



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

kwiktag®

022 564 598



(941) 479-8585

Writer's Direct Dial Number: _____

Bob Janes
District One

September 12, 2001

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

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.

**CPA 2000-08
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
CPA2000-08**

☐ Text Amendment ☒ Map Amendment

	This document contains the following reviews:
✓	Staff Review
✓	Local Planning Agency Review and Recommendation
✓	Board of County Commissioners Hearing for Transmittal
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
	Board Of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: February 19, 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:

Amend the Future Land Use Map (FLUM) series, Map 1, to more closely reflect the Town of Fort Myers Beach adopted Future Land Use Map.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The designations used on the Lee County FLUM do not accurately reflect the future land use goals of the Town's residents.

- 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.
- The two sets of categories do not completely match each other spatially. There is a need to adjust the boundaries of the Lee County FLUM categories to more closely match the Fort Myers Beach categories.

C. BACKGROUND INFORMATION

In 1990, the Department of Community Affairs (DCA) required Lee County to modify its' future land use map designations within the cities of Fort Myers and Cape Coral to more closely correspond with their adopted future land use maps. The County FLUM already corresponded to the City of Sanibel FLUM. The Town of Fort Myers Beach subsequently incorporated and on January 1, 1999 a new Future Land Use Map for the Town of Fort Myers Beach became effective. Staff compared the Lee County FLUM with the Town of Fort Myers Beach FLUM and found significant variations between them. In order to remain consistent with the requirements of the DCA and to make the Lee County FLUM a more accurate representation of its' municipalities' FLUMs, the Board of County Commissioners initiated this amendment on September 19, 2000.

In 1984 Lee County adopted its' first Future Land Use Map. On this map, all of Estero Island was designated Urban Community.

In 1989, citizens of Estero Island expressed concern for the levels of development on the island and formed the Fort Myers Beach Land Use Committee to address their concerns. The committee believed that too much commercial development and overly dense residential development threatened the distinctive quality of life for the island residents. In September of 1990, The Beach Plan, a future land use study for San Carlos and Estero Islands, was submitted to staff as a proposed Lee Plan amendment.

The eventual outcomes of this plan were the adoption of Goal 18 in the Lee Plan and changes to the Lee Plan FLUM. Goal 18 addressed quality of life concerns as well as natural resources, future land uses, transportation, recreation and beautification among other concerns. Natural resource policies addressed beach renourishment, water quality, fishing restrictions, and dredging. Transportation policies addressed pedestrian access, public transit, traffic circulation, and parking facilities. Recreation and beautification policies addressed trash and debris removal, beach access, natural preservation and conservation, landscaping, historic preservation, and impervious surfaces. Community facility policies addressed wastewater treatment and potable water delivery.

This new goal addressed the FLUM designations on Estero Island and justified the categories chosen. The intent of the future land use objective was to limit both commercial development and residential densities. Areas designated Suburban would not receive any new commercial development and would be limited to 6 dwelling units per acre. The intent of the Urban

Community designation was to allow commercial development to occur but to prevent it from intruding upon existing residential areas. Toward this end all areas zoned for commercial use were designated Urban Community while residential neighborhoods were designated Suburban. Subsequent to the adoption of this objective, a large part of the Matanzas Pass Preserve was redesignated Conservation Lands as part of Lee Plan Amendment PAM/T 96-08.

The Town FLUM uses a different set of future land use categories than Map 1 of the Lee County FLUM. The Lee County FLUM series currently shows five categories within the municipal limits of the Town of Fort Myers Beach (Table 1). These are: Urban Community, Suburban, Public Facilities, Wetlands, and Conservation Lands. The Outlying Suburban and Central Urban categories are included on the table for later reference. A significant difference between Urban Community and Suburban is that the former allows greater commercial development. The main difference between Suburban and Outlying Suburban is the permitted residential density. The Conservation Lands category is subdivided into the Uplands and Wetlands sub-categories. The Central Urban and Urban Community categories are similar in nature, the former is intended to reflect the "urban core" areas of the County and allows greater residential density.

Table 1. Lee County FLUM Categories on Estero Island		
FLUM Category	Maximum Density	Notes
Central Urban*	10 units per acre	No bonus density on the islands
Urban Community	6 units per acre	No bonus density on the islands
Suburban	6 units per acre	No bonus density
Public Facility	0	
Wetlands	1 unit per 20 Acres	No bonus density
Conservation Lands	0	
Outlying Suburban*	3 units per acre	No bonus density

* Proposed for inclusion on Estero Island.

The eight FLUM categories adopted by the Town of Fort Myers Beach are:

Low Density

Applied to existing subdivisions with an established low-density character (primarily single-family homes). The only commercial uses allowed are home occupations.

Mixed Residential

Applied to older subdivisions with mixed housing types on smaller lots, and to newer high-rise buildings. Commercial activities are limited to lower impact uses such as offices and motels.

Boulevard

A mixed-use district along portions of Estero Boulevard, including less-intense commercial areas and mixed housing types.

Pedestrian Commercial

A primarily commercial district applied to the intense activity centers of Times Square (including Old San Carlos and nearby portions of Estero Boulevard) and the area around the Villa Santini Plaza.

Marina

Water access services, primarily for pleasure boating, including related accessory uses provided they don't displace marina services. Cruise ships and similar uses that draw large amounts of vehicular traffic are not permitted in this category

Recreation

Applied to public parks, public swimming pools, elementary schools, undevelopable portions of the Bay Beach golf course, and Gulf beaches (those portions seaward of the 1978 coastal construction control line).

Wetlands

A conservation district applied to all remaining wetlands.

Tidal Water

Applied to all saltwater canals and all waters surrounding Estero Island that lie within the municipal boundary (out 1,000 feet from the shoreline).

PART II - STAFF ANALYSIS**A. STAFF DISCUSSION**

The first step in this analysis was to compare the different classification systems for compatibility. The stated intent of each category was considered, as were the types of permitted development and housing density. Also considered was each categories' ability to reflect the intent of The Beach Plan. The next step was to compare the geographic similarity of the two classification systems and find locations on the Fort Myers Beach FLUM that used different boundary lines than the Lee County FLUM. It should be noted that on the Town FLUM, the canals and waterways are designated Tidal Water whereas on the County FLUM the canals are given the same designation as the land on either side. If there are different categories on either side, the boundary is drawn down the middle of the canal. This is the same practice used on the rest of the County FLUM. The Town's FLUM is attached to this document for comparison (Attachment 2).

Table 2. Fort Myers Beach FLUM categories		
FLUM Category	Maximum Density	Notes
Low Density	4 units per acre	

Mixed Residential	6 units per acre	10 units per acre in platted overlays
Boulevard	6 units per acre	10 units per acre in platted overlays
Pedestrian Commercial	6 units per acre	10 units per acre in platted overlays
Marina	0	
Recreation	1 unit per 20 acres	No new residential
Wetlands	1 unit per 20 acres	
Tidal Water	0 units per acre	

Residential density was a problem because the two classification systems use somewhat different limits. The Town allows 4 units per acre in low density areas, 6 in other categories, and 10 units per acre in special platted overlays (table 2). This does not exactly match the Lee County system, which allows 3 units per acre in Outlying Suburban, 6 units per acre in Suburban, and 6 units per acre in Urban Community that can be increased to 10 units with bonus density (table 1). This bonus density, however, is not allowed on islands as specified in LDC section 34-1511. However, staff believes that the Outlying Suburban designation better reflects the intent of the Low Density category used by the Town FLUM. Likewise, the County Suburban designation best suits the Towns' Mixed Residential category.

The Town has designated four different areas as Boulevard. The Boulevard category is intended to have commercial activity so Suburban and Outlying Suburban are not appropriate. But, the commercial intensity is supposed to be low, so the Central Urban category is too intense. Urban Community is intended to have residential and commercial activity and falls between Central Urban and Suburban. Therefore, the best match for Boulevard in the County classification system is Urban Community.

The Towns' Pedestrian Commercial category is best matched by Central Urban on the County FLUM. Although the permitted densities and uses vary between the two categories, the Central Urban designation best reflects the Town's desire to keep the most intense development within the two commercial nodes at each end of the island. The northern area of the island surrounding Times Square is intended to be the Towns' "urban core." The Central Urban FLUM category is intended to reflect urban core areas.

There are two areas that the Town has designated Marina. Due to the commercial nature of these areas, the Urban Community category is the best match on the County FLUM. The marinas are not residential so Suburban and Outlying Suburban are not appropriate. The commercial intensity that the Town desires for these areas, however, is not enough to rate the Central Urban category.

The Recreation category used by the Town is more difficult to match for two reasons. First, it covers a wide range of uses. Second, there is no criterion in the Beach Plan that a property be publicly owned to receive the Recreation designation. The public beaches on the gulf side of the island are shown as Recreation on the Towns' FLUM but as Public Facility on the County FLUM. The Town uses the coastal control line created by the Department of Environmental Protection as the landward boundary for this category. Therefore, the Public Facilities designation on the gulf-side beaches is proposed to also follow this line. In addition, the Town FLUM more accurately reflects the outcome of past beach erosion, accretion, and renourishment. Staff recommends that the County FLUM do the same. The Town also designated the upland portions of Matanzas Pass Preserve as Recreation. However, on the County FLUM, these were designated Upland Conservation Lands by Lee Plan amendment PAM/T 96-08. Staff proposes that these areas remain in that category. Bay Beach Golf Course is also designated Recreation on the Town FLUM. However, since it is not a publicly owned parcel, it does not meet the criteria for the County designation of Public Facility. Therefore, staff proposes the golf course parcel remain in the Suburban category on the County FLUM. Likewise, parcel 24-46-23-W3-0050B.0100, at 815 Estero Boulevard just northeast of Lynn Hall Memorial Park is privately owned but listed as Recreation by the Town FLUM. It is vacant as of this report. Staff also proposes to keep this parcel in the Suburban category.

The island also contains several areas listed as wetlands on the Towns' FLUM. The wetlands in the Matanzas Pass Preserve are Designated Wetland Conservation Lands on the County FLUM and staff believes they should stay that way. Except for areas mentioned below, the Towns' FLUM depicts wetlands more accurately than the County FLUM. Staff proposes that the areas designated Wetland on the Town FLUM be designated as Wetlands on the County FLUM.

There are several locations where conditions are unusual and further explanation is helpful. Staff has prepared a series of maps to illustrate the difference between the existing and proposed FLUM designations. Maps 1a and 1b show all of Estero Island with specific areas outlined and the extent of the larger-scale maps shown. Map 1a shows the current FLUM designations and map 1b shows the proposed designations. Maps 2a and 3a are more detailed maps showing the current FLUM designations of the areas proposed for amendment. Maps 2b and 3b show the proposed FLUM designations of those same areas.

Area 1

This area is in a bayside lagoon between Widgeon Terrace and Bay Village Drive, parcel 33-46-24-W2-00001.0000. The area also cuts across parcel lines around the end of Indian Bayou Drive. The Lee County FLUM shows this as Suburban (see map 3a). The Fort Myers Beach Map designates it Wetland (see Attachment 2). The Towns' designation is more accurate. There are other wetlands east of Widgeon Terrace that are listed as suburban on the County FLUM. However, there are land use cases pending in that area. That and some inaccuracy in both the Town and County FLUMs makes further FLUM amendments inadvisable for this area.

Area 2

The second location is the Mound House at 451 Connecticut Street, parcel 29-46-24-W2-00146.0010. This is now owned by The Town of Fort Myers Beach and is designated Recreation

on their FLUM (see Attachment 2). It is shown as Suburban on the Lee County FLUM (see map 2a). The primary incentive for purchasing the property was to preserve the site and use the house as a museum as well as for hosting special functions. The Conservation Lands category, as expressed in Lee Plan Policy 1.4.6. is meant to be applied to properties that the public intends to preserve for historic and cultural preservation. Therefore, Upland Conservation Lands would more closely match the Town's intended future use for the land.

Area 3

This area is between Tropical Shores Way and the canal to the east. There is a small area shown as wetlands on the Lee County FLUM that is mostly surrounded by Suburban (see map 2a). On the Fort Myers Beach FLUM, all of the land area is designated Mixed Residential (see Attachment 2). Also, this land area is already built up with residential uses. The wetlands may have been dredged and filled subsequent to their classification. Changing this Wetland area to Suburban would better reflect reality as well as the Towns' intent.

Area 4

The fourth area lies generally between Mango Street and the canal to the east, overlapping Mango Street and cutting across parcel lines at the southern edge. It is shown in the Lee County FLUM as Wetland and is surrounded by Suburban (see map 2a). The Fort Myers Beach FLUM limits the Wetland designation to four parcels between Mango Street and the canal and stops the Wetland designation at the southern parcel lines (see Attachment 2). Aerial photographs support the Towns' designation. It would better reflect the Towns' intent and the existing conditions to alter the Lee County Wetland lines to match the boundaries of the Fort Myers Beach FLUM.

B. CONCLUSIONS

There is an approximately matching category on the Lee County FLUM for every category on the Town of Fort Myers Beach FLUM. Suburban and Outlying Suburban are the best possible matches for the Towns' Mixed Residential and Low Density categories. The Urban Community and Central Urban categories help reflect the higher intensity land use areas designated Boulevard and Pedestrian Commercial. The Public Facility category reflects the Towns' intent for the beaches and other public properties. The Town FLUM more accurately maps the wetland category and the County FLUM should be revised to match the spatial limits of this designation. Although the permitted uses and densities vary between the two systems, it is still possible to reflect the general intent and pattern of the Fort Myers Beach FLUM using the County FLUM categories.

C. STAFF RECOMMENDATION

Planning staff recommends the Board of County Commissioners transmit this proposed amendment.

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

DATE OF PUBLIC LPA HEARING: February 26, 2001

A. LOCAL PLANNING AGENCY REVIEW

One LPA member expressed concern that the County map should be congruent with the Fort Myers Beach map. Staff responded that the towns' planning consultant, Mr. Spikowski, reviewed the amendment and concurs with the changes.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

The LPA recommend that the Board of County Commissioners transmit this document to amend the Future Land Use Map series, Map 1, to more closely reflect the Town of Fort Myers Beach adopted Future Land Use Map.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

The LPA accepted the findings of fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>Aye</u>
SUSAN BROOKMAN	<u>Aye</u>
BARRY ERNST	<u>Aye</u>
RONALD INGE	<u>Aye</u>
GORDON REIGELMAN	<u>Aye</u>
VIRGINIA SPLITT	<u>Aye</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: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

- 1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment.
- 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>

DATE OF ORC REPORT: _____

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

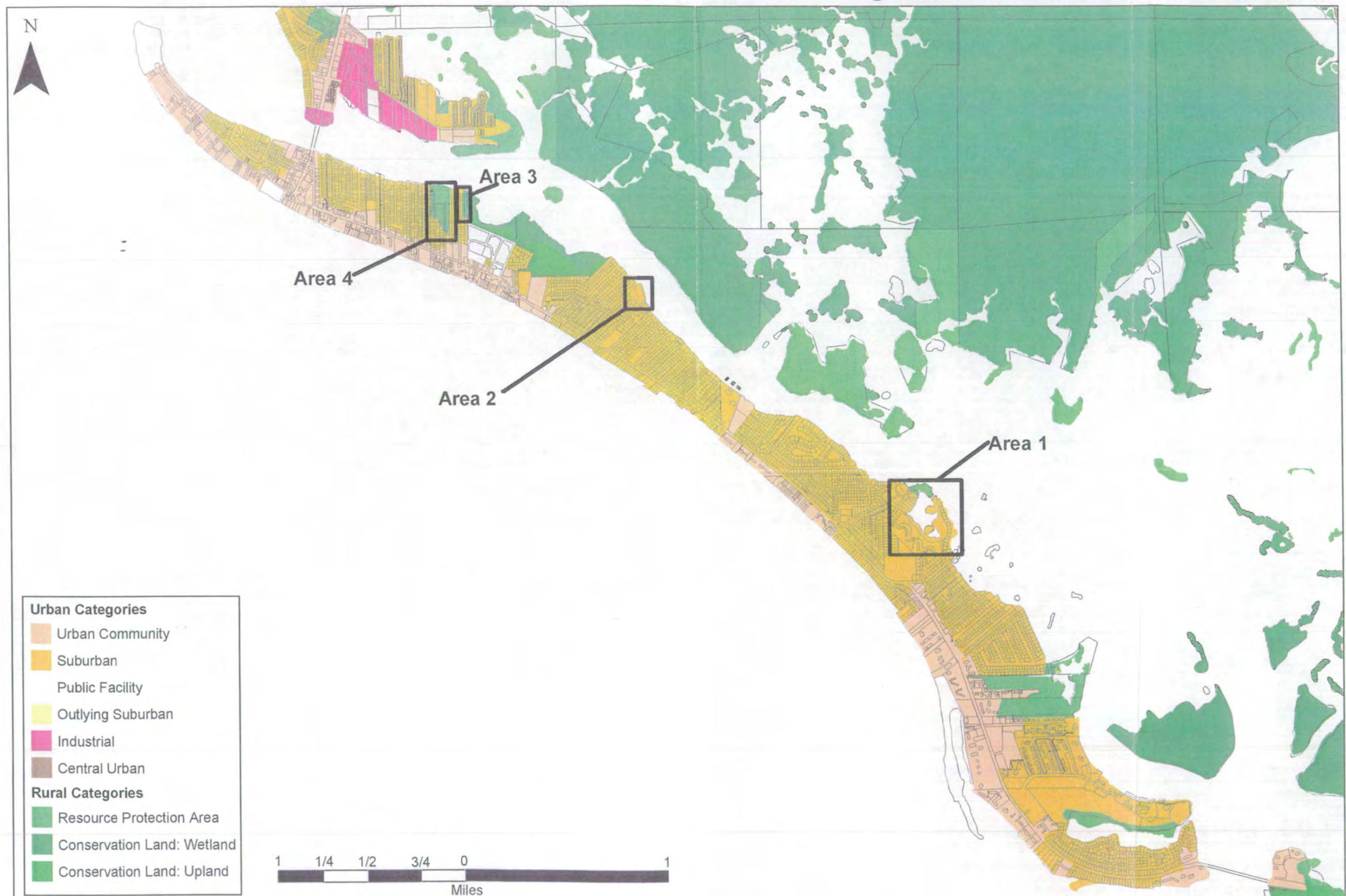
ANDREW COY

RAY JUDAH

BOB JANES

DOUG ST. CERNY

Current Lee County FLUM Designations

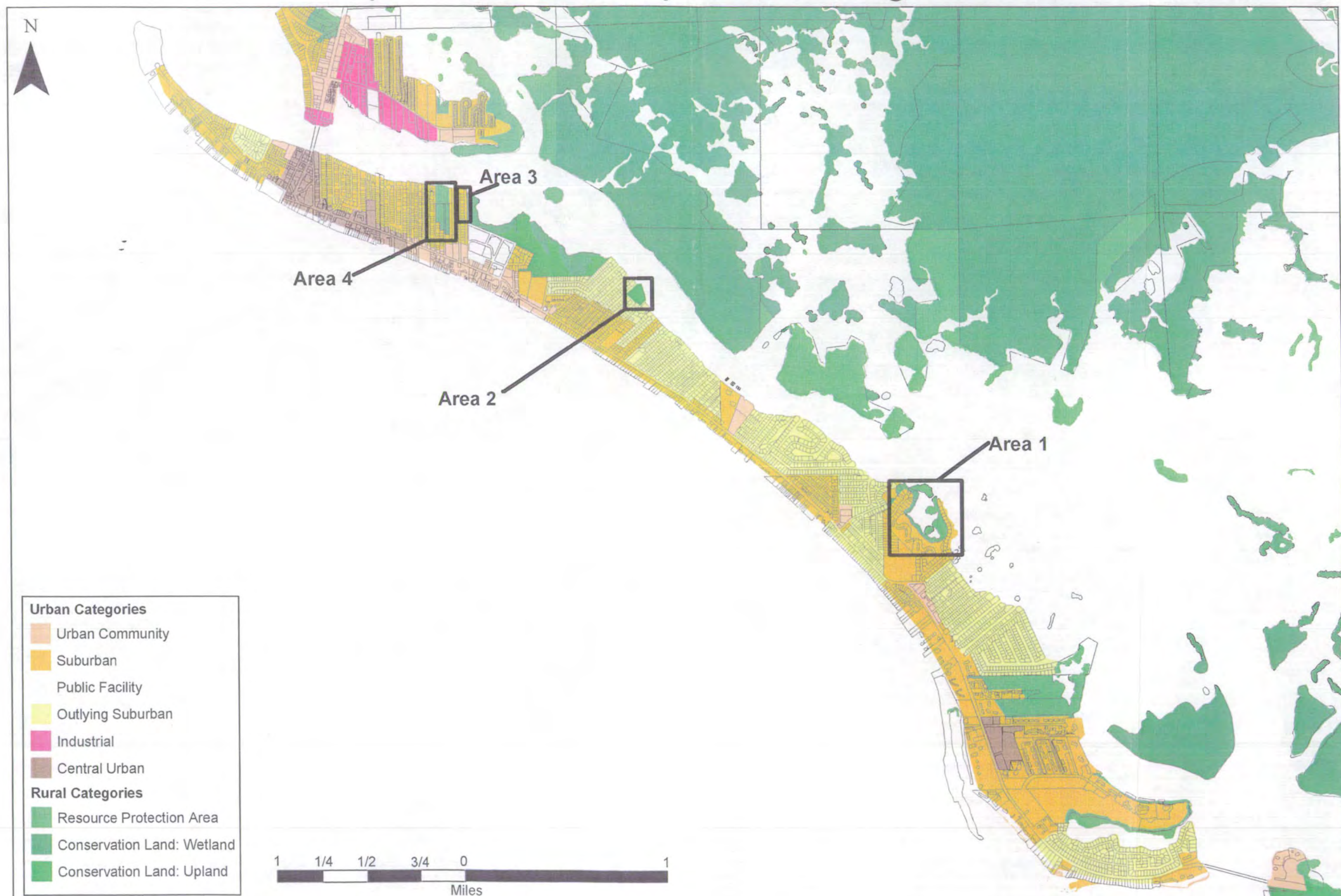


Created: February 19, 2001

Map 1A

Created by: Lee County Division of Planning

Proposed Lee County FLUM Designations

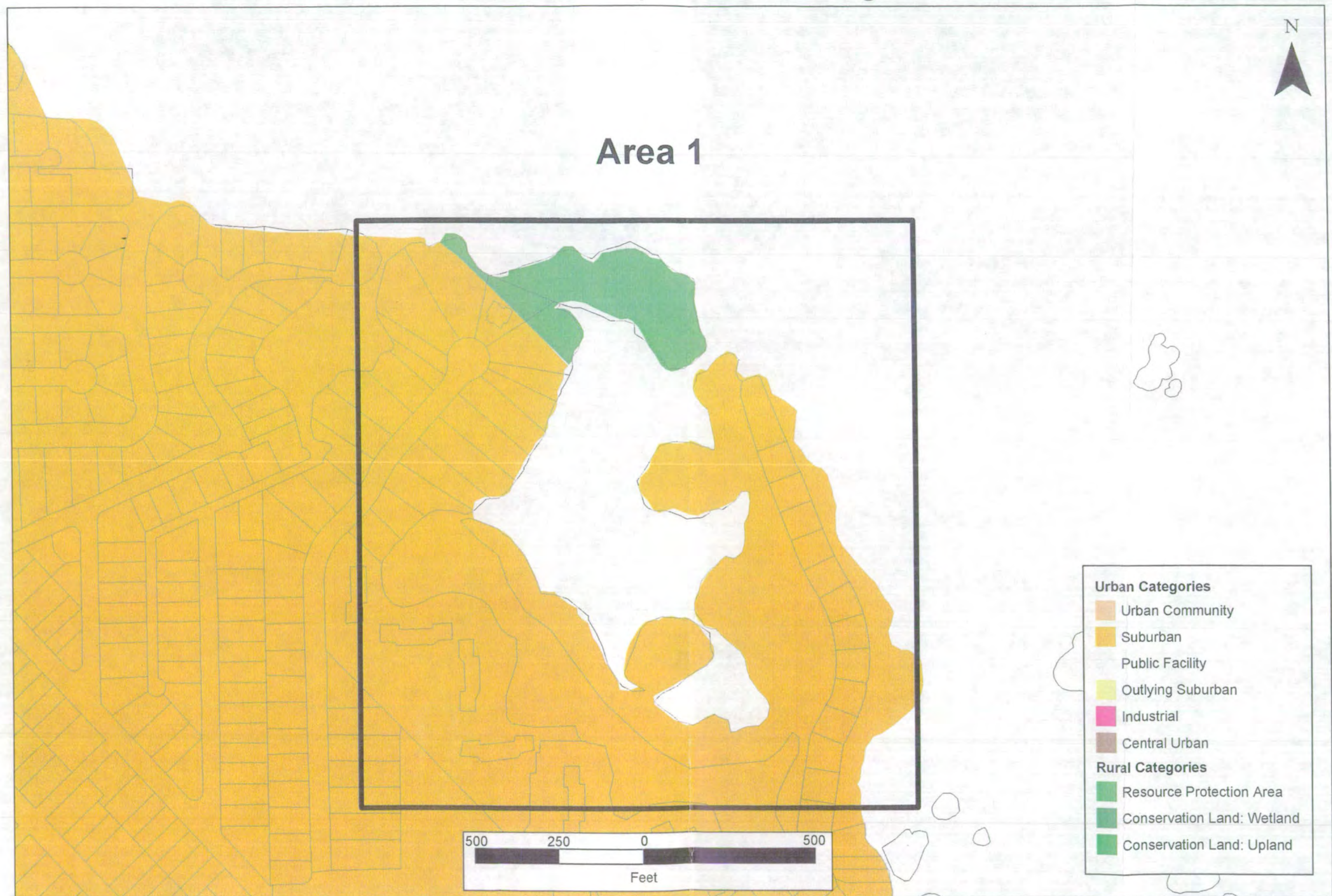


Created: February 19, 2001

Map 1B

Created by: Lee County Division of Planning

Current Lee County FLUM Designations

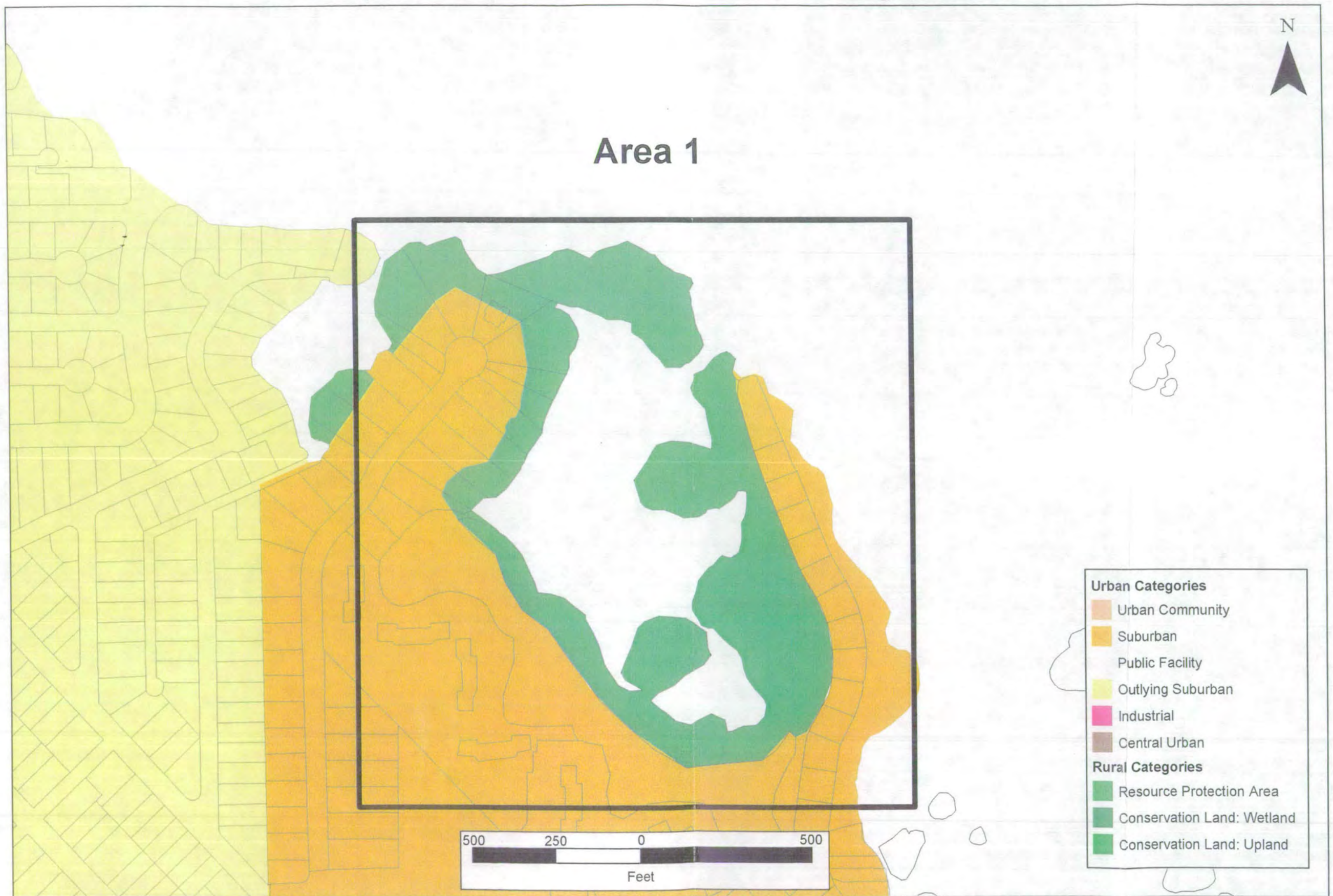


Created: February 19, 2001

Map 2A

Created by: Lee County Division of Planning

Proposed Lee County FLUM Designations

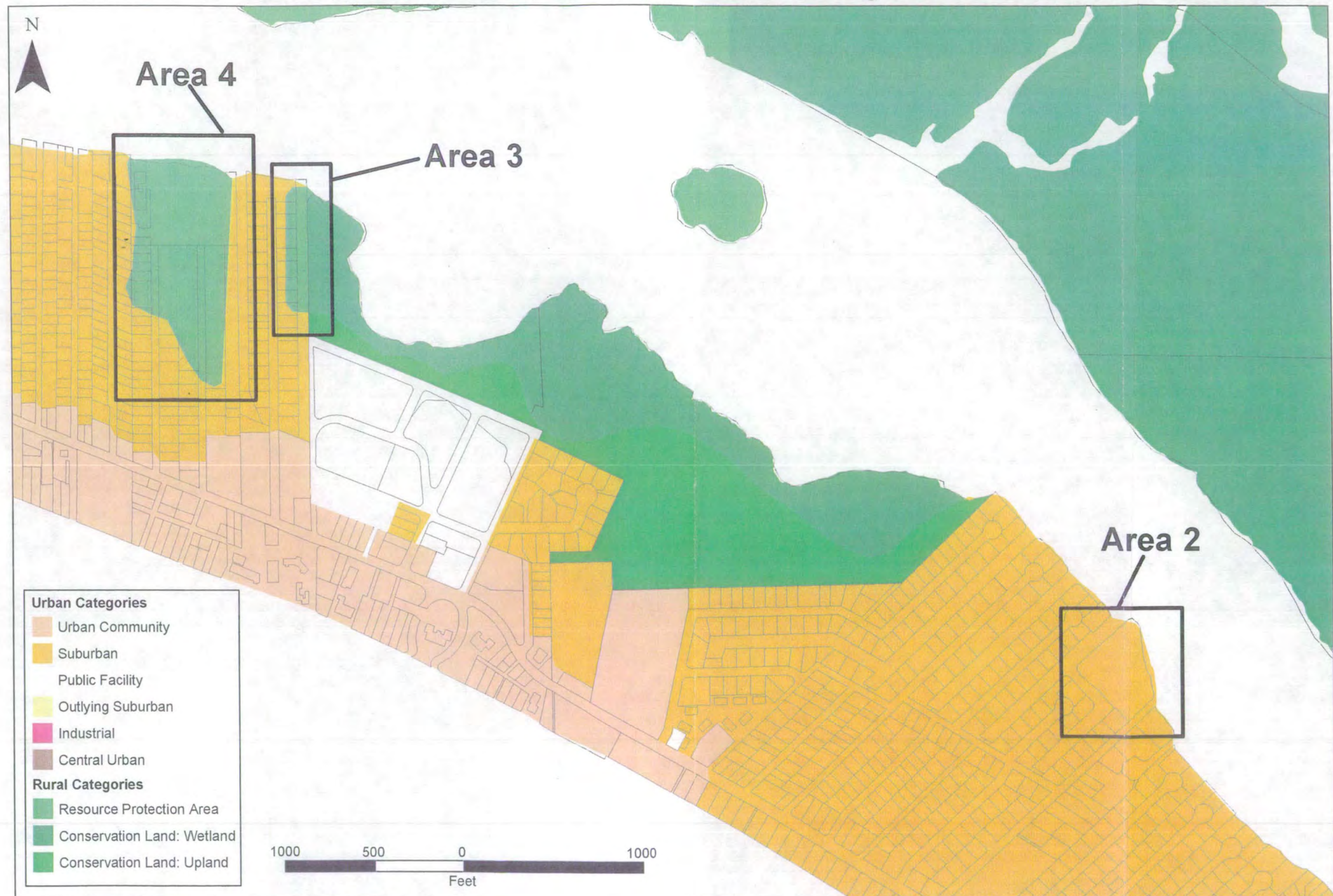


Created: February 19, 2001

Map 2B

Created by: Lee County Division of Planning

Current Lee County FLUM Designations

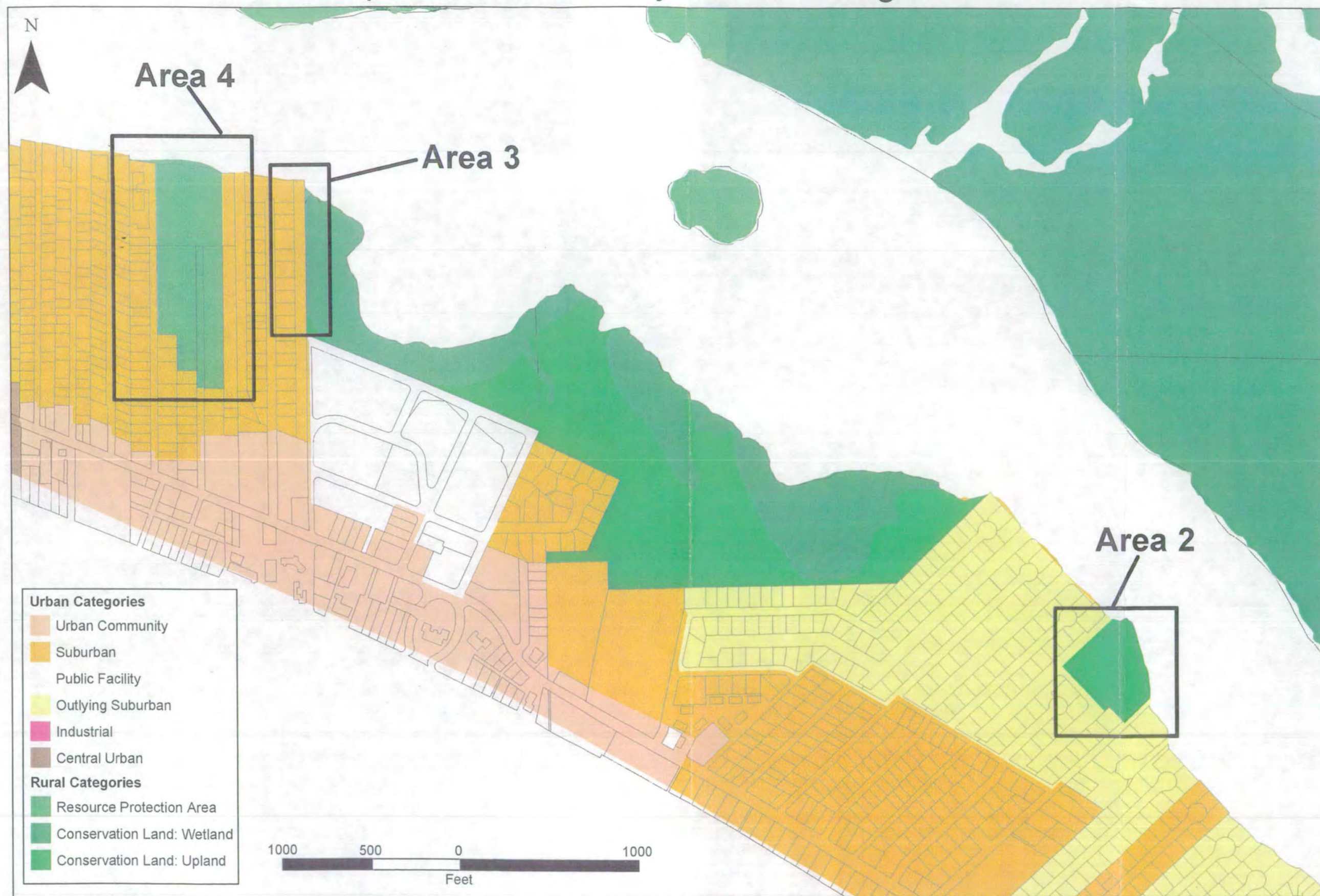


Created: February 19, 2001

Map 3A

Created by: Lee County Division of Planning

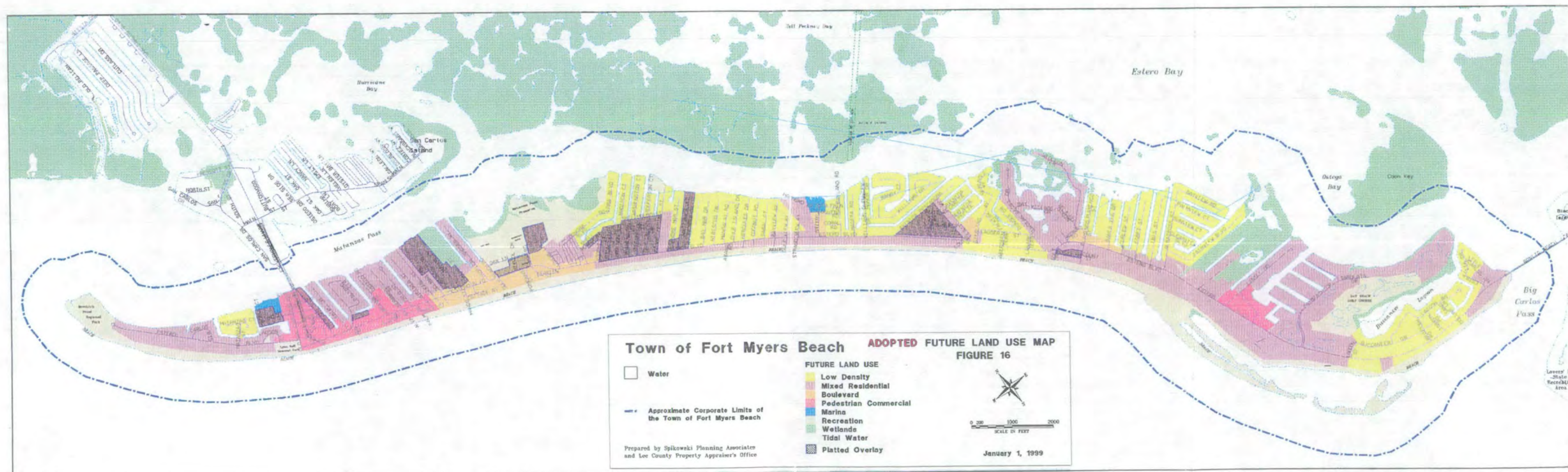
Proposed Lee County FLUM Designations



Created: February 19, 2001

Map 3B

Created by: Lee County Division of Planning



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		APPROX. ACREAGE
FLUCCS		
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		APPROX. ACREAGE
FLUCCS		
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

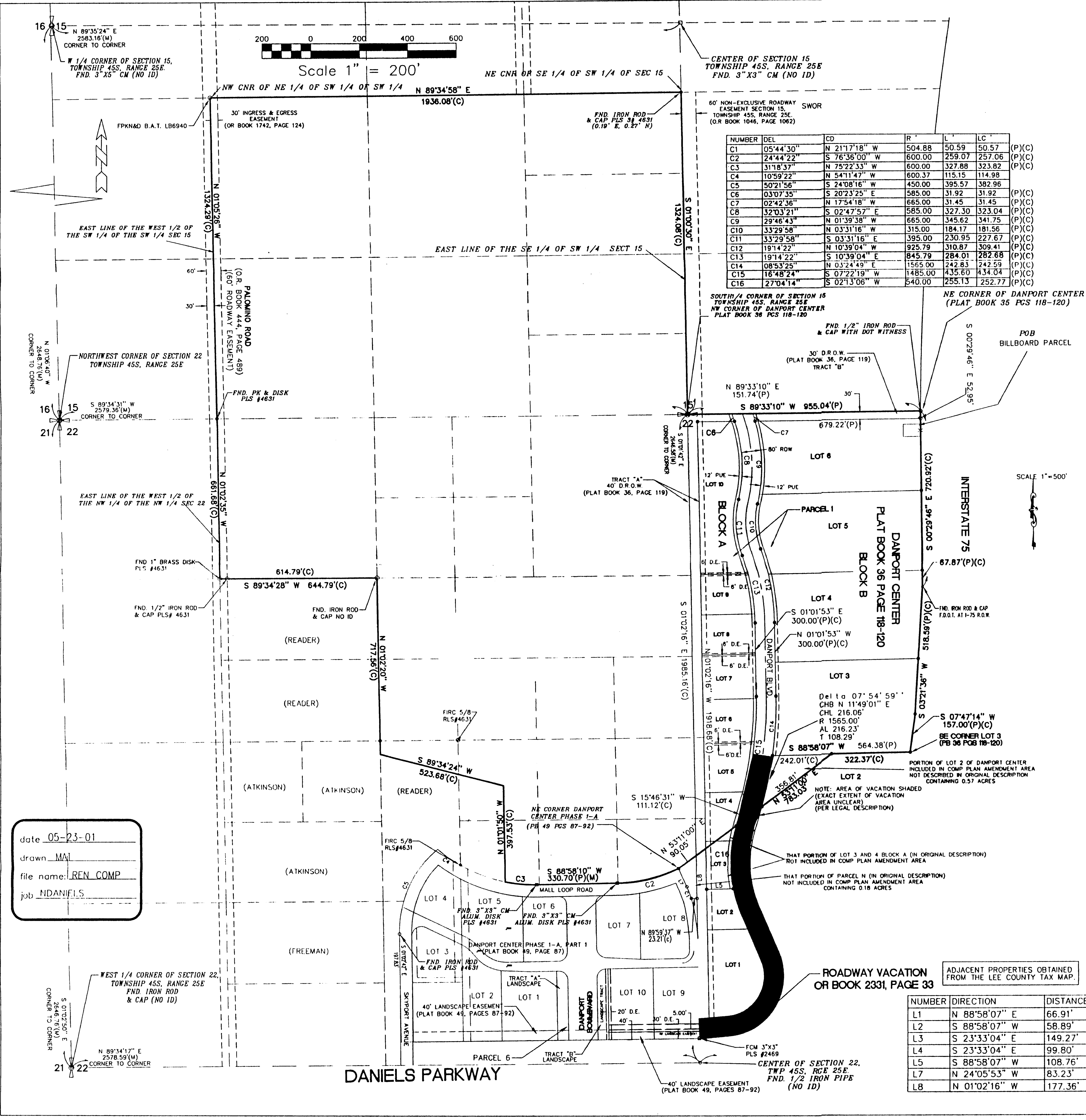
TOTAL UPLANDS = +/- 335.45 ACRES
TOTAL ACOE & SFWMD WETLANDS = +/- 143.61 ACRES
OPEN WATER = +/- 27.86 ACRES

JD Conducted
2-99

Wetland
OSW, Swales

NOV 6 2000

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



BOUNDARY SKETCH
TO
ACCOMPANY LEGAL DESCRIPTION
FOR
RENAISSANCE
COMP PLAN AMENDMENT AREA

A PORTION OF SECTIONS 15 & 22, TWP 45S, RGE 25E
LEE COUNTY, FLORIDA

ACREAGE BREAKDOWN
TOTAL AREA = 152.37 ACRES

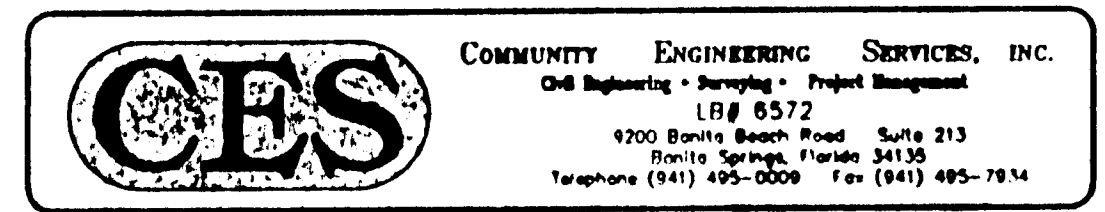
LEGAL DESCRIPTION AS PREPARED BY SURVEYOR
(SEE ATTACHED)

SURVEYORS NOTES

1. THE BEARINGS SHOWN ARE BASED ON THE SOUTH LINE OF THE
SOUTHWEST ONE QUARTER OF SECTION 15, TOWNSHIP 45 SOUTH, RANGE
25 EAST, BEING NORTH 89°35'24" EAST.
2. THIS LEGAL DESCRIPTION OR SURVEY SKETCH IS NOT VALID UNLESS THE LEGAL DESCRIPTION THAT ACCOMPANIES SKETCH
BEARS THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER.
3. THE PURPOSE OF THIS SURVEY SKETCH IS TO DELINEATE THE BOUNDARIES OF CERTAIN
PORTIONS OF LAND THAT DESCRIBED THE MPD AREA AS NOTED

LEGEND

- NO ID= NO IDENTIFICATION
(D) = DEED
PRM = PERMANENT REFERENCE MONUMENT
FND = FOUND
(C) = CALCULATED
(M) = MEASURED
(P) = PLAT
(DS) = DEED SURVEY PER CPD/RPD DOCUMENTS
NGVD = NATIONAL GEODETIC VERTICAL DATUM
USGS = UNITED STATES GEODETIC SURVEY
R/W = RIGHT OF WAY
CD = CHORD BEARING
LC = CHORD LENGTH
L = ARC LENGTH
R = RADIUS
F.D.O.T. = FLORIDA DEPARTMENT OF TRANSPORTATION
F.P.L. = FLORIDA POWER & LIGHT
F.P.L. = FLORIDA POWER & LIGHT
- MPD = MASTER PLANNED DEVELOPMENT
DEL = DELTA
PG. = PAGE
O.R. = OFFICIAL RECORDS BOOK
Δ = DELTA ANGLE
CM = CONCRETE MONUMENT
POC = POINT OF COMMENCEMENT
POB = POINT OF BEGINNING
PLS = PROFESSIONAL LAND SURVEYOR
EOP = EDGE OF PAVEMENT
CNR = CORNER
SEC = SECTION
AC = ACRES
FCM = FOUND CONCRETE MONUMENT
● = SET 1/2" IRON REBAR & CAP (1B#6572 OR PSM#529)
■ = SET CONCRETE MONUMENT
○ = FOUND IRON REBAR & CAP
□ = FOUND CONCRETE MONUMENT





Boylan
Environmental
Consultants, Inc.

Welland & Wildlife Survey's Environmental Permitting
Impact Examinations

11000 Metro Pkwy., Suite 4, Ft. Myers, Florida 33912

South Florida Water Management District
Wetland Jurisdictional Determination

Project: The Renaissance

Craig D. Schmittler Pres 3-25-2008

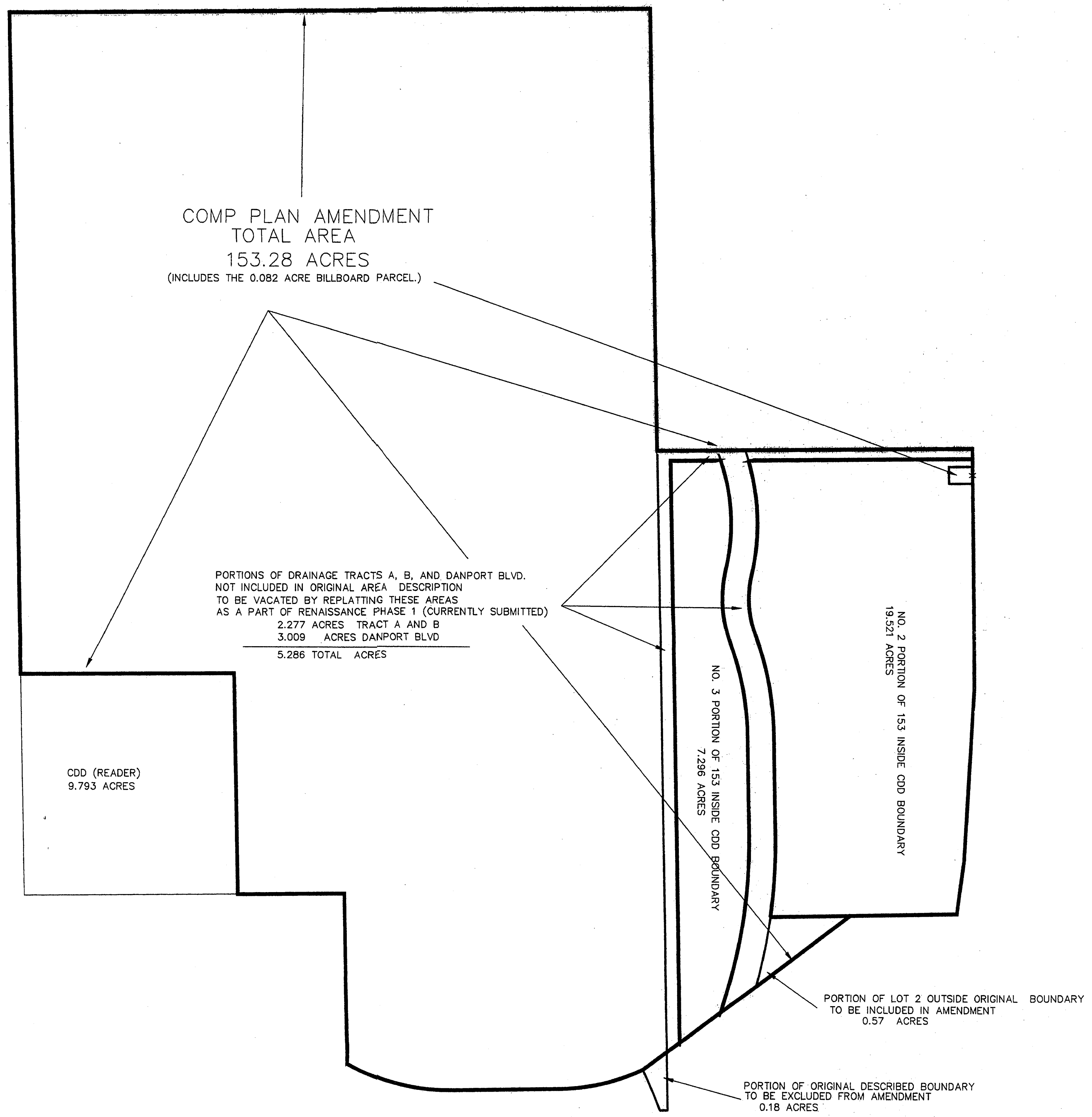
 Date

WETLANDS		APPROX ACREAGE
FLUCCS		
2211H	WET PASTURE	29.60
4111H	FLATWOOD WETLANDS	3.88
424H	MELALEUCA WETLANDS	52.29
600	DITCHES OPEN WATER	5.85
621	CYPRESS	30.09
621424	CYPRESS - MELALEUCA	3.17
624	PINE - CYPRESS	24.70
624424	PINE - CYPRESS - MELALEUCA	16.20
643	WET PRAIRIE	1.75
740H	DISTURBED WETLANDS	2.35
	TOTAL	143.81

UPLANDS		
FLUCC	ACRE	APPROX ACREAGE
100	RESIDENTIAL	2.77
211	IMPROVED PASTURE	233.20
320	WAX MYRTLE	10.79
321	PALMETTO	32.14
314	PINE-FLATWOODS	26.33
421	MELALEUCA	1.45
431	MIXED HARDWOODS	5.62
437	AUSTRALIAN PINE	0.40
740	DISTURBED	0.98
743	SPOIL	8.08
800	ROADS	14.88
	TOTAL	335.45

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

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

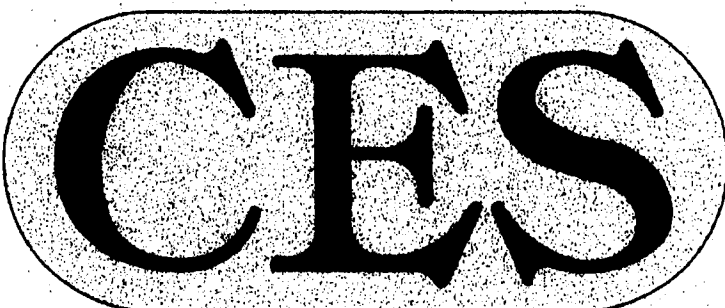
NO. 3 PORTION OF 153 INSIDE CDD BOUNDARY
7.296 ACRES

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			

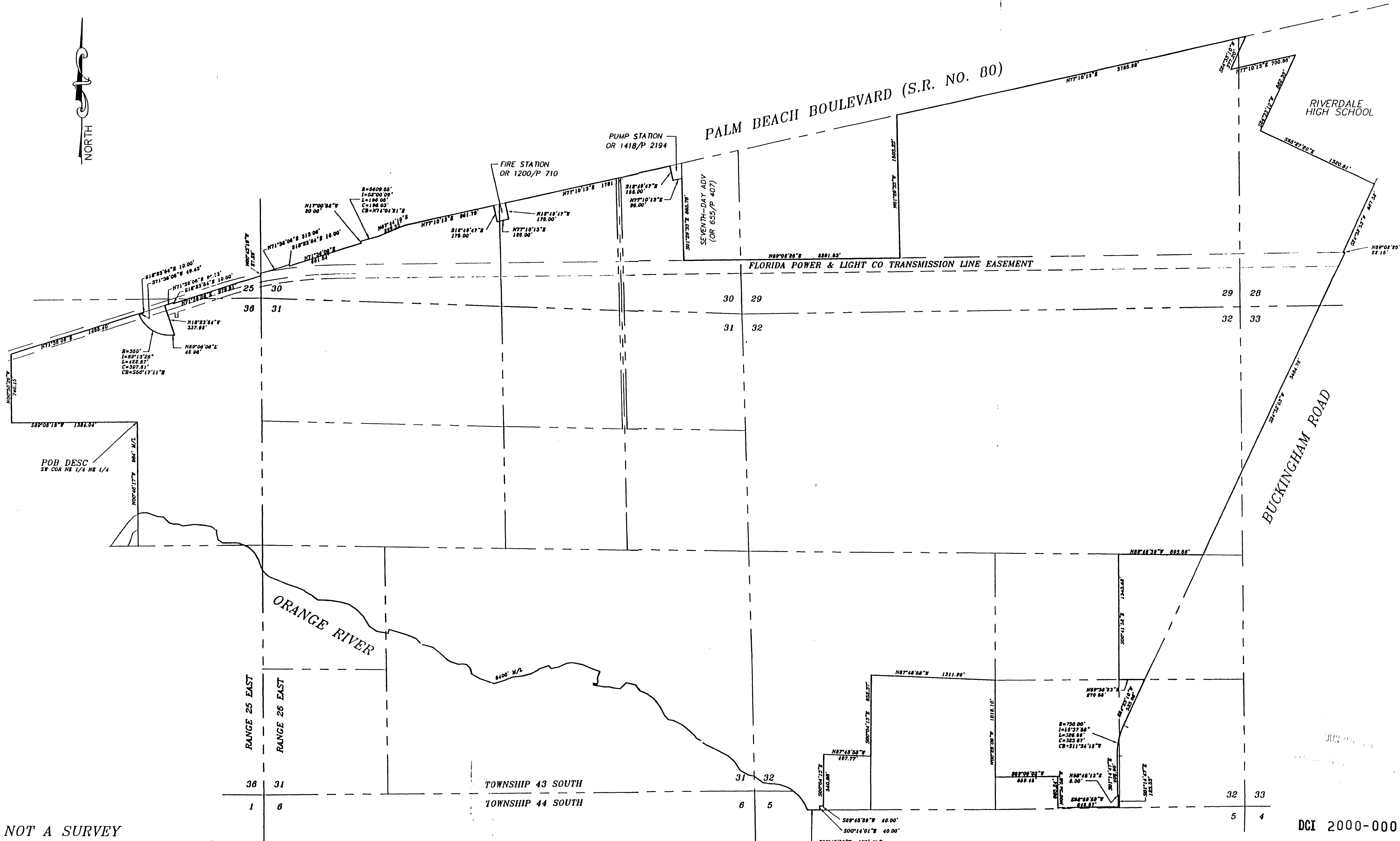


COMMUNITY ENGINEERING SERVICES, INC.
Civil Engineering • Surveying • Project Management
9200 Bonita Beach Road Suite 213
Bonita Springs, Florida 33923
Telephone (941) 495-0009 Fax (941) 495-7934

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

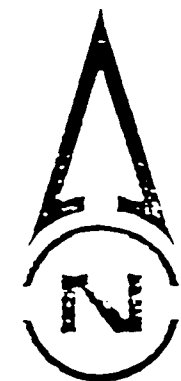
DATE SIGNED: 8-19-00

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

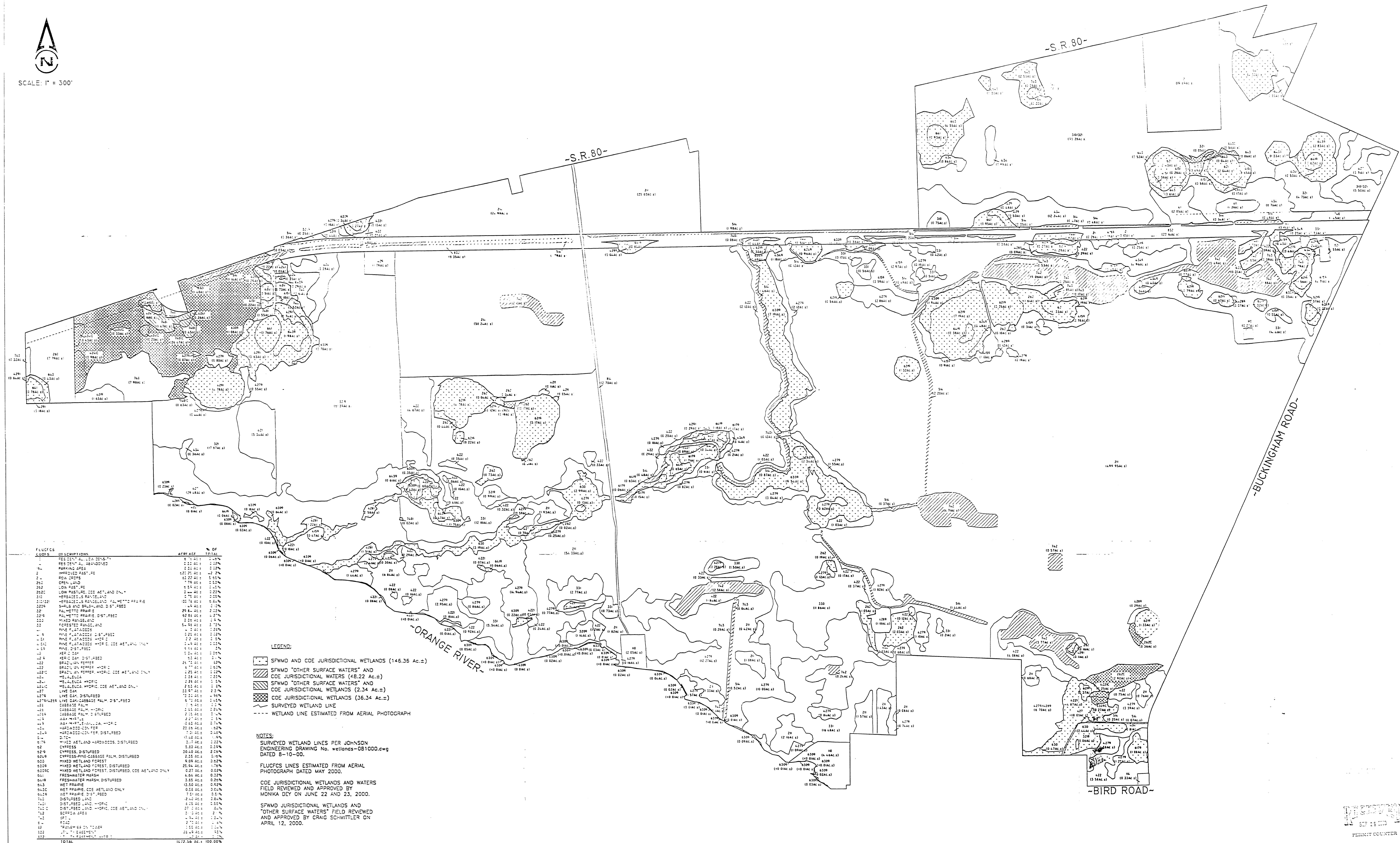
DCI 2000-00069

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



SCALE: 1" = 300'



FLUCFCS CODES	DESCRIPTIONS	ACRES	% OF TOTAL
1	RES. DEV. / OPEN DEV.	0.15	0.05
2	RES. DEV. / OPEN DEV.	0.15	0.05
3	IMPROVED PASTURE	12.21	4.78
4	POW. CORPUS	0.22	0.08
5	OPEN LAND	76.40	2.93
6	LOW PASTURE	0.15	0.05
7	LOW PASTURE / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
8	HERBACEOUS / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
9	HERBACEOUS / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
10	SHRUB AND BUSH AND OPEN DEV. / OPEN LAND ONLY	0.15	0.05
11	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
12	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
13	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
14	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
15	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
16	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
17	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
18	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
19	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
20	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
21	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
22	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
23	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
24	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
25	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
26	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
27	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
28	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
29	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
30	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
31	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
32	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
33	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
34	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
35	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
36	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
37	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
38	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
39	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
40	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
41	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
42	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
43	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
44	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
45	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
46	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
47	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
48	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
49	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
50	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
51	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
52	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
53	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
54	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
55	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
56	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
57	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
58	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
59	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
60	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
61	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
62	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
63	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
64	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
65	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
66	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
67	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
68	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
69	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
70	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
71	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
72	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
73	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
74	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
75	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
76	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
77	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
78	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
79	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
80	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
81	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
82	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
83	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
84	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
85	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
86	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
87	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
88	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
89	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
90	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
91	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
92	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
93	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
94	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
95	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
96	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
97	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
98	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
99	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05
100	WATER / OPEN DEV. / OPEN LAND ONLY	0.15	0.05

- LEGEND:
- SPWMD AND COE JURISDICTIONAL WETLANDS (146.35 AC.±)
 - SPWMD "OTHER SURFACE WATERS" AND COE JURISDICTIONAL WATERS (48.22 AC.±)
 - SPWMD "OTHER SURFACE WATERS" AND COE JURISDICTIONAL WATERS (2.34 AC.±)
 - COE JURISDICTIONAL WETLANDS (36.34 AC.±)
 - SURVEYED WETLAND LINE
 - WETLAND LINE ESTIMATED FROM AERIAL PHOTOGRAPH

NOTES:

SURVEYED WETLAND LINES PER JOHNSON ENGINEERING DRAWING No. wetlands-081000.dwg DATED 8-10-00.

FLUCFCS LINES ESTIMATED FROM AERIAL PHOTOGRAPH DATED MAY 2000.

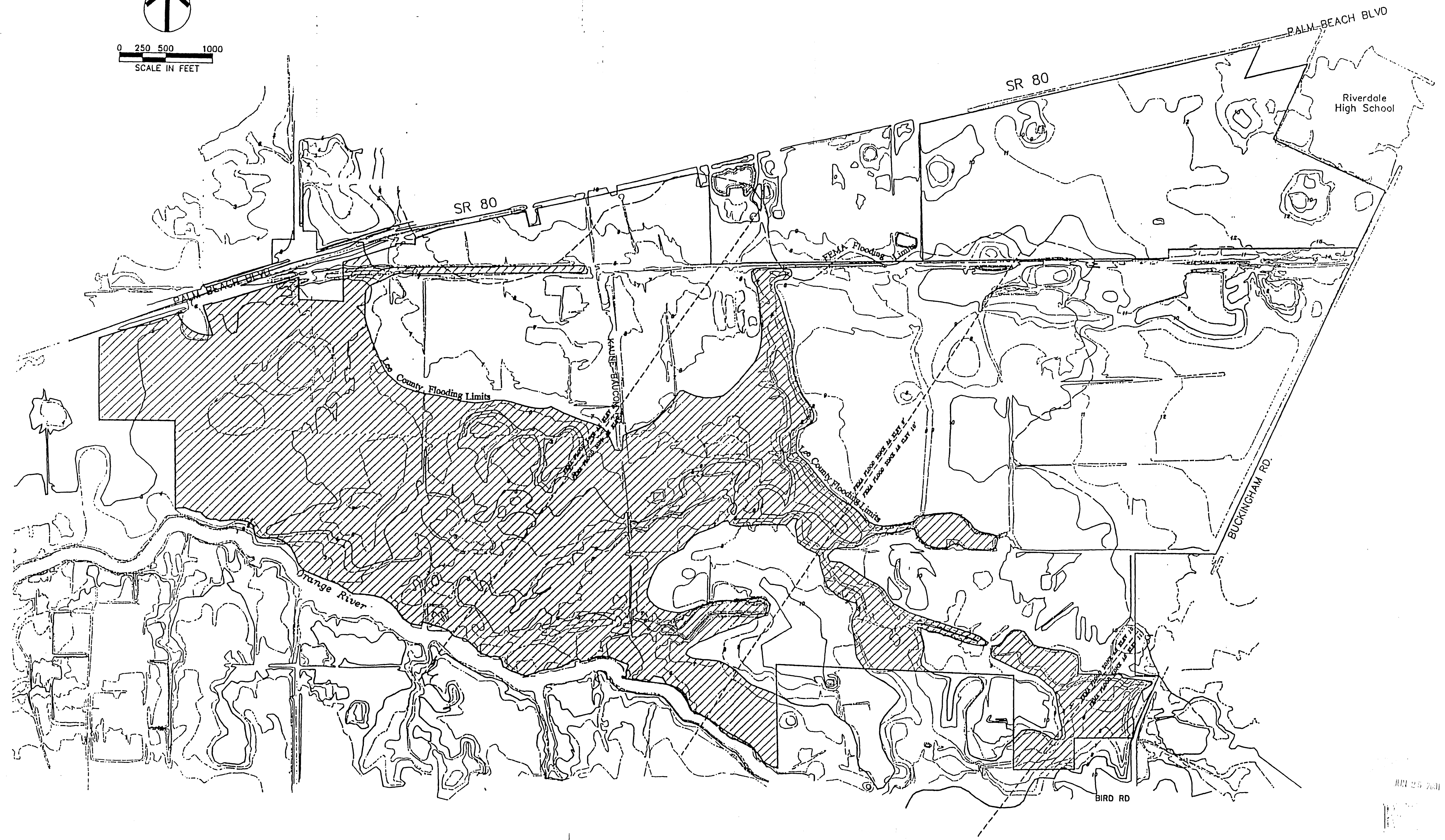
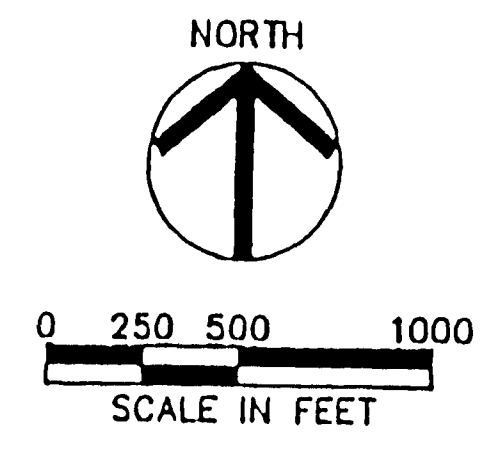
COE JURISDICTIONAL WETLANDS AND WATERS FIELD REVIEWED AND APPROVED BY MONIKA DEY ON JUNE 22 AND 23, 2000.

SPWMD JURISDICTIONAL WETLANDS AND "OTHER SURFACE WATERS" FIELD REVIEWED AND APPROVED BY CRAIG SCHMITTLER ON APRIL 12, 2000.

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

BAUCOM PROPERTY
FLUCFCS AND WETLANDS MAP

EXHIBIT C.1
DRAWING No.: 99BBP402FW-1
SHEET No.: 1



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'