



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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Ray Eubank, Community Program Administrator
Florida Department of Community Affairs
Division of Community Planning
Bureau of Local Planning
2555 Shumard Oak Boulevard
Tallahassee, FL. 32399-2100

Re: Amendments to the Lee Plan
Transmittal Submission Package for the 2000/2001 Regular Amendment Cycle

Dear Mr. Eubank:

In accordance with the provisions of F.S. Chapter 163.3184 and of 9J-11.006, this submission package constitutes the transmittal of the proposed 2000/2001 Regular Amendment Cycle to the Lee Plan. The Local Planning Agency held public hearings for these plan amendments on the following dates: January 22, 2001; February 26, 2001; March 26, 2001; April 23, 2001; June 4, 2001, June 25, 2001 and, July 23, 2001. The Board of County Commissioners transmittal hearing for the plan amendments was held on August 29, 2001. Per 9J-11.006(1)(a)(3), Lee County is requesting that the Department review the proposed amendments and provide an Objections, Recommendations, and Comments (ORC) Report. The proposed amendments are not applicable to an area of critical state concern. The Board of County Commissioners has stated its intent to hold an adoption hearing upon receipt of the ORC Report.

A summary of the plan amendment content and effect is attached to this letter. The name, title, address, telephone number, facsimile number, and email address of the person for the local government who is most familiar with the proposed amendments is as follows:

Mr. Paul O'Connor, AICP
Lee County Planning Division Director
P.O. Box 398
Fort Myers, Florida 33902-0398
(941)479-8585
Fax (941)479-8319
Email: oconnops@leegov.com

Included with this package, per 9J-11.006, are six copies of the adopted amendment, and supporting data and analysis. By copy of this letter and its attachments I certify that these amendments have been sent to the Regional Planning Council, the Florida Department of Transportation (FDOT),

P.O. Box 398, Fort Myers, Florida 33902-0398 (941) 335-2111
Internet address <http://www.lee-county.com>

AN EQUAL OPPORTUNITY AFFIRMATIVE ACTION EMPLOYER

the Department of Environmental Protection, Florida Department of State, Florida Fish and Wildlife Conservation Commission, the Department of Agriculture and Consumer Services, Division of Forestry, and the South Florida Water Management District.

Sincerely,
DEPT. OF COMMUNITY DEVELOPMENT
Division of Planning



Paul O'Connor, AICP
Director

All documents and reports attendant to this transmittal are also being sent, by copy of this cover, to:

Wayne Daltry
Executive Director
Southwest Florida Regional Planning Council

Mike Rippe, District Director
FDOT District One

Executive Director
South Florida Water Management District

Plan Review Section
Department of Environmental Protection

Florida Department of State

Florida Fish and Wildlife Conservation Commission

The Department of Agriculture and Consumer Services, Division of Forestry

2000/2001 LEE PLAN AMENDMENT CYCLE

SUMMARY OF PLAN AMENDMENT CONTENT AND EFFECT

- PAM 98-06** Amends the Future Land Use Map series for a portion of a specified parcel of land located in Section 20, Township 46 South, Range 25 East to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Outlying Suburban." Also, amends Lee Plan Policy 1.1.6 and Table 1(a), Note 6.
- PAT 99-14** Amends the Community Facilities and Services Element by modifying Policy 39.1.4 to reflect the current status of Lee County Division of Natural Resources in completing the identified basin studies and providing technical floodplain information and analysis. Given that the identified basin studies have been completed, the amendment proposes that the references to the basin studies be removed from Policy 39.1.4. Policy 39.1.4 has been amended to contain references to the appropriate government agencies that will be assisting Lee County in the development of new floodplain information.
- PAT 99-20** Reevaluates the allocations of Table 1(b), Planning Community Year 2020 Allocations, for consistency with existing and approved developments.
- Amends Map 16, Planning Communities, of the Future Land Use Map series to revise the Planning Community boundaries to reflect the incorporation of Bonita Springs and on going "grass roots" planning efforts.
1. CPA2000-04 Amends the Planning Community Year 2020 Allocation Table, Table 1(b), to provide sufficient allocations to accommodate the proposed residential component of the Orange River property. This request was included in PAT 99-20, as part of the analysis for the Fort Myers Planning Community. The specific request of this privately initiated amendment were not transmitted.
 2. CPA2001-01 Amends the Planning Community Year 2020 Allocation Table, Table 1(b), to provide sufficient allocations to accommodate the proposed residential component of the Bonita Beach Road Residential Planned Development. This request was included in PAT 99-20, as part of the analysis for the Bonita Springs Planning Community. The specific request of this privately initiated amendment were not transmitted.
- CPA2000-02** Amends Map 12 of the Future Land Use Map Series to delete the Boca Grande Pass Marina from the Water Dependent Overlay (WDO) zone, and,

amends Goal 15 of the Lee Plan by adding the following Objective and Policy:

Objective 15.5: Port Facility. The Water Dependent Overlay for South Boca Grande is limited to the Port Facility south of Belcher Road.

Policy 15.5.1: The commercial and industrial uses permitted in the Port District (excluding those specific uses approved pursuant to resolutions Z-86-166, Z-93-009, and Z-99-054) are not permitted within that portion of the boundaries of the Boca Bay Community with the zoning designation of Port District.

CPA2000-03

Amends the Future Land Use Map series, Map 1, the Future Land Use Map, to change the Future Land Use designation from Mixed Use Interchange and General Interchange to Outlying Suburban for approximately 152.37 +/- acres of land generally located in the northwest quadrant of the interchange of I-75 and Daniels Parkway. The amendment also deletes Policy 1.3.6, the Mixed Use Interchange descriptor policy, and reclassifies approximately 2 +/- acres that would remain in the Mixed Use Interchange category as General Interchange. Also, amends the Planning Communities Acreage Allocation Table 1(b), for the Daniels Parkway Planning Community, to remove 68 residential acres from the Mixed Use Interchange category and add 68 residential acres to the Outlying Suburban category.

CPA2000-06

Amends Map 1 of the Future Land Use Map series for land near Eagle Road, Section 24, Township 43S, Range 23E, from Open Lands to Rural. In addition, the amendment adds a Footnote to Table 1 (a) clarifying an exception to the Rural category for the area limiting the density in this area to 1 du/2.25 acres. Staff believes that the Rural category is a more suitable designation for the site than the Open Lands category given the existing density of residential uses and the character of the area. The area will remain designated as a non-urban area without increases in the allowable commercial and industrial intensities and the request will have a minimal impact on public service providers.

CPA2000-07

Amends the Future Land Use Map Series by adding a map delineating an area in Sections 13 and 24, Township 44 South, Range 24 East and Sections 17, 18, 19, and 20 Township 44 South, Range 25 East as an urban infill area. In addition, amends Objective 1.7, Special Treatment Areas, of the Future Land Use Element by adding a new policy describing urban infill areas of the County.

The state of Florida may have money available, for both planning and implementation, for Urban Infill and Redevelopment Grants. The City of Fort Myers Planning staff have identified an area along Martin Luther King Boulevard that has already qualified for a planning grant. The area contains both incorporated and unincorporated properties. The proposed plan

amendment, identifying the area for the planning study, is required in order to qualify for and receive the grant funding. At this time the grant application has been submitted and the City has been approved for the planning grant funding. The Board of County Commissioners, when they co-signed the grant application, committed to a plan amendment that would identify the subject property as an Urban Infill area.

CPA2000-08

Amends the Future Land Use Map (FLUM) series, Map 1, to more closely reflect the Town of Fort Myers Beach adopted Future Land Use Map. The categories used in the Fort Myers Beach Future Land Use Map are intended for different purposes than the Lee County Future Land Use categories. The Town's categories are targeted specifically for conditions on Estero Island, whereas the County categories were created for use in the entire County and have to address a broader range of conditions. As such, there are no exact matches between the two. Some Fort Myers Beach Categories such as Boulevard and Pedestrian Commercial have only approximate matches with Lee County FLUM categories.

CPA2000-09

Amends the Future Land Use Series, Map 1, by updating the Conservation Lands land use categories to include lands purchased by Lee County with the Conservation 2020 program and one property bought by the State of Florida (TIITF). New language was added to Policy 1.4.6 which states, "2020 lands designated as conservation are also subject to more stringent use provisions of 2020 Program or the 2020 ordinances." The Conservation Lands designation will give the County a competitive edge in obtaining grants, such as the Florida Community Trust, Greenways and Trails grant programs, through demonstrating Lee County's commitment to preserving natural areas as large parcels. The Conservation 2020 Program objective is to put into the public domain private lands that will sustain native plant and animal populations, help protect people and property from flooding, help replenish our underground drinking water supply, it will also 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.

CPA2000-10

Amends the Future Land Use Element by adding Research and Development as a permitted use under Policy 1.2.2, the Airport Commerce descriptor policy. The Research and Development land use is consistent with the uses that are already permitted in the Airport Commerce land use category. Providing for this use in Airport Commerce allows the County to better use the airport to attract new business in order to promote economic growth and diversification. Research and Development uses would benefit from a location proximate to the airport, the University, and I-75.

CPA2000-11

Amends the Future Land Use Element by modifying Policy 6.1.2.6 to clarify that extension of the interstate interchange use is not by right, but is permissive and subject to County review and approval.

Policy 6.1.2.6 states that “any contiguous property under one ownership **may** be developed as part of the interstate interchange...” This language does not guarantee that the interchange uses will be extended, nor does it state that the expansion of interchange uses is a choice made solely by the developer. The policy provides that certain criteria must be met in order to qualify for the expansion of the interchange, and once those criteria have been met, then the County has the ability to decide whether or not to allow it. The decision of whether or not to allow an interchange to be expanded should be made at the full discretion of the Board of County Commissioners given the potential impacts to the surrounding existing and future land uses. The existing language of Policy 6.1.2.6 does not make it clear enough that the County has full discretion over the expansion of the interchange uses. Staff has proposed amended language to the policy to help clarify this issue.

CPA2000-13

Amends the future Land Use Element by adding a policy to Goal 16, Private Recreational Facilities in the DR/GR, specifying minimum indigenous preserve area requirements. The purpose of the 200 acre indigenous preservation requirement for golf courses within the DR/GR is to protect water recharge, stormwater storage, and wildlife habitat. The criteria for achieving the indigenous preservation within these DR/GR developments should be stricter than areas within other Land Use Categories due to the sensitivity and importance of these lands to the general public. Policy 16.8 does not currently contain all the pertinent information for establishing minimum indigenous preservation criteria. It is important to amend Policy 16.8.12(2) of the Lee Plan to include minimum standards for indigenous preservation areas to insure the intent of the design criteria under Goal 16 is achieved.

CPA2000-14

Amends the Future Land Use Element by modifying Policy 16.3.9 to clarify the maintenance area intensity limitations. Policy 16.3.9 is ambiguous in its limitation on golf course maintenance areas. The 25,000 square feet per 18 hole regulation was intended to apply to the area of the maintenance building. Staff’s examination of the regulation, however, reveals that the limitation needs to be expanded to also include an acreage limitation that can accommodate other maintenance functions that may fall outside the primary maintenance building. The combination of the two limitations would prevent future confusion over the intent of the policy.

CPA2000-15

Amends the Future Land Use Element by modifying Policy 16.3.8.3 to clarify the setbacks from adjacent existing and planned residential uses. The LDC clearly states that the setback from golf course maintenance facilities to residential uses is measured from the edge of the “development area” to the residential property line. The proposed amendment to Lee Plan policy 16.3.8.3 is a reflection of the existing LDC regulation.

Certain vacant parcels in the DR/GR may be considered potential residential properties based on the property’s size, use, the zoning of surrounding

properties, the size of surrounding properties, and the ownership patterns in the area.

Golf course maintenance facilities present a negative visual appearance to the public when located immediately adjacent to public rights-of-way. The visual appearance along public roadways is a legitimate public interest. Additional standards for golf course maintenance areas are needed so that the public is not subjected to the negative visual impact that is brought about by these facilities. This impact should be kept internal to the development.

CPA2000-17

Amends the Future Land Use Element by removing Goal 13, Bonita Springs, and relocates policies which should continue to apply to the remaining unincorporated areas of Bonita Springs. The amendment evaluates the affect of the incorporation of the City of Bonita Springs and the provisions of Lee Plan Goal 13. The amendment proposes to delete from the Lee Plan those provisions in Goal 13 that will be responsibility of the City of Bonita Springs. The provisions of Goal 13 that do apply to the areas in south Lee County outside of the city limits are proposed to be retained and relocated. The amendment also adds a map, Map 13, depicting an irrigation well overlay to the Future Land Use Map series.

CPA2000-19

Amends the Lee Plan, text and Future Land Use Map series, to incorporate the recommendations of the Estero Community Planning Effort, establishing a Goal and subsequent Objectives and Policies specific to the Estero Community. The proposed goals, objectives, and policies are the result of a year long planning process. They directly reflect the vision that the Estero Community has for its future growth and development. Staff believes that this amendment should be viewed as a first step in a continuous process that addresses planning needs in Estero. Many issues have been addressed through this amendment, but there are others, such as those policies (or portions thereof) that staff has recommended for deletion, that will require more consideration in the future. The initial establishment of Goal 19 of the Lee Plan is the important first step that will open the door to address other land use planning issues in Estero as they arise. The Community identified a desire to maintain a "small town" feel and avoid high-rise residential uses while protecting existing neighborhoods from encroachment of potentially incompatible uses. The community has a desire to limit "tourist oriented uses," certain "detrimental uses," and high intensity uses along specific corridors. At the same time, the community expressed a desire for small-scale neighborhood commercial development.

CPA2000-21

This is a general update of the transportation element. The changes include a modification of Policy 22.1.4 to update the references to particular versions of the Highway Capacity Manual and the FDOT Level of Service Manual, a modification of Policy 26.1.3 to distinguish between traffic control devices and plans, an expansion of Goal 27 to include operations and maintenance among the aspects of transportation improvements that require coordination

with other governmental entities, addition of the new City of Bonita Springs to the list of cities in which the County declares a position of interest on land use decisions in Policy 27.1.3, and update of Policy 21.1.1 and the transportation map series to reflect the most recent MPO 2020 highway and transit plans.

CPA2000-22

Amends the Conservation and Coastal Management Element by adding a policy under Goal 78, Policy 78.1.6, stating that Lee County encourages the efforts of the South Florida Water Management District in establishing a Caloosahatchee Water Management Plan for the Caloosahatchee River. The South Florida Water Management District, the delegating entity over Southwest Florida's waterways, is establishing a Caloosahatchee Water Management Plan for the Caloosahatchee River through the participation of several studies and plans. Natural Resource staff and Planning staff recommend adding the proposed Policy to the Conservation and Coastal Management element of the Lee Plan supporting the effort.

CPA2000-23

Amends the Conservation and Coastal Management Element by adding a Policy under Goal 78, Policy 78.2.2, stating the County will review the Comprehensive Conservation and Management Plan for the Greater Charlotte Harbor Watershed by the year 2002. The Charlotte Harbor National Estuary Program has issued a draft Comprehensive Conservation and Management Plan for the Greater Charlotte Harbor Watershed. Natural Resource staff and Planning staff recommend adding the proposed Policy to the Conservation and Coastal Management element of the Lee Plan stating the County will review the plan in order to identify goals, objectives and policies relating to the recommendations of the drafted plan.

CPA2000-25

Amends the Parks, Recreation and Open Space Element by adding a new Objective and/or policies to Goal 52, Development Requirements, clarifying the purpose of open space in non-residential projects. The purpose of open space in a development is to provide pervious land area to achieve appropriate buffering, visual relief, landscaping, surface water treatment, and preservation of existing native trees and plant communities. Open space in non-residential developments serves these functions as it does in residential developments. Goal 52 of the Lee Plan currently does not treat all types of open space equally, addressing only residential open space. In addition, a new objective is proposed to require innovative open space design at the time of zoning review. This is consistent with other provisions of the Lee Plan and with the LDC. The purpose of the open space design is to assess the natural features of the site early in the development process, thereby incorporating the existing native vegetation in a manner that provides visual relief and buffers adjacent uses. Goal 52 of the Lee Plan should be modified to recognize the importance of open space and innovative design that incorporates natural features within developments.

- CPA2000-26** Prior changes to the Transportation Element of the Lee Plan eliminated references to "backlogged" roads because they had all been addressed in one fashion or another, and clarified some references related to "constrained" roads. These changes were not reflected in the Capital Improvements Element, where Policy 70.1.3 still includes "backlogged" and "constrained" roads references that are now inconsistent with language in the Transportation Element. The amendment eliminates the "backlogged" roads reference and updates the "constrained" roads reference in Policy 70.1.3.
- CPA2000-27** Amends the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program. Lee Plan Policy 70.1.1 requires a Capital Improvements Program to be prepared and adopted on an annual basis. Florida Statute 163.3177(3)(b) requires that the Capital Improvements Element of the comprehensive plan be amended annually to reflect the modifications of the adopted Capital Improvement Program (CIP). This amendment incorporates the most recently adopted CIP in the Capital Improvements Element.
- CPA2000-29** Adds a definition for the term "Natural Resource Extraction" to the Lee Plan Glossary. In addition, amends the Future Land Use Element by adding the term "Natural Resource Extraction" to Goal 10 and its Objectives and Policies, where applicable, clarifying that natural resources other than minerals are subject to Goal 10 requirements. Principal resources sought in Lee County are sand, gravel, limestone, oil and gas which include both organic and inorganic materials. It should be ensured that all mined materials, organic and inorganic, are included under the language of Goal 10. The improved term, "Natural Resource Extraction," should be placed in the Lee Plan Glossary to support the new term.
- CPA2000-31** Amends Policy 1.7.1, Airport Noise Zones, of the Future Land Use Element by removing language pertaining to the dedication of noise and aviation easements to Lee County within noise zones 2 and 3. Also amends the Lee Plan by deleting Policy 32.2.6. pertaining to the Aviation Easements Program. In addition, amends the Lee Plan Glossary by removing the definition of the term aviation easement as it will no longer apply in the Lee Plan. The proposed amendment has no effect on existing or future land uses.

**CPA2000-06
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

DCA Transmittal Document

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(941) 479-8585*

August 29, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2000-06**

☒

Text Amendment

☒

Map Amendment

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

STAFF REPORT PREPARATION DATE: June 18, 2001

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

2. REQUEST:

Review, and amend if necessary, Map 1 of the Future Land Use Map series for land near Eagle Road, Section 24, Township 43S, Range 23E, from Open Lands to Rural.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. REVISED RECOMMENDATION: Planning staff recommends that Map 1, the Future Land Use Map, be amended to change the future land use designation of this area from the "Open Lands" future land use category to the "Rural" future land use category. In addition, staff recommends adding a Footnote to Table 1 (a) clarifying the exceptions of the Rural category for the area. Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided under Part IV.D., the Transmittal Hearing portion of this report.

2. ORIGINAL RECOMMENDATION: Planning staff recommends that Map 1, the Future Land Use Map, be amended to change the future land use designation of this area from the "Open Lands" future land use category to the "Rural" future land use category.

3. BASIS AND RECOMMENDED FINDINGS OF FACT: See the various conclusions contained in the Staff Analysis. These include the following:

- The proposed amendment is consistent with Policy 1.4.1, the Rural future land use descriptor policy of the Lee Plan.
- The area is surrounded by lands designated Outlying Suburban to the south, east, and west.
- Staff believes that the Rural category is a more suitable designation for the site than the Open Lands category given the existing density of residential uses and the character of the area.
- The standards for commercial and industrial uses permitted are the same in both the Open Lands and Rural categories. The area will remain designated as a non-urban area without increases in the allowable commercial and industrial intensities.
- This amendment, could result in an increase in the population accommodation capacity of the Future Land Use Map (FLUM) by 716 persons (343 du's X 2.09 persons per unit). Staff concludes, using this worst case analysis, that this increase in the population accommodation capacity of the FLUM is insignificant when viewed in the context of the county wide accommodation capacity.
- The proposed land use change will not cause future road network plan changes. The requested land use change will have a minimal impact on public safety service providers.

C. BACKGROUND INFORMATION

1. EXISTING CONDITIONS

SIZE OF PROPERTY: 413.86 ACRES

PROPERTY LOCATION: The subject area is bordered on the west by Juanita Boulevard, the east by Andalusia Boulevard, the south by Jacaranda Parkway, and the north by Gator Slough.

EXISTING USE OF LAND: The existing uses in the area are single family dwelling units and the majority of the remainder is currently vacant.

CURRENT ZONING: AG-2

CURRENT FUTURE LAND USE CLASSIFICATIONS: Open Lands and Wetlands

2. INFRASTRUCTURE AND SERVICES

WATER & SEWER: The area is not located within Lee County Utilities Future Water or Sewer Service areas for potable water service and sanitary sewer service. Currently there are no facilities in the area and there are no plans to install infrastructure. The area's utility needs are currently served through wells and septic systems.

FIRE: The property is located in the Burnt Store Fire Control District.

TRANSPORTATION: The subject area abuts Juanita Boulevard to the west and Andalusia Boulevard to the east. Jacaranda Parkway East runs along the southern portion of the area. All surrounding roadways are collector roads maintained by the City of Cape Coral.

SOLID WASTE FRANCHISE: Service will be provided by Florida Recycling, Inc.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

INTRODUCTION

The proposed amendment would change the land use designation on the Future Land Use Map from "Open Lands" to "Rural" for an approximate 413.86 acre area of land located in the southern portion of Section 24, Township 43 South, Range 23 East which is divided by the Gator Slough canal. The site is surrounded by the City of Cape Coral limits on the south, east, and west. Gator Slough canal, within unincorporated Lee County bounds the area to the north. The current Future Land Use classifications of the area are Open Lands and Wetlands. Approximately 73.68 acres of the area are designated as Wetlands and would remain unchanged. If the amendment is approved the allowable density would change from an Open Lands density of 1du/10 acres or 1 du/5 acres in conjunction with a Planned Development, to a Rural density of 1 du/acre.

The proposed amendment stems from an appeal of an administrative interpretation of the single family residence provisions of the Lee Plan. The subject parcel, which is located within the boundaries of the proposed amendment, comprises approximately 3.27 acres of land within the Open Lands future land use category. The parcel remains zoned AG-2 as it did at the time of its administrative interpretation. The maximum density allowed in the Open lands category is 1du/10 acres for conventionally zoned land. Under the findings of fact in the interpretation dated April 27, 2000 it is noted that the property was created as a separate parcel in 1991. Therefore the parcel was created after the density reduction provisions in the settlement agreement between Lee County and the Department of Community Affairs in September 1990.

The Lee Plan requires that parcels created after December 21, 1984 be lawfully created and comply with the Lee Plan as it existed at that time. The administrative interpretation concluded that the applicant failed to demonstrate that the single family residence provisions of the Lee Plan applied to the subject property. At this time the applicant appealed the interpretation to the Board of County Commissioners where the Board conducted a review and reversed the determination. It was at this public hearing held on August 1, 2000 that the Board suggested staff review the area of the subject neighborhood and determine the feasibility of a map amendment to the subject area. The Board officially initiated the proposed amendment on September 19, 2000.

SUMMARY

The subject 413.86 acre property is a combination of single family dwelling units and vacant parcels. There is a total of 113 parcels in the area and 33 are currently vacant. A map depicting these vacant lots can be seen as Attachment 1. The parcels within the subject area range in size from approximately 1 to 20 acres with an average parcel area calculation of 3.66 acres. As shown in Table 1 below, there are

currently nineteen parcels 5 acres or more in size, seven of which range from 10 to 20 acres with the possibility of dividing under the existing density standards. Attachment 2 is a map depicting the information shown in Table 1. Currently only four acres are actively agricultural.

Table 1

Acreage Range	Number of Lots
0 - 4.99	94
5 - 9.99	12
10 - 14.99	5
15 - 19.99	2

COMPREHENSIVE PLAN BACKGROUND

In 1984, Lee County adopted its first official Future Land Use Map (FLUM) as an integral part of its comprehensive plan. At that time the subject area had a future land use designation of Rural. In 1989 this maximum density was challenged by the Department of Community Affairs (DCA) under the findings that the density encouraged urban sprawl. A settlement agreement later in the year provided that Lee County would amend the Future Land Use Map lowering the maximum density to 1 du/10 acres with a new "Water Resources" category. In 1990 Lee County complied with the agreement and created the new category, the Density Reduction/Groundwater Resource (DRGR) areas. The placement of the new category throughout the county was based on several ongoing investigative studies at the time. Staff's review of the studies noted that areas important for recharge and potential future water withdrawals included the non-urbanized areas north of the Caloosahatchee River near the Charlotte County line. Lee County included the subject area within the new future land use category designation. In response to the new designation many landowners throughout the county filed requests to redesignate their properties.

During the 1993 Evaluation and Appraisal Report (EAR) the county hired Henigar & Ray, Inc. to conduct a study determining the maximum densities that could be permitted in the DRGR without jeopardizing water supplies. Based on the findings of the study and other planning factors, staff made recommendations allowing higher densities for specific areas of the existing DRGR. As a result staff recommended that the area between Burnt Store Road and U.S. 41 north of Cape Coral, the Yucca Pen area, be placed in a new "Open Lands" future land use category with a maximum density of 1 du/5 acres if done as a Planned Development. This future land use designation remains the current category for the subject area today.

ADJACENT ZONING AND USES

The subject area is currently zoned AG-2 as well as the properties to the north located on the northern side of Gator Slough. As noted above, the area is surrounded on three sides by the City of Cape Coral with the city's R1B zoning to the east and west. To the south properties are zoned RDW and R1B. All of which are residential zoning districts. Land to the north of the Gator Slough canal is currently vacant. The surrounding approximate quarter acre lots within the city are primarily vacant also.

POPULATION ACCOMMODATION CAPACITY DISCUSSION

Lee County has had a long standing issue with the Department of Community Affairs (DCA) in regards to the Population Accommodation Capacity of the Lee County Future Land Use Map (FLUM). DCA has opined in the past that the accommodation capacity of the FLUM exceeds the population projections of the planning horizon. Currently the area is composed of 113 lots of which there are 80 occupied by single family dwelling units. Due to these existing homes staff would anticipate that the maximum density under the proposed amendment would most likely never be achieved on those occupied lots. Staff has conducted a population accommodation analysis. Currently, the Open Lands standard density permits up to 1 du/5 acres and the Wetlands standard density permits 1 du/20 acres. This means that 71 dwelling units could be constructed in the area under the current designations. This could result in an increase in the population accommodation capacity of the map by 148 persons (71 du's X 2.09 persons per unit). The Rural category standard density permits up to 1 du/acre. This means that 343 dwelling units could be constructed in the area under the Rural and Wetlands designation. This could result in an increase in the population accommodation capacity of the map by 716 persons (343 du's X 2.09 persons per unit). Staff notes that this scenario is unlikely due to the fact that there are already 80 dwelling units existing today. Staff concludes, using this worst case analysis, that this increase in the population accommodation capacity of the FLUM is insignificant when viewed in the context of the county wide accommodation capacity.

Once again staff notes that there are approximately 80 units existing on individual parcels and there are 33 vacant parcels which could forseebly be divided into 1 acre tracts if the proposed amendment is approved. Even further, today there are 23 vacant parcels of 2 acres or more that would meet the 1 du/acre standard density requirements of the Rural future land use category.

CONSISTENCY WITH THE "RURAL" LAND USE CATEGORY

The amendment proposes that the property's future land use designation be amended from Open Lands to Rural. The Open Lands areas are described by Policy 1.4.4 and the Rural areas are described by Policy 1.4.1. Both of the policies are reproduced below:

***POLICY 1.4.4:** Open Lands are upland areas that are located north of Rural and/or sparsely developed areas in Township 43 South. These areas are extremely remote from public services and are characterized by agricultural and low-density residential uses. Commercial and industrial uses are permitted in this category in accordance with the standards in the Rural category. The maximum density in this category is one dwelling unit per ten acres (1 du/10 acres); except that a maximum density of one dwelling unit per five acres (1 du/5 acres) is permitted if the planned development process is used to prevent adverse impacts on environmentally sensitive lands (as defined in Policy 77.1.1.4)*

***POLICY 1.4.1:** The Rural areas are to remain predominantly rural--that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre). (Amended by Ordinance No. 98-09)*

The proposed amendment is consistent with the Rural designation for the following reasons: the area was denser than its current underlying future land use category through unrecorded lot splits prior to the 1989 settlement agreement; the area did not meet the characteristics of the DR/GR and Open Lands categories at the time it was placed under such designations; it is located adjacent to the Cape Coral city limits with an underlying future land use category of Outlying Suburban where the current platted lots average 4 du's/acre; the area is located between a designated future urban area and a future non-urban area; the area

will remain designated as a non-urban area without increases in the allowable commercial and industrial intensities; and, as noted below, the proposed amendment is consistent with Lee Plan Standards 11.1 and 11.2, Water and Sewer, which states any new residential development density above 2.5 dwelling units per acre is required to connect to adequate infrastructure. The existing density of the area today as well as the density associated with the proposed amendment are under the threshold of this requirement. Standards 11.1 and 11.2 are reproduced below:

STANDARD 11.1: WATER

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development in excess of 30,000 square feet of gross leasable (floor) area per parcel, must connect to a public water system (or a "community" water system as that is defined by Chapter 17-22, F.A.C.).*

STANDARD 11.2: SEWER

1. *Any new residential development that exceeds 2.5 dwelling units per gross acre, and any new single commercial or industrial development that generates more than 5,000 gallons of sewage per day, must connect to a sanitary sewer system.*

MAP 16 - PLANNING COMMUNITIES AND TABLE 1(b)

The proposal is currently inconsistent with the provisions of Lee Plan Table 1(b). This table and the "Planning Communities" map (Map 16) replaced the functions of the Year 2010 Overlay.

The area is located within the Burnt Store Planning Community and in this community there are 431 acres allocated for residential uses in the Rural land use category. The support documentation indicates that 247 acres of Rural land within this community are currently developed with residential uses, leaving a surplus of 184 acres that could be developed with residential uses in the Rural portions of this community before the year 2020.

The proposed plan amendment would place 340 acres within the Rural future land use category creating an increase of 156 acres above the current acreage allocations that could be developed with residential uses. Planning staff has concluded that this proposed amendment does require an amendment to Table 1(b) as the proposal is not, as the current data indicates, consistent with the table. Planning staff proposes that the additional 156 acres be removed from the Open Lands allocations in the Burnt Store Community and be placed in the Rural allocations of the Burnt Store Community. Such a replacement can be justified by the fact that these residential acreages are existing as of today and have already been accounted for in the Open Lands allocations.

During the current 2000/2001 plan amendment cycle, plan amendment PAT 99-20 conducts a review of the Planning Community Year 2020 Allocations and the proposed future land use map change will be considered in that evaluation.

TRANSPORTATION ISSUES

The property is located between Juanita Boulevard and Andalusia Boulevard, north of Jacaranda Parkway East. The Gator Slough Canal intersects the entire section of land to the north of the subject area.

The Lee County Department of Transportation has reviewed the request and has provided Planning staff written comments dated May 25, 2001 (see Attachment 3). The Department of Transportation has concluded that a 272-unit increase on this property will not alter the future road network plans." DOT staff re-ran the long range transportation model with the worst case scenario that could result from the new land use category on the subject area to arrive at this conclusion.

Planning staff notes that a traffic analysis is required by the County's local development approval process. This analysis determines the need for any site-related improvements such as turn lanes on the adjacent roadways and roadway improvements within the residential area itself.

PUBLIC SAFETY ISSUES

Emergency Management - Hurricane Evacuation/Shelter Impacts

Lee County Emergency Management (EM) staff have reviewed the proposal and provided written comments dated May 24, 2001 (see Attachment 4). EM staff provides that "it is unlikely that the change will have a measurable impact on hurricane evacuation routes or hurricane shelters because the area is located in category 4/5 storm surge zone." The memo provides that dwelling units in this area are not subject to the hurricane impact mitigation requirements set forth in the Lee County Land development Code.

SCHOOL IMPACTS

Staff of the School District of Lee County has reviewed the proposal and provided written comments dated May 25, 2001 (see Attachment 5). District staff state that "the proposed unit increase would generate approximately 107 students, creating an impact of approximately five new classrooms along with additional staff and core facilities." District staff provided the following:

"This letter is in response to your request for a determination of adequacy from the Lee County School District on a future land use plan map amendment you have initiated. According to your request, the proposed changes in land use could create up to 343 new residential dwelling units using the worst case scenario. Based on an estimated student generation rate of .31 per dwelling unit, the proposed unit increase would generate approximately 107 students, creating an impact of approximately five (5) new classrooms along with additional staff and core facilities."

"According to the FY 00-01 District budget, operating expenditures per Full Time Equivalent (FTE) student are \$5,907, so the proposed plan amendment could create a financial impact of up to \$2,026,101 to the District. In addition, the five classrooms would cost an estimated \$605,800 in capital costs, for a total of \$2,631, 901."

SOILS

The 1984 U.S. Department of Agriculture Soil Survey of Lee County classified the following soil types present on the property - 6 Hallandale fine sand; 13 Boca fine sand; 39 Isles fine sand, depression; 42 Wabasso sand, limestone substratum; 74 Boca fine sand, slough; and 77 Pineda fine sand, limestone substratum.

UTILITIES

Staff from the Utilities Division have indicated, regarding sanitary sewer and potable water service, that the property is not located within either of the Lee County Utilities Franchise areas, or future service areas

as defined in the Lee Plan. Therefore, Lee County Utilities currently has no facilities or plans to construct infrastructure within the area.

COASTAL ISSUES

The 1991 "Hurricane Storm Tide Atlas for Lee County," prepared by the Southwest Florida Regional Planning Council (SWFRPC), shows that the property is located within the Category 4/5 storm surge zone. Additionally, the property is located in the SWFRPC Category 4/5 evacuation zone.

B. CONCLUSIONS

The proposed amendment is consistent with Policy 1.4.1, the Rural future land use descriptor policy. Staff finds that the Rural category is a suitable designation for the site. All of the land area surrounding the subject area to the west, south, and east is designated as a future urban area within the city of Cape Coral with the Outlying Suburban designation. Staff also finds that the Rural category is an appropriate designation for the area given the existing adjacent future urban area designation and the existing character of the neighborhood. The area will remain designated as a non-urban area without increases in the allowable commercial and industrial intensities. Additionally the area will be within the infrastructure requirements of Standards 11.1 and 11.2 of the Lee Plan discussed earlier in staff's analysis. The request will have a minimal impact on public service providers.

C. STAFF RECOMMENDATION

Planning staff recommends that Map 1, the Future Land Use Map, be amended to re-designate the subject property from "Open Lands" to "Rural." This recommendation is based upon the previously discussed issues and conclusions of this analysis. In addition, staff recommends adding a Footnote to Table 1 (a) clarifying the exceptions of the Rural category for the area as provided under Part IV.D., the Transmittal Hearing portion of this report.

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

DATE OF PUBLIC HEARING: June 25, 2001

A. LOCAL PLANNING AGENCY REVIEW

Staff gave a brief presentation on the proposed amendment. The LPA provided no discussion concerning the proposed amendment.

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

1. **RECOMMENDATION:** The LPA recommends that the Board of County Commissioners transmit this amendment.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by the staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
SUSAN BROOKMAN	<u>AYE</u>
BARRY ERNST	<u>AYE</u>
RONALD INGE	<u>ABSENT</u>
GORDON REIGELMAN	<u>AYE</u>
VIRGINIA SPLITT	<u>ABSENT</u>
GREG STUART	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: August 29, 2001

A. BOARD REVIEW: Staff presented the proposed amendment before the Board on August 29, 2001. Several residents of the area were also present and placed their objections to the proposed Rural density of 1 dwelling unit per acre. In addition staff received two letters, shown as Attachments 6 and 7, from residents of the area objecting to the proposed density. The residents of the area have expressed concerns, through the letters and participation at the public hearing, that the proposal of 1 dwelling unit per acre is too dense and not compatible with their equestrian community. The residents have expressed that a maximum density of 2.5 dwelling units per acre is more appropriate for the neighborhood, given the existing character of the area.

One member of the Board had concerns with regulating density in the area, due to the many lot splits that have occurred after the imposition of the Density Reduction Groundwater Resources and Open Lands density restrictions in this area. Staff explained that many of the lots in the area were already below density with the previous adoption of the DR/GR category for the area. Staff also noted that the acreage of many of the smaller existing lots are slightly below the 2.5 acre threshold and recommended that a 10% adjustment above or below the threshold should be considered.

After discussion the Board made the final recommendation to transmit the proposed amendment as proposed under the Rural future land use category with an exception to the subject area within this category where the maximum density/minimum lot size is 1 dwelling unit per 2.5 acres. In addition the board recommended this density would allow a flexible density range from 2.25 to 2.75 acres. Staff has added a footnote to Table 1(a) excepting this area from the standard range. See the proposed language below.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

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

C. VOTE:

JOHN ALBION	<u>AYE</u>
ANDREW COY	<u>AYE</u>
BOB JANES	<u>AYE</u>
RAY JUDAH	<u>AYE</u>
DOUG ST. CERNY	<u>AYE</u>

D. BoCC TRANSMITTED LANGUAGE:

¹¹ In the Rural category located in Section 24, Township 43 South, Range 23 East and south of Gator Slough, the maximum density is 1 du/2.25 acres.

**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

ANDREW COY

BOB JANES

RAY JUDAH

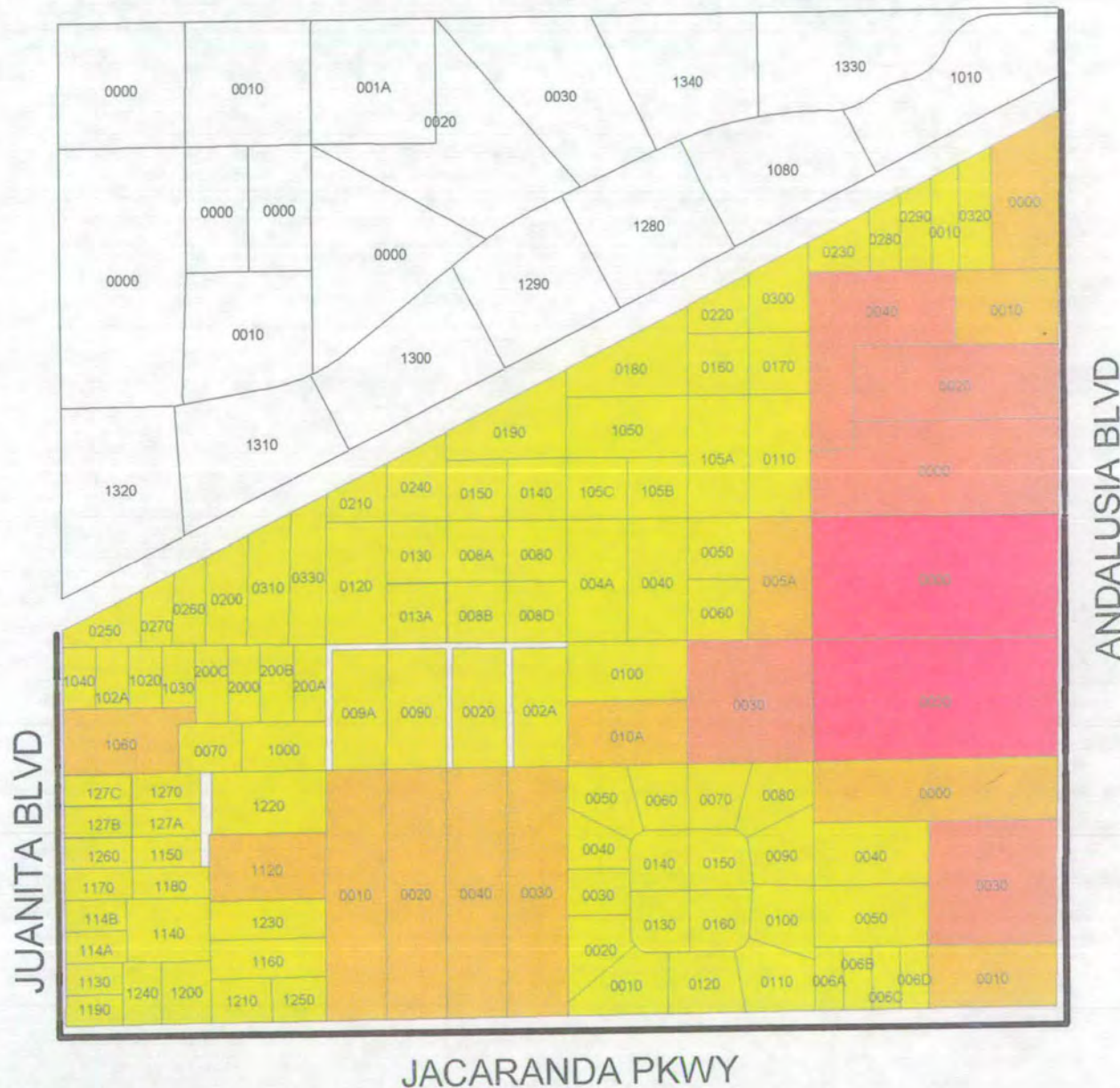
DOUG ST. CERNY

100

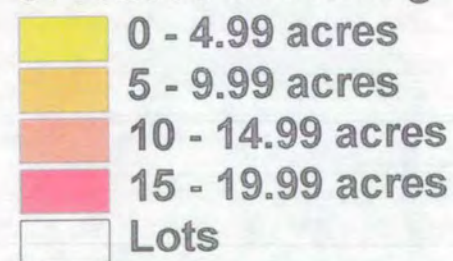


Attachment 1

Parcel Acreages



CPA 2000-06 Acreages



Memo

To: Paul O'Connor, Division of Planning

From: David M. Loveland, Planning Program Director

Date: May 25, 2001

Subject: **CPA 2000-06 – Publicly Initiated Lee Plan
Future Land Use Map Amendment**

AC for DML

We have reviewed the above application which requests that the land use designation of approximately 340 acres be changed from the existing Open Lands to Rural. As indicated by your letter of May 18, 2001, the proposed Rural designation would allow approximately 343 dwelling units in the subject area vs. the existing designation allowing 71 dwelling units. After running the FSUTMS travel demand model for the year 2020 condition, we have determined that a 272-unit increase on this property will not alter the future road network plans.

Please let me know if you have any questions.

LW/DML/mlb

cc: Administrative File

LEE COUNTY
RECEIVED
01 MAY 30 AM 9:45
COMM. DEV.
PUB. WORKS CNTR.
SOUTH FLORIDA

Interoffice Memo

Date: 5/24/01

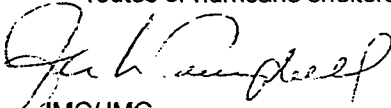
To: Paul O'Connor, Director, Division of Planning

From: John M. Campbell, Chief of Planning, Emergency Management

RE: CPA 2000-06 – Publicly Initiated Lee Plan Future Land Use Map Amendment

Priority: [Urgent]

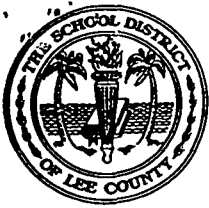
-
1. Emergency Management has reviewed the impact of an amendment relating to the future land use map (FLUM) designation for land near Eagle Road, Section 24, Township 43S, Range 23E.
 2. This land is located in a Storm Surge Flood zone for a category 4/5 hurricane. Therefore, dwelling units in this area are not subject to the Hurricane impact mitigation requirements set forth in the Lee County Land Development Code, Ordinance 00-14, section 2-485, dated June 2000.
 3. With an occupancy rate of 2.25 persons per dwelling unit, the number of residents could potentially increase from 160 to 772 for an increase of 612. With the number of vehicles per dwelling unit being estimated at 1.1, the number of vehicles will increase from 79 to 378 for an increase of 299. However, it is unlikely that the change will have a measurable impact on hurricane evacuation routes or hurricane shelters because the area is located in category 4/5 storm surge zone.


JMC/JMC

1/5/2001

LEE COUNTY
RECEIVED
01 MAY 25 PM 1:54
DIV. OF PLANNING
PUBLIC AFFAIRS
STREET FLOOR

1



CPA 2000-06

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901-3916 • (941) 334-1102

KATHERINE BOREN
CHAIRMAN • DISTRICT 4

TERRI K. WAMPLER
VICE CHAIRMAN • DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, Ph.D.
DISTRICT 3

LISA ROCKRUS
DISTRICT 5

BRUCE HARTER, Ph.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

May 25, 2001

Mr. Paul O'Connor, Director
Division of Planning
P. O. Box 398
Ft. Myers, FL 33902-0398

Re: Request for Determination of Adequacy
Publicly Initiated Lee Plan Future Land Use Map Amendment, CPA 2000-06

Dear Mr. O'Connor:

This letter is in response to your request for a determination of adequacy from the Lee County School District on a future land use map plan amendment you have initiated. According to your request, the proposed changes in land use could create up to 343 new residential dwelling units using the worst case scenario. Based on an estimated student generation rate of .31 per dwelling unit, the proposed unit increase would generate approximately 107 students, creating an impact of approximately five (5) new classrooms along with additional staff and core facilities.

According to the FY 00-01 District budget, operating expenditures per Full Time Equivalent (FTE) student are \$5,907.00, so the proposed plan amendment could create a financial impact of up to \$2,026,101.00 to the District. In addition, the five classrooms would cost an estimated \$605,800.00 in capital costs, for a total of \$2,631,901.00.

If you have any further questions or comments, please give me a call.

Sincerely,

Stephanie Keyes, AICP, Facilities Planner
Construction Services

cc: Tyler F. Patak, NCARB, Director

LEE COUNTY
RECEIVED
01 MAY 30 AM 9:44
COMM. DEV./
PUB. WORKS CNTR.
SECTION 1100R

CPA2000-06.doc

ENSURE STUDENT SUCCESS
AFFIRMATIVE ACTION / EQUAL OPPORTUNITY EMPLOYER

Attachment 5

Lenora E. Doak
12571 Country Eagle Rd.
Cape Coral, FL 33909

August 28, 2001

Paul O'Conner, Planning Director

Subject: CPA 2000-06 Proposal to Redesignate to Rural Land Use

It was brought to my attention this week that there was to be a meeting with a proposal to change the land density from 10-acre spacing/home site to a 1-acre home site.

I recently purchased in this area of The Woods because of the country setting and the large lots of several acres and moved from my home in Oklahoma. I really do not want to see the area changing to look like all of the other neighborhoods in Cape Coral. 1 acre spacing would be too drastic and would change the entire appearance of our neighborhood. The other concern is that there needs to be large acreages in here in order for the water to drain after large rains.

I would like to request that you recommend and support a density spacing of not less than 2½ acres.

Thank you very much.

Sincerely,


Lenora E. Doak

W. D. & Vivian Miller
17580 Eagle View Ln.
Cape Coral, FL 33909

August 27, 2001

Paul O'Conner, Planning Director

Subject: CPA 2000-06 Proposal to Redesignate to Rural Land Use

Per our conversation today on the redesignation of the land use in the Woods to 'rural land use' I would like to request that consideration be made to require a minimum of 2 ½ acres per unit and not 1 acre per unit for building.

This is a very nice subdivision with the average homesite of approx. 3+ acres. Changing the density to 1 acre parcels would affect the character of the neighborhood (the reason that we chose this area) and would totally change the country setting with all the trees. A number of the properties also have their own ponds to address the water issues when there is excessive rain. We also feel that not only would the appearance and the original intent of the subdivision be altered but that there would also be a water/drainage problem with homes on that close of spacing. Our property, for example, is bordered by a ten-acre parcel on one side (undeveloped) and we would not like to suddenly see multiple houses in that area which would also cause a water runoff/flooding problem.

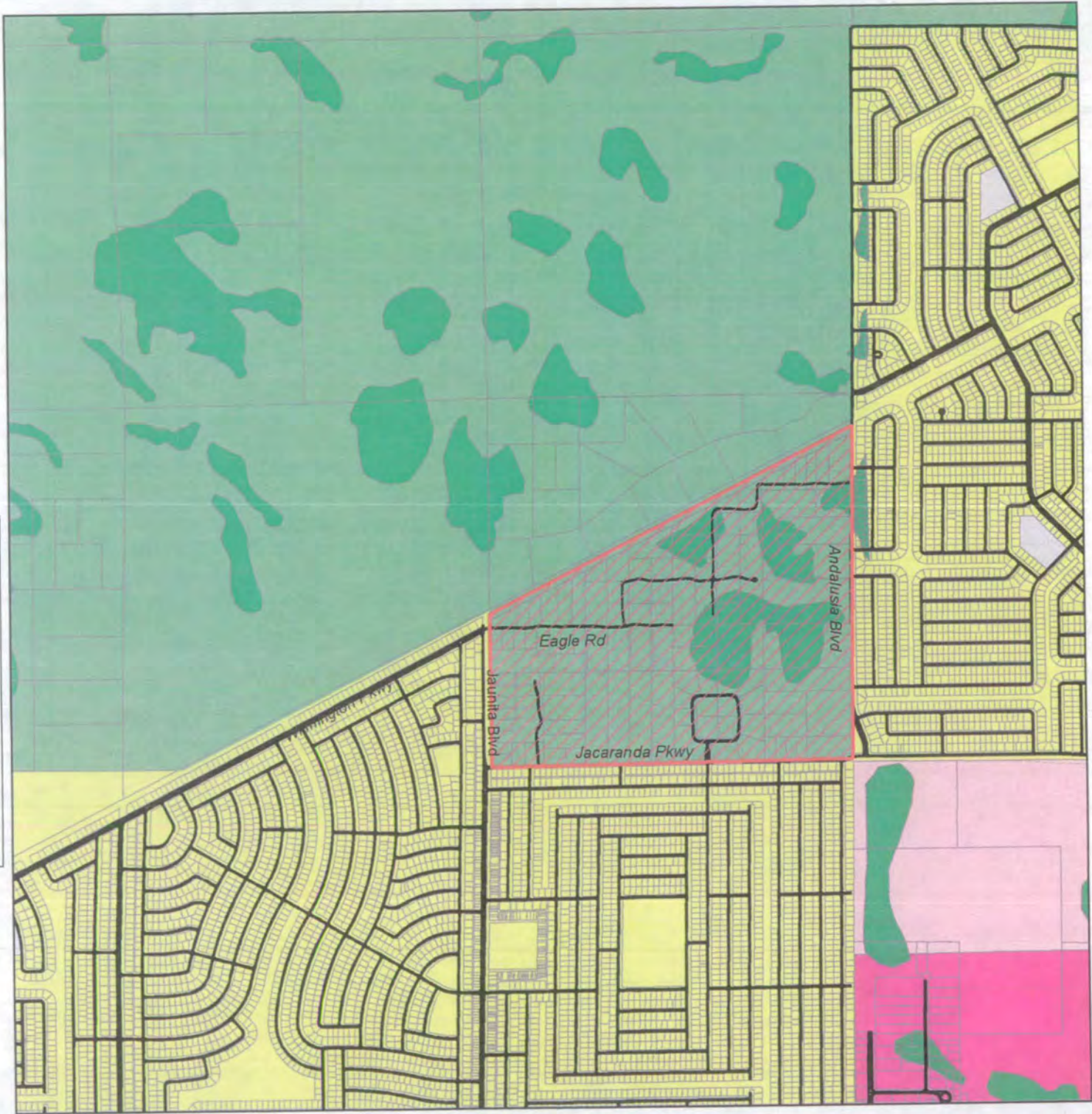
Please take this request into consideration and limited density to 2 ½ -3 acre spacing.
Thank you very much.

Sincerely,



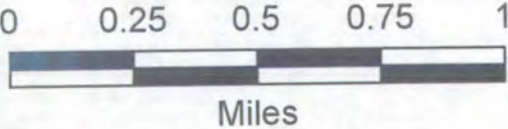
W. D. & Vivian Miller

CPA 2000-0006
Existing Future
Land Use Map




Future Land Use Categories

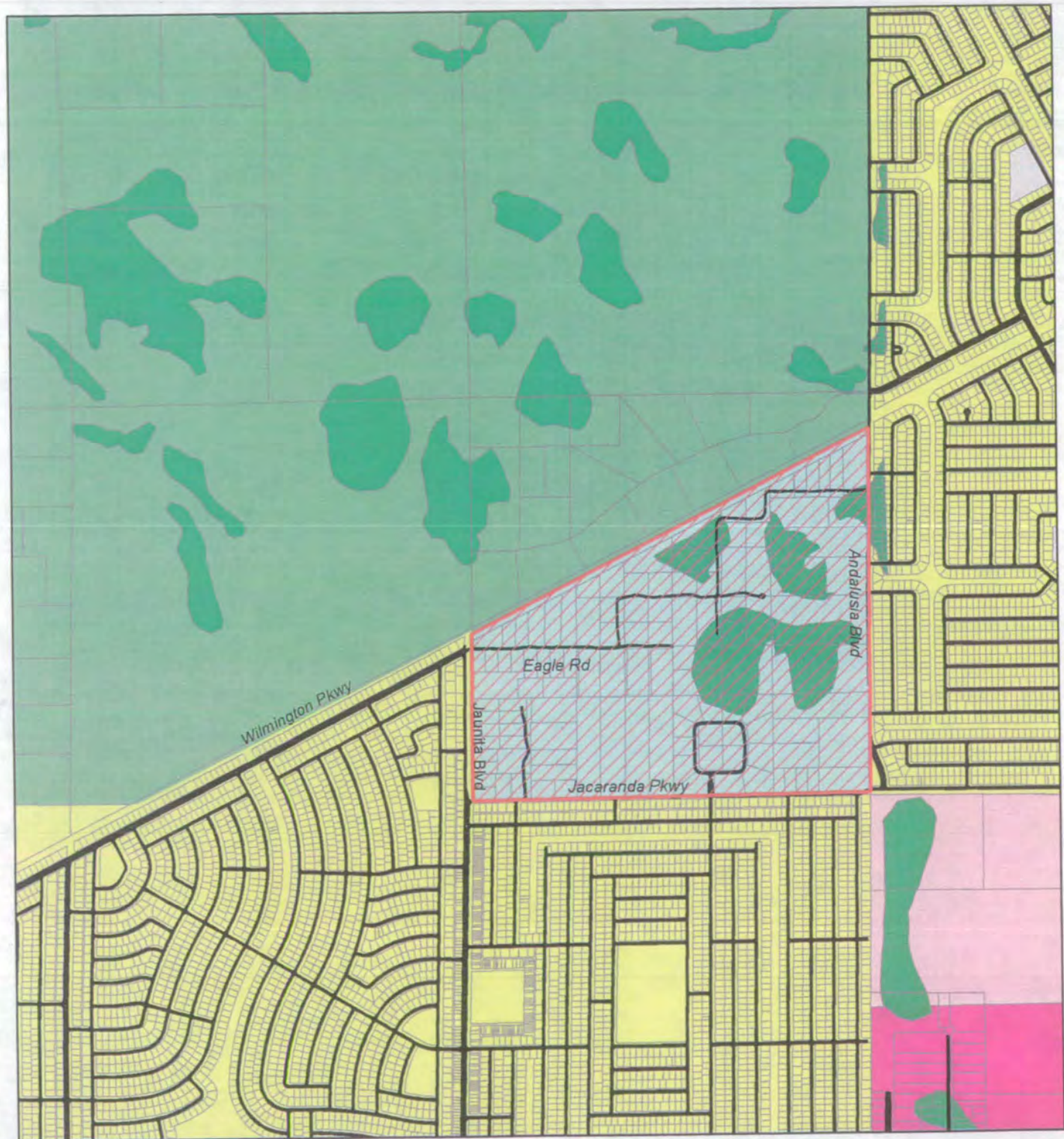
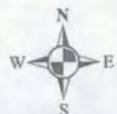
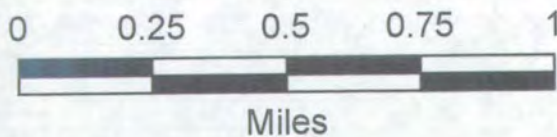
- Intensive Development
- Outlying Suburban
- Industrial
- Public Facilities
- Rural
- Open Lands
- Wetlands
- Subject Area

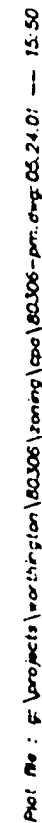


CPA 2000-0006
Proposed Future
Land Use Map

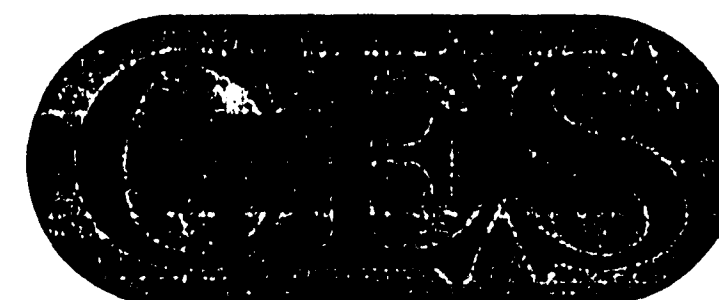
Future Land Use Categories

-  Intensive Development
-  Outlying Suburban
-  Industrial
-  Public Facilities
-  Rural
-  Open Lands
-  Wetlands
-  Subject Area





date 022801
drawn RHH
file name: PARCELMAP
job CPA

[illegible]

COMMUNITY ENGINEERING SERVICES, INC.
Civil Engineering • Surveying • Project Management

9200 Bonita Beach Road Suite 213
Bonita Springs, Florida 33923
Telephone (941) 495-0009 Fax (941) 495-7934

WORTHINGTON OF RENAISSANCE, LLC.
 PARCEL MAP

LEE COUNTY, FLORIDA

scale: $1'' = 300'$

SHEET

1 OF 1

date_

Boylan Environmental Consultants, Inc.

Wetland & Wildlife Surveys, Environmental Permitting,
Impact Assessments
11000 Metro Pkwy., Suite 4, Ft. Myers, Florida 33912

South Florida Water Management District
Wetland Jurisdictional Determination

Project: The Renaissance

Craig D. Schmittler 8-25-2000
Craig Schmittler Date

WETLANDS

FLUCCS		APPROX. ACREAGE
211H	WET PASTURE	29.80
411H	FLATWOOD WETLANDS	3.46
424H	MELALEUCA WETLANDS	62.29
500	DITCHES - OPEN WATER	27.86
621	CYPRESS	30.09
621/424	CYPRESS - MELALEUCA	3.17
624	PINE - CYPRESS	4.70
624/424	PINE - CYPRESS - MELALEUCA	16.20
645	WET PRAIRIE	1.15
740H	DISTURBED WETLANDS	2.35
	TOTAL	143.61

UPLANDS

FLUCCS		APPROX. ACREAGE
100	RESIDENTIAL	1.77
211	IMPROVED PASTURE	253.20
320	WAX MYRTLE	10.79
321	PALMETTO	12.14
411	PINE FLATWOODS	26.33
424	MELALEUCA	1.45
432	MIXED HARDWOODS	1.62
437	AUSTRALIAN PINE	0.40
740	DISTURBED	0.98
743	SOIL	0.09
800	ROADS	14.68
	TOTAL	335.45

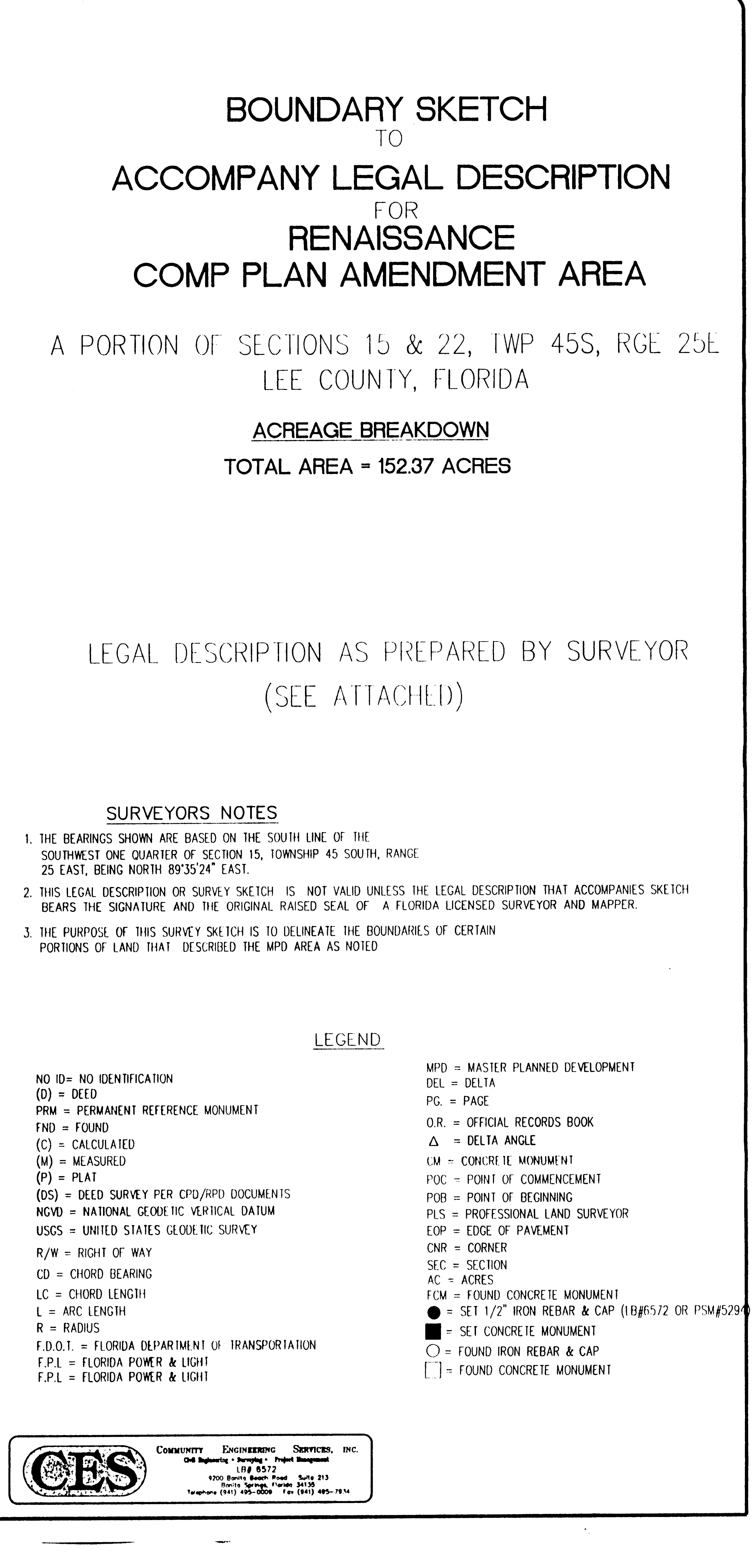
TOTAL UPLANDS = +/- 335.45 ACRES
TOTAL ACOE & SFWMD WETLANDS = +/- 143.61 ACRES
OPEN WATER = +/- 27.86 ACRES

JD Conducted
2-99

Wetland
OSW, Swales

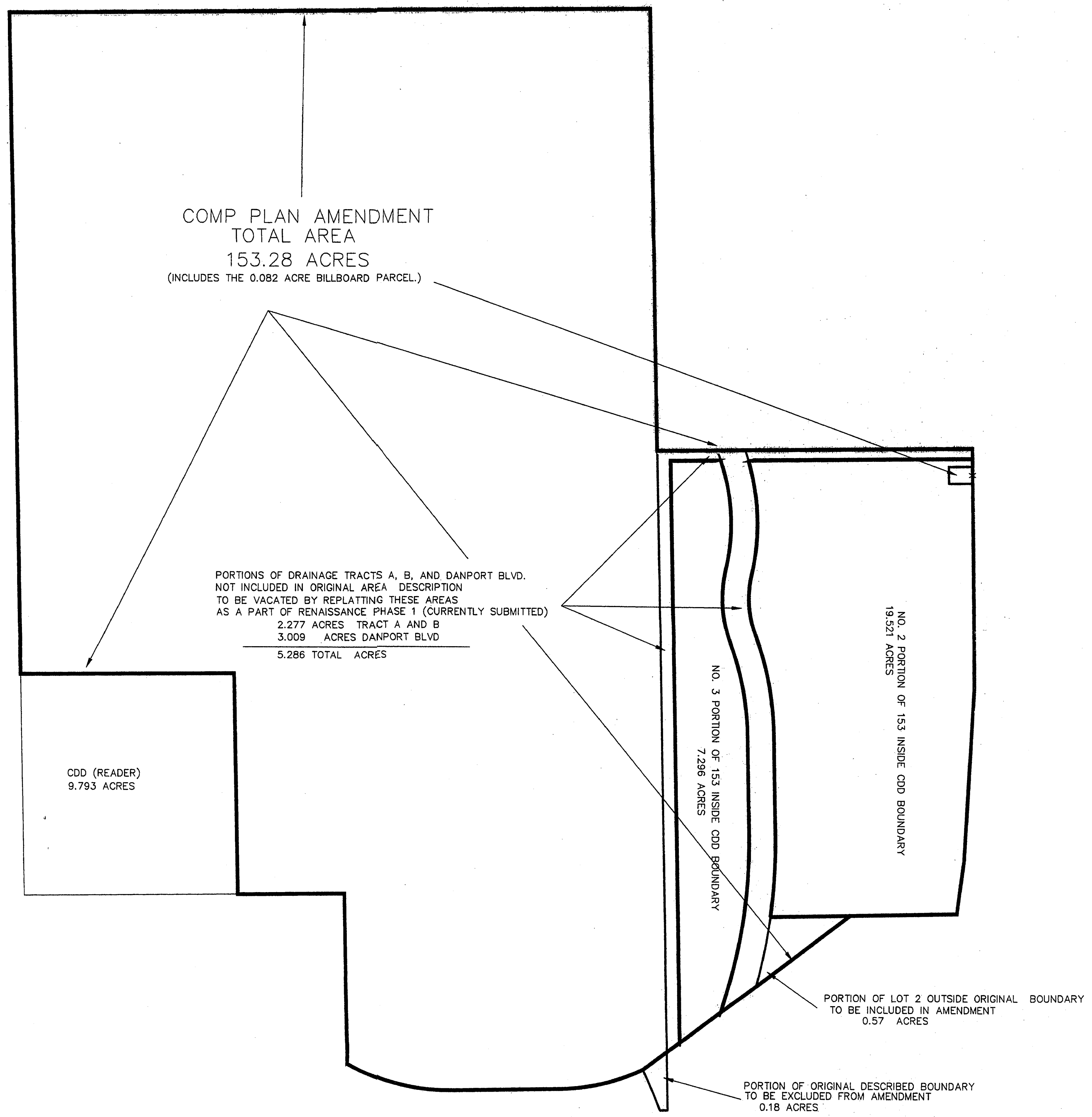
NOV 6 1999

File: \\Bac\Bac\Bac\The Renaissance\2000\16152130



CES COMMUNITY ENGINEERING SERVICES, INC.
Civil Engineering • Surveying • Project Management
(813) 857-2
9200 Bonita Beach Road Suite 213
Bonita Springs, Florida 34135
Telephone (813) 495-0000 Fax (813) 495-7934

511.728 ACRES



COMP PLAN AMENDMENT
TOTAL AREA
153.28 ACRES
(INCLUDES THE 0.082 ACRE BILLBOARD PARCEL.)

PORTIONS OF DRAINAGE TRACTS A, B, AND DANPORT BLVD.
NOT INCLUDED IN ORIGINAL AREA DESCRIPTION
TO BE VACATED BY REPLATTING THESE AREAS
AS A PART OF RENAISSANCE PHASE 1 (CURRENTLY SUBMITTED)
2.277 ACRES TRACT A AND B
3.009 ACRES DANPORT BLVD
5.286 TOTAL ACRES

CDD (READER)
9.793 ACRES

NO. 2 PORTION OF 153 INSIDE CDD BOUNDARY
19.521 ACRES

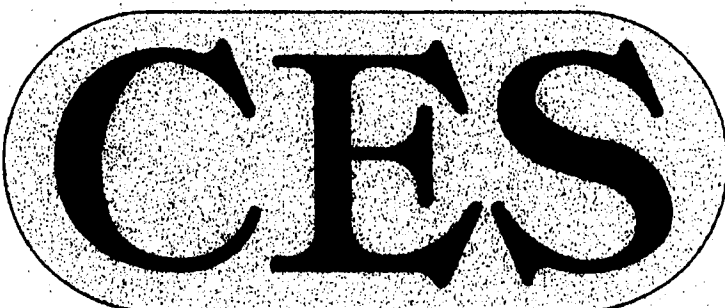
NO. 3 PORTION OF 153 INSIDE CDD BOUNDARY
7.296 ACRES

PORTION OF LOT 2 OUTSIDE ORIGINAL BOUNDARY
TO BE INCLUDED IN AMENDMENT
0.57 ACRES

PORTION OF ORIGINAL DESCRIBED BOUNDARY
TO BE EXCLUDED FROM AMENDMENT
0.18 ACRES

PLEASE NOTE THAT THE AREAS AS SHOWN ARE BASED ON
ACTUAL SURVEY DATA AND MAY VARY FROM THOSE AREAS AS
INDICATED ON PARCEL INFORMATION ON RECORD IN OFFICES OF LEE COUNTY FLORIDA.

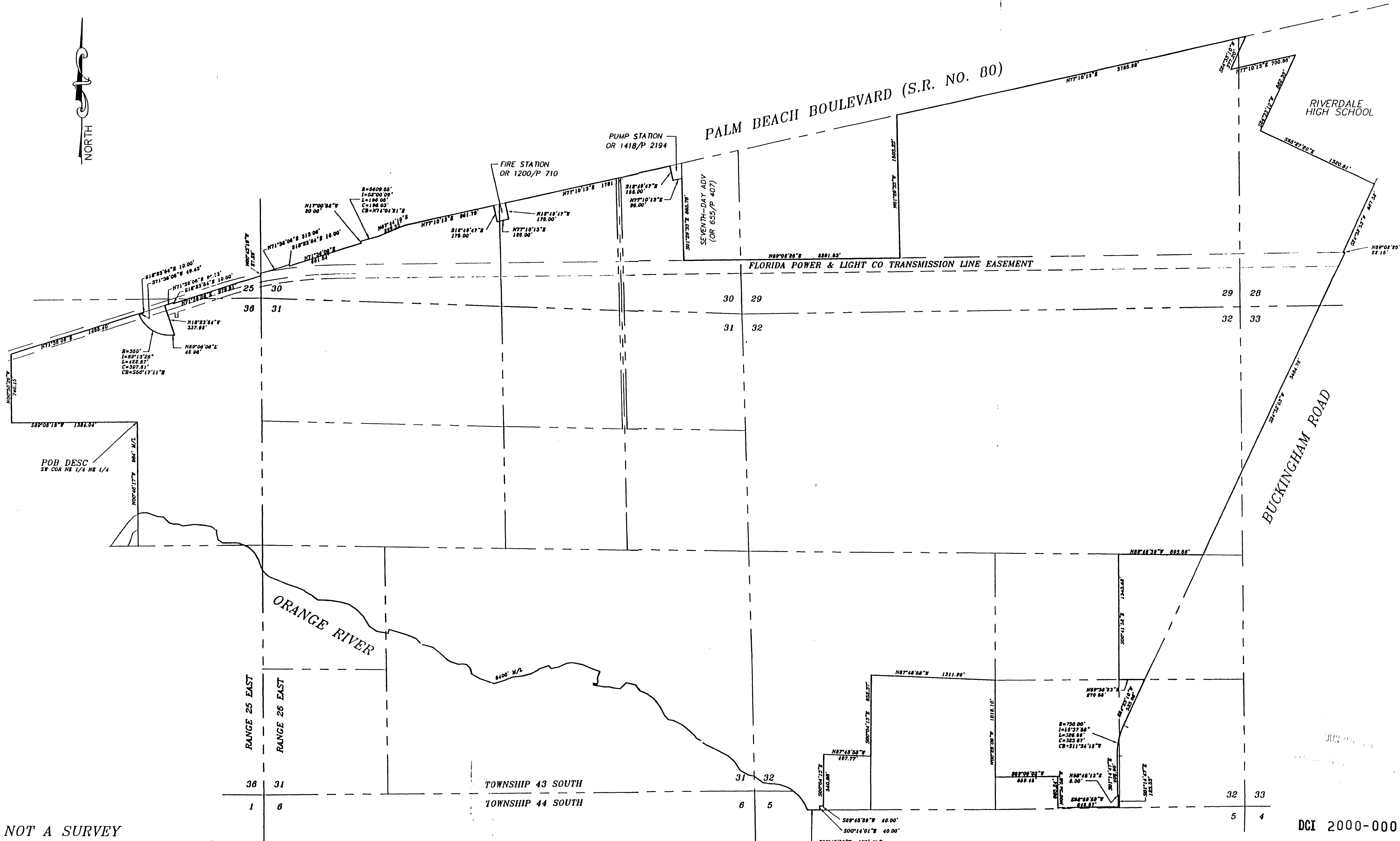
date 032901	No.	Date	Revisions
drawn			
file name: AMEND_KEY			
job CDD/153			



COMMUNITY ENGINEERING SERVICES, INC.
Civil Engineering • Surveying • Project Management
9200 Bonita Beach Road Suite 213
Bonita Springs, Florida 33923
Telephone (941) 495-0009 Fax (941) 495-7934

COMP PLAN AMENDMENT AREAS
PARCEL KEY MAP

scale: 1"=200' 1"=10'	date
SHEET	
1 of 1	



THIS IS NOT A SURVEY

W. Britt Pomeroy, Jr.
W. BRITT POMEROY, JR. (FOR THE FIRM - LB#642)
PROFESSIONAL LAND SURVEYOR
FLORIDA CERTIFICATE NO. 4448

DATE SIGNED: 9-19-00

NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED
SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.

DCI 2000-00069

SKETCH TO ACCOMPANY DESCRIPTION
PARCEL IN
SECTIONS 25 & 36, T. 43 S., R. 25 E.
SECTIONS 28, 29, 30, 31, 32 & 33, T. 43 S., R. 26 E.
LEE COUNTY, FLORIDA

JOHNSON ENGINEERING, INC.				
ENGINEERS, SURVEYORS AND ECOLOGISTS				
2158 JOHNSON STREET, P.O. BOX 1550, FORT MYERS, FLORIDA 33902-1550, PHONE (941) 334-0046				
DATE	PROJECT NO.	FILE NO.	SCALE	SHEET
Sept., 2000	991536	25-43-25	1" = 500'	1 OF 1

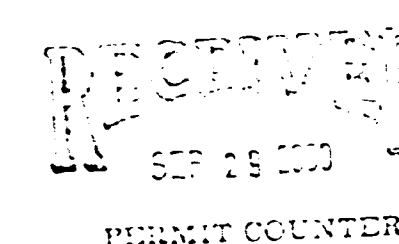
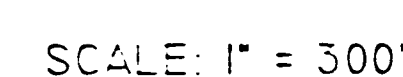


EXHIBIT C.1

DRAWING No.:

99BBP402FW-1

SHEET No.:

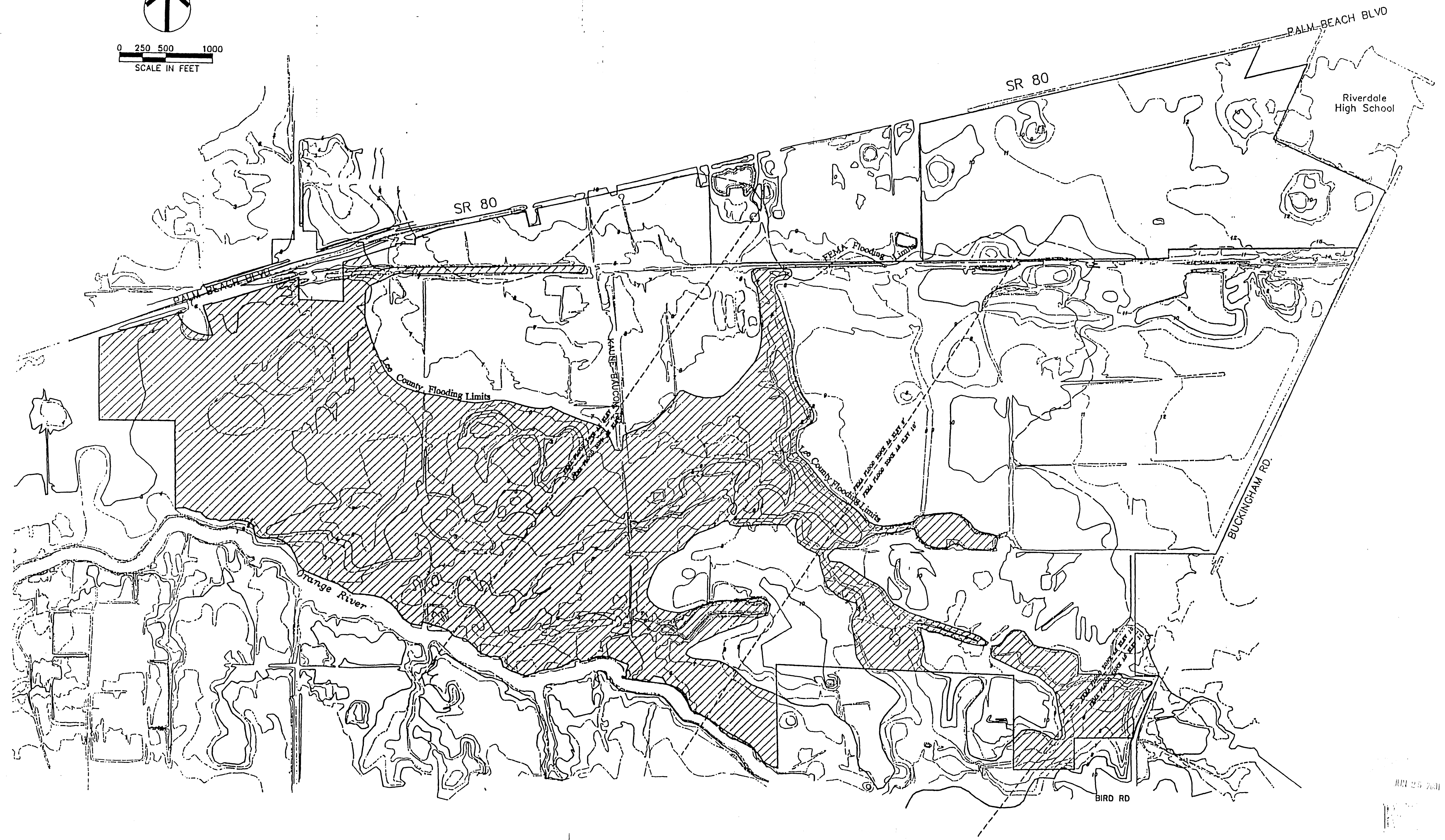
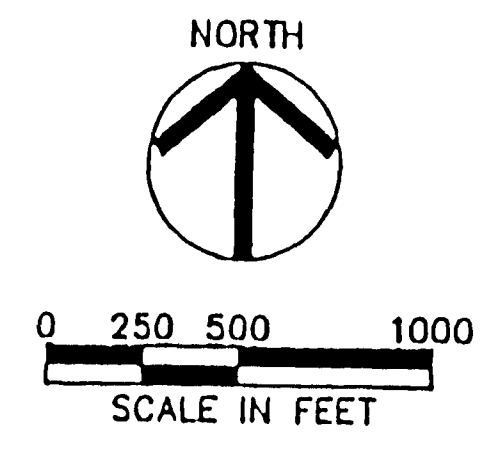
1

DCI 2000-000069

REVISED WETLANDS 11 AND 14	9/15/00	DESIGNED BY A.W.	DATE 9/14/00	HORIZONTAL SCALE 1" = 300'
REVISED BOUNDARY ALONG RIVER	9/19/00	CHECKED BY K.C.P.	DATE 9/14/00	VERTICAL SCALE N/A
		DRAWN BY P.A.F.	DATE 9/14/00	SEC./TWP./RNG. 29.38/43S/25E 29.38/43S/26E

PASSARELLA and ASSOCIATES, INC.
Consulting Ecologists
4575 Via Royale Suite 201 Ft. Myers, FL 33919

BAUCOM PROPERTY
FLUCFCS AND WETLANDS MAP



1' CONTOUR BASED ON LEE COUNTY AERIAL DATA OF VARIOUS DATES.

EXHIBIT C.3 OCT 2000-00069

Lee County, Florida

Topographic Map
and Flooding Limits

JOHNSON ENGINEERING, INC.
ENGINEERS, SURVEYORS AND ECOLOGISTS
2158 JOHNSON STREET, P.O. BOX 1350, FORT MYERS, FLORIDA 33902-1350, PHONE (813) 334-0048

DATE	PROJECT NO.	FILE NO.	SCALE
09/23/99	19991536	28-44-26	1" = 500'