-00001.0010	160 147.45	08/19/2003	MH-2 & C-1 MH-2	DR/GR DR/GR	Conservation Lands Uplands
216	10-45-25-00-00006.1000	43.12	05/09/2003	AG-2	Rural & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
217*	36-43-24-00-00002.0000	77.2	08/01/2003	MHPD	Central Urban	Conservation Lands Uplands
225*	29-43-25-00-00007.0100	1.21	02/02/2004	AG-2	Suburban	Conservation Lands Uplands
243	05-44-27-16-00000.0440	3.92	03/08/2005	AG-2	Urban Community & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
258	28-46-25-00-00038.0000 28-46-25-00-00038.0020 28-46-25-01-00001.0010	59.84 8.34 18.97	08/01/2005	AG-2 AG-2 AG-2	Suburban Urban Community Suburban	Conservation Lands Uplands
259	28-45-27-00-00001.0000	63.64	06/20/2005	AG-2	DR/GR & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
260*	15-43-27-00-00004.0000 15-43-27-00-00004.0030 15-43-27-00-00006.0030	246.37 10 2.31	09/09/2005	AG-2 AG-2 AG-2	Rural & Wetlands Rural Rural	Conservation Lands Uplands & Conservation Lands Wetlands
262	19-44-23-00-00001.1000	54	01/07/2005	AG-2	Rural & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
281	17-43-23-00-00001.0130 17-43-23-00-00001.015B 17-43-23-00-00001.015C	19 4 5	01/31/2006	AG-2 AG-2 AG-2	Wetlands & Open Lands Wetlands & Open Lands Wetlands & Open Lands	Conservation Lands Uplands & Conservation Lands Wetlands
285	05-44-27-16-00000.0430	2.55	03/30/2005	AG-2	Urban Community & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
<b>TOTAL</b>		<b>1357.62</b>				

\* Parcels/nominations that have CLASAC Approved Management Plans

\*\*Portions of the provided acreages were dedicated for ROW Expansion. Staff will map legal descriptions prior to adoption.

**Exhibit A**

**Proposed Additions to the Conservation Lands Land Use Categories  
by FLUM Amendment CPA2005-28  
Other Parcels Owned by Lee County**

<b>Parcel Name</b>	<b>STRAP</b>	<b>Acres</b>	<b>Zoning</b>	<b>Current FLUM</b>	<b>Future FLUM</b>
Hancock Creek Preserve	03-44-24-00-00043.0010	15	RS-1 & AG-2	Suburban & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
Charlotte Harbor Buffer Mitigation	30-44-23-00-00001.0000	383.28	AG-2	Wetlands & Rural	Conservation Lands Uplands & Conservation Lands Wetlands
	19-44-23-00-00001.0000	428.26	AG-2	Wetlands & Rural	Conservation Lands Wetlands
	24-44-22-00-00049.0000	163	AG-2 & C-1	Wetlands	
Cow Slough Mitigation	05-46-24-00-00001.0010	20	AG-2	Public Facilities, Urban Community & Wetlands	Conservation Lands Uplands & Conservation Lands Wetlands
	05-46-24-00-00002.0000	113.63	AG-2	Wetlands & Public Facilities	
	32-45-24-01-00000.0000	41.03	CPD	Urban Community & Wetlands	
	32-45-24-01-000K0.2000	20.69	CPD	Urban Community & Wetlands	
	32-45-24-01-000K0.1000	16.52	CPD	Urban Community & Wetlands	
	32-45-24-01-000K0.4000	3.36	AG-2	Wetlands	
<b>TOTAL</b>		<b>1204.77</b>			

**Exhibit B**

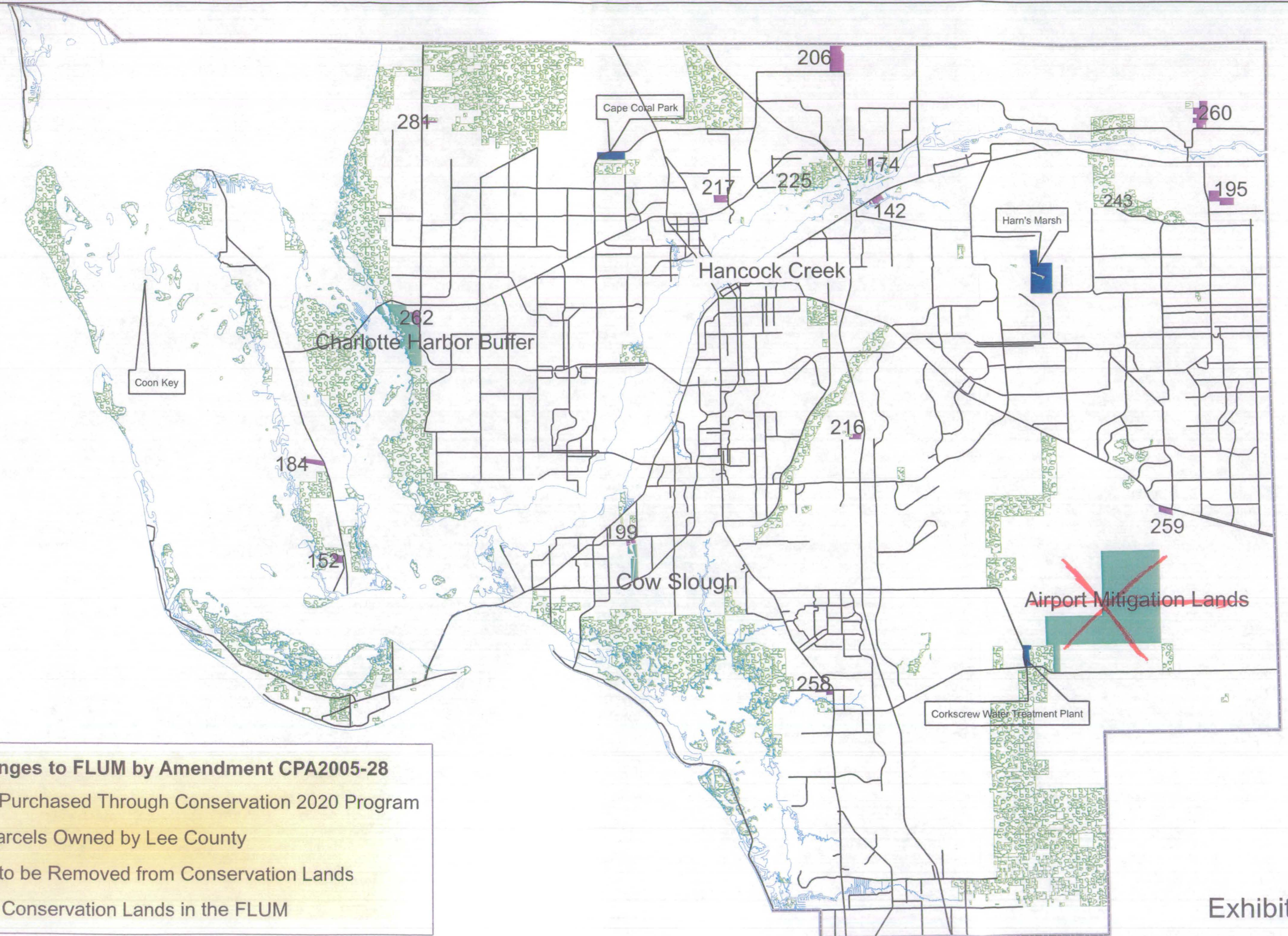


**Proposed Subtractions to the Conservation Lands Land Use Categories  
by FLUM Amendment CPA2005-28**




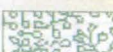
<b>Owner Name</b>	<b>STRAP</b>	<b>Acres</b>	<b>Zoning</b>	<b>Current FLUM</b>	<b>Future FLUM</b>
City of Cape Coral	20-43-24-C3-00002.0000	151.89	CAPE	Conservation Lands Uplands Conservation Lands Wetlands	Change to Public Facilities Change to Wetlands
Robert Weigel	15-44-21-00-00001.0000	5.6	AG-2	Conservation Lands Wetlands	Change to Wetlands
East County Water Control District	10-46-26-00-00003.0000	80	AG-2	Conservation Lands Uplands	Change to Public Facilities
	14-44-26-00-00001.0000	320	AG-2	Conservation Lands Uplands Conservation Lands Wetlands	Change to Public Facilities Change to Wetlands
	15-44-26-00-00005.0000	160	AG-2	Conservation Lands Uplands Conservation Lands Wetlands	Change to Public Facilities Change to Wetlands
Corkcrew Water Treatment Facility	22-46-26-00-00001.0020	92.18	AG-2	Conservation Lands Uplands	Change to Public Facilities
<b>TOTAL</b>		<b>717.49</b>			

**Exhibit C**





**Proposed Changes to FLUM by Amendment CPA2005-28**

-  Parcels Purchased Through Conservation 2020 Program
-  Other Parcels Owned by Lee County
-  Parcels to be Removed from Conservation Lands
-  Existing Conservation Lands in the FLUM



**From:** Burris, Richard R.  
**Sent:** Thursday, June 15, 2006 1:00 PM  
**To:** Riley, Lynda T.  
**Subject:** ConservationLands

the spreadsheet by Planning Community and totals

<b>Conservation Lands</b>	<b>Uplands</b>		<b>Wetlands</b>		<b>Total</b>	
Alva	1,508.45	6.25%	236.65	0.50%	1,745.10	2.44%
Bayshore	314.00	1.30%	173.92	0.37%	487.91	0.68%
Boca Grande	87.62	0.36%	14.67	0.03%	102.29	0.14%
Bonita Springs	497.02	2.06%	443.09	0.94%	940.11	1.32%
Buckingham	581.83	2.41%	77.12	0.16%	658.96	0.92%
Burnt Store	6,736.76	27.92%	2,398.65	5.07%	9,135.41	12.78%
Cape Coral	1,133.74	4.70%	8,203.61	17.33%	9,337.36	13.07%
Captiva	2,016.99	8.36%	1,054.21	2.23%	3,071.21	4.30%
Daniels Parkway	264.23	1.10%	578.80	1.22%	843.03	1.18%
Estero	800.72	3.32%	2,145.33	4.53%	2,946.05	4.12%
Fort Myers	586.36	2.43%	984.14	2.08%	1,570.50	2.20%
Fort Myers Beach	34.24	0.14%	25.06	0.05%	59.30	0.08%
Fort Myers Shores	134.22	0.56%	27.57	0.06%	161.79	0.23%
Gateway/Airport	151.80	0.63%	153.71	0.32%	305.51	0.43%
Iona/McGregor	357.40	1.48%	5,873.95	12.41%	6,231.35	8.72%
Lehigh Acres	181.84	0.75%	628.04	1.33%	809.88	1.13%
North Fort Myers	3,057.32	12.67%	607.80	1.28%	3,665.12	5.13%
Pine Island	795.76	3.30%	8,090.89	17.09%	8,886.64	12.43%
San Carlos	182.83	0.76%	556.55	1.18%	739.38	1.03%
Sanibel	441.71	1.83%	3,970.56	8.39%	4,412.27	6.17%
South Fort Myers	147.85	0.61%	27.84	0.06%	175.69	0.25%
Southeast Lee County	4,114.34	17.05%	11,065.69	23.38%	15,180.03	21.24%
<b>Conservation Lands Upland</b>	<b>24,127.04</b>		<b>Conservation Lands Wetland</b>	<b>47,337.86</b>	<b>71,464.90</b>	
<b>Total County</b>					<b>521,451.19</b>	

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

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

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

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

**August 18, 2006**

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

☐

Text Amendment

☒

Map Amendment

This Document Contains the Following Reviews:	
<input checked="" type="checkbox"/>	Staff Review
<input type="checkbox"/>	Local Planning Agency Review and Recommendation
<input type="checkbox"/>	Board of County Commissioners Hearing for Transmittal
<input type="checkbox"/>	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
<input type="checkbox"/>	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: August 18, 2006

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT/REPRESENTATIVE:**

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

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

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

**1. RECOMMENDATION:**

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

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

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

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

### **C. BACKGROUND INFORMATION**

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

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

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

## **PART II - STAFF ANALYSIS**

### **A. STAFF DISCUSSION**

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

## **B. CONCLUSIONS**

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

## **C. STAFF RECOMMENDATION**

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



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

PUBLIC HEARING DATE: August 28, 2006

**A. LOCAL PLANNING AGENCY REVIEW**

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

**1. RECOMMENDATION:**

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

**C. VOTE:**

**NOEL ANDRESS**

**DEREK BURR**

**RONALD INGE**

**CARLETON RYFFEL**

**RAYMOND SCHUMANN, ESQ**

**RAE ANN WESSEL**

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

**DATE OF TRANSMITTAL HEARING:**

**A. BOARD REVIEW:**

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

**1. BOARD ACTION:**

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

**C. VOTE:**

**JOHN ALBION**

**TAMMY HALL**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

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

**DATE OF ORC REPORT:**

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

**B. STAFF RESPONSE:**

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

**DATE OF ADOPTION HEARING:**

**A. BOARD REVIEW:**

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

**1. BOARD ACTION:**

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

**C. VOTE:**

**JOHN ALBION**

**TAMMY HALL**

**BOB JANES**

**RAY JUDAH**

**DOUG ST. CERNY**

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

CPA2005-29

Table 1

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

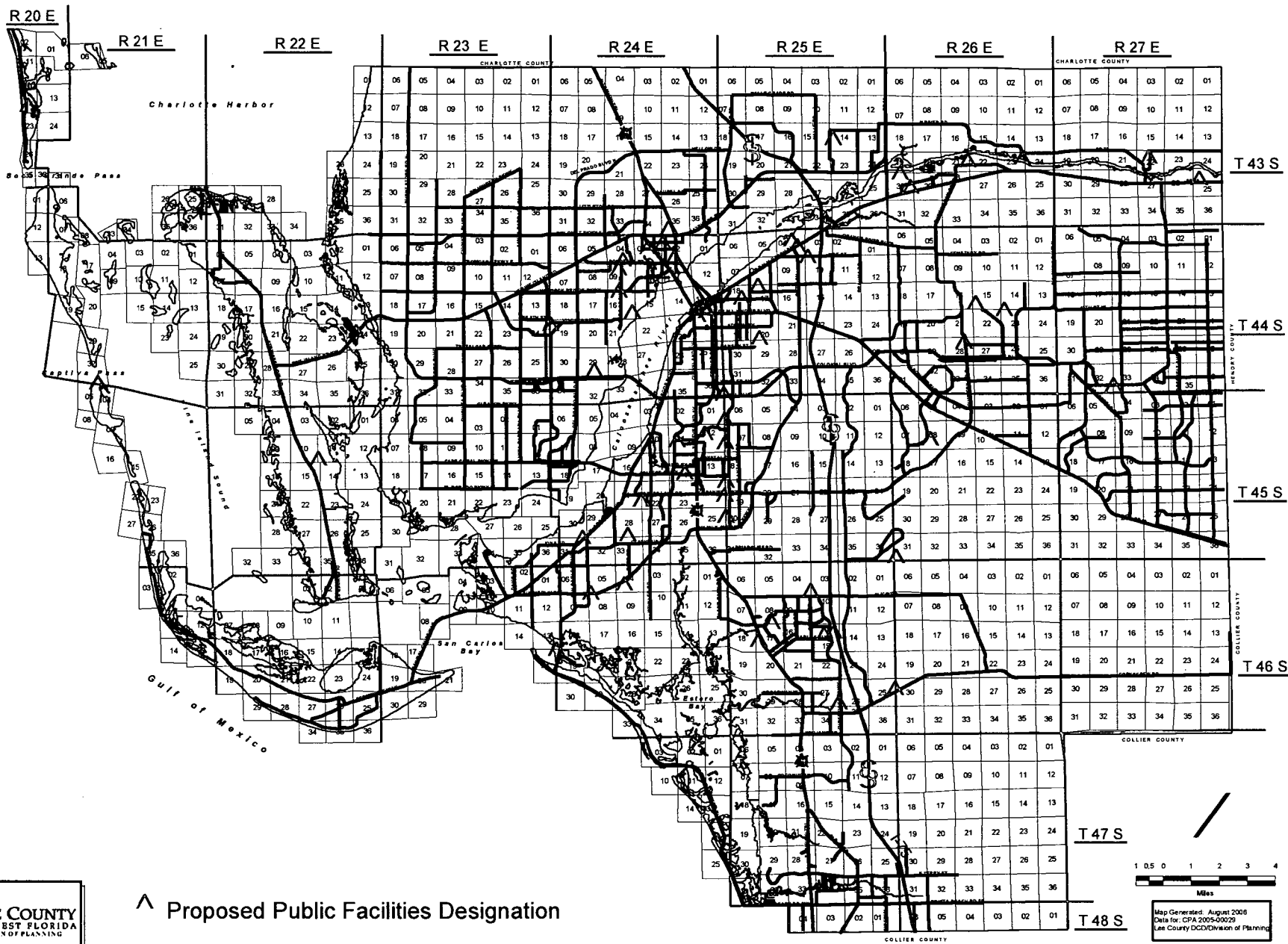
66	06-45-25-00-00000.2120	Intensive Dev	2.70	IL	Ten-Mile Canal Linear Park
67	07-45-25-00-00000.2080	Industrial Dev	0.43	IL	Ten-Mile Canal Linear Park
68	07-45-25-00-00000.2100	Industrial Dev	1.40	IL	Ten-Mile Canal Linear Park
69	07-45-25-00-00000.211A	Industrial Dev	0.68	IL	Ten-Mile Canal Linear Park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

CPA2005-29  
Table 1

CPA 2005-0029  
(Sites Proposed to for Designation as Public Facilities)



^ Proposed Public Facilities Designation





Bob Janes  
District One

August 25, 2006

Douglas R. St. Cerny  
District Two

RE: Public Facilities Amendment  
Case: CPA2005-00029

Ray Judah  
District Three

Tammy Hall  
District Four

Dear LPA Member,

John E. Albion  
District Five

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

Donald D. Stilwell  
County Manager

David M. Owen  
County Attorney

Diana M. Parker  
County Hearing  
Examiner

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

Sincerely,



DEPARTMENT OF COMMUNITY DEVELOPMENT  
Planning Division

Peter Blackwell  
Planner

PCB

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

CPA2005-29  
Table 1

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

CPA2005-29  
Table 1

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

CPA2005-29  
Table 1

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

CPA2005-29  
Table 1

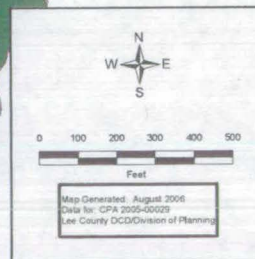
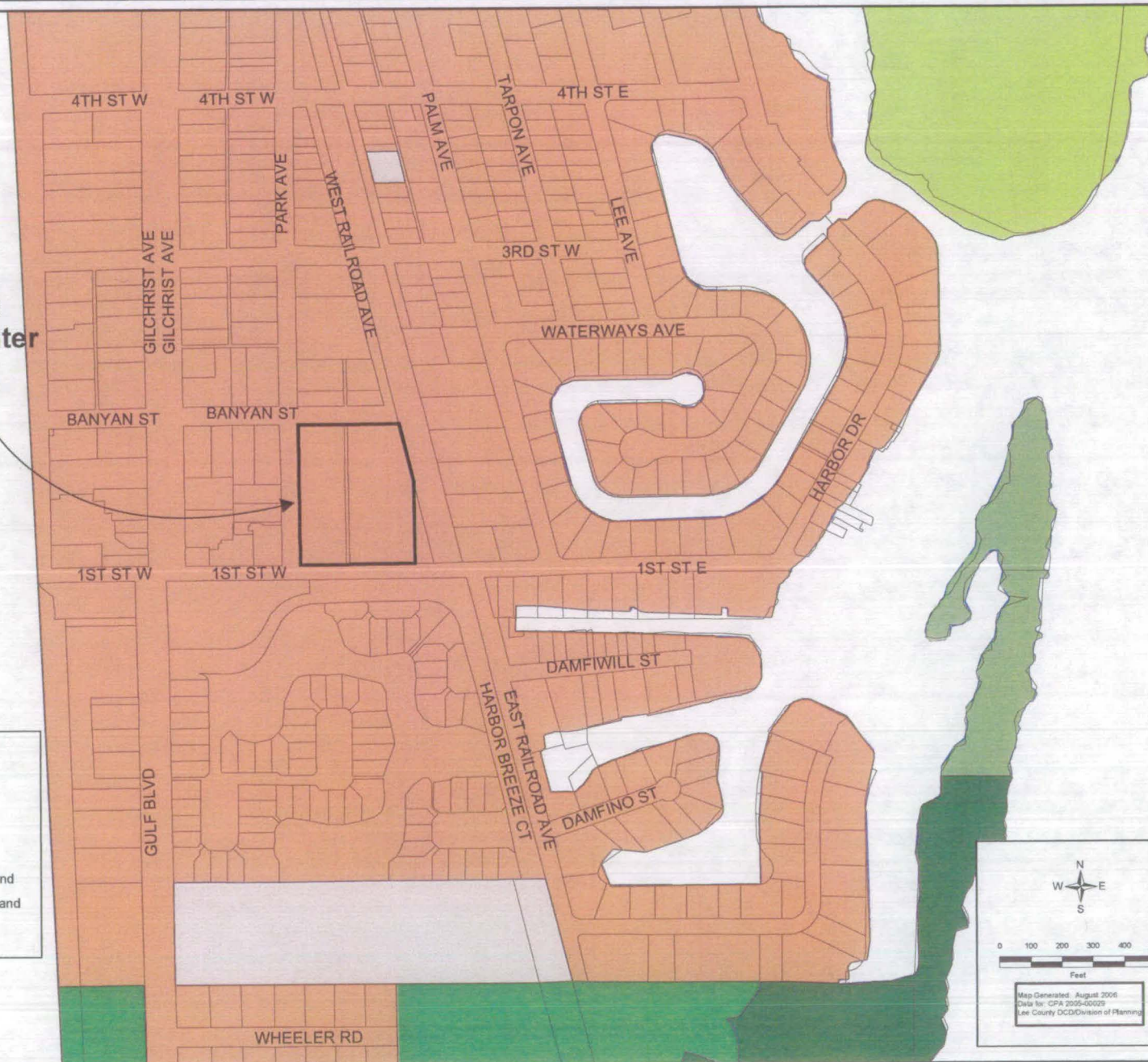


CPA2005-00029

Map 1A Existing Future Land Use Category

# #4 Boca Grande Community Center

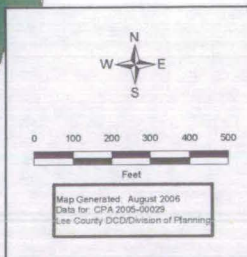
- Subject Parcels
- Future Land Use Category
  - Urban Community
  - Public Facilities
  - Outer Island
  - Conservation Lands Upland
  - Conservation Lands Wetland
  - Wetlands





**Future Land Use Category**

- Urban Community
- Public Facilities
- Outer Island
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands





CPA2005-00029

Map 2A Existing Future Land Use Category

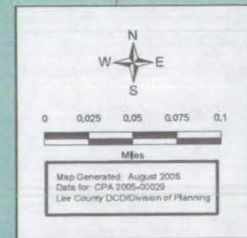


- Subject Parcels
- Future Land Use Category
- Suburban
- Outlying Suburban
- Public Facilities
- Coastal Rural
- Conservation Lands Wetland
- Wetlands

#7 & #8 County Boat Ramps

Jugg Creek

BAHAMA WAY





CPA 2005-00029

Map 2B Proposed Future Land Use Category

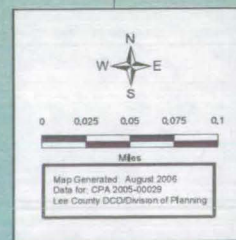


- Subject Parcels
- Future Land Use Category
  - Suburban
  - Outlying Suburban
  - Public Facilities
  - Coastal Rural
  - Conservation Lands Wetland
  - Wetlands

#7 & #8 County Boat Ramps

Jugg Creek

BAHAMA WAY







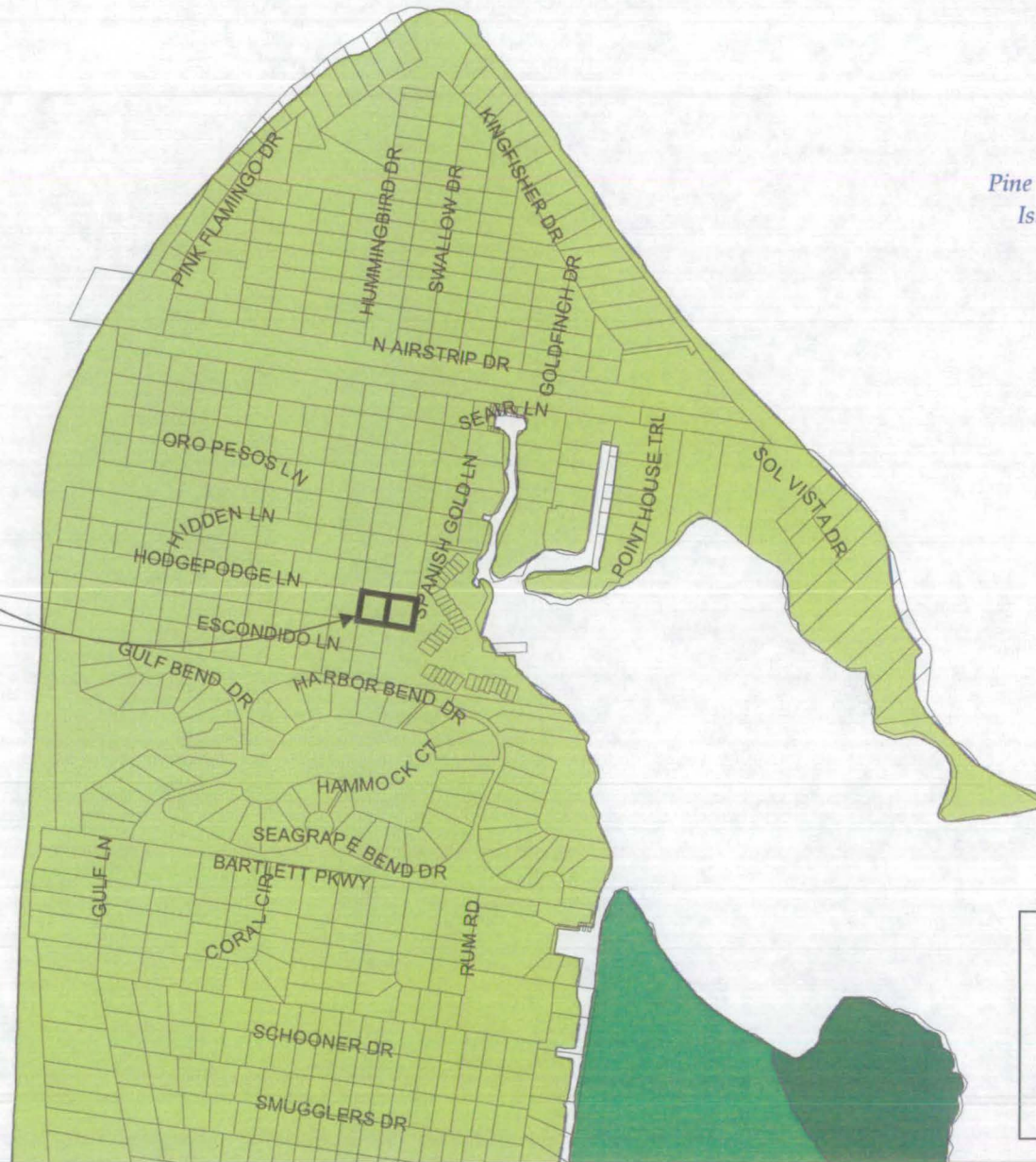
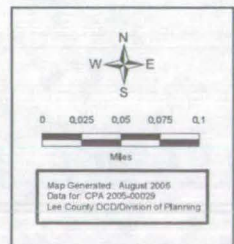


Gulf  
Of  
Mexico

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

Pine  
Island  
Sound

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




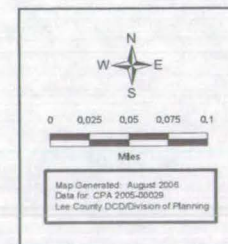
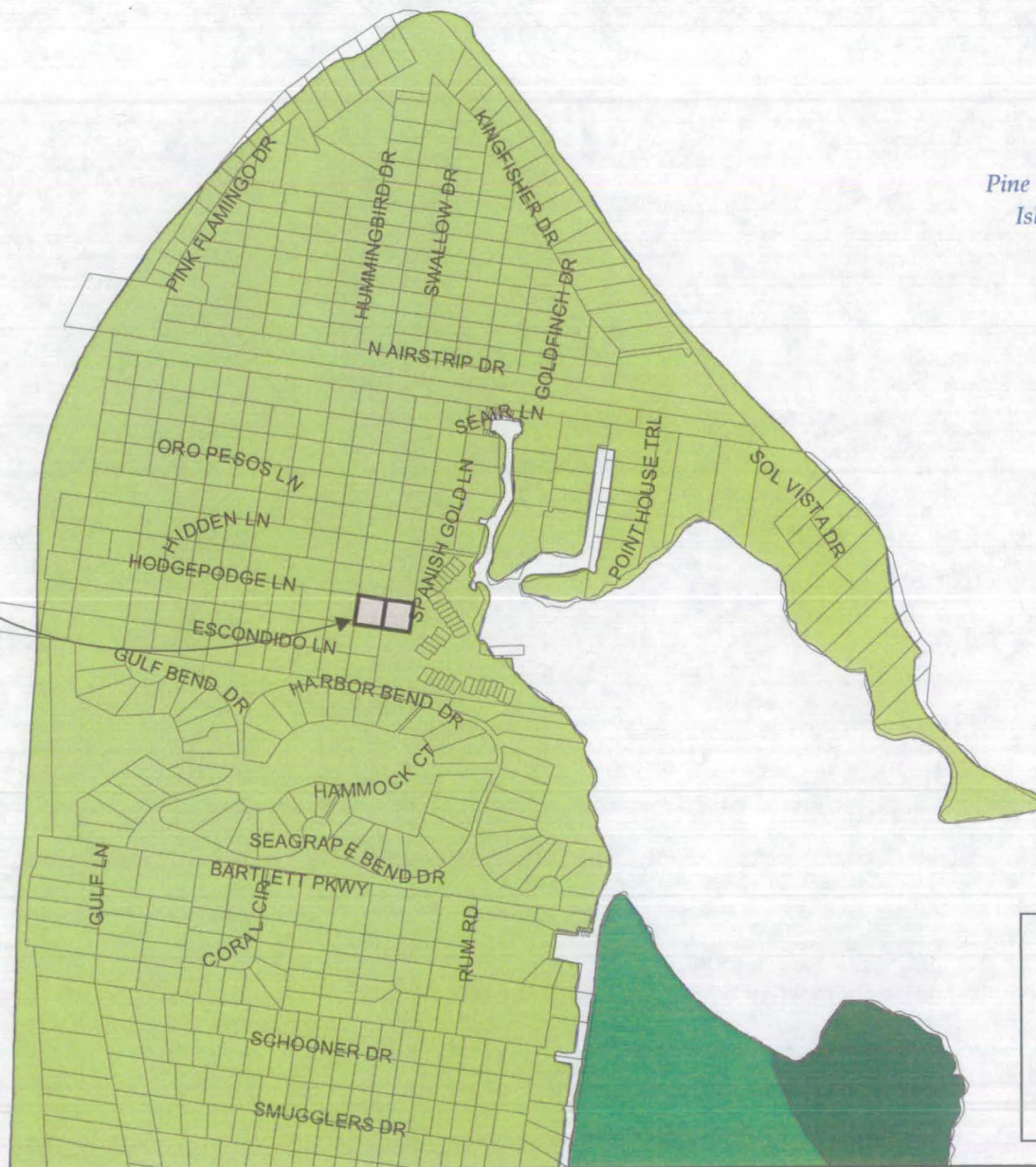


Gulf  
Of  
Mexico

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

Pine  
Island  
Sound

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



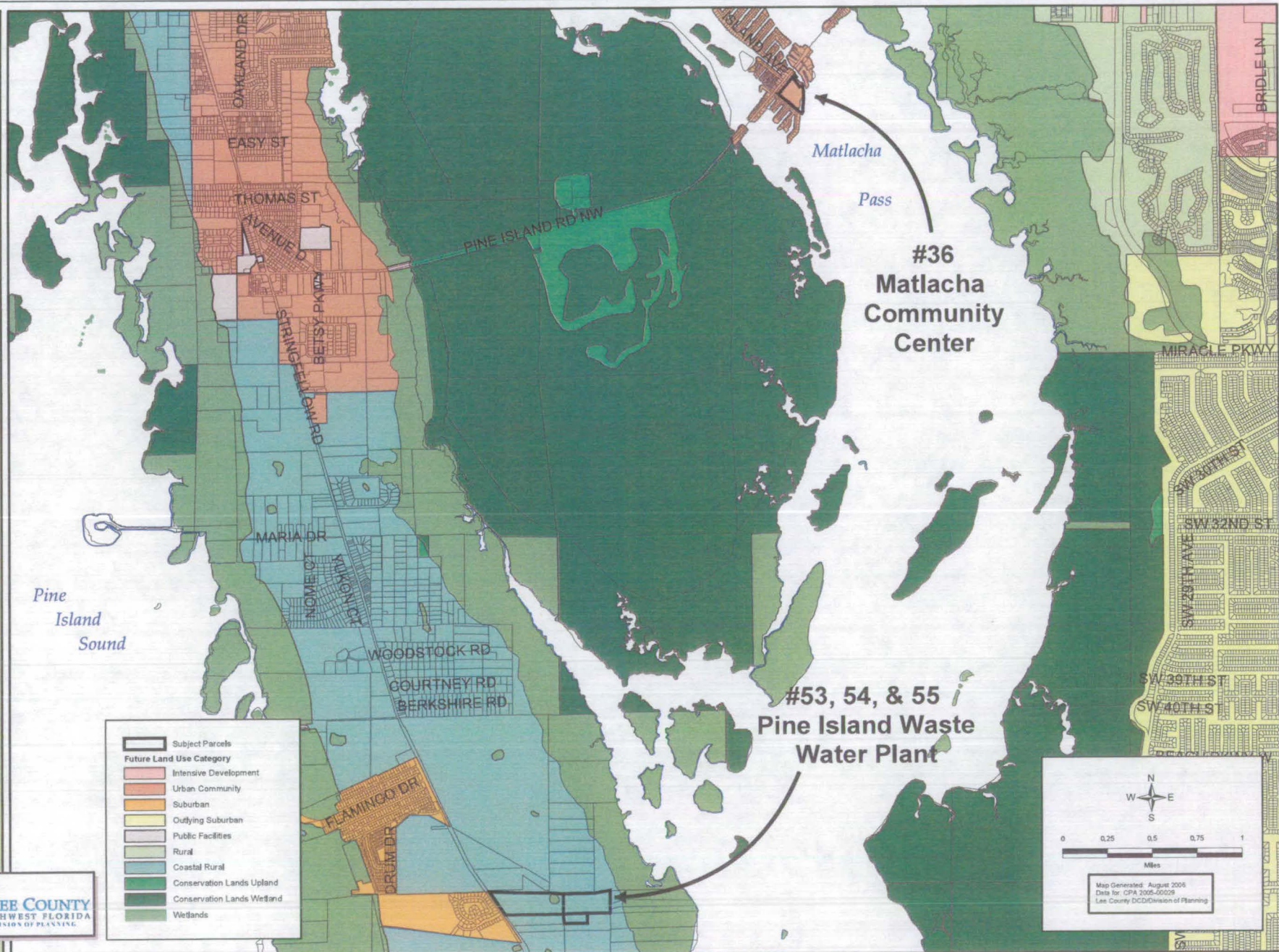


CPA2005-00029

Map 4A Existing Future Land Use Category



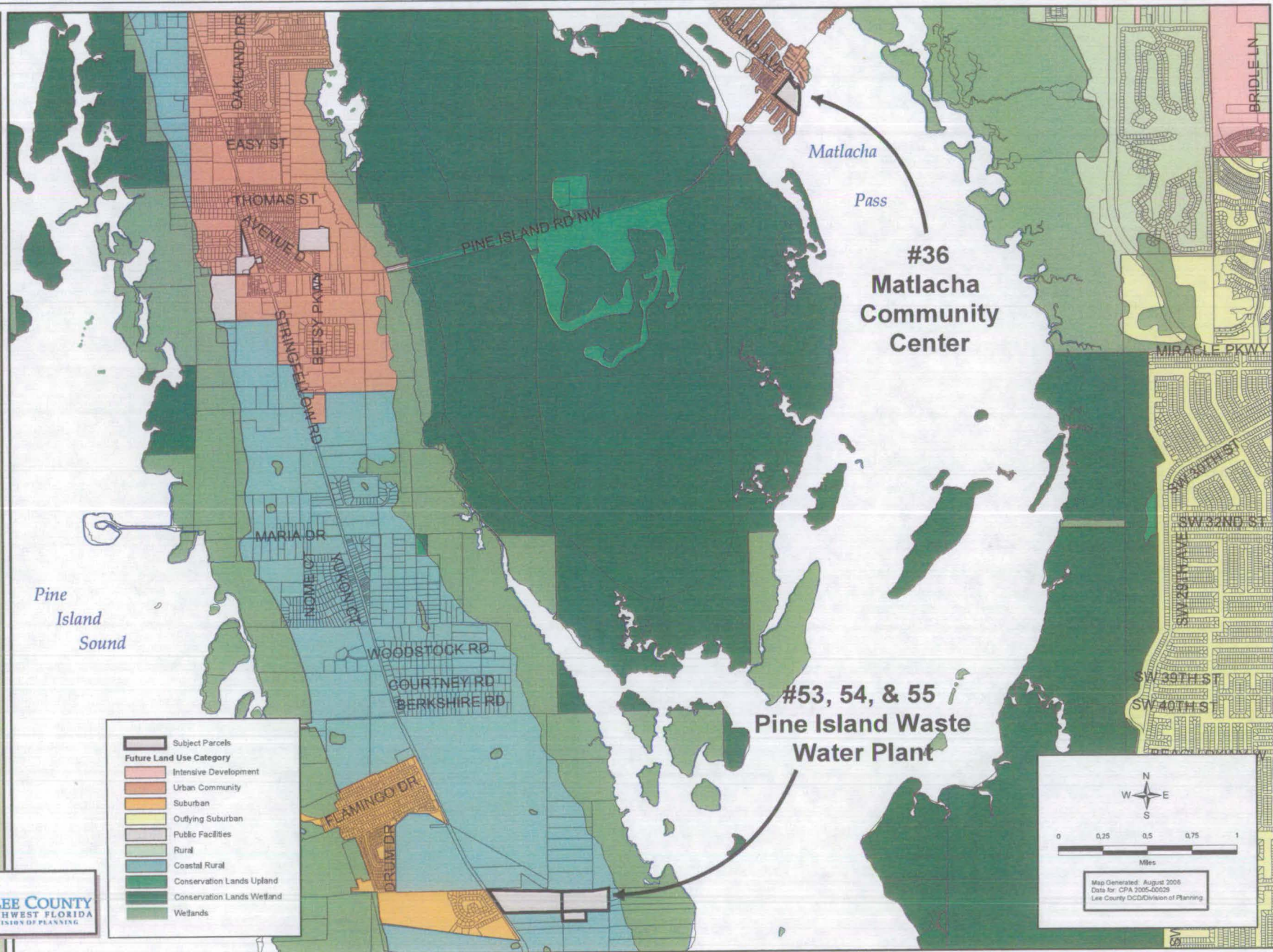
- |                                 |                            |
|---------------------------------|----------------------------|
|                                 | Subject Parcels            |
| <b>Future Land Use Category</b> |                            |
|                                 | Intensive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







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



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



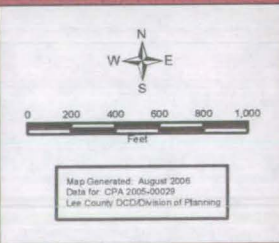
CPA2005-00029

Map 6A Existing Future Land Use Category



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

#9 Lee County  
Cape Coral Complex





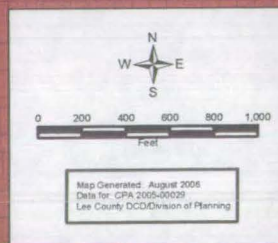
# CPA2005-00029

Map 5B Proposed Future Land Use Category



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

## #9 Lee County Cape Coral Complex





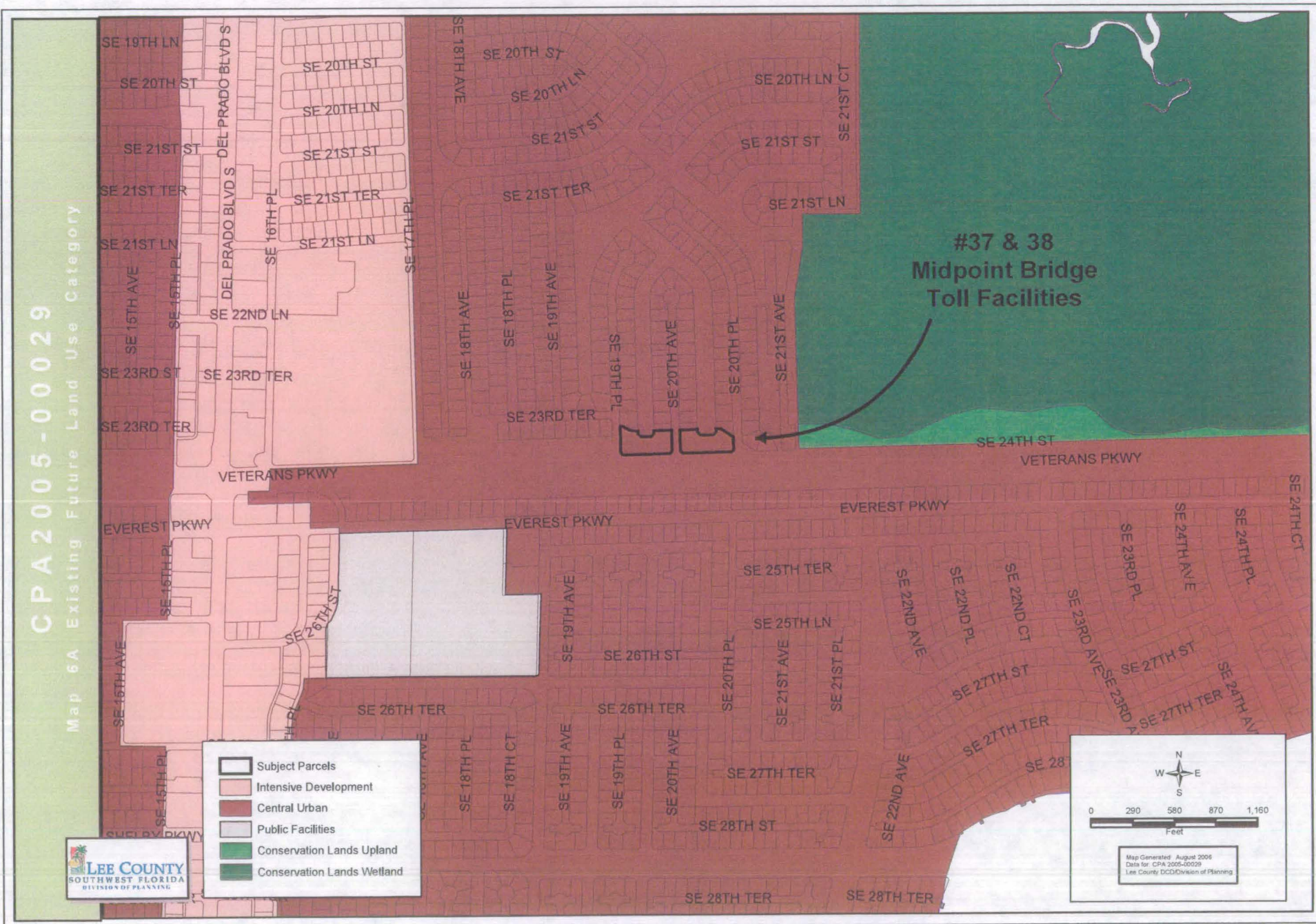
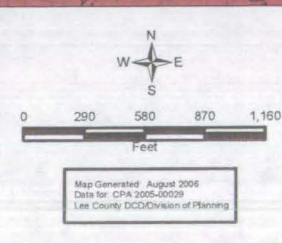
CPA 2005-00029

Map 6A Existing Future Land Use Category



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

#37 & 38  
Midpoint Bridge  
Toll Facilities





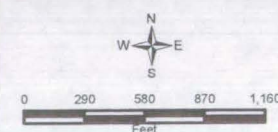
CPA 2005-00029

Map 6B Proposed Future Land Use Category



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

#37 & 38  
Midpoint Bridge  
Toll Facilities



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

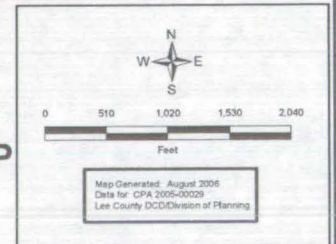
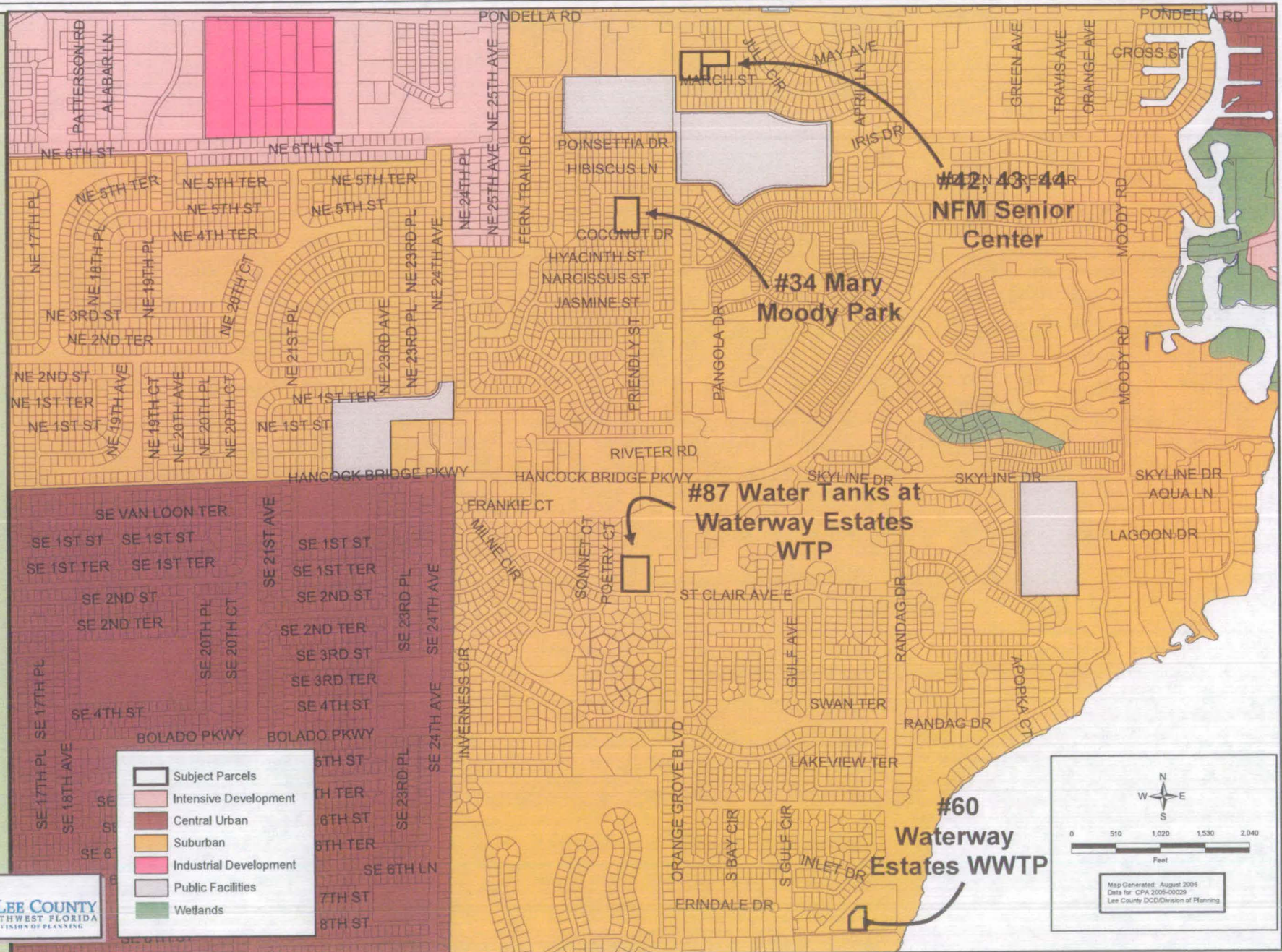


CPA2005-00029

Map 7A Existing Future Land Use Category



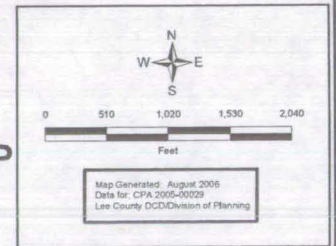
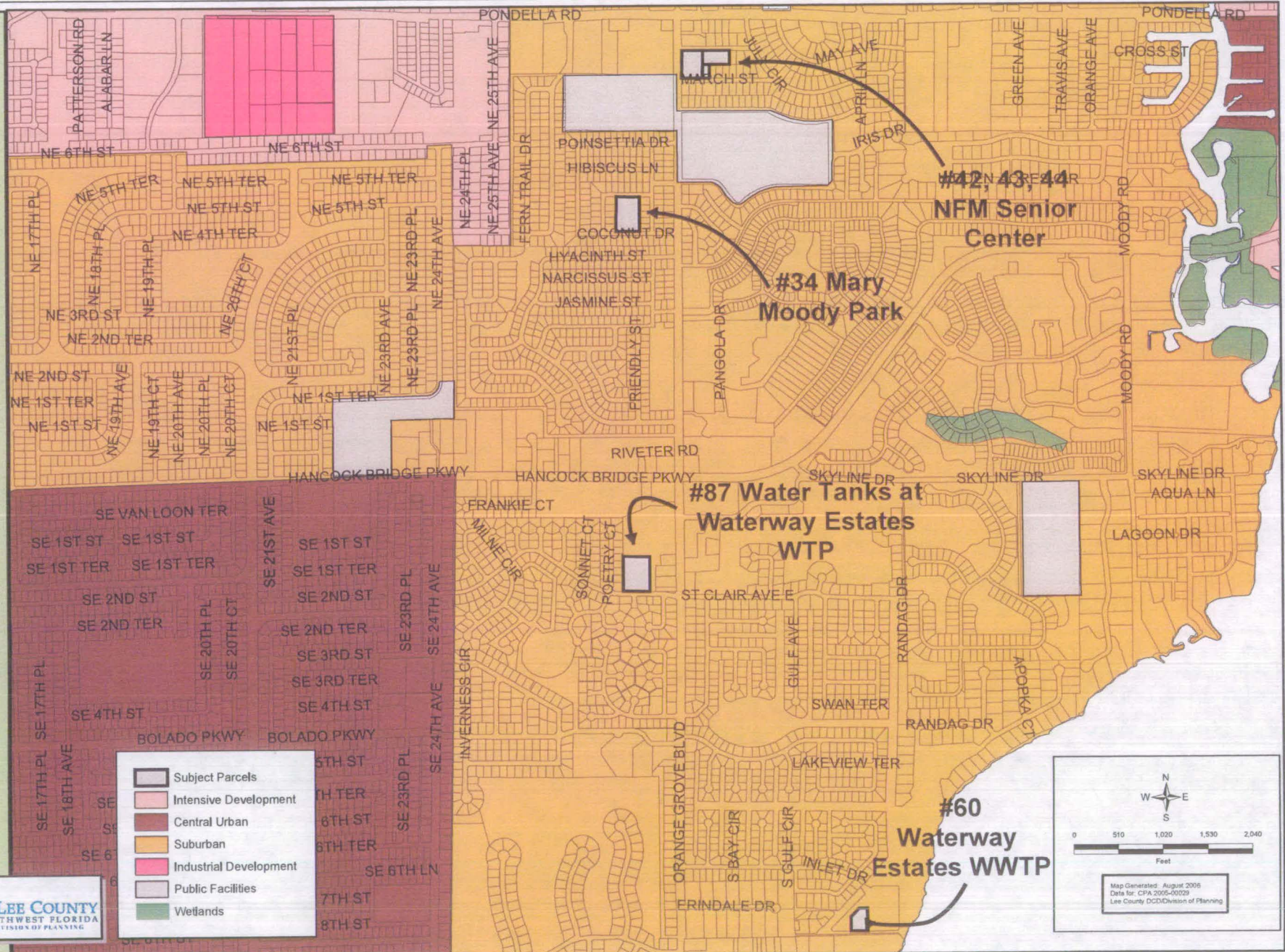
- Subject Parcels
- Intensive Development
- Central Urban
- Suburban
- Industrial Development
- Public Facilities
- Wetlands







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



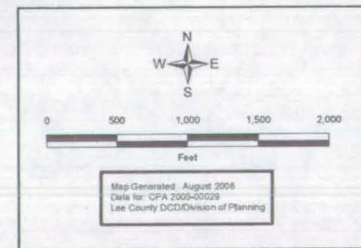
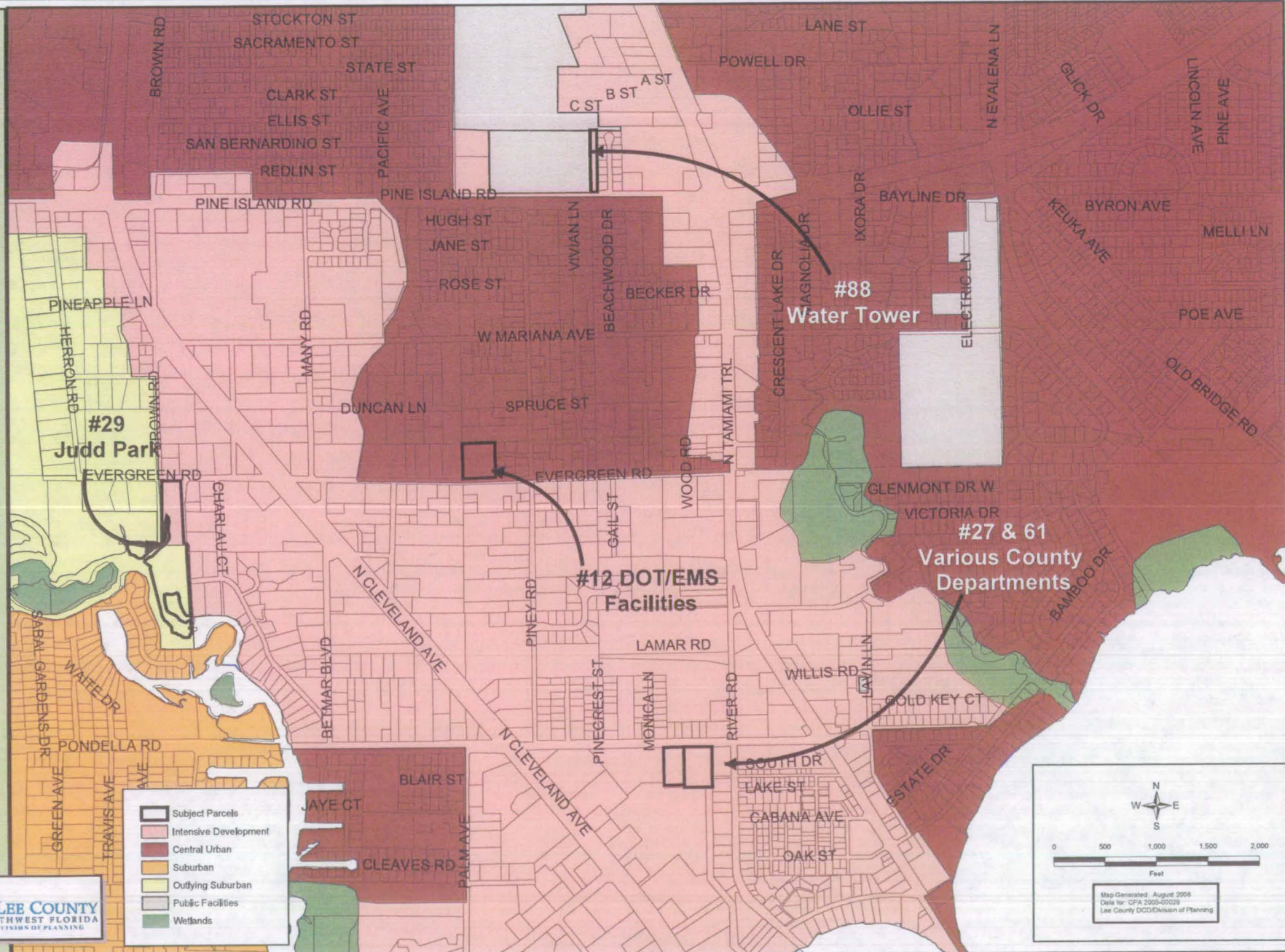


CPA2005-00029

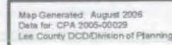
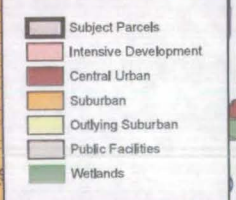
Map 8A Existing Future Land Use Category



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





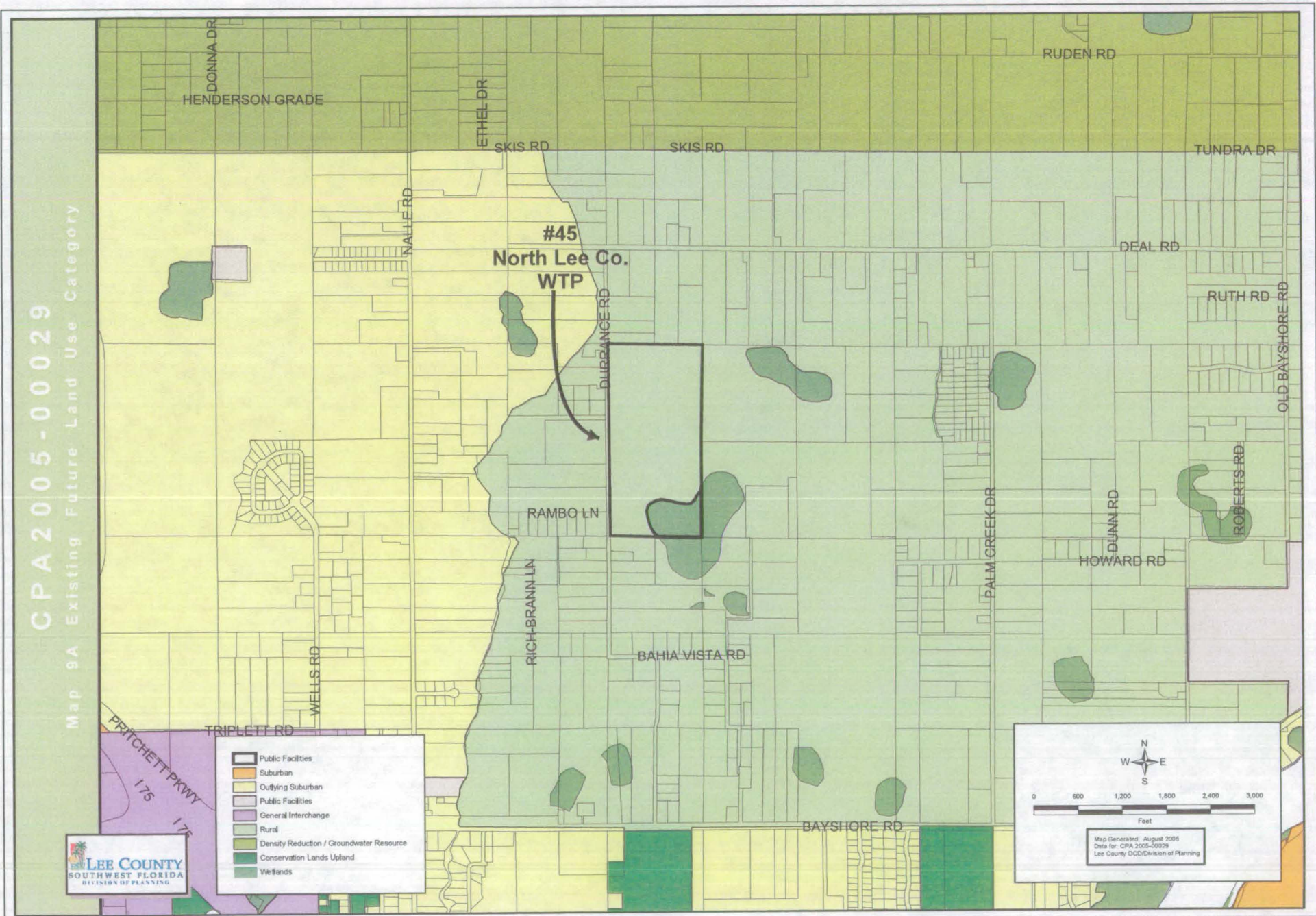
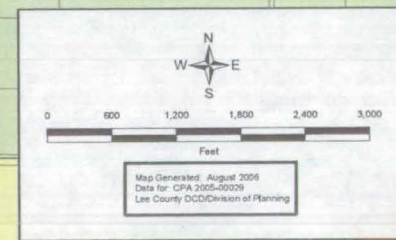




CPA 2005-00029  
Map 9A Existing Future Land Use Category



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



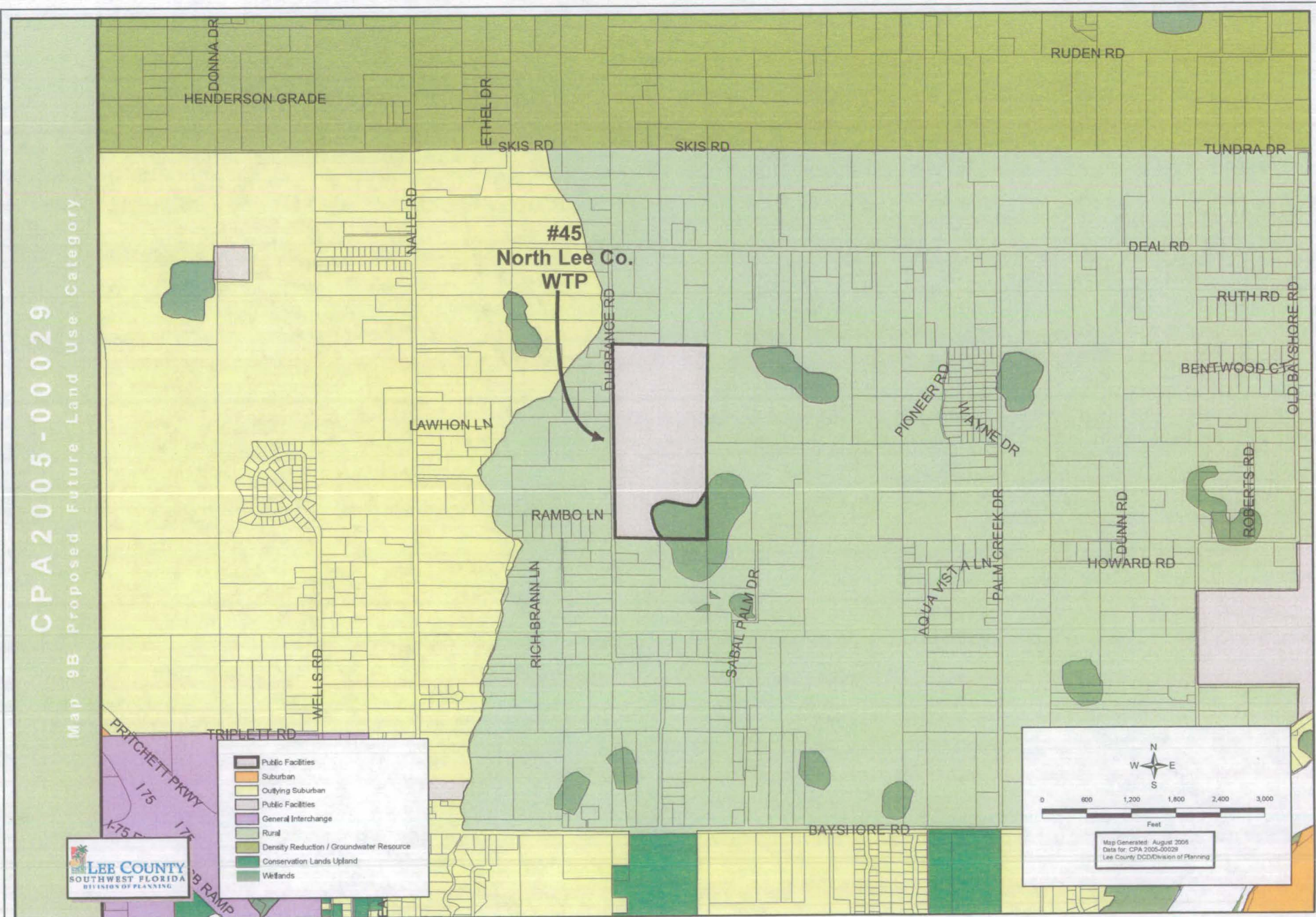
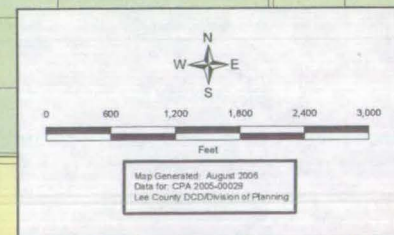


# CPA 2005-00029

## Map 9B Proposed Future Land Use Category



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





CPA2005-00029

Map 10A Existing Future Land Use Category

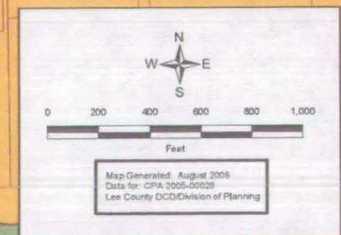
SR 31

#11  
Davis Road  
Boat Ramp

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



#56  
Pump Station





CPA2005-00029  
Map 10B Proposed Future Land Use Category

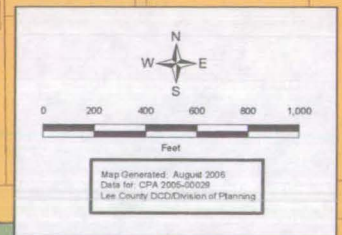
SR 31

#11  
Davis Road  
Boat Ramp

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



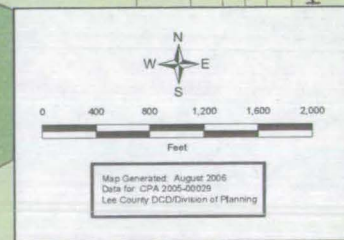
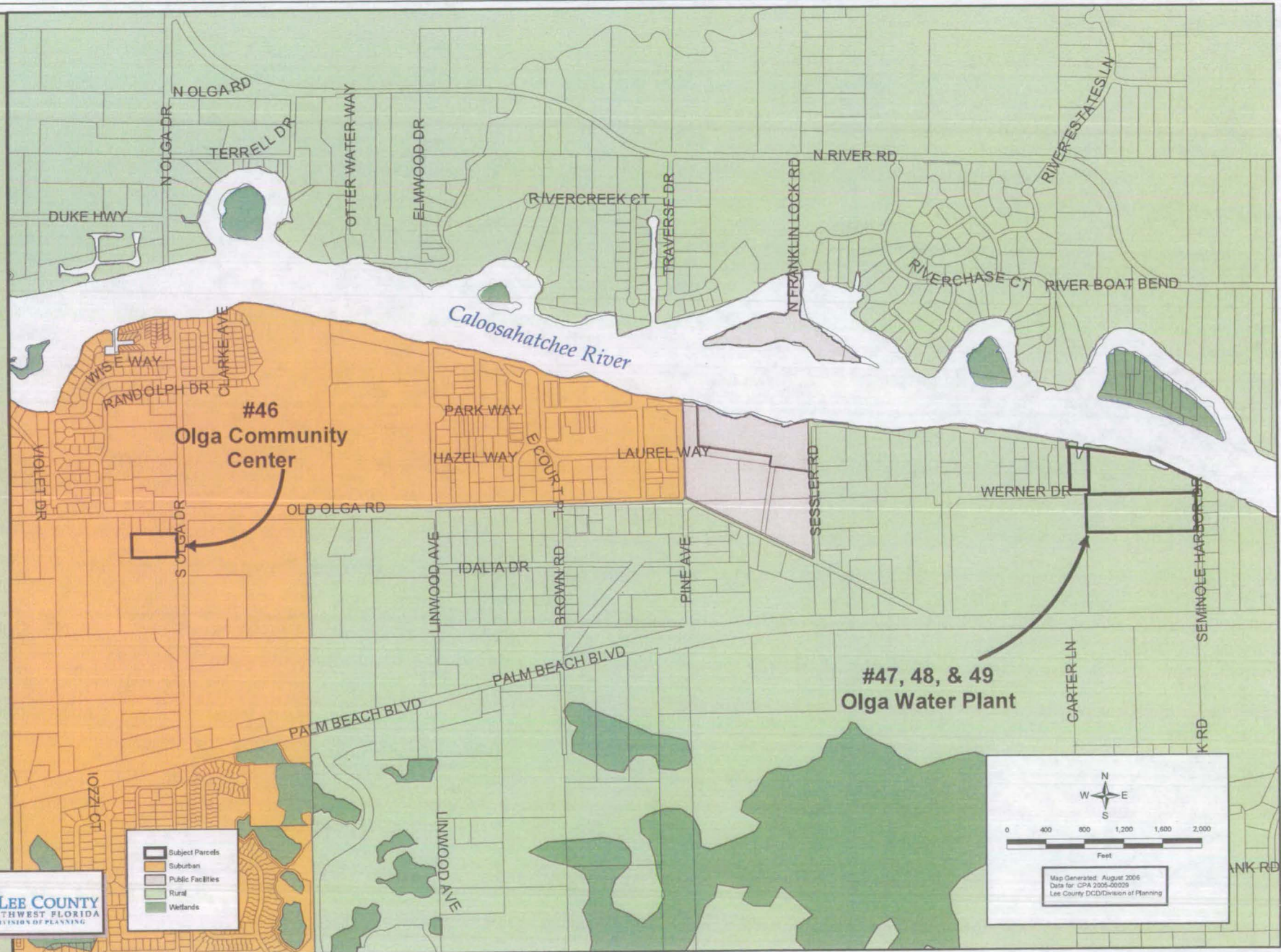
#56  
Pump Station







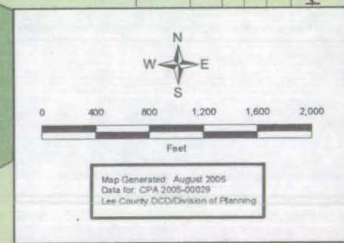
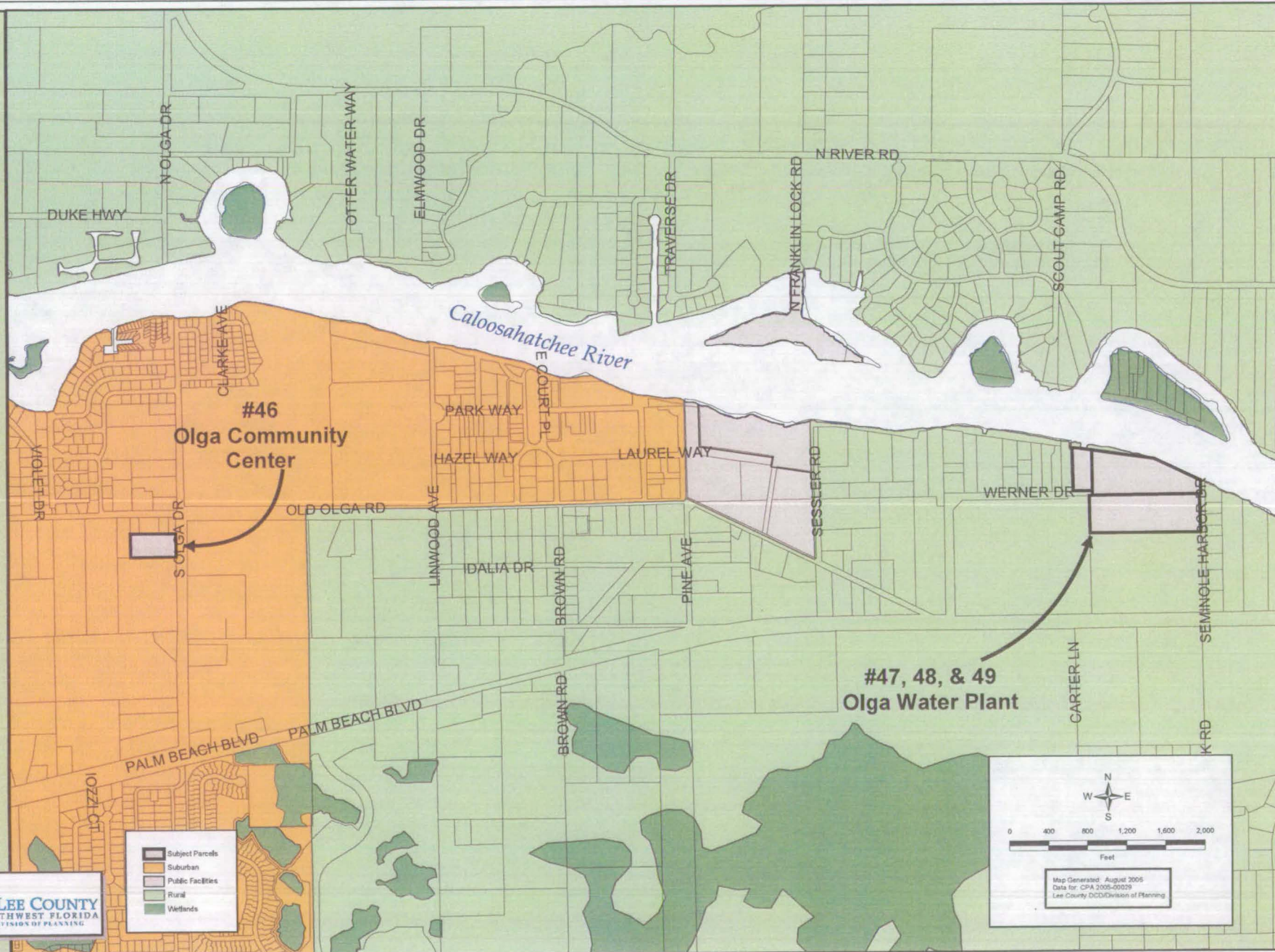
- Subject Parcels
- Suburban
- Public Facilities
- Rural
- Wetlands







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





Caloosahatchee River

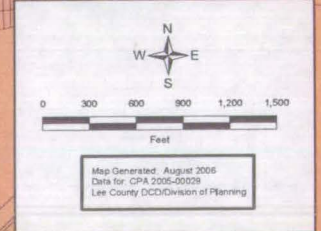
#58 & 59  
Schandler Hall  
Rec. Center

#57  
Pump  
Station

#81  
Water  
Tower

#3 & 80  
DOT Ops &  
Tice Fire Station

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





CPA 2005-00029

Map 13B Proposed Future Land Use Category



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

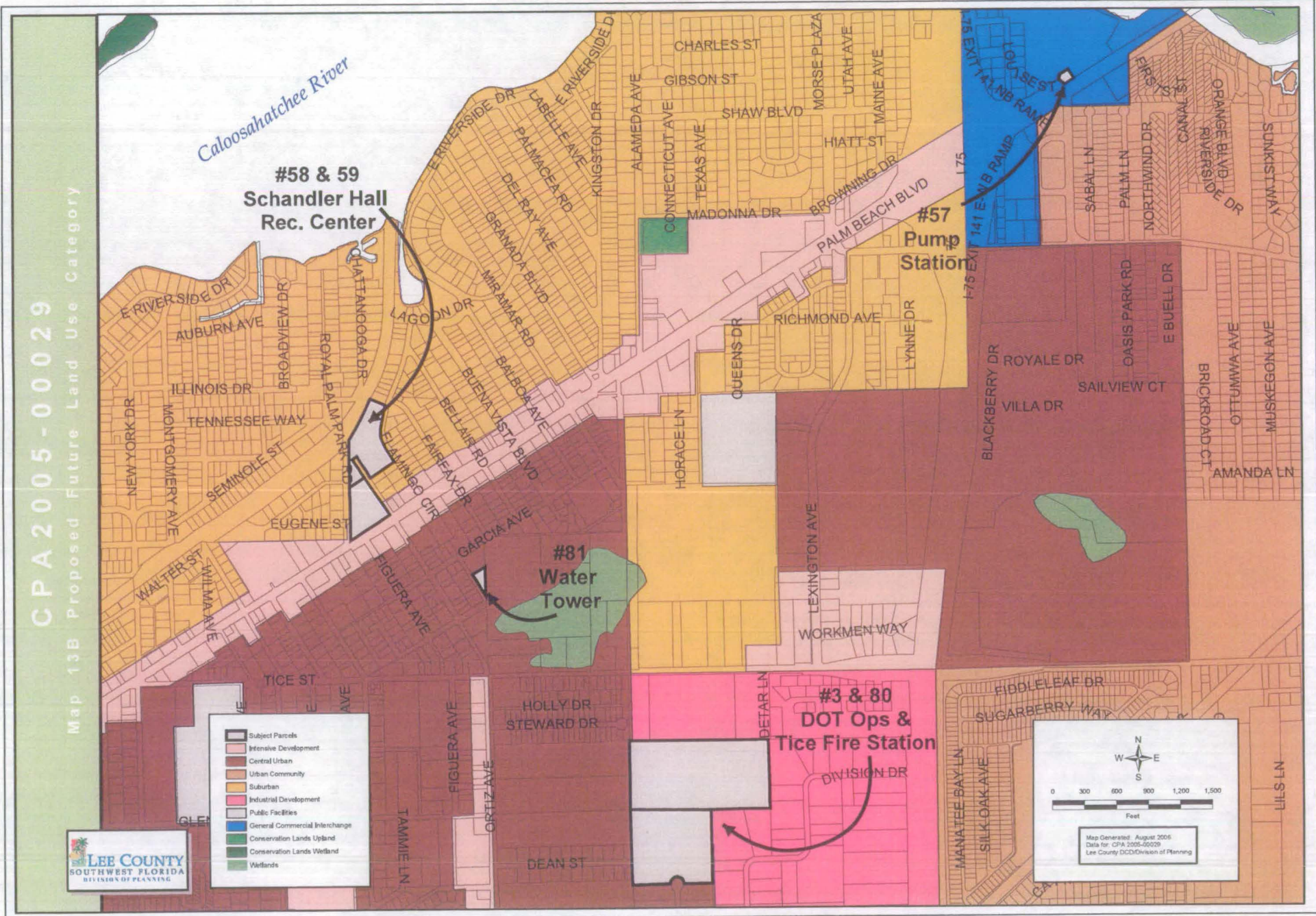
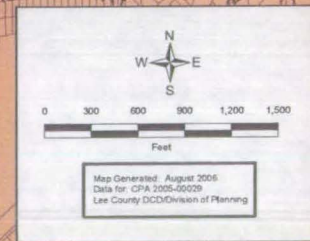
*Caloosahatchee River*

**#58 & 59  
Schandler Hall  
Rec. Center**

**#57  
Pump  
Station**

**#81  
Water  
Tower**

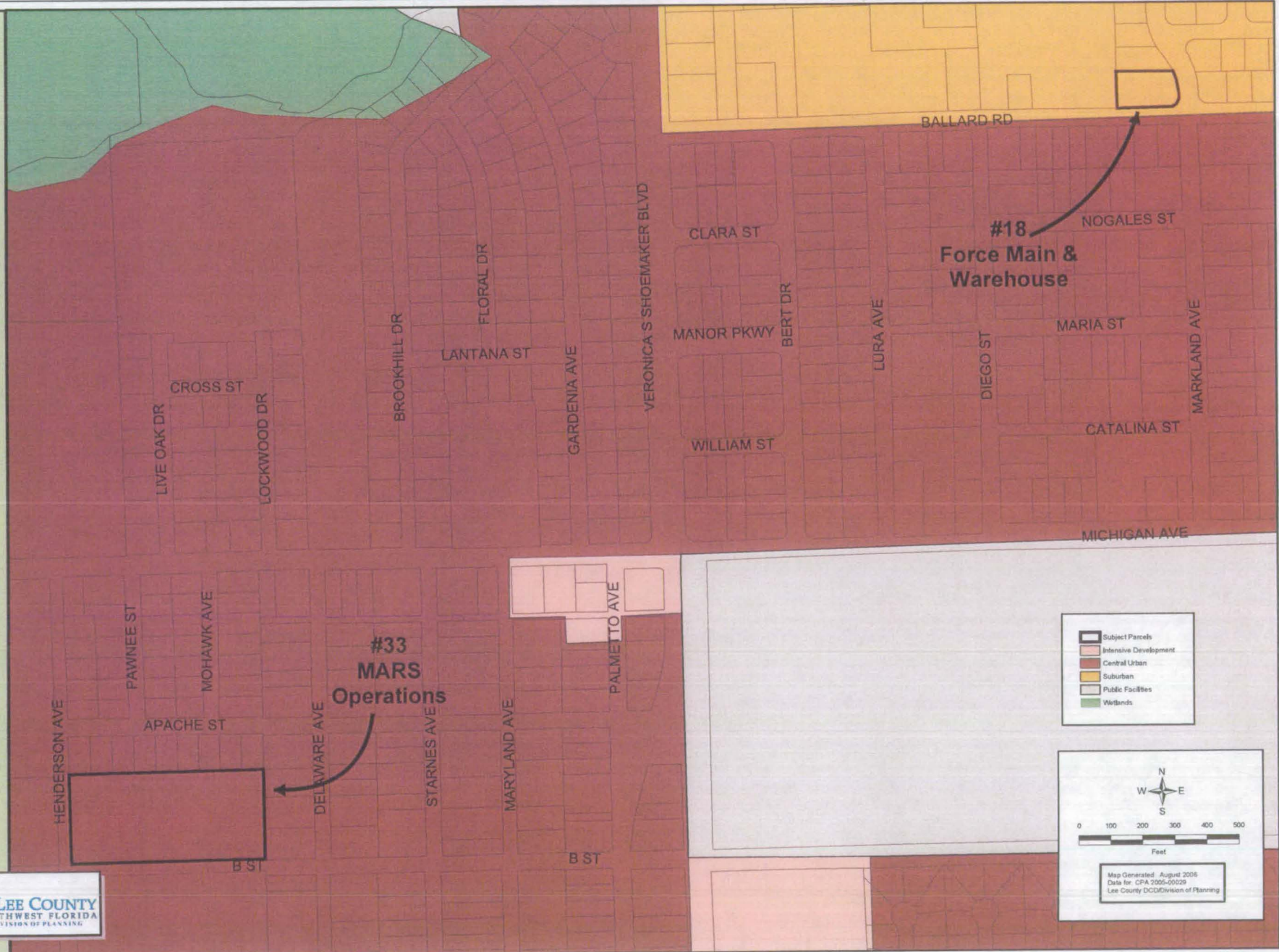
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DOT Ops &  
Tice Fire Station**





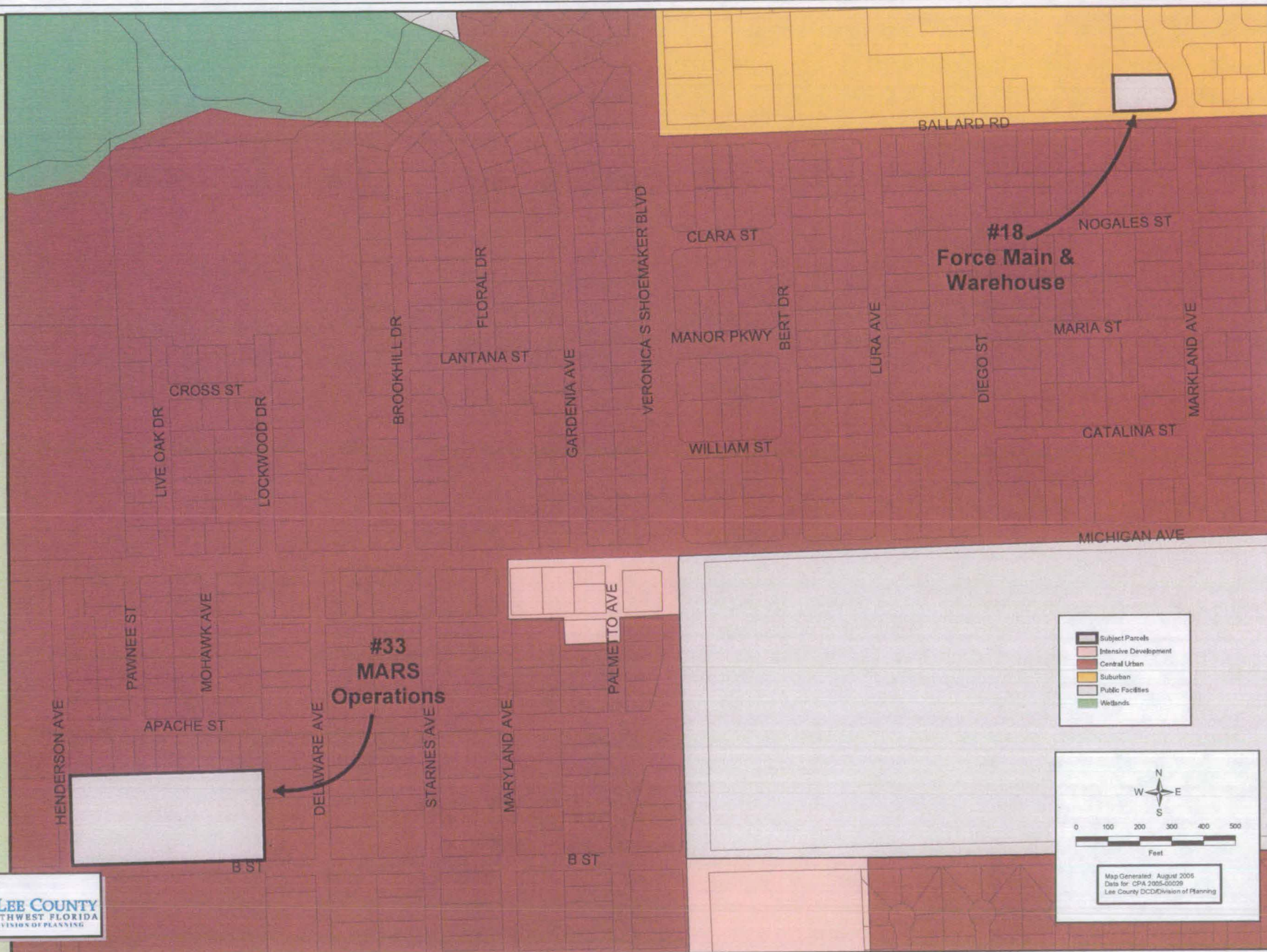
# CPA 2005-00029

Map 14A Existing Future Land Use Category



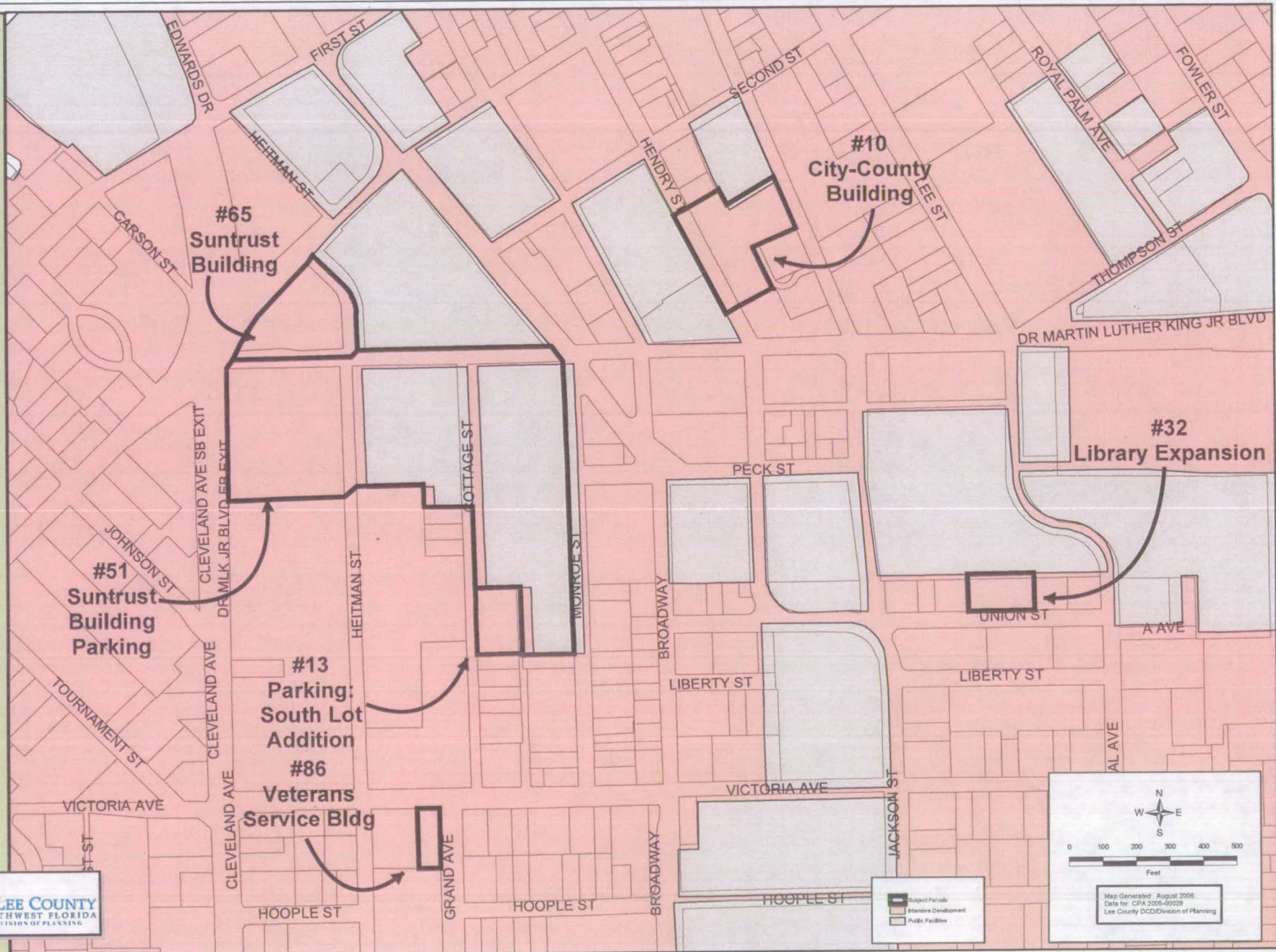


CPA 2005-00029  
Map 14B Proposed Future Land Use Category





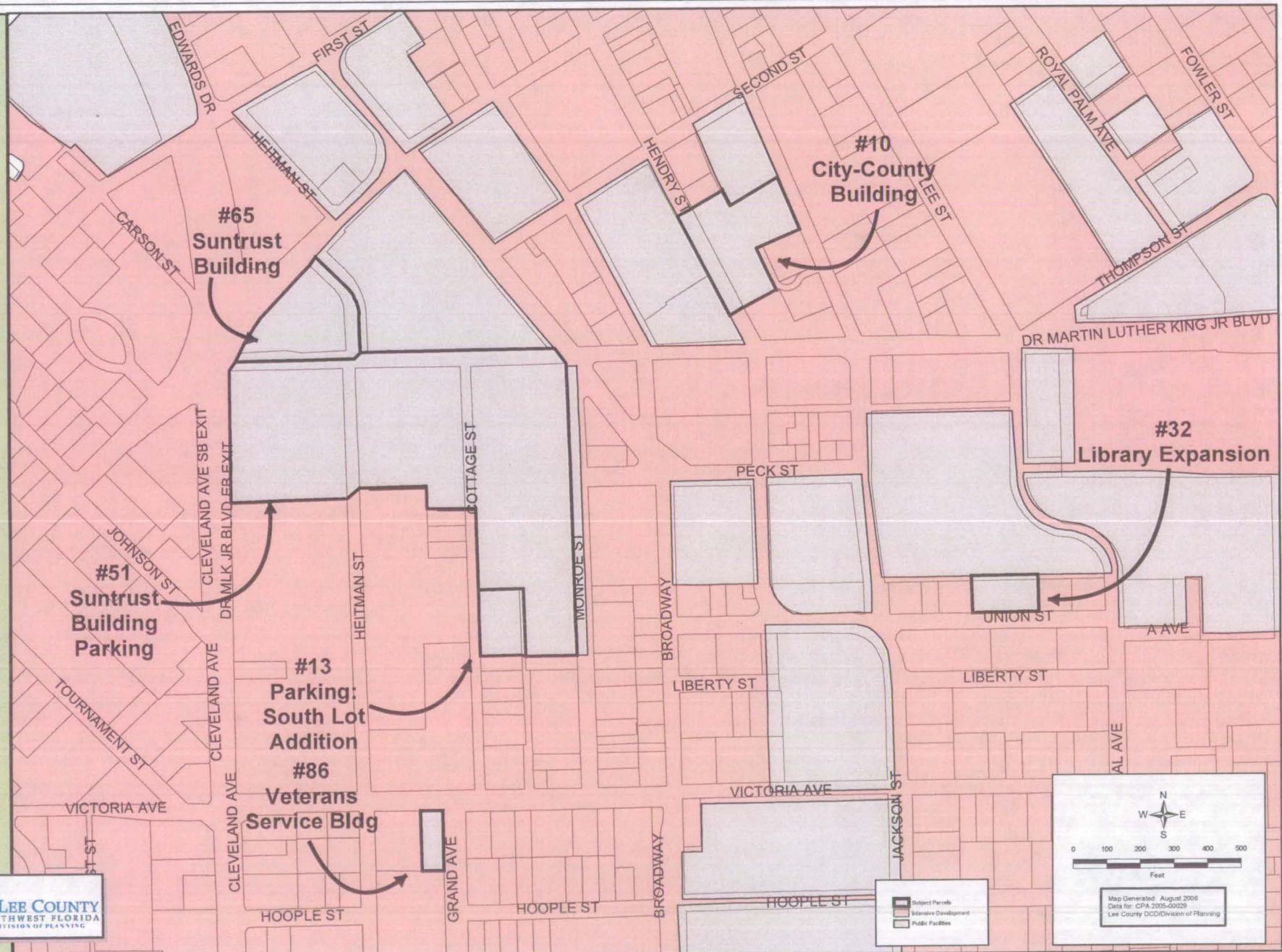
CPA 2005-00029  
Map 15A Existing Future Land Use Category





CPA2005-00029

Map 15B Proposed Future Land Use Category

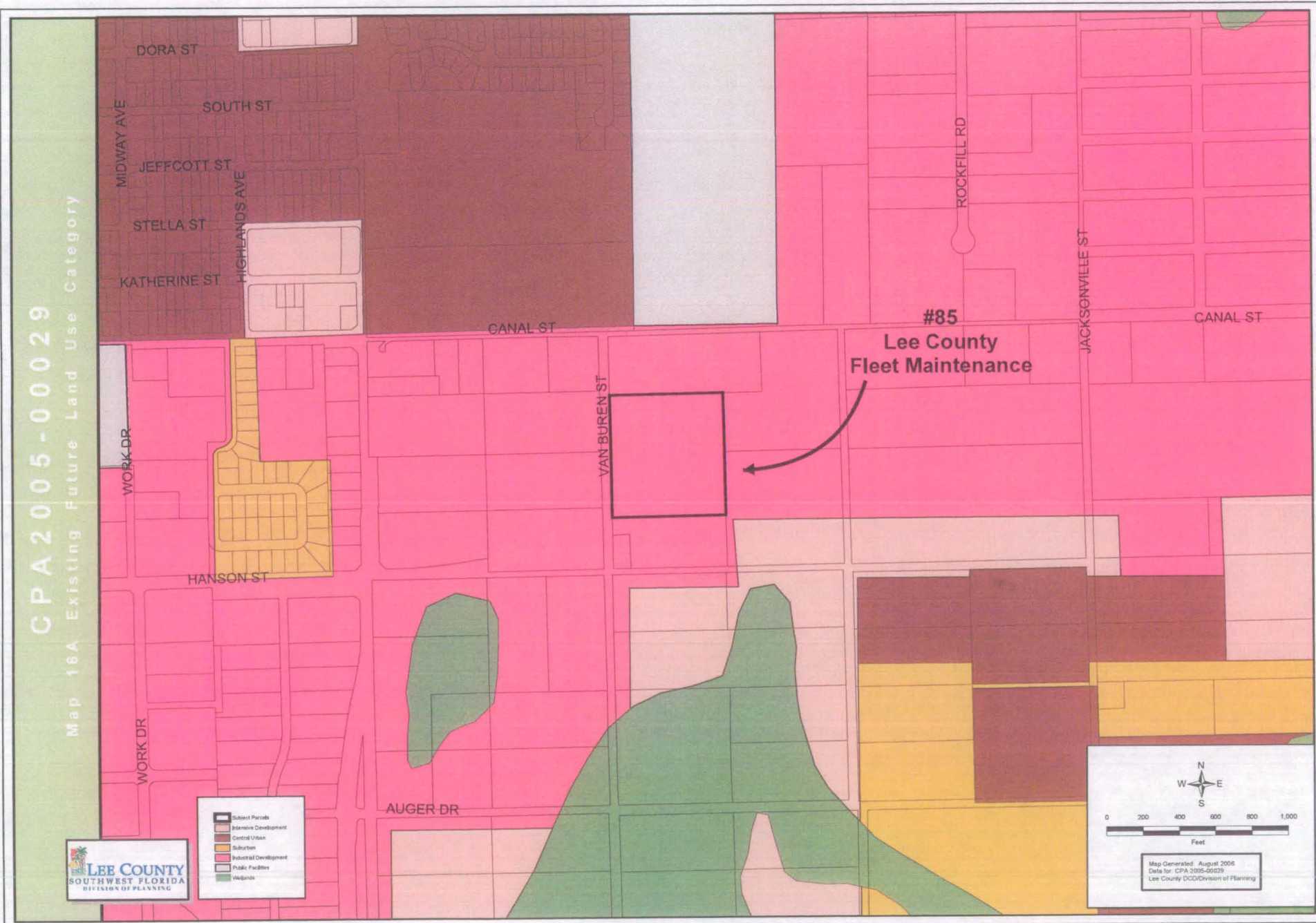




CPA 2005-00029  
Map 16A Existing Future Land Use Category



- 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

0 200 400 600 800 1,000  
Feet

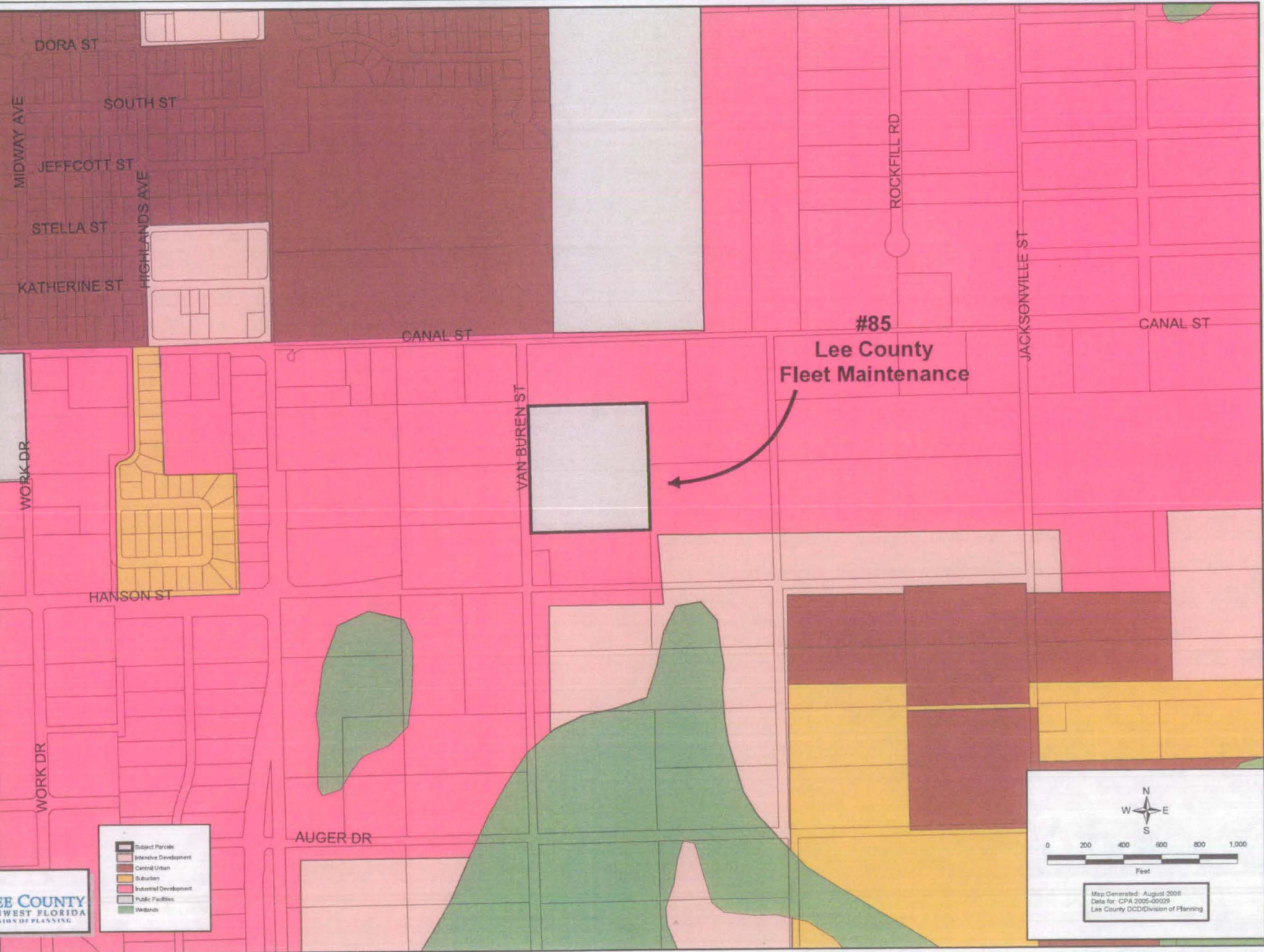
N  
W E  
S



CPA 2005-00029  
Map 16B Proposed Future Land Use Category



- Subject Parcel
- Intensive Development
- Central Urban
- Suburban
- Recreational Development
- Public Facilities
- Wetlands



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

0 200 400 600 800 1,000  
Feet



CPA 2005-00029

Map 17A Existing Future Land Use Category



East County  
Regional Library  
& Access

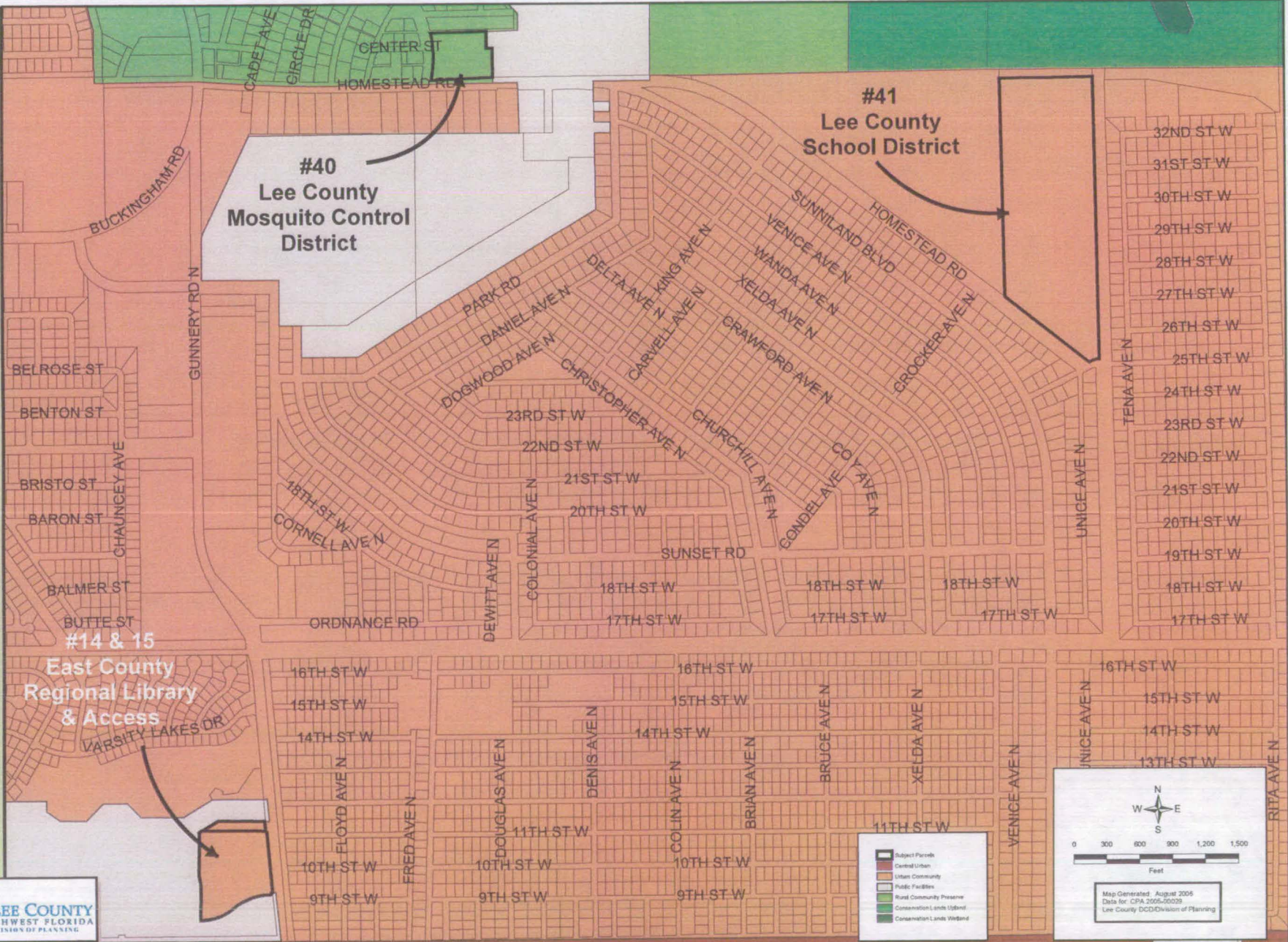
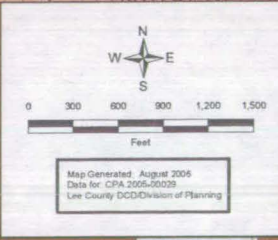
Varsity Lakes Dr

#14 & 15

#40  
Lee County  
Mosquito Control  
District

#41  
Lee County  
School District

- Subject Parcels
- Central Urban
- Urban Community
- Public Facilities
- Rural Community Preserve
- Conservation Lands (General)
- Conservation Lands (Wildland)





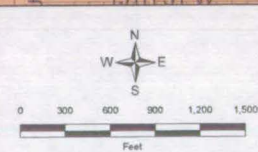
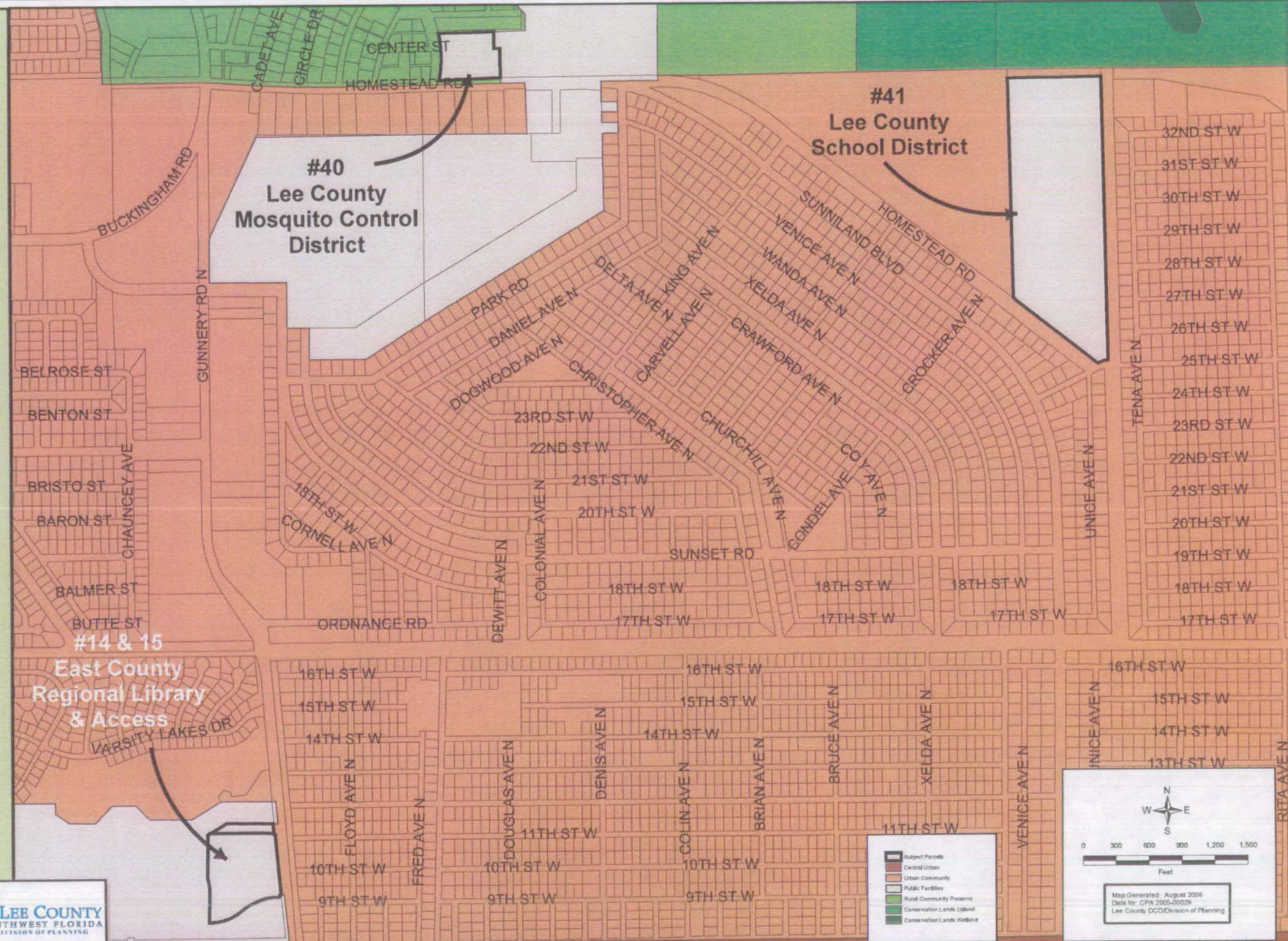


East County  
Regional Library  
& Access

#14 & 15

#40  
Lee County  
Mosquito Control  
District

#41  
Lee County  
School District

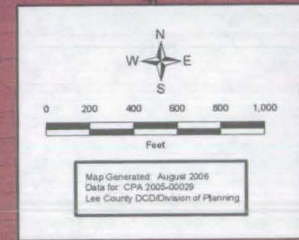
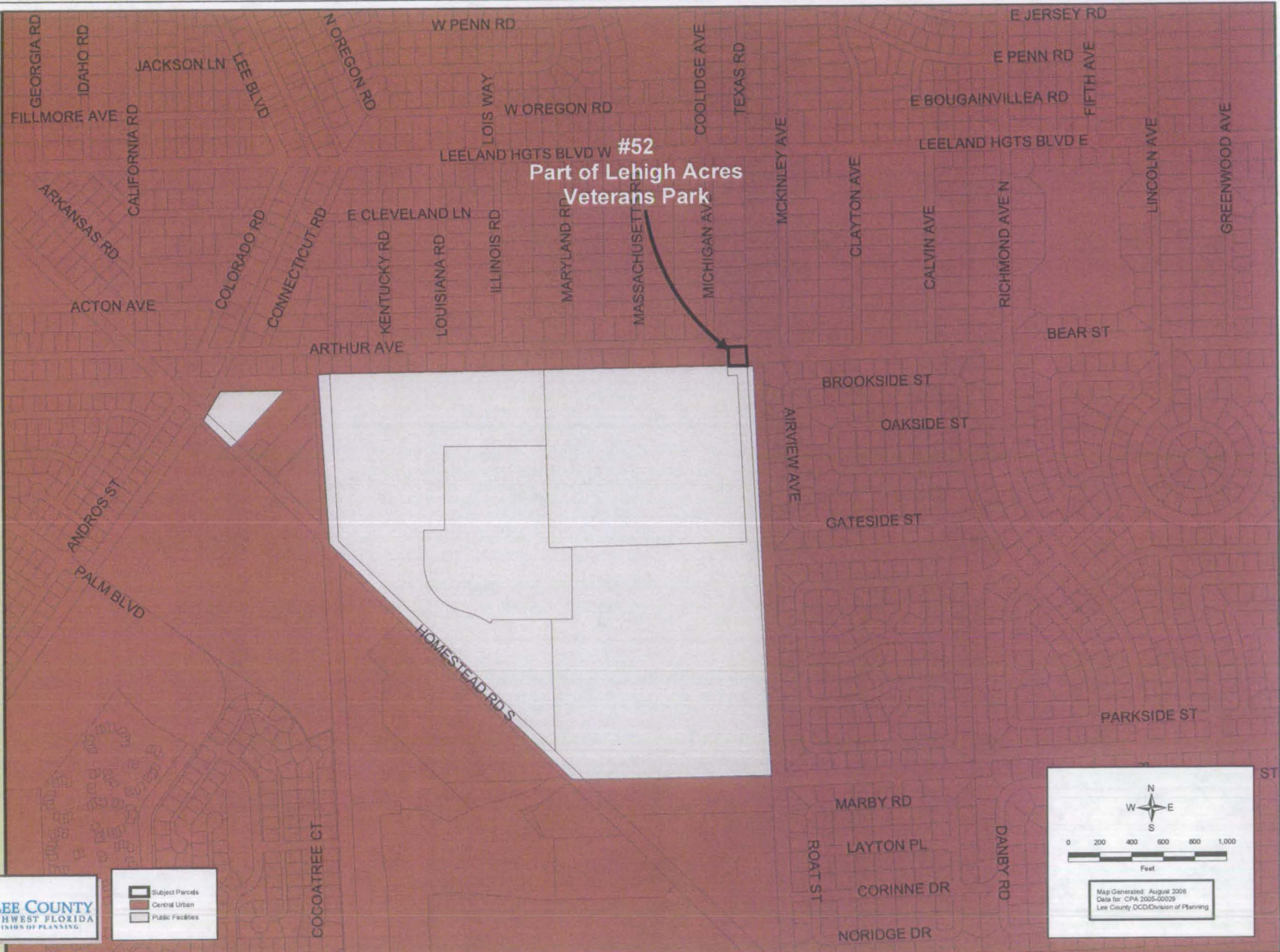
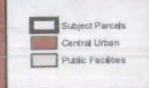


Map Generated August 2006  
Data for CPA 2005-00029  
Lee County DCD/Division of Planning



CPA2005-00029

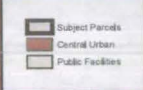
Map 18A Existing Future Land Use Category



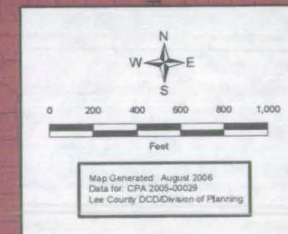


CPA2005-00029

Map 18B Proposed Future Land Use Category



#52  
Part of Lehigh Acres  
Veterans Park





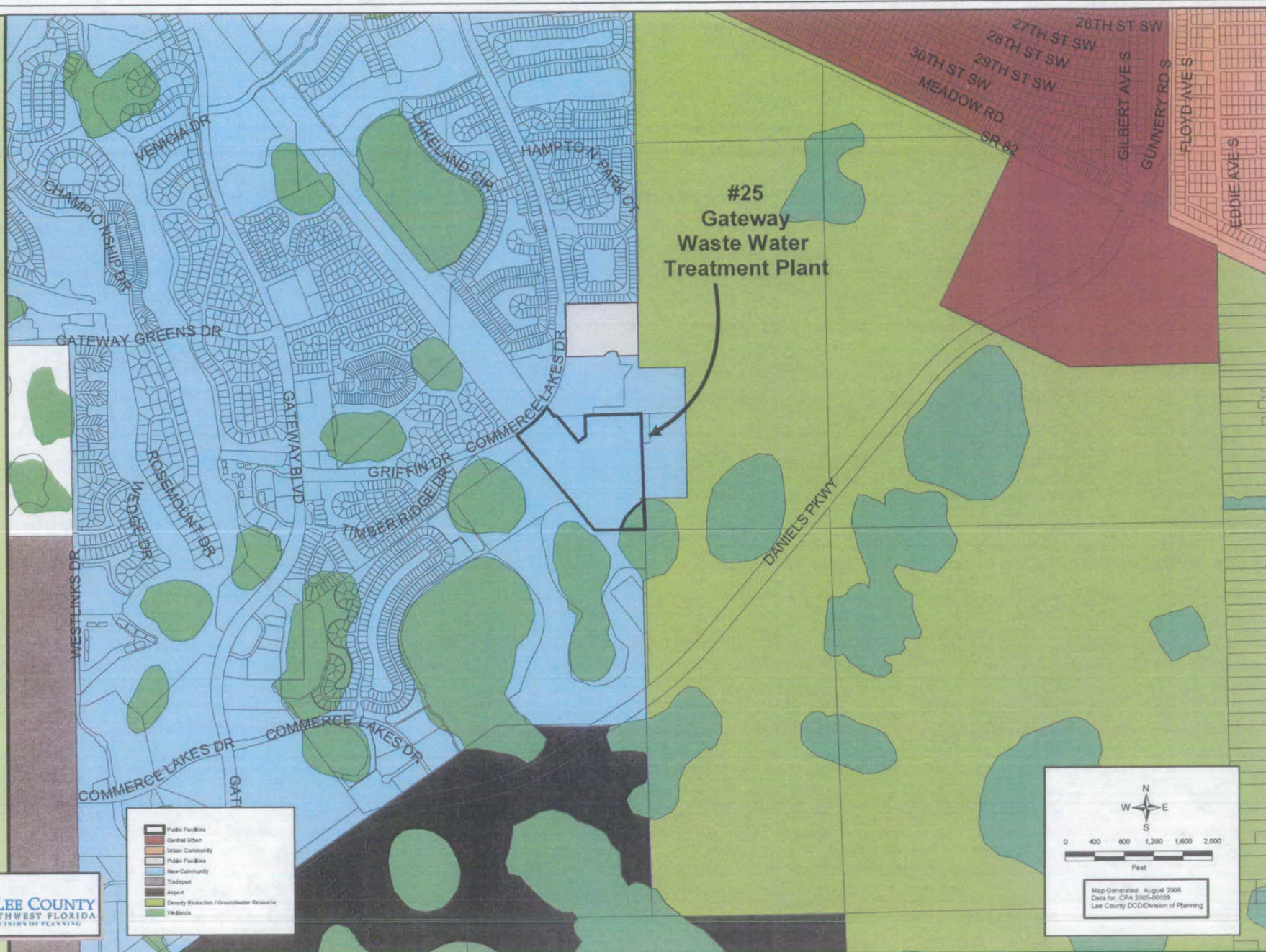
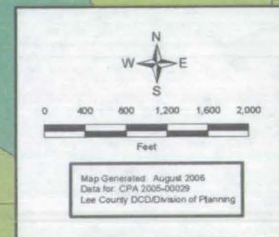
CPA 2005-00029

Map 19A Existing Future Land Use Category



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

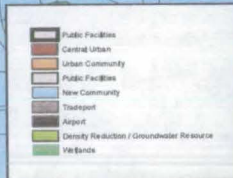
#25  
Gateway  
Waste Water  
Treatment Plant



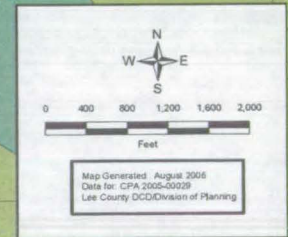


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Map 19B Proposed Future Land Use Category



#25  
Gateway  
Waste Water  
Treatment Plant





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Map 20A Existing Future Land Use Category



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

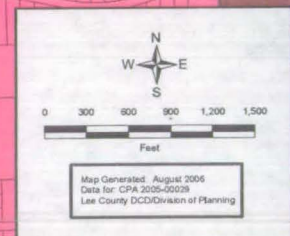
#50  
Page Field  
Avigation  
Equipment

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

Ten-Mile Canal  
Linear Park

Note: Continues southward

#16  
Environmental Lab  
& Medical Examiner





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Map 20B Proposed Future Land Use Category



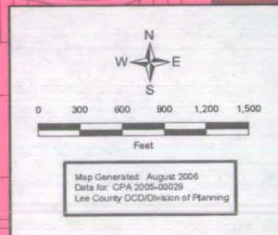
- Subject Parcels
- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial Development
- Public Facilities
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- New Community
- Tradeport
- Airport
- Rural
- Rural Community Preserve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

**#50**  
Page Field  
Avigation  
Equipment

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

**Ten-Mile Canal**  
**Linear Park**  
Note: Continues southward

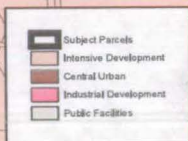
**#16**  
Environmental Lab  
& Medical Examiner





CPA 2005-00029

Map 21A Existing Future Land Use Category

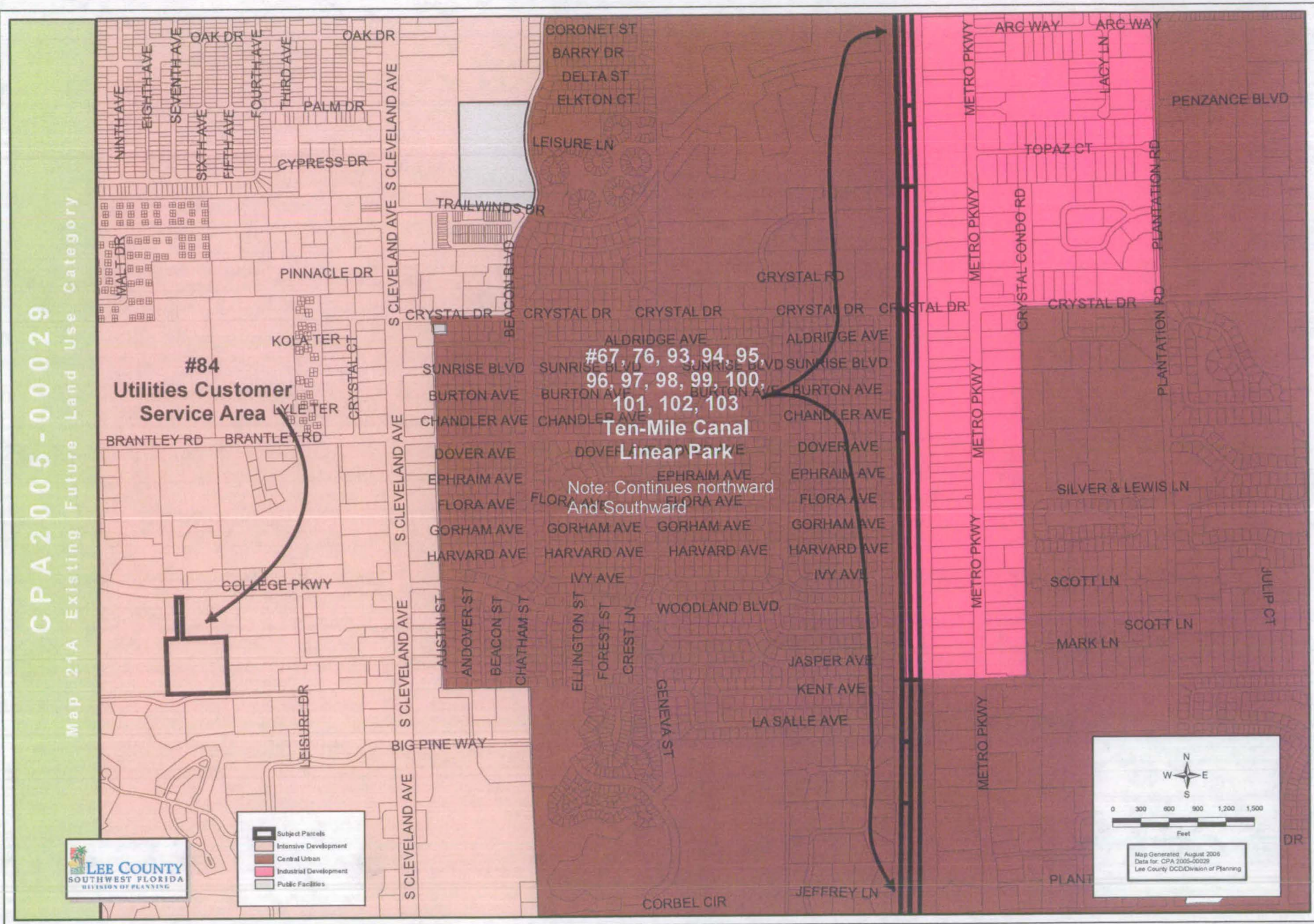
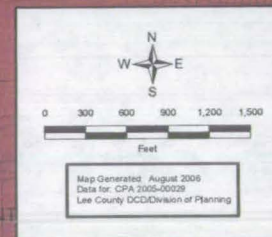


**#84**  
**Utilities Customer**  
**Service Area**

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

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

Note: Continues northward  
And Southward





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Map 21B Existing Future Land Use Category

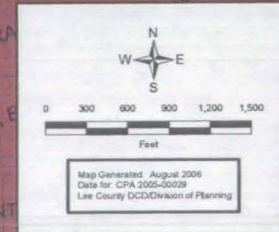
**#84**  
**Utilities Customer**  
**Service Area**

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

Note: Continues northward  
And Southward



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





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Map 22A Existing Future Land Use Category

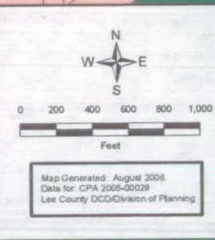


- Subject Parcels
- Intensive Development
- Central Urban
- Industrial Development
- Public Facilities
- Conservation Lands Upland
- Conservation Lands Wetland
- Wetlands

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

LE CYPRESS PKWY  
SIX MILE CYPRESS PKWY

STAMIAMI TRL  
ELECTRONICS LN  
STAMIAMI TRL  
GALEANA AVE  
GAMMA DR  
HARPER RD  
ANDREA LN  
BRUNER LN  
HEMINGWAY DR  
HALIFAX AVE  
BANNER DR  
METROPOLIS AVE  
METRO PKWY  
N GULF COAST LN  
ALLIANCE LN  
METRO PKWY  
MOLEY LN  
PLANTATION RD





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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

SIX MILE CYPRESS PKWY

HALIFAX AVE

BANNER DR

BRUNER LN

ANDREA LN

HARPER RD

GAMMA DR

GALEANA AVE

STAMIAMI TRL

STAMIAMI TRL

ELECTRONICS LN

N GULF COAST LN

METROPOLIS AVE

ALLIANCE LN

METROPOLIS AVE

METRO PKWY

PLANTATION RD

METRO PKWY

MOLEY LN



0 200 400 600 800 1,000  
Feet

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



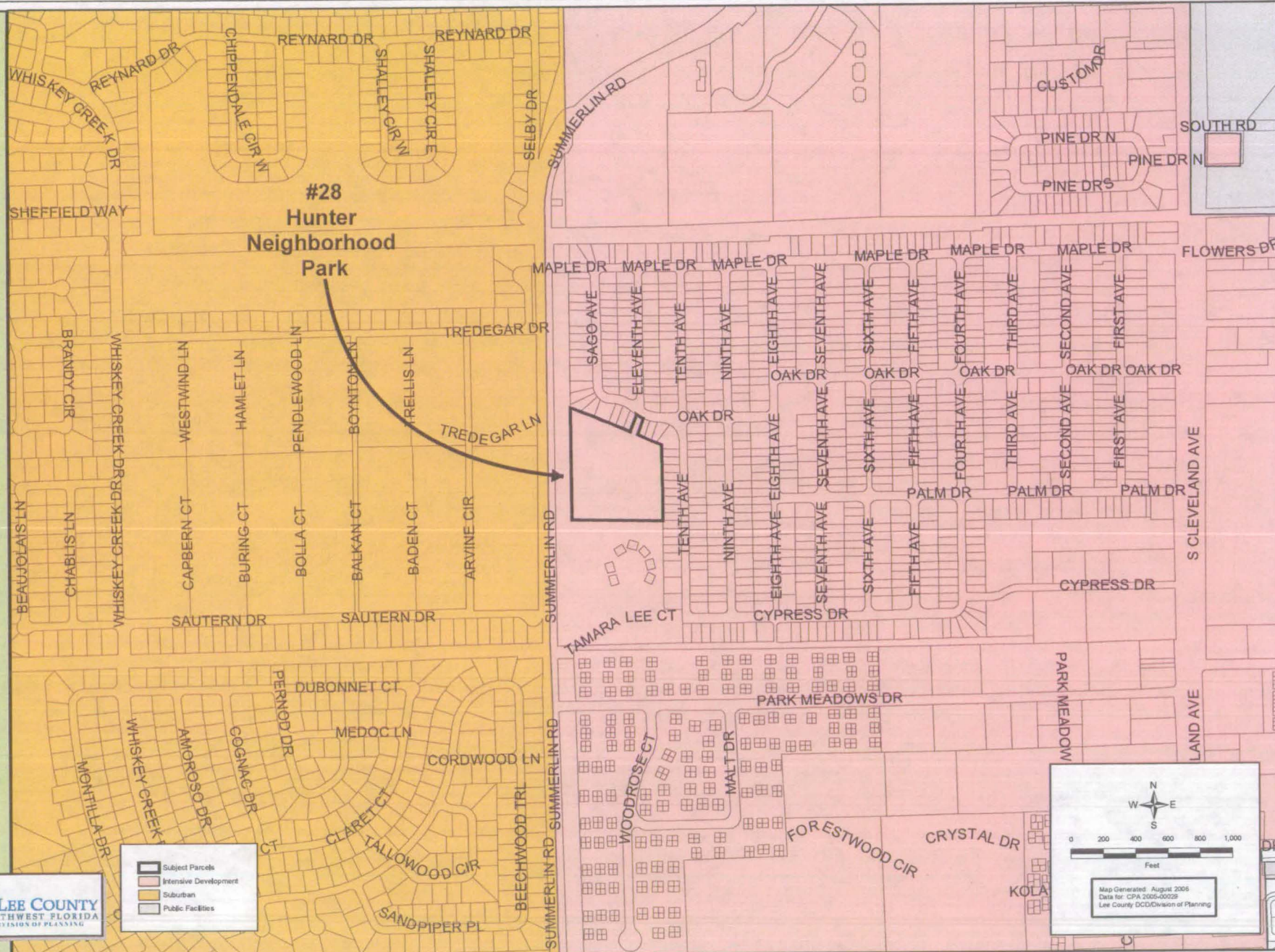
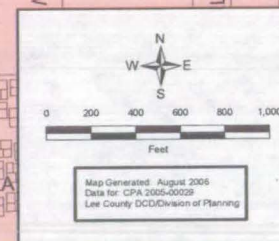
CPA 2005-00029

Map 23A Existing Future Land Use Category



- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

# #28 Hunter Neighborhood Park





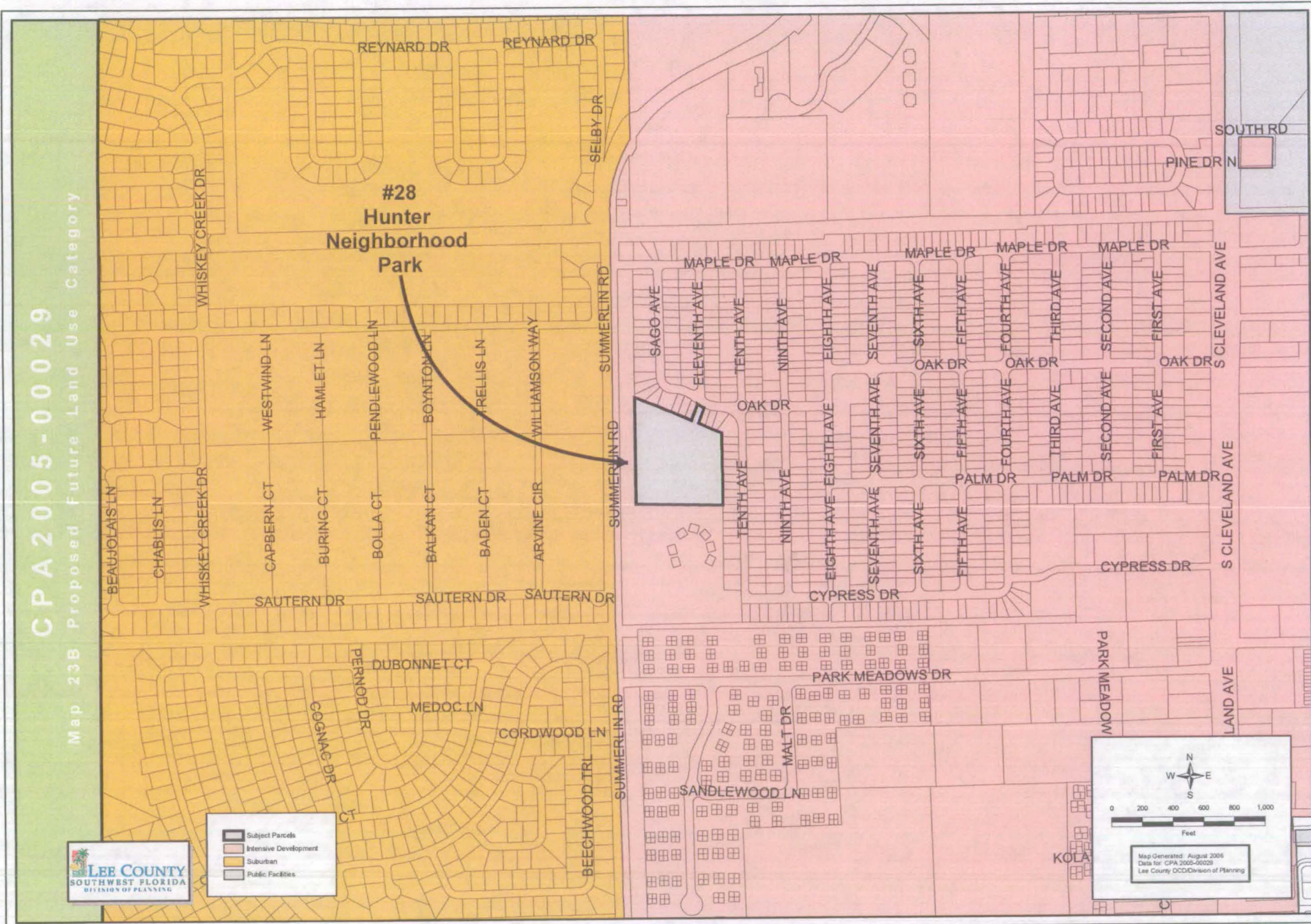
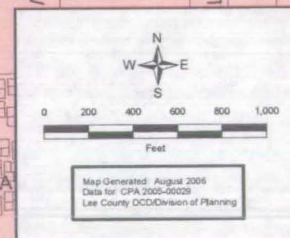
CPA 2005-00029

Map 23B Proposed Future Land Use Category



- Subject Parcels
- Intensive Development
- Suburban
- Public Facilities

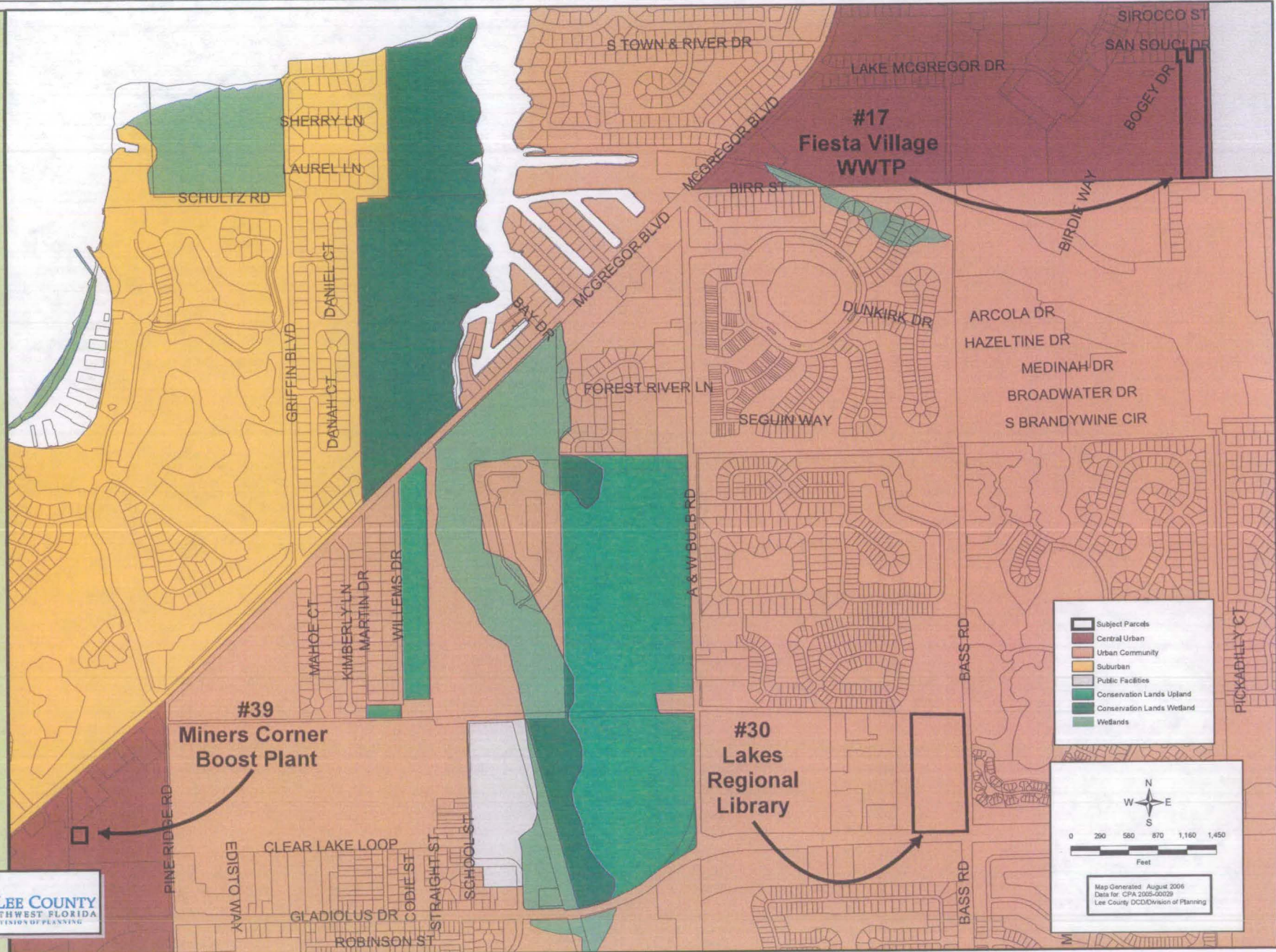
#28  
Hunter  
Neighborhood  
Park



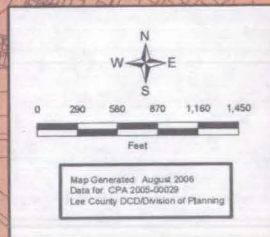


CPA2005-00029

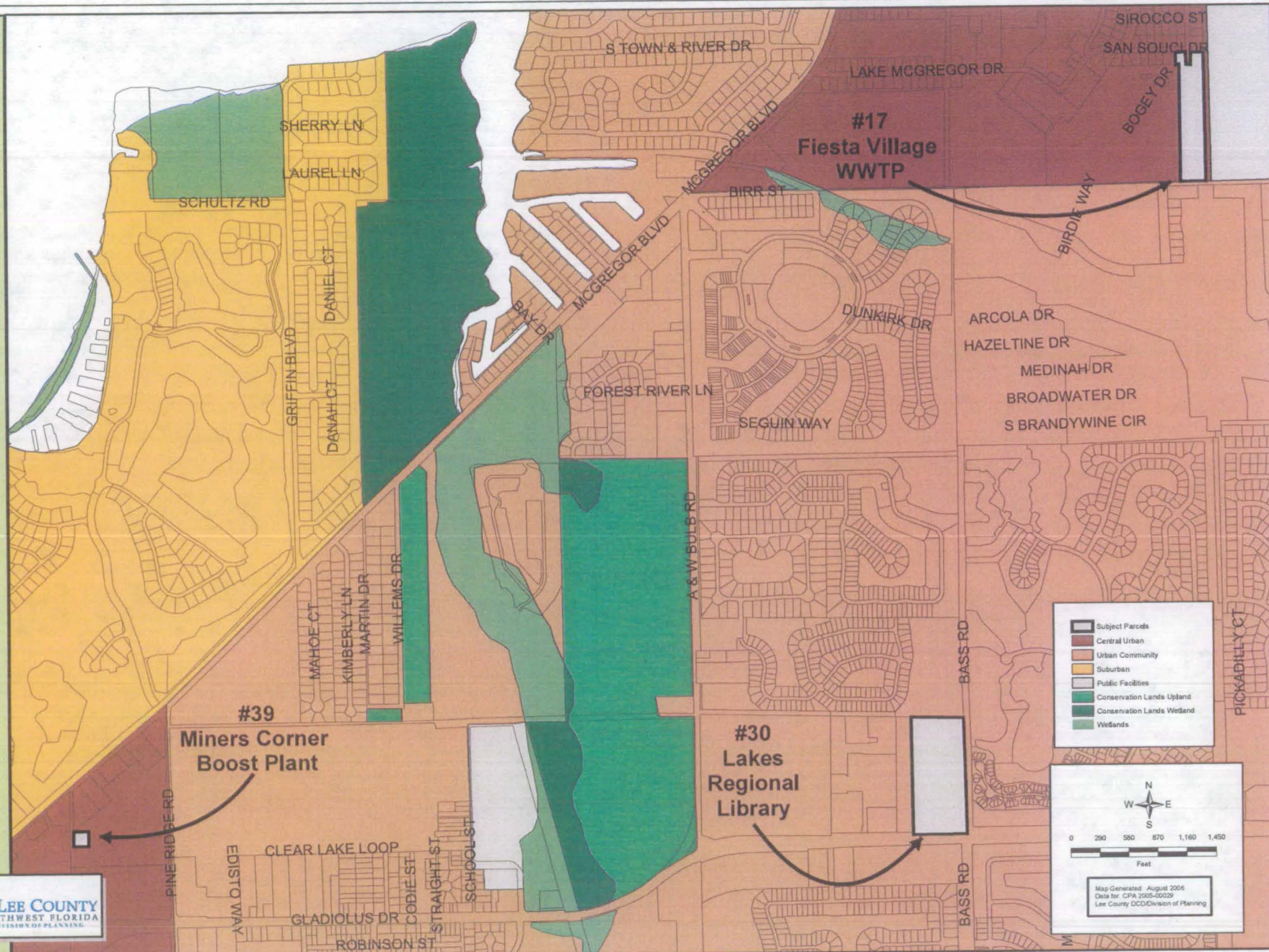
Map 24A Existing Future Land Use Category



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









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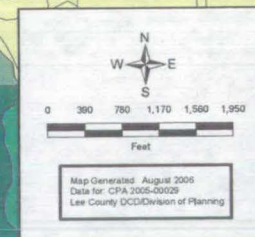
Map 25A Existing Future Land Use Category



- 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**





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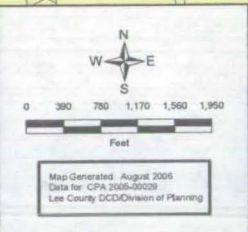
Map 25B Proposed Future Land Use Category



- 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











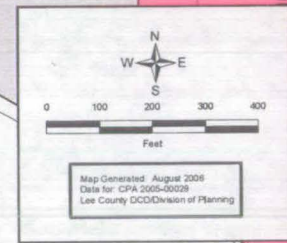
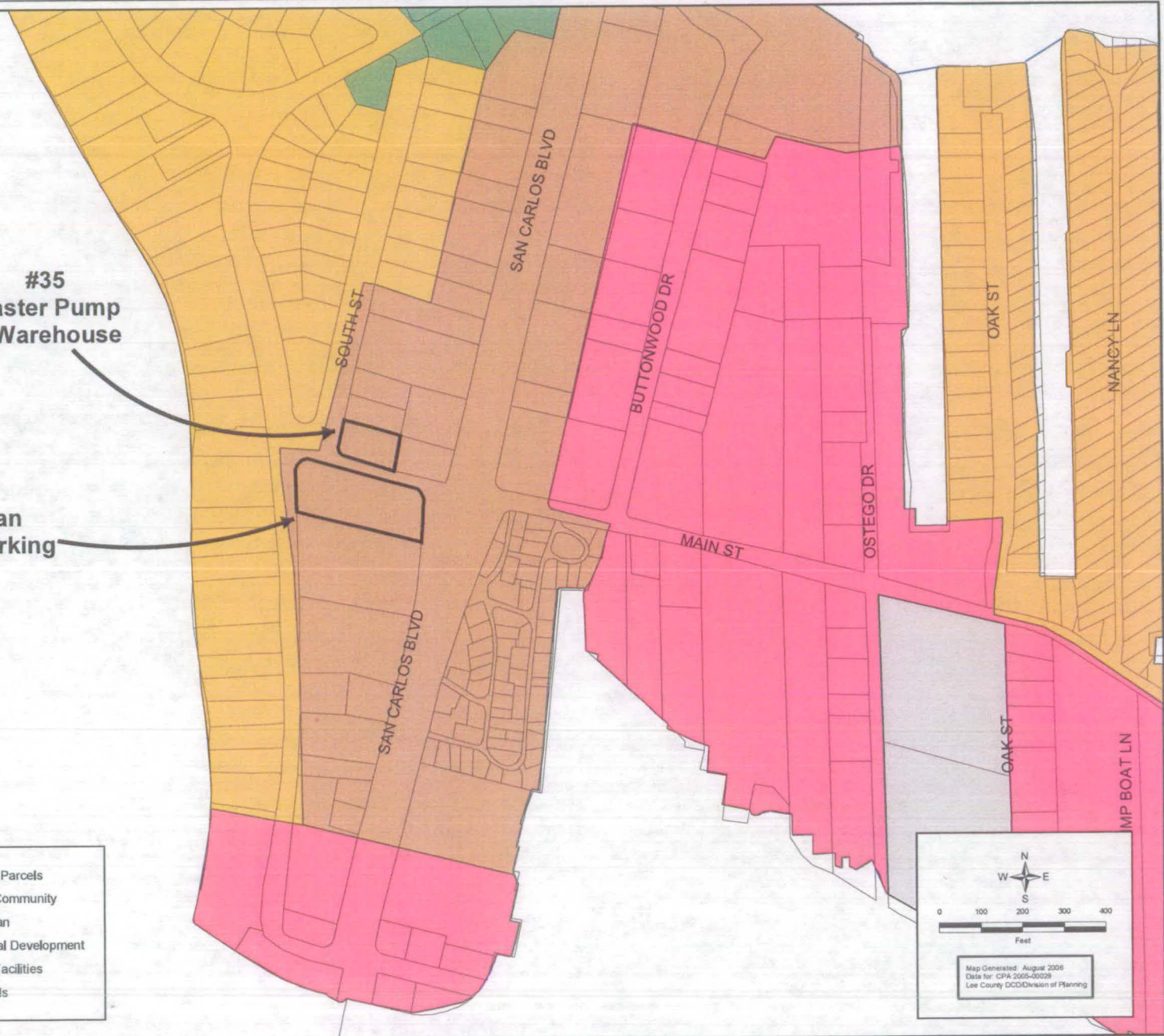
CPA2005-00029

Map 26A Existing Future Land Use Category



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

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





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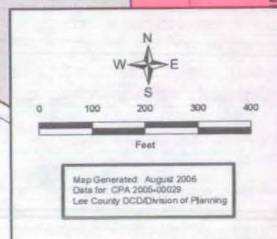
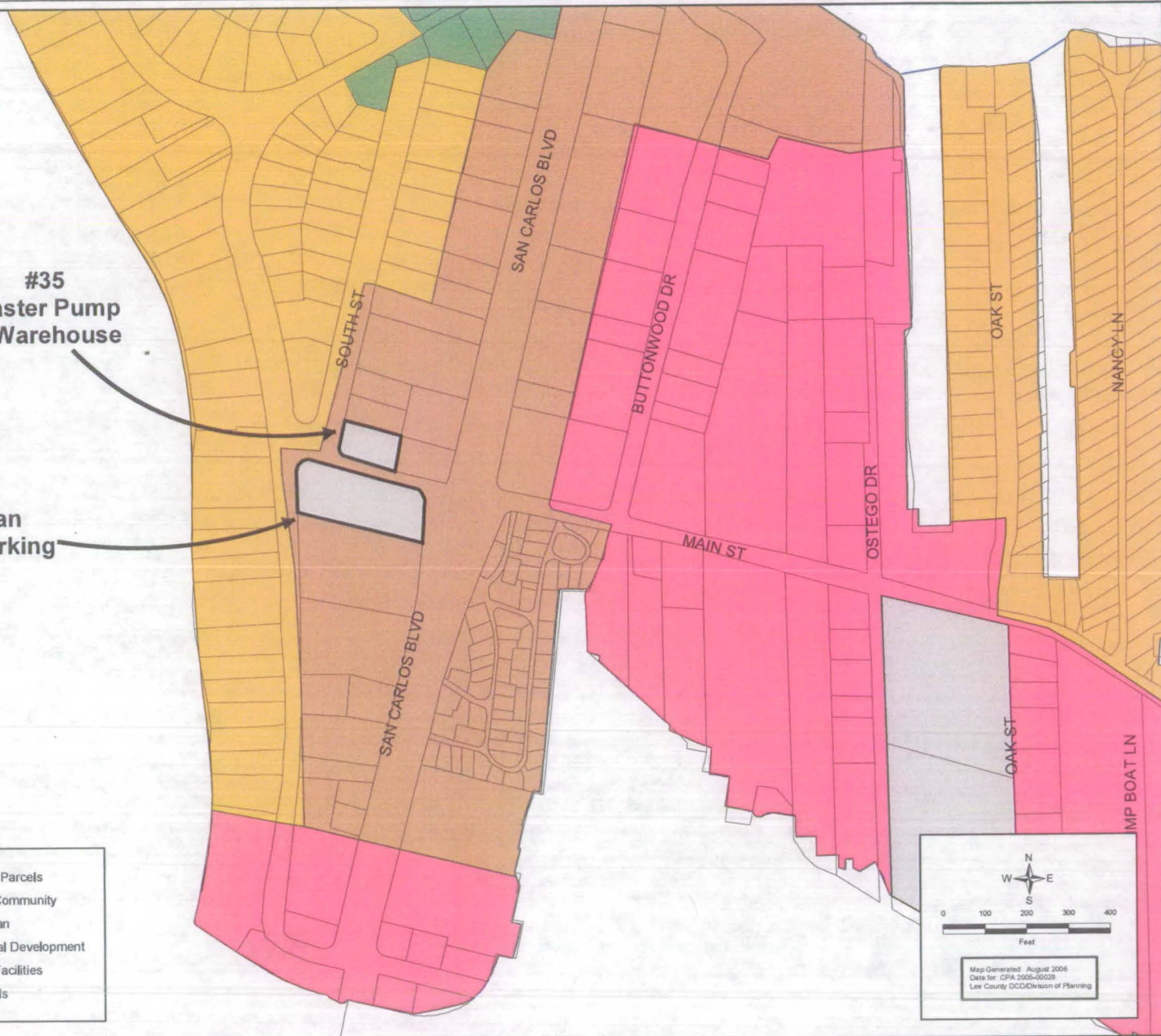
Map 26B Proposed Future Land Use Category



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

#35  
Master Pump  
& Warehouse

#31  
Lee Tran  
Beach Parking



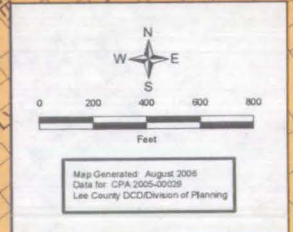
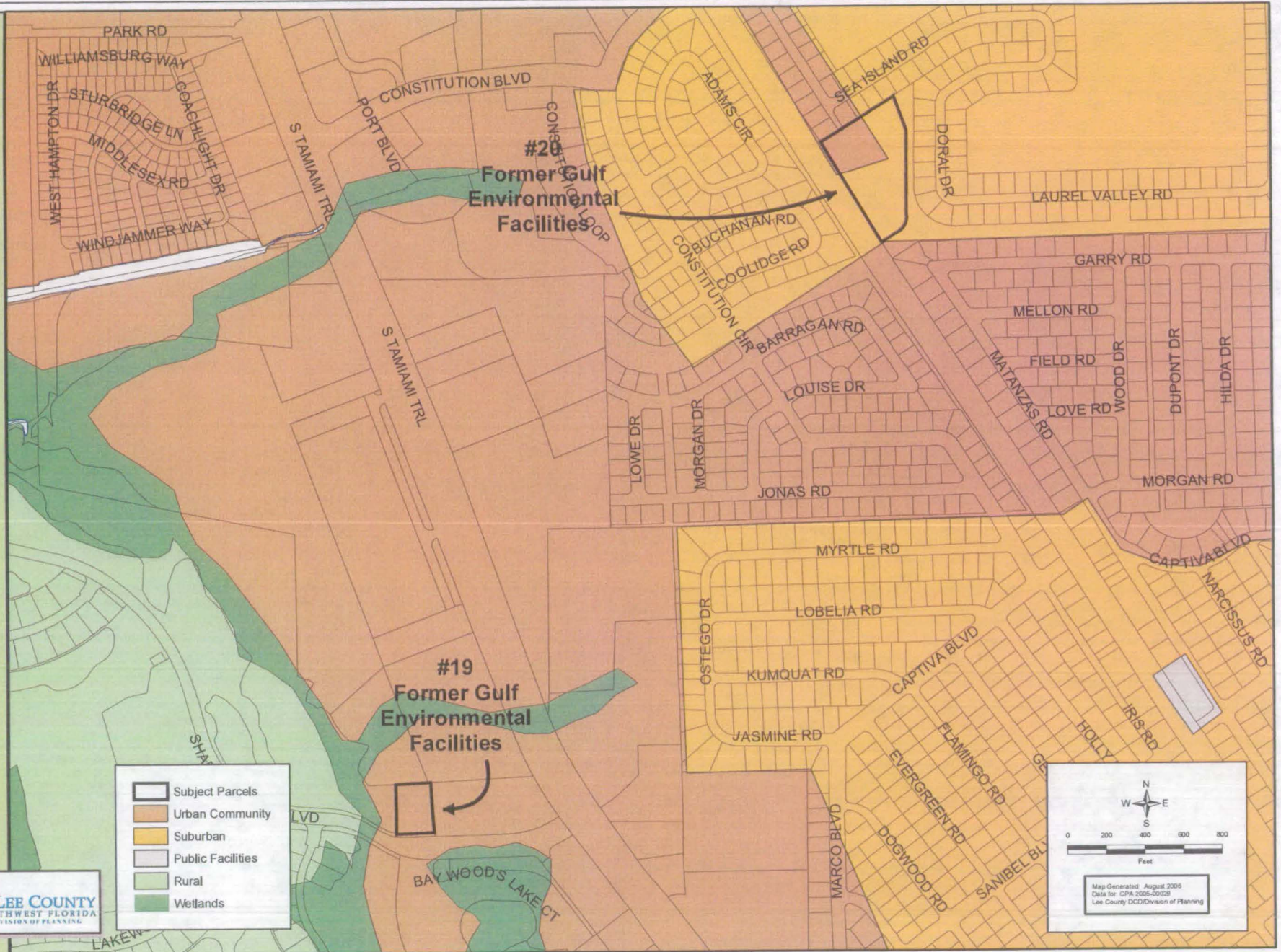


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Map 27A Existing Future Land Use Category



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









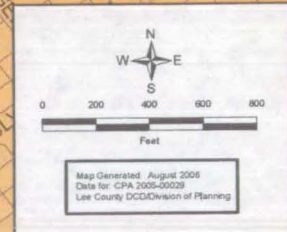
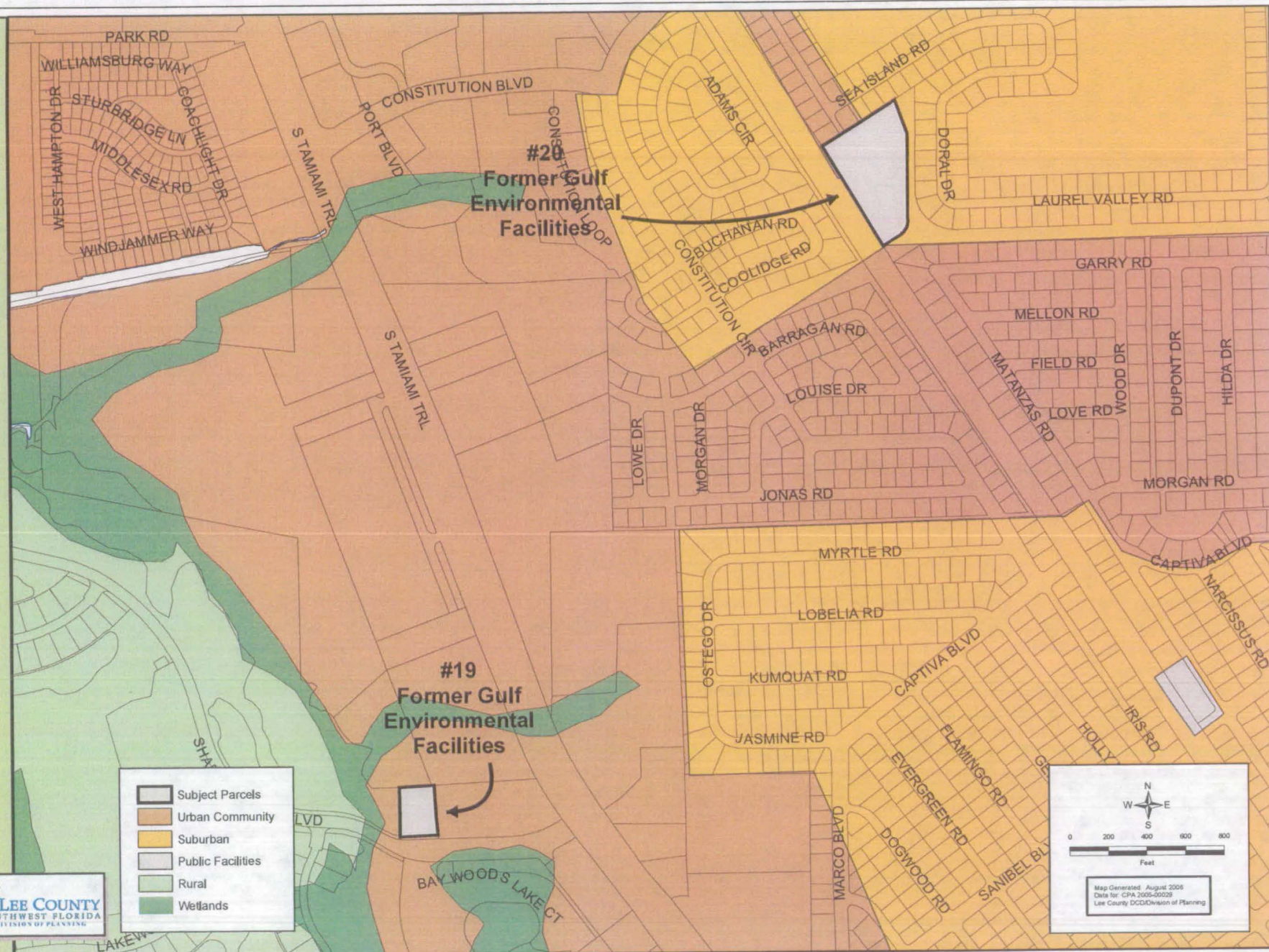


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Map 27B Proposed Future Land Use Category



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





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Map 28A Existing Future Land Use Category



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

#1  
Alico Booster  
Plant

ALICO RD

ALOHA RD

BAHAMAS RD

TAHITI RD

BOUNTY RD

PLANTATION DR

MALAGA RD

LEMON RD

CANE RD

GARDEN RD

TRELLIS RD

ORIOLE RD

KNIGHT DR

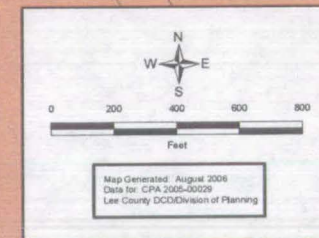
GROVE RD

CORAL DR

ALICO RD

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY





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Map 28B Proposed Future Land Use Category



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

#1  
Alico Booster  
Plant

ALICO RD

ALOHA RD

BAHAMAS RD

TAHITI RD

BOUNTY RD

PLANTATION DR

MALAGA RD

CANE RD

LEMON RD

GARDEN RD

TRELLIS RD

ORIOLE RD

KNIGHT DR

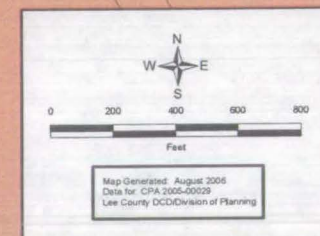
GROVE RD

CORAL DR

ALICO RD

I-75 EXIT 128 SB RAMP

THREE OAKS PKWY





CPA2005-00029

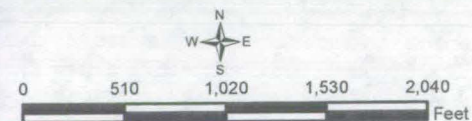
Map 29A Existing Future Land Use Category



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

#26  
Greenmeadow  
Water Treatment  
Plant

AIRPORT HAUL RD



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

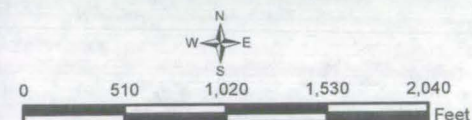




- Subject Parcels
- Public Facilities
- Tradeport
- Airport
- Density Reduction / Groundwater Resource
- Wetlands

#26  
Greenmeadow  
Water Treatment  
Plant







AIRPORT HAUL RD

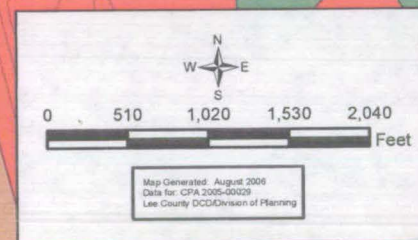


Map Generated: August 2006  
Data for: CPA 2005-00029  
Lee County DCD/Division of Planning





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



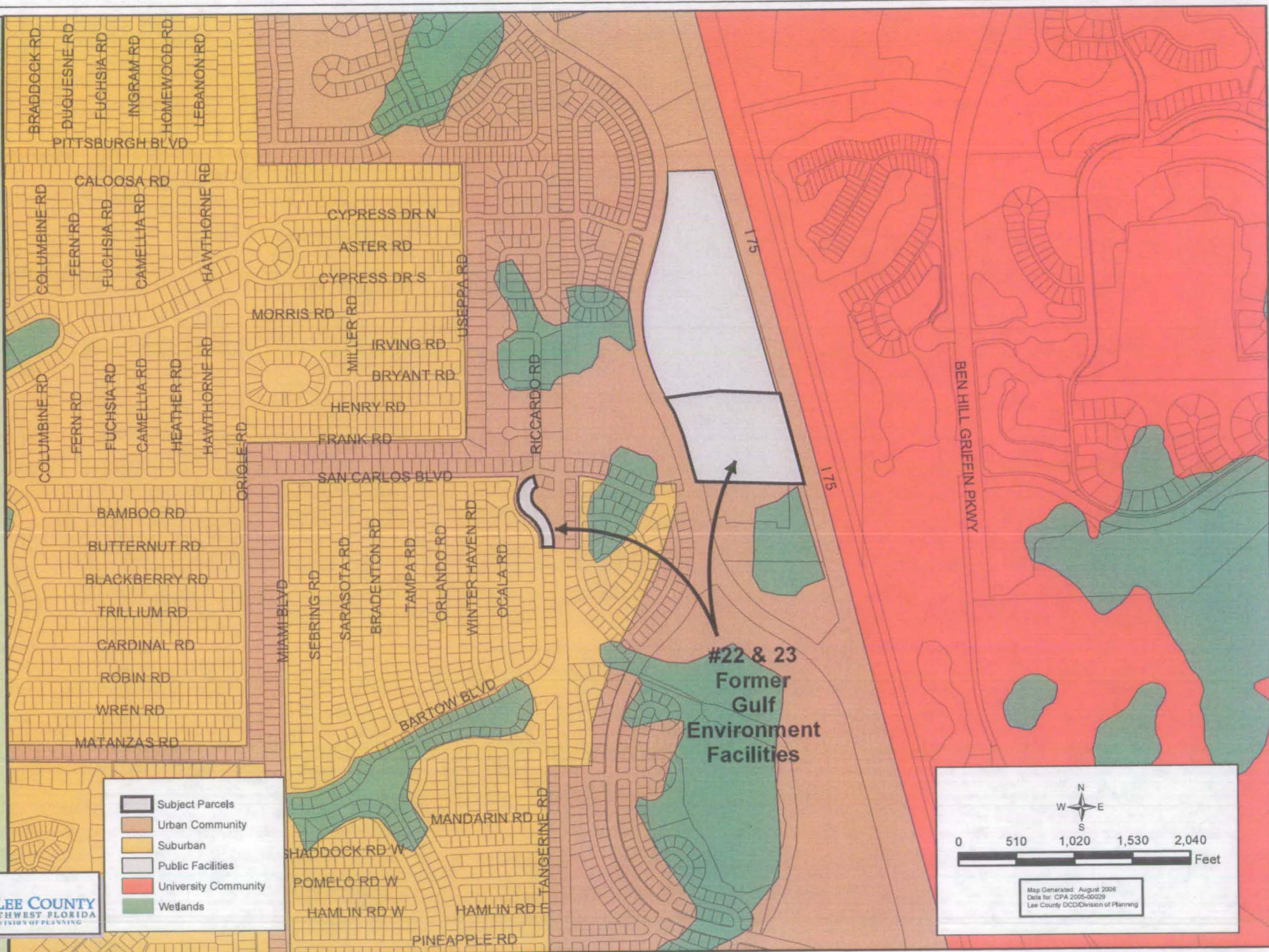


CPA2005-00029

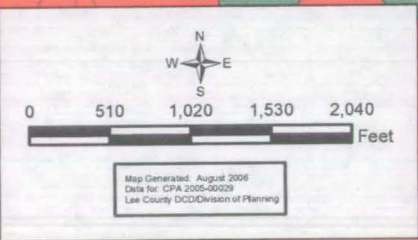
Map 30B Proposed Future Land Use Category



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



#22 & 23  
Former  
Gulf  
Environment  
Facilities



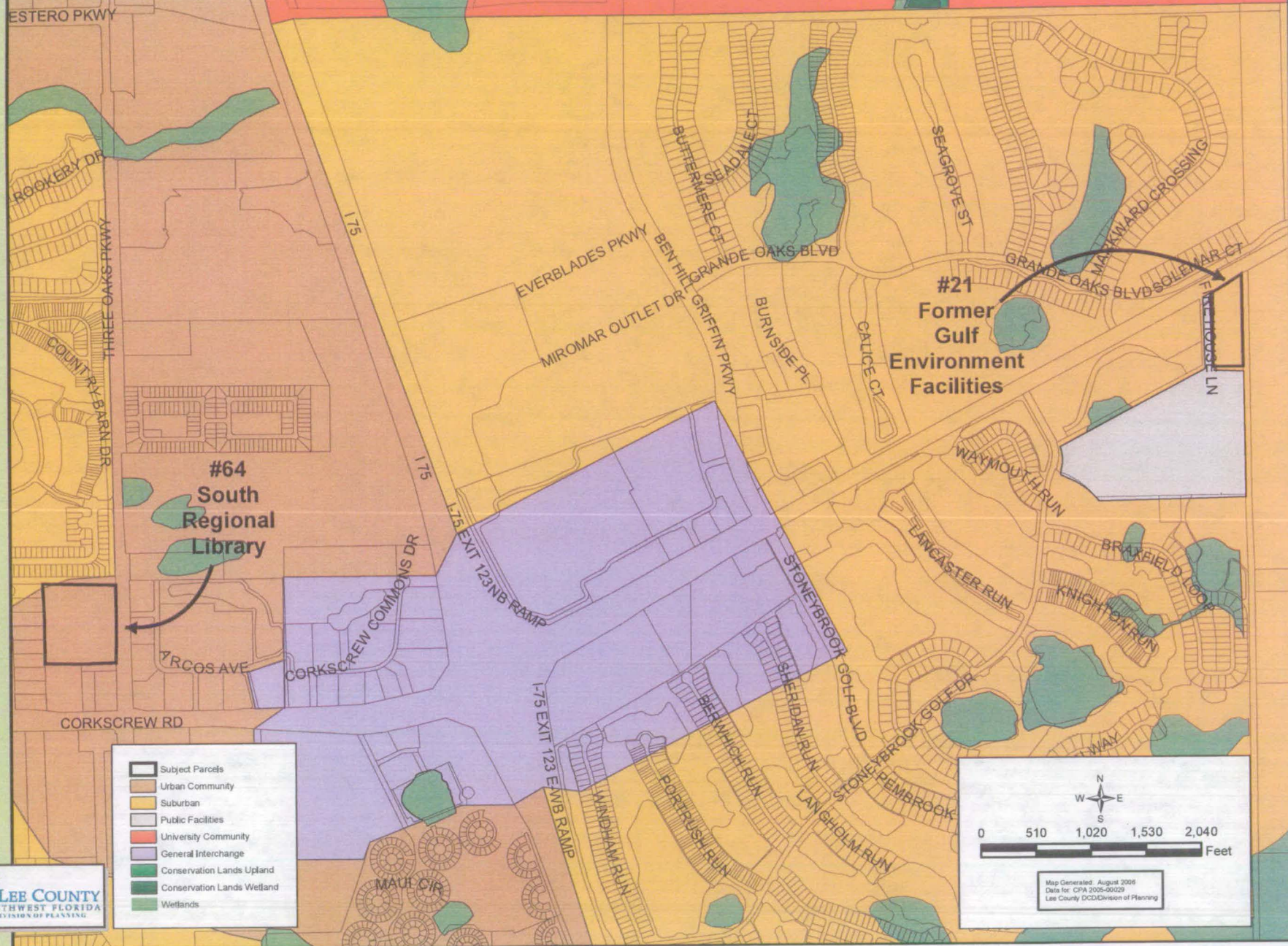


CPA 2005-00029

Map 31A Existing Future Land Use Category



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





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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

