



LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

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022 586 855



(239) 479-8585

Writer's Direct Dial Number: _____

Bob Janes
District One

Douglas R. St. Cerny
District Two **October 20, 2005**

Ray Judah
District Three

Tammy Hall
District Four

John E. Albion
District Five

Donald D. Stilwell
County Manager

David M. Owen
County Attorney

Ray Eubanks, Administrator, Plan Review and Processing
Florida Department of Community Affairs
Bureau of State Planning
Plan Processing Section
2555 Shumard Oak Boulevard
Tallahassee, FL. 32399-2100

Diana M. Parker
County Hearing
Examiner

Re: Amendments to the Lee Plan
Adoption Submission Package (DCA No. 05-1) for the 2004/2005 Regular Amendment Cycle

Dear Mr. Eubanks:

In accordance with the provisions of F.S. Chapter 163.3184 and of 9J-11.011, this submission package constitutes the adopted 2004/2005 Regular Comprehensive Plan Amendment Cycle to the Lee Plan (DCA No. 05-1), known locally as CPA 2004-02, CPA 2004-08, CPA 2004-09, CPA 2004-12, CPA 2004-13, CPA 2004-14, CPA 2004-15, and CPA 2004-16. The adoption hearing for these plan amendments was held at 9:30 am on October 12, 2005.

Included with this package, per 9J-11.011(5), are three copies of the adopted amendments, supporting data and analysis, and the following three adopting ordinances: Ordinance No. 05-19, Ordinance No. 05-20, and Ordinance No. 05-21. Also included, per F.S. 163.3184(7) and (15), is the required sign in form allowing a courtesy informational statement to interested citizens. By copy of this letter and its attachments I certify that this amendment has been sent to the Regional Planning Council, the Florida Department of Transportation (FDOT), the Department of Environmental Protection, the Florida Department of State, the Florida Fish and Wildlife Conservation Commission, the Department of Agriculture and Consumer Services, Office of Planning and Budgeting, and the South Florida Water Management District.

The initial staff reports for the proposed amendments were sent to the DCA with a transmittal cover letter dated June 15, 2005. All amendments previously reviewed by the Department in this current cycle of amendments were adopted by the Board of County Commissioners. Changes have occurred in CPA 2004-16 since the time of transmittal. Staff has modified Policy 14.6.1 and 14.6.3 and has added Policies 14.6.4 through 14.6.8. CPA 2004-16 has been revised to address the objections, comments, and recommendations raised by the DCA.

If you have any questions, or if I can be of any assistance in this matter, please feel free to call me at the above telephone number.

Sincerely,
DEPT. OF COMMUNITY DEVELOPMENT
Division of Planning

A handwritten signature in black ink, appearing to read "Paul O'Connor", written over a horizontal line.

Paul O'Connor, AICP
Director

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

David Burr
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, Office of Planning and Budgeting

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Bureau of State Planning/Plan Processing Sec
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Florida Department of Transportation
P.O. Box 1030
2292 Victoria Avenue; Suite 292
Fort Myers, FL 33902-1030

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Mr. David Burr
S.W. Florida Regional Planning Council
1926 Victoria Avenue
Fort Myers, FL 33901

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Department of Agriculture and Consumer Services
Office of Planning and Budgeting
The Capitol PL8
400 South Monroe Street
Tallahassee, FL 32399-0810
Attn: Emily

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Division of Historical Resources
The Capitol
Tallahassee, FL 32399-0250

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Comprehensive Plan Citizen Courtesy Information List

Local Government:

Lee County

Hearing Date:

October 12, 2005

Type Hearing:

☐ Transmittal (Proposed)

☒ Adoption

☐ Local Planning Agency

DCA Amendment Number: 05-1

Please Print Clearly

By providing your name and address, you will receive information concerning the date of publication of the Notice of Intent by the Department of Community Affairs.

Citizen Name	Address, City, State, Zip Code	✓ Check Appropriate Response(s)		Identify Amendment which is of Interest
		Written Comment	Spoken Comment	
Richard Purcell	135 META ST Fort Myers, FL 33905	✓	✓	CPA-2004-13 Adoption
Sharon Lee Bowman	260 Alameda Ave Fort Myers FL		✓	CPA 2004-14
Boca Grande Community Planning Panel	P.O. Box 2404 Boca Grande, FL 33921	✓	✓	CPA 2004-12
Angela Hill The News-Press	4720 SE 15th Ave Suite 112 Cape Coral FL 33904	✓	✓	CPA 2004-10

Comprehensive Plan Citizen Courtesy Information List

Local Government:

Lee County

Hearing Date:

June 1, 2005

Type Hearing:

☒ Transmittal (Proposed)

☐ Adoption

☐ Local Planning Agency

DCA Amendment Number:

N/A

Please Print Clearly

By providing your name and address, you will receive information concerning the date of publication of the Notice of Intent by the Department of Community Affairs.

Citizen Name	Address, City, State, Zip Code	✓ Check Appropriate Response(s)		Identify Amendment which is of Interest
		Written Comment	Spoken Comment	
Richard J. Purcell	135 META ST. FT. MYERS, FL 33905	✓	✓	CPA - 2004-13 CPA - 2004-01 CPA - 2004-
Dr. A. D. Ali	17140 Dale Creek Rd. Alva, FL 33920	✓		River Hall / Hawk's Haven
Bob Iverson	Old Hickory G&CC 14401 Old Hickory Blvd FT. MYERS, FL 33912	✓	✓	CPA 2004-04
Sandra Ellett	6971 Slater Pines Dr N Ft Myers FL 33917	✓		Oak Creek
Walter Fluegel	4715 SW 24 PL Cape Coral, FL 33914	✓	✓	All

Citizen Name	Address, City, State, Zip Code	✓ Check Appropriate Response(s)		Identify Amendment which is of Interest
		Written Comment	Spoken Comment	
Glenn Hedmon	PO Box 2266 Pineland, Fla 33945	✓	✓	Pine Island
James and Alicia Waller	17270 Oak Creek Rd Alva, FL 33920	✓		River Hall Development
G JOHN SHARPES	2299 SYCAMORE ST ST. JAMES CITY		✓	PINE ISLAND
Phil BUCHANAN	3881 GALT IS AVE ST JAMES CITY, FL		✓	Pine Island
BARBARA K. Dubin	16185 Bowline ST Bokelia, FL 33922		✓	PINE ISLAND
Jennifer A. Bonifield	3277 Fruitville Rd., Unit Sarasota FL 34237 E			Pine Island
Gary Davis	2248 Dale St. St. James City, FL 33956	✓	✓	Pine Island
D.W. WOOLSEY JR	14630 CEMETERY RD FT MYERS FL 33915			RIVER HALL HAWKS HAVEN

Citizen Name	Address, City, State, Zip Code	✓ Check Appropriate Response(s)		Identify Amendment which is of Interest CPA 2004-13
		Written Comment	Spoken Comment	
Sharon Bowman	260 Alameda Ave Ft Myers FL 33905	✓	✓	CPA 2004-13 Item F.
Neale Monty	6685 Penzance Blvd Ft Myers FL 33912		✓	OK with
W. D. N. R. O. D.	13350 MORNING STAR CIRCLE BOKEELIA FL	✓		
BREESE GLENNON	16280 ROWLINE ST. BOKEELIA, FLA. 33922	✓	✓	P.I. COMPROMISE — 8/10/91/0
Eileen + Jimmy Brennan	243 Connecticut Ave. Ft Myers 33905		✓	CPA 2004-13
David W. Deper	2216 Altamont Ave. Ft. Myers, FL 33901		✓	CPA CPA-2004-12 CPA-2004-08
Nancy Thompson	7661 Bocilla Ln Bokeelia FL 33922	—		
MIKE ROEDER	625 HENRY ST FT MYERS 33901	✓	✓	ALL

Citizen Name	Address, City, State, Zip Code	✓ Check Appropriate Response(s)		Identify Amendment which is of Interest
		Written Comment	Spoken Comment	
Vincent and Eileen Brennan	243 Connecticut Ave. Fort Myers, FL 33905	✓		CPA2004-13

LEE COUNTY ORDINANCE NO. 05-19
(Consent Ordinance)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE LAND USE PLAN, COMMONLY KNOWN AS THE "LEE PLAN" ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED ON THE CONSENT AGENDA DURING THE COUNTY'S 2004/2005 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (hereinafter referred to as the "Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners; and,

WHEREAS, the Lee County Board of County Commissioners, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held public hearings pursuant to Chapter 163, Part II, Florida Statutes, and the Lee County Administrative Code on January 24, 2005, March 28, 2005, April 25, 2005, and May 23, 2005; and,

WHEREAS, the Board of County Commissioners, pursuant to Florida Statutes and the Lee County Administrative Code held a public hearing for the transmittal of the proposed amendments on June 1, 2005. At that hearing, the Board approved a motion to send, and did later send, the proposed amendment to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the transmittal hearing on June 1, 2005, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on August 19, 2005; and,

WHEREAS, the Board moved to adopt the proposed amendments to the Lee Plan set forth herein during its statutorily prescribed public hearing for the plan amendments on October 12, 2005.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted a series of public hearings to consider proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the certain amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as amended, will continued to be the "Lee Plan." **This ordinance may be referred to as the "2004/2005 Regular Comprehensive Plan Amendment Cycle Consent Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2004/2005 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE (Consent Agenda Items)

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting amendments, as revised by the Board of County Commissioners on October 12, 2005, known as: CPA2004-02, CPA2004-08, CPA2004-09, CPA2004-12, CPA2004-14, and CPA2004-15. The aforementioned amendments amend the text of the Lee Plan including the Future Land

Use Map series and the Lee Plan Land Use Allocation Table (Table 1b). A brief summary of the content of those amendments is set forth below:

CPA2004-02 (Estero Outdoor Display)

Amend Lee Plan Policy 19.2.5. of the Future Land Use Element to allow outdoor display in excess of one acre at the intersection of I-75 and Corkscrew Road. Sponsor: Argonaut Holdings, Inc.

CPA2004-08 (Oak Creek)

Amend the Future Land Use Map Series for a 27.25±-acre portion of land located in Section 17, Township 43 South, Range 25 East, to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Suburban." Amend the Future Land Use Map Series for a 17.81±-acre portion of land located in Section 19, Township 43 South, Range 25 East, to change the classification shown on Map 1, the Future Land Use Map, from "Suburban" to "Rural." Sponsor: S.W. Florida Land 411, LLC.

CPA2004-09 (Captiva)

Amend Goal 13 of the Lee Plan pertaining to the Captiva Community to incorporate recommendations of the Captiva Island Community Planning effort. Amend Goal 84: Wetlands to add a new policy 84.1.4. Sponsor: BOCC.

CPA2004-12 (Boca Grande)

Amend the Future Land Use Element of the Lee Plan to incorporate recommendations of the Boca Grande Community Planning effort. Establish a new Vision Statement and a new Goal, including Objectives and Policies specific to Boca Grande. Sponsor: BOCC.

CPA2004-14 (Coastal High Hazard Area Density)

Amend the Lee Plan's Conservation and Coastal Management Element Policy 75.1.4. to consider limiting the future population exposed to coastal flooding while considering applications for rezoning in the Coastal High Hazard Area. Sponsor: BOCC

CPA2004-15 (Fort Myers Shore Table 1b Update)

Text amendment to revise the Lee Plan Land Use Allocation Table (Table 1b) for the Fort Myers Shores Planning Community to address the establishment of the Outlying Suburban Future Land Use Category within the planning community. Sponsor: BOCC

The corresponding Staff Reports and Analysis, along with all attachments for these amendments are adopted as "Support Documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made

effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner Albion, who moved its adoption. The motion was seconded by Commissioner Hall, and, when put to a vote, the vote was as follows:

Robert P. Janes	Aye
Douglas St. Cerny	Aye
Ray Judah	Aye
Tammy Hall	Aye
John Albion	Aye

DONE AND ADOPTED this 12th day of October 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: _____

Deputy Clerk

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____

Chairman

DATE: _____

10/12/05

Approved as to form by:

Donna Marie Collins
County Attorney's Office



**CPA 2004-13
I-75 and S.R. 80 Interchange
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Adoption Document

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

October 12, 2005

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2004-13**

✓	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: May 18, 2005

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:

Evaluate the future land use designations of Map 1, the Future Land Use Map, for the Interstate 75 and State Road 80 Interchange to balance existing and future land use designations in this area.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. STAFF RECOMMENDATION: Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to redesignate approximately 39 acres of land located in the Interstate 75 and State Road 80 interchange area from Intensive Development, Suburban, and Urban Community to General Commercial Interchange as depicted on Attachment 1.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The proposed land use change will not cause future road network plan changes to the 2020 Transportation Plan.

- There will be no increase in the population accommodation capacity of the FLUM. The proposed amendment will result in a population capacity reduction of 755 persons.
- The presence of I-75 has increased the number of interchange type uses mixing with established residential uses.
- The proposal will result in minimal impacts to public infrastructure and services. The proposal will in fact lower the demands on public infrastructure and services

C. BACKGROUND INFORMATION

The Board of County Commissioners initiated the proposed amendment on March 22, 2005 and directed Planning staff to evaluate the future land use designations of the Interstate 75 and State Road 80 interchange quadrants, specifically the northeast quadrant and both the southeast and southwest quadrants. The study area, including the Existing Future Land Use designations of the area, are shown as Attachment 2.

Planning staff previously evaluated the southwest quadrant of this interchange area. At the November 1, 2000 Lee Plan Amendment adoption hearing the Board voted to revisit this proposed amendment in a future amendment cycle. At that hearing, it was recommended that the analysis be broadened to include all four quadrants of the I-75 and S.R. 80 interchange.

Initiating the amendment into the current cycle allows staff to review the future land use designations for the interchange area and properly balance existing and future land use designations in this area. At the time the subject amendment was initiated staff specified the three quadrants noted above, recognizing that the future land use designations of the northwest quadrant are appropriate as they exist today. Existing land uses in the northwest quadrant include the Morse Shores single family subdivision, designated Suburban a primarily residential land use category, and commercial uses fronting S.R. 80, designated Intensive Development.

Staff began evaluating the amendment by creating three possible alternatives for the study area to bring forward to the Local Planning Agency (LPA) for discussion purposes. The alternatives discussed involved the possibilities of amending the entire northeast quadrant to Urban Community, Central Urban, or changing the designation of the existing neighborhood to Suburban and leaving the General Commercial Interchange category in place in the remainder of the quadrant. Only one alternative was discussed for the southwest quadrant placing the existing RV Sales Center into the General Commercial Interchange category. This remains the staff recommendation today. Alternatives discussed for the southeast quadrant involved Central Urban for the entire quadrant, the General Commercial Interchange category being proposed for the area today, or leaving the existing designations in place. At the LPA meeting, the members voted to recommend an alternative amending the entire northeast quadrant to the Urban Community category, a portion of the southwest quadrant to General Commercial Interchange as recommended by this report, and leaving the existing designations in place in the southeast quadrant. The LPA preferred this alternative based on their previous recommendation involving a privately initiated small scale amendment in the northeast quadrant. Previously the LPA recommended that the 10 acres involved in this request be amended to Urban Community.

After further review and based on the Board of County Commissioner's review of the recently proposed small scale amendment in the northeast quadrant of the interchange, staff has concluded that the future land use designations of the northeast quadrant are appropriate as they exist today. Further discussion is provided throughout the following analysis.

This report discusses the subject interchange area being evaluated as the study area. The study area encompasses approximately 124 acres. Of the 124 acres being evaluated, staff is recommending a future land use map amendment to approximately 39 acres in the southwest and southeast quadrants of the interchange. Staff is proposing that the 39 acres be amended to General Commercial Interchange as shown on Attachment 1. A little over half of the proposed change amends the future land use category covering the right-of-way areas of I-75 and State Road 80, leaving approximately 18 acres of developable land being amended. The impacts of amending the 18 acres of developable land for possible residential or commercial development are being addressed through this report, comparing existing future land use categories vs proposed. Staff has estimated, as a worst case, that the area being amended would qualify for the following based on the existing and proposed land use categories. Although the areas are already developed, staff estimates the following if redevelopment were to occur. All density calculations include bonus density and half of the adjacent right of way in order to provide the maximum scenario for evaluation. Please note that the northwest category is not included below, due to staff's recommendation that the General Commercial Interchange category remain in place.

	Southwest Quadrant	Southeast Quadrant
Existing Land Use Category	Suburban and Intensive Development	Urban Community
Possible unit or commercial development	100,000 s.f. commercial or 295 dwelling units	50,000 s.f commercial or 67 dwelling units
Proposed Land Use Category	General Commercial Interchange	General Commercial Interchange
Possible unit or commercial development	130,000 s.f. commercial 0 dwelling units	50,000 s.f. commercial 0 dwelling units

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

COMPREHENSIVE PLAN BACKGROUND

In 1984, Lee County adopted its first official Future Land Use Map (FLUM) as an integral part of its comprehensive plan. On that map, all three quadrants were depicted as General Commercial Interchange

and a small area in the southwest quadrant was depicted as Central Urban. As part of an overall review of the future land use map in 1989, the eastern portion of the southeast quadrant was changed from General Commercial Interchange to Urban Community. This remains the future land use category for this portion of the quadrant today. Later in 1989 Lee County formulated a comprehensive plan in order to meet the requirements of the 1985 Growth Management Act. At that time the newly formulated comprehensive plan was objected to by the Department of Community Affairs. In part, the Department of Community Affairs found that Lee County future land use categories should more closely correspond with the adopted future land use maps of the cities of Fort Myers and Cape Coral. The subject area was located within the Urban Reserve Area of Fort Myers which at that time was included on their future land use map. Lee County entered into a settlement agreement with the Department of Community Affairs and through this agreement amended the future land use designations of the southwest quadrant to the current FLUM designations for the area today.

CURRENT FLUM DESIGNATIONS FOR SUBJECT INTERCHANGE QUADRANT

Current Lee Plan Future Land Use categories for the subject area are as follows (see Attachment 2):

Future Land Use categories in the northeast quadrant are General Commercial Interchange and Central Urban. The categories in the southeast quadrant include General Commercial Interchange and Urban Community.

POLICY 1.3.3: The General Commercial Interchange areas are intended primarily for general community commercial land uses: retail, planned commercial districts, shopping, office, financial, and business.

POLICY 1.1.3: The Central Urban areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close-in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. This is the part of the county that is already most heavily settled and which has or will have the greatest range and highest levels of urban service--water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban area. This category has a standard density range from four dwelling units per acre (4 du/acre) to ten dwelling units per acre (10 du/acre) and a maximum density of fifteen dwelling units per acre (15 du/acre). (Amended by Ordinance No. 94-30, 02-02)

POLICY 1.1.4: The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, Fort Myers Beach, South Fort Myers, the city of Bonita Springs, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6). Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6

du/acre), with a maximum of ten dwelling units per acre (10 du/acre). (Amended by Ordinance No. 94-30, 02-02)

Future Land Use categories in the southwest quadrant include Intensive Development and Suburban.

POLICY 1.1.2: The Intensive Development areas are located along major arterial roads in Fort Myers, North Fort Myers and Cape Coral. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, they are well suited to accommodate high densities and intensities. Planned mixed-use centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6) and office uses are appropriate in these locations. As Lee County moves toward becoming a metropolitan complex of a half million people, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities, and specialized professional services that befit such a region. The standard density range is from seven dwelling units per acre (7 du/acre) to fourteen dwelling units per acre (14 du/acre). Maximum density is twenty-two dwelling units per acre (22 du/acre).

POLICY 1.1.5: The Suburban areas are or will be predominantly residential areas that are either on the fringe of the Central Urban or Urban Community areas or in areas where it is appropriate to protect existing or emerging residential neighborhoods. These areas provide housing near the more urban areas but do not provide the full mix of land uses typical of urban areas. The standard residential densities are the same as the Urban Community category. Higher densities, commercial development greater than neighborhood centers, and industrial land uses are not permitted. Bonus densities are not allowed.

EXISTING LAND USES

The subject area lies in Section 3 Township 44 South, Range 25 East and Section 34 Township 43 South, Range 25 East and is located in the northeast quadrant and both the southeast and southwest quadrants of the State Road 80 and Interstate 75 Interchange. This area is bordered by the Orange River (east of the interstate) and S.R. 80 (west of the interstate) to the north, both the Siesta and the Sun-n-Fun mobile home subdivisions to the east, vacant land and condominium development to the south, and single family residential uses to the west. I-75 extends north/south and S.R. 80 east/west through the subject area.

The study area encompasses approximately 124 acres total, accommodating a variety of uses including residential, commercial, marina, and vacant land uses. The following is a summary of land uses existing within the study area of each interchange quadrant.

Quadrant	Existing Uses	Future Land Use Designation
Northeast	Single Family Subdivision and Marina	General Commercial Interchange
Southwest	Commercial RV Sales and Single Family	Intensive Development and Suburban
Southeast	Restaurants, Hotel, Gas Stations, and Single Family	General Commercial Interchange and Urban Community

The current zoning designations for the subject area are RS-1, AG-2, IM, and CM in the northeast quadrant, CPD, CG, and RS-1 in the southwest quadrant, and CPD and AG-2 in the southeast quadrant.

Surrounding zoning designations include RS-1 and AG-2 to the north, MH-1 and MH-2 to the east, AG-2 to the south and RS-1 and C-1 to the west.

TRANSPORTATION

Lee County Department of Transportation (DOT) staff have reviewed the proposal and provided written comments dated May 17, 2005 (see Attachment 3). DOT offers no objection to the proposed change and have provided that "Because the quadrants are already partially developed, the proposed changes will only increase the amount of commercial square footage by about 20,000 square feet. That kind of increase would generate about 80 additional peak hour trips on a p.m. peak hour basis, which would not alter our 2020 road network plans."

DOT staff re-ran the long range transportation model with the proposed development scenario that could result from the new land use category on the subject area to arrive at this conclusion. Specific improvements (such as turning lanes) that are needed as a result of proposed development in this area will be determined through the local development order process. Providing identified improvements are the responsibility of the developer. For example, if the proposed project generates the need for turning lanes, then the developer is required to provide the turning lane at no expense to the public.

POTABLE WATER, SANITARY SEWER SERVICE AND SOLID WASTE

The current condition of potable water service and sanitary sewer service in the area is discussed below:

Potable Water Service: The water system in the southwest quadrant is already in place; there are no plans for installing any major new transmission lines. The Corkscrew Water Treatment Plant currently has the capacity to provide potable water to this quadrant. Presently there is an 8" and 6" water main on Orange River Boulevard, an 8" water main on Lexington Avenue, and a 20" water main on the north side of State Road 80 serving the area. The water system is already in place in the southeast quadrant as well and there are no plans for installing any major new transmission lines. The Olga Water Treatment Plant currently has the capacity to provide potable water to this quadrant. Presently there is a 10" water main on Boatways Road, a 6" and 12" water main on Orange River Boulevard, and a 20" water main on the north side of State Road 80 serving the area. As new projects request service from Lee County Utilities, they are required by the Lee County Utilities Operation Manual to submit extensive hydraulic calculations for review and approval showing what impact, if any, a new project may have on existing facilities. If warranted, the new project will be required to either loop "dead end" mains or perform off-site improvements to enhance flows and, therefore, provide adequate water infrastructure to support development.

Sanitary Sewer Service: There are presently 24" and 8" sanitary sewer force mains on the north side of S.R. 80. In the southwest quadrant Lee County Utilities has 8" gravity sewer mains on Orange River Boulevard, Lexington Avenue, and Richmond Avenue. In the southeast quadrant Lee County Utilities has an 8" gravity sewer main and a lift station on Boatways Road. Lee County Utilities also has a 4" sanitary sewer force main on Boatways Road and a 12" force main on Orange River Boulevard. As with the water network, new developments are required to submit extensive hydraulic calculations for review and approval showing what impacts the new project may have on existing facilities. If warranted the developer may need to perform off-site improvements to enhance flows and provide adequate sanitary sewer infrastructure to support the development. The subject area is served by the City of Fort Myers

Central Wastewater Treatment Plant via an inter-local agreement and, to date, has sufficient reserved capacity.

POPULATION ACCOMMODATION ANALYSIS

The request is to change the Future Land Use Map (FLUM) category of approximately 39 acres from Intensive Development, Urban Community, and Suburban to General Commercial Interchange. Currently, the Lee Plan does not permit residential development in General Commercial Interchange areas.

The Intensive Development maximum density permits up to 22 du/acre. There are approximately 6.4 acres designated Intensive Development within the southwest quadrant. This means that a maximum of 140 dwelling units could be constructed on the property under the Intensive Development designation. Planning staff, however, believes that residential development fronting this portion of S.R. 80 is unlikely. This Intensive Development area accommodates 292 persons on the FLUM (140 du's X 2.09 persons per unit).

The Urban Community maximum density permits up to 10 du/acre. There are approximately 6.71 acres designated Urban Community within the southeast quadrant. This means that a maximum of 67 dwelling units could be constructed on the property under the Urban Community designation. Planning staff, however, believes that residential development adjacent to existing interchange type uses is unlikely. This Urban Community area accommodates 140 persons on the FLUM (67 du's X 2.09 persons per unit).

The Suburban category standard density permits up to 6 du/acre. There are approximately 25.85 acres designated Suburban within the southwest quadrant. A maximum of 155 dwelling units could be constructed on the property under the Suburban designation. This equates to a population accommodation capacity of the FLUM of 323 persons (155 du's X 2.09 persons per unit).

As mentioned above the Lee Plan does not permit residential development in General Commercial Interchange designations and therefore the proposal will not be increasing the population accommodation capacity of the FLUM. In fact, the amendment would result in a population capacity reduction of 755 persons.

PARKS, RECREATION AND OPEN SPACE

Staff of the Lee County Public Works have reviewed the request and provided comments dated May 11, 2005 (see Attachment 4). Public Works staff provides the following:

"It is our determination that existing and proposed support facilities provided by Lee County Parks and Recreation will not be impacted by the proposed amendment. However, please note that this determination is based on the proposed commercial use of the subject property which will not result in an increase of the current population in this area of Lee County."

LEE COUNTY SCHOOL DISTRICT EVALUATION

Planning staff requested that the Lee County School District evaluate the proposed redesignation and determine the adequacy of existing and future facilities to provide services to the subject area. Staff of the School District of Lee County have contacted Planning staff and provided that the proposed changes "will have no impact on the School District of Lee County."

SOILS

The 1984 U.S. Department of Agriculture Soil Survey of Lee County classified two soil types present on the subject parcel - 11 Myakka fine sand in all three quadrants, and 28 Immokalee sand in the northeast quadrant. The Soil Survey provides the following:

11 - Myakka fine sand. This is a nearly level, poorly drained soil on broad flatwoods areas. Slopes are smooth to slightly concave and range from 0 to 2 percent.

28 - Immokalee sand. This is a nearly level, poorly drained soil in flatwoods areas. Slopes are smooth to convex and range from 0 to 2 percent.

LEE PLAN PLANNING COMMUNITIES MAP AND TABLE 1(b)

The subject area is located within the "Fort Myers Shores" planning community. Table 1(b) allocates a total of 257 acres for commercial use in this Planning Community. Recent planning division research indicates that 243 acres of commercial development in the "Fort Myers Shores" planning community have been developed. This research indicates that 14 additional acres can be developed for commercial use in the planning community before the year 2020. While the subject amendment consists of approximately 39 acres, as mentioned earlier in the report over half of the proposed change amends the future land use category covering right-of-way areas, leaving approximately 18 acres of developable land being amended. While the current proposal exceeds the commercial allocation by 4 additional acres, staff recognizes that these allocations will be being revised out to the year 2030 as part of the upcoming EAR based amendments. Staff assumes that there will be more commercial uses within this planning community in the future and will be addressed as part of the allocations for 2030.

DISCUSSION CONCERNING THE SUBJECT AREA:

After evaluating several alternatives and discussing various development scenarios associated with each, staff recommends that the subject interchange area be amended as proposed in Attachment 1. The following is a discussion of each quadrant in the study area:

Northeast Quadrant

The northeast quadrant is currently developed with the Dos Rios single family residential subdivision adjacent to I-75 to the west and marina uses to the east. The study area covers approximately 48.61 acres and is designated General Commercial Interchange with a small portion of the area designated Central Urban in the northwest corner of the quadrant.

A 10 acre portion of the existing marina within this quadrant was recently reviewed as a privately initiated small scale amendment. The applicant proposed to amend the area from the General Commercial Interchange category to the Urban Community land use category. Staff recommended denial of the proposed amendment due to the subject site's location within the Coastal High Hazard Area (CHHA) and inconsistencies with several Lee Plan policies addressing residential development in the CHHA. At the adoption hearing for the proposed amendment the majority of the Board agreed with staff's recommendation and voted not to adopt the proposed amendment. At the hearing the Board discussed the importance of maintaining the County's interchange areas for interchange type uses serving the traveling

public. Staff specifically cited Lee Plan policies found under Goal 75 and 76 that prohibit residential development where hurricane and flood hazards exist, encourages reduced densities in order to limit the population exposed to coastal flooding, and limits public expenditures to existing residents. The specific Lee Plan policies are reproduced below:

GOAL 75: PROTECTION OF LIFE AND PROPERTY IN COASTAL HIGH HAZARD AREAS. *To protect human life and developed property from natural disasters. (See also Goal 80.) (Amended by Ordinance No. 94-30)*

OBJECTIVE 75.1: DEVELOPMENT IN COASTAL HIGH HAZARD AREAS. *Development seaward of the 1991 Coastal Construction Control Line will require applicable State of Florida approval; new development on barrier islands will be limited to densities that meet required evacuation standards; new development requiring seawalls for protection from coastal erosion will not be permitted; and allowable densities for undeveloped areas within coastal high hazard areas will be considered for reduction. (Amended by Ordinance No. 92-35, 93-25, 94-30, 00-22)*

POLICY 75.1.4: *Through the Lee Plan amendment process, land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories (or assignment of minimum allowable densities where density ranges are permitted) in order to limit the future population exposed to coastal flooding. (Amended by Ordinance No. 92-35, 94-30, 00-22)*

GOAL 76: LIMITATION OF PUBLIC EXPENDITURES IN COASTAL HIGH HAZARD AREAS. *To restrict public expenditures in areas particularly subject to repeated destruction by hurricanes, except to maintain required service levels, to protect existing residents, and to provide for recreation and open space uses. (Amended by Ordinance No. 94-30)*

OBJECTIVE 76.1: COASTAL HIGH HAZARD AREA EXPENDITURES. *Public expenditures in areas particularly subject to repeated destruction by hurricanes will be limited to necessary repairs, public safety needs, services to existing residents, and recreation and open space uses. (Amended by Ordinance No. 94-30, 00-22)*

Upon staff's evaluation of the entire interchange and in regards to the northeast quadrant specifically, staff finds that the subject quadrant is located in the CHHA as depicted by Map 5 of the Lee Plan. Lee plan Policy 75.1.4 specifies that areas within the CHHA will be considered for reduced densities to limit the population to coastal flooding.

It is also necessary to compare the possibilities that the existing land use category allows as it specifically relates to commercial type uses with other options that would allow residential development in this quadrant. As mentioned, the area of this quadrant is approximately 48.61 acres and includes the right-of-way area of I-75 and S.R. 80. Of this total acreage figure, approximately 33 acres equate to parcel acres. Generally speaking, if the entire area were to be redeveloped with the General Commercial Interchange category in place today, the area would qualify for approximately 330,000 s.f. of commercial development. If the existing subdivision in this quadrant were excluded from this calculation the remaining area would qualify for approximately 218,500 s.f. of commercial development. Comparing this to the possibility of amending the quadrant to a residential land use category staff is using the Suburban category as an example of a lower range of density and the Central Urban category as an example of a higher range of density. These two categories were presented to the LPA for discussion purposes, as well as Urban Community for a middle range. Staff estimate that if the area were placed in the Suburban category (6 units/acre) potentially 234 units could be developed, or 131 units when excluding the existing subdivision. Staff estimate that if the area were placed in the Central Urban category (15 units/acre including bonus density) potentially 495 units could be developed, or 327 units when excluding the existing subdivision.

In addition another factor to be considered while evaluating this quadrant, as was discussed and considered at the adoption hearing for the referenced small scale amendment, is the basic importance of the existing interchange land use categories in Lee County. Reports discussing interstate interchange land use during the drafting of the 1984 Lee Plan described the completion of Interstate 75 through Lee County creating unique development opportunities at the eight interchanges and the arterials leading to them. Discussions also provided that land configurations resulting in the intermixing of local and interstate travel should be discouraged.

Objective 1.3 of the Lee Plan describes the interstate highway interchange areas as specialized categories for land adjacent to the interchanges of I-75. The objective emphasizes the importance of making beneficial use of these critical access points while avoiding conflicts between competing demands. It also states that development in these areas must minimize adverse traffic impacts such as the mixing of local traffic with through traffic. Staff recognizes that the existing neighborhood in this quadrant could be considered inconsistent with this Objective of the plan, yet staff also recognizes that this subdivision existed prior to the construction of I-75 through this area as well as prior to the 1984 Future Land Use Map.

An important aspect in the evaluation of this quadrant is the fact that there are existing residential uses currently in the General Commercial Interchange category where new residential development is not permitted, except in accordance with Chapter XIII of the Lee Plan. Staff has determined that the most of the subdivided lots within the subject quadrant are likely to qualify for the construction of a dwelling unit through an administrative interpretation of the single family residence provisions of the Lee Plan due to the fact that the lots within the subdivision were created prior to the Lee Plan's effective date. In fact, in 2003, a lot within the subject area received a favorable interpretation of these provisions for the construction of a dwelling unit.

In light of the factors discussed, staff has concluded that amending this quadrant to a land use category allowing future residential development has the potential to significantly increase the mixing of local traffic with through traffic as well as increasing density in the CHHA. By leaving the quadrant designated General Commercial Interchange will result in minimal impacts to public infrastructure and services. For these reasons staff does not recommend an amendment to the existing future land use categories of the northeast quadrant.

Southwest Quadrant

The southwest quadrant of the study area is currently developed with the North Trail RV center adjacent to I-75 and fronting S.R.80 and single family residential to the west. The study area covers approximately 48.61 acres and is designated Suburban with a small portion of the area fronting S.R. 80 designated Intensive Development. There are nearly two dozen single family homes in existence in the subject area west of the RV sales center.

This quadrant of the interchange was the subject of the previous review in 2000. During the previous review of this area and after much discussion with the with the Community Redevelopment Agency in existence at the time and the Local State Road 80 Advisory Board staff evaluated the possibility of changing the entire quadrant to the General Commercial Interchange land use category. Several issues lead

to the continuance of the amendment. At the time, as is the situation today, there were no plans for development or land assembly for the residential area. Another issue involved the School District's concern over the signalization at Lexington Avenue and State Road 80 where commercial traffic that could be generated by the proposed amendment would be sharing the same access (Lexington Avenue) that the buses use for the Orange River Elementary School turnaround causing a mixing of traffic. The Department of Community Affairs also provided objections requesting further analysis of traffic impacts and the maximum development allowed in this area. With no public outcry for the proposed amendment at the time, staff reevaluated the recommendation to amend the southwest quadrant to the interchange category and concluded that an evaluation of the entire interchange would be more beneficial for the area as a whole. Staff finds the existing land uses of this quadrant have remained intact since the time of the previous review. There have been no plans for development or land assembly for the residential area and no public requests for a change to the area.

Staff has concluded that the area developed with the North Trail RV center is the portion of this quadrant best suited for a land use change reflecting the existing use of the property. Considering the commercial use of the property and its location adjacent to I-75, staff finds the General Commercial Interchange future land use category the most appropriate land use category for the area. The commercial sale of recreational vehicles on a scale of this size (approximately 12 acres) potentially could be considered a regional use with customers coming from other areas for the product, as well as the consideration of the employment opportunities that the center provides to the local area. This type of use coincides with the intent of Objective 1.3, Interstate Highway Interchange Areas, promoting the beneficial use of these critical access points adjacent to the interchanges of I-75. Staff has met with the owners and representatives of the North Trail RV center discussing staff's proposal to amend the subject area and the impacts of amending the area from Suburban, a primarily residential future land use category, to the General Commercial Interchange category. The owners of the center understand the proposed change and have expressed their support of the amendment to the interchange category, reflecting the existing use of the property.

Staff recommends amending approximately 32.25 acres of the southwest quadrant from the Suburban and Intensive Development future land use categories to the General Commercial Interchange land use category. This area encompasses the RV center and portions of the S.R. 80 and I-75 right-of-way currently in the Suburban land use category.

Southeast Quadrant

The southeast quadrant of the study area is currently developed with two restaurants, two gas stations, and a hotel as well as four single family homes in the southern portion of the area along Orange River Boulevard. The study area covers approximately 30.68 acres and is designated General Commercial Interchange and Urban Community. The Urban Community portion of quadrant covers the eastern edge of the study area.

Staff has determined that the existing General Commercial Interchange future land use designation is appropriate for the area and proposes to amend a majority of the Urban Community designation in this quadrant to the General Commercial Interchange land use category. Most of the area is currently zoned Commercial Planned Development (CPD) covering the interchange type uses existing today. The General Commercial Interchange category encompasses the western portion of this area covering half of the CPD

and three of the four homes to the south. Staff is proposing to amend the entire western portion of the area, with the exception of one single family parcel, from Urban Community to General Commercial Interchange, allowing the change to reflect the existing uses in this quadrant today.

Seven lots exist in the southern portion of the area and as mentioned previously, four of the lots contain single family homes. The remaining lots remain vacant. The single family lot in the southeast corner of the study area is currently designated Urban Community, while the remainder of the lots are designated General Commercial Interchange. The Urban Community land use category in place on the residential parcel in the southeast corner permits a density range of one to six dwelling units per acre on the 1.14 acre lot, with up to 10 units per acre including bonus density. Amending the lot to the interchange land use category could be detrimental to the property owner by removing the allowable density assigned to the property. Leaving the current land use designation in place continues the opportunity for residential development of the lot, yet does not preclude the owner from requesting an extension of interchange type uses per Policy 6.1.2.6 of the Lee Plan. This policy is reproduced below:

Policy 6.1.2.6 Any contiguous property under one ownership may, at the discretion of the Board of County Commissioners, be developed as part of the interstate interchange, except in the Mixed Use Interchange district, provided the property under contiguous ownership to be developed as part of the interstate interchange does not extend beyond three-quarters of a mile from the interchange centerpoint. Applications seeking interstate uses outside of the interstate highway interchange area will be evaluated by the Board considering the following factors: percentage of the property within the interstate interchange; compatibility with existing adjacent land uses; and, compatibility with surrounding Future Land Use Categories. This is intended to promote planned developments under unified ownership and control, and to insure proper spacing of access points.

In light of this policy, staff has concluded that the owner would have the option of extending the interchange uses, leaving the current land use designation in place. Leaving the designation in place would not take the existing residential density away from the subject parcel while leaving the possibility of extending the adjacent interchange uses.

Staff has also considered the three existing residential units in the southern portion of the area within the General Commercial Interchange land use category and have made similar conclusions. While the units and the vacant lots are currently in a land use category that does not permit residential uses, staff has concluded that most of the subdivided lots within the subject quadrant are likely to qualify for the construction of a dwelling unit through an administrative interpretation of the single family residence provisions of the Lee Plan, as would the lots in the northeast quadrant of the study area. Staff has concluded that leaving the residential lots in the existing land use designations would be the most appropriate action, where residential uses on the lots as they are configured today are not being removed from the properties and interchange uses are a valid option for those particular land owners as well.

Staff recommends amending approximately 6.71 acres of the southeast quadrant from the Urban Community future land use category to the General Commercial Interchange land use category. This area encompasses CPD zoning where a gas station and hotel exist.

B. CONCLUSIONS

Through the subject plan amendment proposal, staff has attempted to balance the existing and future land use designations of the area with a proposal that results in minimal impacts to existing residential uses while recognizing the value of preserving interchange areas for interchange type uses serving the traveling public as well as providing diversity and regional opportunities within the interchange areas of the County.

Planning staff proposes amending approximately 39 acres from the Intensive Development, Suburban, and Urban Community future land use categories to the General Commercial Interchange land use category in the interchange area of S.R. 80 and I-75. Staff recognizes that this is a unique interchange area and the routing of I-75 through existing platted neighborhoods has had a negative impact. The presence of I-75 has increased the number of interchange type uses mixing with established residential uses. Examples of this mixing of uses can be seen in the north-east and south-east quadrants of the interchange where residential uses are within General Commercial Interchange designations as well as the southwest quadrant where a regional interchange type use has been developed adjacent to the interstate to the east and adjacent to existing residential uses to the west. Additionally, typical interchange uses have been developed in the Urban Community area in the southeast quadrant of the interchange.

Staff concludes that the proposal will result in minimal impacts to public infrastructure and services. If the amendment is approved allowable density would decrease given that the General commercial interchange future land use category does not allocate for residential units. The proposal will in fact lower the demands on public infrastructure and services eventually if the proposed amendment is adopted because the General Commercial Interchange areas are intended for commercial uses without any residential uses. There will be no increase in the population accommodation capacity of the FLUM.

C. STAFF RECOMMENDATION

Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to redesignate approximately 39 acres of land located in the Interstate 75 and State Road 80 interchange area to General Commercial Interchange. Planning staff recommends that the Lee Plan Future Land Use Map, Map 1, be amended as depicted on Attachment 1.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF LPA PUBLIC HEARING: May 23, 2005

A. LOCAL PLANNING AGENCY REVIEW

Planning staff provided a brief summary of the proposed plan amendment and explained staff's recommendation for the subject area. Staff concluded that the proposed amendment would decrease the allowable density in the subject areas, lowering the demands on public infrastructure and services. One member of the LPA asked why staff was recommending commercial uses next to residential uses in the northeast quadrant. Staff explained that through this analysis staff does not recommend making any changes to the northeast quadrant. Staff explained that the designations for this quadrant have been in place since the establishment of the 1984 Lee Plan and any commercial development would be required to comply with buffering and setback requirements as required by the Land Development Code.

Several members of the public addressed the LPA regarding the northeast quadrant of the interchange area. The first member of the public stated that they represent the applicant of the small scale amendment that was recently reviewed by the LPA and the Board of County Commissioners. This member of the public disagreed with staff's recommendation and noted that they felt that an interchange future land use category in this quadrant would allow inappropriate commercial uses. This member of the public described that through the small scale amendment request they felt that the Urban Community designation for this quadrant was a compromise. This member of the public stated that evacuation would not be an issue due to the location of the quadrant and that the area is not a destination for tourist travel.

Another member of the public addressed the LPA stating that they live in the northwest quadrant of the interchange and are in a similar situation. This person stated that there are other interchange quadrants better suited for uses serving the traveling public. They also noted that the property in the northeast quadrant contains oak trees and palm trees and is not suited for commercial businesses and parking lots. They felt that the Central Urban designation would be too high for this area leaving Urban Community the best designation for the property. This member also mentioned that their home in the northwest quadrant has never flooded or been evacuated and that the development proposed through the previous small scale amendment request would improve the community compared to the existing commercial uses along S.R. 80.

Another member of the public noted that they are a member of the Morse Shores Civic Association and stated that the existing land use category in the northeast quadrant would appear to increase traffic, rather than decrease traffic. They felt that there are a sufficient amount of gas stations in the area and that the uses planned through the previous small scale amendment would be more compatible.

Another member of the public stated the northeast quadrant is a very prestigious and indigenous site this close to the interchange and would prefer that the area be amended to the Central Urban future land use category.

Another member of the Morse Shores Civic Association stated that the northeast quadrant was not meant for big box stores and supported an amendment to the Urban Community future and use category in this area.

Several of the LPA members provided discussion concerning the proposed amendment. One member of the LPA noted that they have seen no changes since the previous discussions held before the LPA and find that the northeast quadrant is an ideal area for the type of residential development being discussed. Another member agreed. One member found the amendment proposed by staff consistent. Another member had concerns with commercial uses next to existing residential uses. A motion was made to amend the future land use map to include staff's proposal for the southern quadrants and to amend the northeast quadrant to the Urban Community future land use category. The motion carried 3 to 2.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA recommends that the Board of County Commissioners transmit the proposed amendment.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by staff regarding the southern quadrants of the interchange. The LPA recommended an additional amendment to the northeast quadrant of the interchange, amending the quadrant to the Urban Community land use category based on the LPA's previous discussions and recommendations for the interchange area.

C. VOTE:

NOEL ANDRESS	AYE
MATT BIXLER	NAY
DEREK BURR	NAY
RONALD INGE	AYE
CARLETON RYFFEL	AYE
FRED SCHILFFARTH	ABSENT
RAYMOND SCHUMANN	ABSENT

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

DATE OF TRANSMITTAL HEARING: June 1, 2005

A. BOARD REVIEW: Planning staff provided a summary of the proposed plan amendment and updated the Board with the LPA's recommendation for the interchange area. Staff concluded that the amendment, as proposed by staff, would decrease the allowable density in the subject areas and reflect the existing uses of the area.

Several members of the public addressed the Board regarding the northeast quadrant of the interchange area. A majority of the public who spoke were also in attendance at the LPA public hearing. The first member of the public stated that they represent the applicant of the small scale amendment that was recently reviewed by the Board. The representative noted that the General Commercial Interchange land use category is intended for shopping centers. They discussed that the interchanges should be evaluated on a quadrant by quadrant basis and that the CHHA is not an issue given the location of the amendment. The representative requested that the Board consider amending the northeast quadrant from General Commercial Interchange to Central Urban.

Another member of the public also representing this applicant spoke, describing the other interchanges in the County and pointed out that the northeast quadrant of the subject interchange is the only interchange area in the County that contains water front property such as this. They felt that Central Urban is the best designation for this quadrant.

Another member of the public addressed the Board. This member stated that they have lived in the northwest quadrant of the interchange area for the past 15 years and came to speak regarding the northeast quadrant. They felt that the CHHA is a general classification and history and past experience is a better guide and noted that their house has never been flooded. This member preferred to see other interchanges serve the traveling public. They also stated that this area is not part of the commercial node of the Caloosahatchee Shores Community Plan and supported a map amendment for the northeast quadrant to Central Urban.

Another member of the public from the Sun-N-Fun mobile home park adjacent to the southeast quadrant spoke stating that they were concerned about the impacts of the northeast quadrant and find that the development that the applicant for the previous small scale amendment had planned for the area is good. They stated that they preferred a map amendment to the northeast quadrant amending the area to the Central Urban land use category.

Another representative of the previously reviewed small scale amendment spoke to address the northeast quadrant. They stated that they were concerned by the denial of the small scale amendment and that they endorsed Central Urban in the northeast quadrant while others from the area preferred Urban Community with a lower density. The representative handed out a map with their recommendation for the interchange area consisting of General Commercial Interchange in the southern quadrants and Central Urban in the northeast. The representative read a letter into the record from the secretary of the Morse Shores Civic Association supporting an Urban Community redesignation for the northeast quadrant. The representative

stated that if the area was amended to Urban Community the applicant would have to use bonus density to achieve the 10 units per acre that they have envisioned and would prefer to amend the northeast quadrant to Central Urban to achieve this density without utilizing bonus density.

One member of the public from the Dos Rios subdivision in the northeast quadrant of the interchange addressed the Board. They stated that it is their intent to preserve the community. This member of the public passed out photos of past flooding in the area and noted that the applicant for the small scale amendment would be adding more docks than exist in the subject area today. They also stated that the pump station in this quadrant has overflowed and flooded the adjacent marina property. They added that the site contains hazardous waste and urged that whatever was done with the adjacent property that the contamination is removed.

The final member of the public to address the Board stated that they are the owner of the marina property in the northeast quadrant, part of which was the subject of the small scale amendment. They stated that the previous speaker was not stating the truth regarding their property and hoped that the Board would allow the proposal as presented through the small scale amendment. The owner stated that it would be an asset to the community.

One Board member had a question regarding the concerns of a conflict between local traffic and interstate traffic. Staff clarified that this discussion was made in the background information of the staff report and that in 1984 when the interchange land use categories were put in place, the intent was to prevent the mixing of local traffic with through traffic.

One member of the Board made a motion to transmit the proposed amendment with the LPA's recommendation that the northeast quadrant be amended to the Urban Community future land use category. Another member seconded the motion for discussion stating that this is a unique interchange and needs to be preserved in a special way. Another member questioned whether or not this motion would be in violation of the policy in the Lee Plan calling for reduced density in the CHHA. They noted that there are merits on both sides yet the comprehensive plan is clear. It is an interchange where you would cater to through traffic. They stated that a commercial planned development could be done in this quadrant preserving vegetation and protecting existing residents. This member found that the interchange area is to service the traveling public. Another Board member noted the uniqueness of the subject interchange and it is worth sending to the Department of Community Affairs for comment. The member who questioned the motion and its consistency with the comprehensive plan asked legal staff how the comprehensive plan policy involving reduced density in the CHHA pertains to the amendment as moved to transmit. The staff responded that the policy says to consider these areas for reduced densities, not that you must reduce densities. The motion to transmit carried 4 to 1.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted to transmit the proposed map amendment to the DCA, including the LPA's recommendation for the northeast quadrant.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff regarding the southern quadrants of the interchange. The Board

also accepted the LPA's recommendation for an additional amendment to the northeast quadrant of the interchange, amending the quadrant to the Urban Community land use category.

C. VOTE:

JOHN ALBION	AYE
TAMMY HALL	AYE
BOB JANES	AYE
RAY JUDAH	NAY
DOUG ST. CERNY	AYE

D. STAFF DISCUSSION:

Following the Board's recommendation at the transmittal hearing staff is providing further analysis regarding the northeast quadrant of the interchange. Per the Board's action, approximately 41.28 acres are being amended in the northeast quadrant from General Commercial Interchange to Urban Community. The Central Urban designation in the northernmost portion of this quadrant remains unchanged. This makes the total area being amended as part of this map amendment approximately 80 acres. A map depicting the proposed future land use map being transmitted for the interchange area is attached as Attachment 5.

As stated in staff's discussion of the subject area, if the entire area were to be redeveloped with the General Commercial Interchange category in place today, the area would qualify for approximately 330,000 s.f. of commercial development. Less the Central Urban area, the area would qualify for approximately 300,000 s.f. of commercial development. Staff previously compared the possibility of amending the quadrant to a residential land use category using the Suburban category as an example of a lower range of density and the Central Urban category as an example of a higher range of density. The proposed Urban Community category has a density range of 6 units/acre with up to 10 units/acre including bonus density. Staff estimate that if the area were placed in the Urban Community category potentially 412 units could be developed.

The Urban Community maximum density permits up to 10 du/acre. There are approximately 30 parcel acres in the subject area and approximately 41.28 acres proposed to be amended, including right of way area. Evaluating the maximum scenario means that a maximum of 412 dwelling units could be constructed on the property under the Urban Community designation. This equates to a population accommodation capacity of the FLUM of 861 persons (412 du's X 2.09 persons per unit). Staff concludes that this increase in the population accommodation capacity of the FLUM is insignificant when viewed in the context of the county wide accommodation capacity.

Commercial uses allocated by the Planning Communities Map and Table 1(b) are discussed in Part II of this report. The subject area is located within the "Fort Myers Shores" planning community. In this community there are 633 acres allocated for residential uses in the Urban Community land use category. Recent Planning Division data indicates that 280 acres of Urban Community land within this community are currently developed with residential uses, leaving a surplus of 353 acres that could be developed with residential uses in the Urban Community portions of this community before the year 2020.

The proposed amendment does not involve a significant increase in the population accommodation capacity and does not require an amendment to the acreage allocations of the "Fort Myers Shores" planning community. Amending the subject quadrant to the Urban Community designation would correct the non-conforming residential subdivision existing in the western portion of this quadrant today. As discussed in this report, residential uses in the General Interchange category are not permitted except in accordance with Chapter XIII of the Lee Plan. Amending the area to the Urban Community category, where residential uses are permitted, would address the existing non-conformance of the subdivision. In addition, amending the entire northeast quadrant would allow the existing residential uses as well as ensuring the possibility of residential development as an option for the property adjacent to the subdivision, whereas previously it was not. For informational purposes, the applicant for the small scale amendment in this quadrant that was originally denied by the Board has provided back up materials regarding their proposal to amend a 10 acre portion of this quadrant from General Commercial Interchange to Urban Community. The materials are attached to this report as Attachment 6.

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

DATE OF ORC REPORT: August 19, 2005

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs has raised objections to proposed amendment CPA 2004-13. The DCA objections are reproduced below:

OBJECTION

Land Use Suitability: *This is a proposal to change the land use designation of certain properties located within the southeast, southwest and northeast quadrants of the intersection of I-75 and State Road 80. The Department has no concerns with the proposed changes to the southwest and southeast quadrant.*

With respect to the proposal to change the land use designation on 41.28 acres of land located in the northeast quadrant from General Commercial Interchange to Urban Community the public facilities analysis for the amendment did not quantify the impact of the proposal on schools. There is a general statement in the staff report that according to the School Board, the amendment will not have any impact on schools; however it would be appropriate to show how the analysis of the impact on schools was derived in order to substantiate the statement. Above all, the proposal is inappropriate because the site is not suitable for the proposed designation. The subject site is located within the coastal high hazard area, and according to Map 9, of the Lee Plan, is within the 100-year floodplain that is subject to tidal flooding. This proposal has the potential to allow up to 412 dwelling units in this coastal high hazard area and would consequently expose a substantial population to the dangers of a hurricane and flooding. The proposal is, therefore, inconsistent with the state's requirement that comprehensive plans direct population concentrations away from known or predicted coastal high hazard areas, and also inconsistent with the requirement that future land uses be coordinated with appropriate topography, including flood prone areas. Lee Plan Policy 75.1.4 requires that the County limit the future population exposed to coastal flooding by assigning reduced density categories to properties within the coastal high hazard area. Goal 75 of the Lee Plan calls for the protection of human life and developed property from natural disasters, and Objective 75.1, mandates a reduced density for properties located within coastal high hazard areas. The proposed designation of Urban Community for this site is inconsistent with Objective 75.1 and Policy 75.1.4 and would not further Goal 75. The current designation of General Commercial Interchange that does not allow residential uses is clearly appropriate for this site and it is consistent with Policy 75.1.4, as well as with Objective 75.1, and furthers the intent of Goal 75.

Chapter 163.3177(6)(a), (g)7., & 8., Florida Statutes (F.S.); Rule 9J-5.003(17); 9J-5.006(2)(b), & (3)(b)1., (c)1., & (4)(b)6.; 9J-5.012(3)(b)5., & 6., & (3)(c)7., Florida Administrative Code (FAC).

Recommendation: *It is recommended that the County not adopt the proposed amendment to the northeast quadrant.*

B. STAFF DISCUSSION

The DCA has objected to the amendment to the northeast quadrant of the interchange, finding that the site is not suitable for the proposed designation. The objection provides that the potential density in the Coastal High Hazard Area could expose a substantial population to the dangers of a hurricane and flooding. The DCA has found the proposal for the northeast quadrant inconsistent with state requirements that direct population concentrations away from coastal high hazard areas and with Lee Plan policies and have stated that the current designation is clearly appropriate for this site. The DCA has recommended that the County not adopt the proposed amendment to the northeast quadrant.

Lee Plan Objective 105.1 provides that allowable densities for undeveloped areas in the CHHA will be considered for reduction. Lee Plan Policy 105.1.4 specifies that through the plan amendment process land use designations in undeveloped areas in CHHA's will be considered for reduced categories, or the assignment of minimum allowable densities where density ranges are permitted, in order to limit population exposed to coastal flooding. The existing General Commercial Interchange category and the commercial uses allowed in this category achieve the intent of Lee Plan policy. Staff finds that in light of the recent increased storm activity there has been heightened sensitivity to increasing density in the Coastal High Hazard Area. The Governor has recently announced a Coastal High Hazard Study Committee as well. The DCA has recommended that the County not adopt the proposed amendment to the northeast quadrant and has provided that the department has no concerns with the proposed changes to the southern quadrants of the interchange.

Planning staff has reviewed the DCA's objections and recommendations and requested further review from the School District of Lee County regarding the impact of the proposal on schools. At the time the amendment went before the Board of County Commissioners the School District provided that the amendment would not have any impact on schools. At the time of the transmittal hearing the amendment did not involve any increase in residential density. The plan amendment proposal involved a reduction in residential density given that the General Commercial Interchange future land use category does not allow for residential units. Per the Board's action at the transmittal hearing, approximately 41.28 acres were proposed to be amended in the northeast quadrant from General Commercial Interchange to Urban Community. The School District has provided the following written comments dated September 28, 2005 regarding the amendment to the northeast quadrant (see Attachment 7).

"412 multifamily residential dwelling units would generate 45 new students creating a need for 2 new classrooms. 412 single family dwelling units would generate 145 new students creating a need for 6 new classrooms. In addition to the classrooms the Lee County School District would have a need for increasing staff and core facilities. Using the new small classroom legislative guidelines, additional classrooms may be generated."

C. STAFF RECOMMENDATION

Upon considering and balancing the above issues and given the likelihood that the DCA will challenge the proposed amendment with regard to the northeast quadrant, staff recommends that the Board of County Commissioners adopt the proposed amendment to include only the proposed changes to the southern quadrants of the interchange at this time.

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

DATE OF ADOPTION HEARING: October 12, 2005

A. BOARD REVIEW: Planning staff provided a brief summary of the proposed plan amendment and explained that the ORC Report recommended that the County not adopt the amendment to the northeast quadrant due to the potential increase in density in the Coastal High Hazard Area (CHHA). Staff recommended the Board adopt the proposed amendment to include only the proposed changes to the southern quadrants of the interchange.

Several members of the public addressed the Board regarding the northeast quadrant of the interchange area. The first speaker was a lawyer representing an applicant of a previously proposed small scale amendment in this quadrant. The representative provided a packet titled *Response to ORC* that is attached to this report as Attachment #8. This attachment provides a discussion regarding the ORC Report and includes seven exhibits referencing contour lines, historical storm water levels, and sections of the Florida Statutes, Florida Administrative Code, and the Lee Plan that were discussed in the ORC Report. The representative discussed the ORC report and provided that the state requirements noted in the report are requirements that the comprehensive plan must include and assented that indeed the comprehensive plan does include these requirements. The representative noted that Exhibit A in the packet provided shows the location of the CHHA with the 5.3 contour provided by the Regional Planning Council.

The general manager of the Leeward Yacht Club project involved in the previous amendment addressed the Board and pointed out that part of the northeast quadrant is in the Water Dependent Overlay and is consistent with the Lee County Manatee Protection Plan. The representative discussed community support for the change to Urban Community in the northeast quadrant and also reviewed historic water levels for the area as recorded by the owners of the marina property. This information is included as Exhibit C in Attachment #8.

Another representative of the previous small scale amendment discussed the history of the interchange category in this area and that this category has been in place here since the 1984 plan. The representative provided that this amendment is adding 39 acres to the interchange category on the south side of the interchange and discussed the commercial allocations for the planning community. The representative concluded that preserving the interchange category here is not a reasonable concern. He also stated that Lee Plan policy gives discretion with regard to density reduction in the CHHA and does not mandate density reduction in this area. The representative also described how the Caloosahatchee Shores Community Plan encourages mixed use development to raise the quality of development in the area and he felt that the site is too unique for the interchange category and encouraged the Board to amend the northeast quadrant to Urban Community.

Over a dozen members of the public addressed the Board showing support for the amendment to the northeast quadrant. The public who spoke represented the East Lee County Council, several Civic Associations in the area, and the residents of the area. The members of the public supporting the amendment to Urban Community noted their desire to see the quadrant developed with mixed use rather than commercial interchange type uses, stated their concern for the preservation of historical structures

and tree cover on the site, found that the area already has enough interchange uses, and stated their support for the Leeward Yacht Club development proposal for this quadrant. One member of the public also provided that residential development here would benefit the manatee concentration in the area rather than commercial.

Two members of the public addressed the Board voicing their objections to the amendment to Urban community in the northeast quadrant. The first member to speak noted that the DCA ORC Report agreed with staff and stated that the marina site has a history of non-compliance. This member of the public stated that with four hurricanes in the last year high density in the CHHA is not proper and that commercial development here does not have to be strip malls, it could be innovative. Regarding manatees in the area, this member stated that marina site is not necessarily in compliance with the manatee protection plan, but is exempt from the manatee protection plan.

The second member to speak stated they are a resident of the Dos Rios subdivision in the subject quadrant and stated that they supported the previous speaker with regard to the site not being in compliance. This member of the public noted that residents of the area should not be threatened by a Walmart in this quadrant. The proposed change conflicts with the wishes of the subdivision. This member concurred with the DCA conclusion that the site is not suitable for the increased density and he did not want a tower in the neighborhood. This member concluded that there are water marks from high water on the buildings at the marina and the amendment to Urban Community would be placing the future population in danger.

A member of the Board asked for an overview from staff. Planning staff described that there has been somewhat of a fear factor for what could be built in this area today under the current designation. Staff stated that through the Board's zoning powers it could be ensured that development in this quadrant is compatible with surrounding uses. Staff also stated that they worked with the Regional Planning Council to establish the CHHA to be consistent with the state requirements and that the entire property is shown in the CHHA. Staff also noted that the Board has adopted an amendment to ensure that development in the CHHA is also evaluated as part of the zoning process. Staff stated that adopting the amendment for the northeast quadrant as proposed may place the county in the administrative hearing process. Staff stated that this hearing is approving a plan amendment and not a project and that the proposed land use category would continue to allow many of the same uses that the current category would allow today. This amendment will not eliminate commercial uses and does not guarantee mixed use. Staff also mentioned that this request is being driven by the residential market and noted the recent trend of a loss of commercial and industrial uses to residential development in the County.

Staff from the County Attorney's Office provided that if the amendment were adopted and challenged by the DCA the County would look to the private individual to provide the bulk of the expenses and defense. One member of the Board stated that they support mixed use but not in an interchange area suitable to serve the needs of the traveling public. This Board member discussed the possibility of widening I-75 to 10 lanes in the future and that we cannot take land set aside for the interchange and set residential uses right next to the highway. The Board member also stated that the proposed project is out of scale with the existing neighborhood and that the existing oak trees on the marina site must be protected through the County's open space requirements. This Board member also discussed the flooding of the property that was noted with Hurricane Charlie and stated that it was fortunate not to have occurred at high tide. The Board member found that the proposal is inappropriate in the CHHA and is not consistent with the intent

of the Interchange designations as it would be pulling motorists further onto collectors for those uses. This member stated that he does not support the amendment to the northeast quadrant.

Another member of the Board noted the unique situation of the subject quadrant and stated that as commissioners they must listen to the affected parties in these issues and acknowledge the community efforts that have been made in this area. This member also noted that the Board rarely disagrees with staff but in this case the unique character of the area could be destroyed and that the amendment to Urban Community would add community character and would be good for the area. Another Board member stated that they echoed the comments made by this commissioner.

One Board member restated that commercial development can still be placed in the subject quadrant with the proposed amendment and found that this amendment is an opportunity for the area. This member stated that this is the type of project that was envisioned by former Community Redevelopment Committee members for the area. The amendment would not allow the expansion of more interchange uses that already exist in the area. Because the area is in the CHHA it would not be favorable to rezone the area to a conventional zoning district. This Board member found that the amendment would result in Smart Growth where you could have residential next door to an existing boat yard that is already open to the public. This member felt that interchange uses should not be this close to the water and that this is a unique site. It was stated that this area of the County is unique in that residential development is catching up with existing commercial development.

A motion was made to adopt the proposed amendment as transmitted. One member of the Board added with regard to manatee issues that the marina is here regardless of the amendment and that docks can be addressed at the time of zoning. Another member of the Board stated that they support the motion in terms of the community's role in the amendment. The motion passed 4 to 1.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted to adopt the proposed map amendment as transmitted to the DCA (depicted on Attachment 5).
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA regarding the southern quadrants of the interchange. The Board amended the northeast quadrant to the Urban Community land use category based on the findings discussed above.

C. VOTE:

JOHN ALBION

AYE

TAMMY HALL

AYE

BOB JANES

AYE

RAY JUDAH

NAY

DOUG ST. CERNY

AYE

















CPA2004-13

Attachment 6



Generated: June 2005
Source: Lee County DCD/Planning
Existing Land Use Inventory

Legend

 Study Area	 Residential Mobile Home/RV	 Agriculture
ENVIRONMENTALLY CRITICAL AREAS (WETLANDS)	 Residential Arterial	 Public
 Wetlands	 Commercial Retail	 Vacant
 Conservation Lands - Wetlands	 Commercial Mobile/RV Campground	 ROW
Existing Land Use	 Commercial Office/Service	
 Residential Single Family	 Commercial Block	
 Residential Multi-Family	 Multiple Uses	



157 71 0 157 202 202

First


 **LEE COUNTY**
SOUTHWEST FLORIDA
DIVISION OF PLANNING

CPA2004-00013

Aerial Map

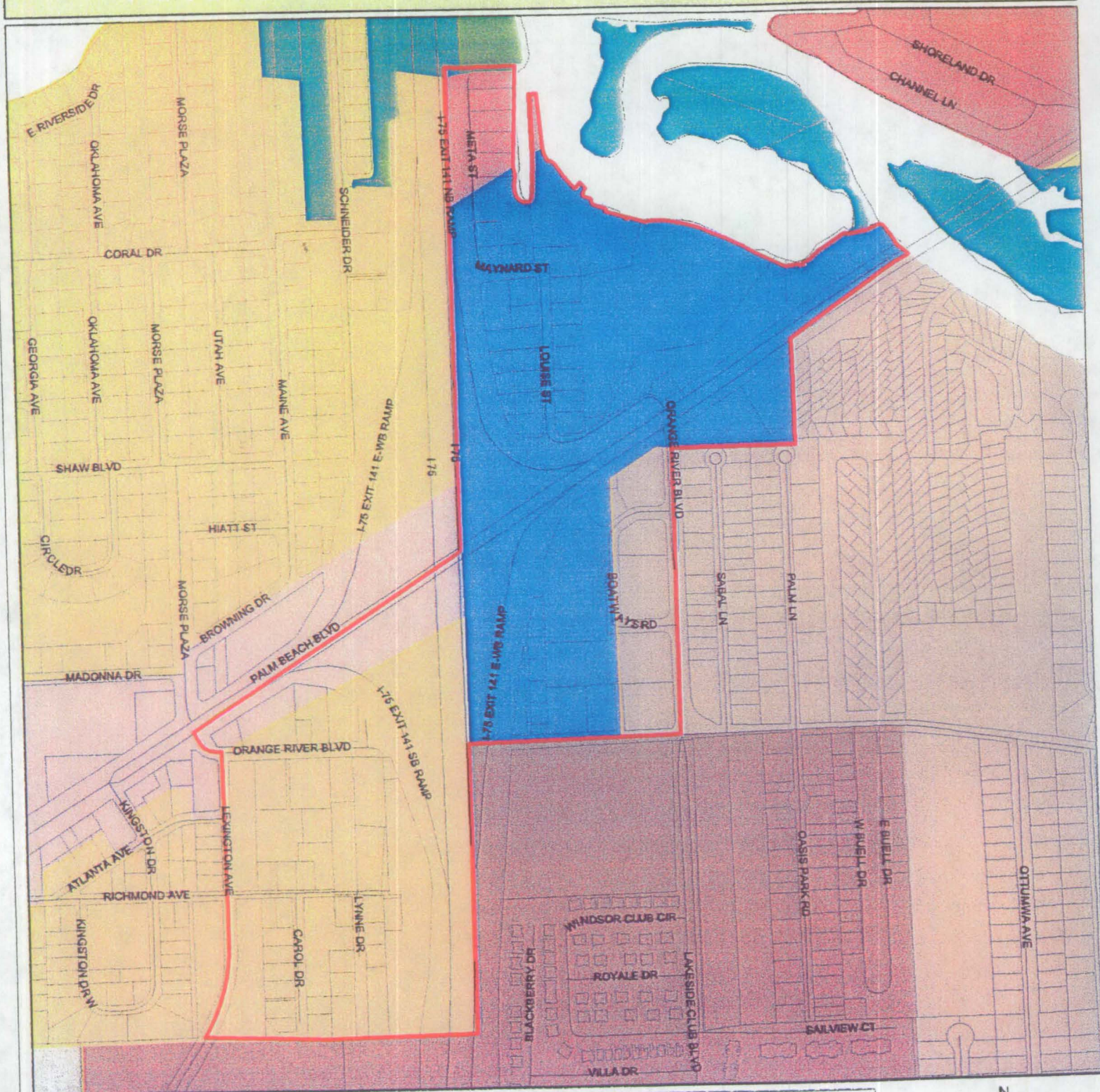


Generated: April 2005
Source: Lee County DCD/Planning

 Study Area



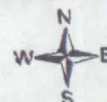
 **LEE COUNTY**
SOUTHWEST FLORIDA
DIVISION OF PLANNING



Generated: April 2005
Source: Lee County DCD/Planning

- Future Land Use Designations**
- Intensive Development
 - Central Urban
 - Urban Community

- Suburban
- Public Facilities
- General Commercial Interchange
- Conservation Lands - Uplands
- Wetlands
- Conservation Lands - Wetlands



Memo

To: Paul O'Connor, Planning Director

From: David Loveland, Manager, Transportation Planning *DL*

Date: May 17, 2005

Subject: CPA 2004-00013 (I-75/SR 80 Interchange)

The Department of Transportation has reviewed the above-referenced Board-initiated future land use map plan amendment, to change 25.84 acres in the southwest quadrant from "Suburban" to "General Commercial Interchange" and to change 5 acres in the southeast quadrant from "Urban Community" to "General Commercial Interchange". Because the quadrants are already partially developed, the proposed changes will only increase the amount of commercial square footage by about 20,000 square feet. That kind of increase would generate about 80 additional peak hour trips on a p.m. peak hour basis, which would not alter our 2020 road network plans.

Thank you for this opportunity to comment. Please let me know if you have any questions.

DML/mlb

cc: Brandy Gonzalez
Donna Marie Collins

From: Michael Pavese
To: Gonzalez, Brandy
Date: 5/11/05 4:04PM
Subject: Re: CPA 2004-13 - Future land use amendment

Staff has reviewed your request for a determination regarding the adequacy of existing and planned services in this area and if the proposed future land use amendment referenced above may have any negative impact on these services.

It is our determination that existing and proposed support facilities provided by Lee County Parks and Recreation will not be impacted by the proposed amendment. However, please note that this determination is based on the proposed commercial use of the subject property which will not result in an increase of the current population in this area of Lee County.

Should you have any questions or require any additional information, please do not hesitate to contact me.

Michael P. Pavese
Principal Planner
Department of Public Works Administration
pavesemp@leegov.com
(239)479-8762
(239)479-8307 (fax)

>>> Brandy Gonzalez 05/06/05 09:58AM >>>
May 6, 2005

Public Service/Review Agencies

RE: CPA2004-13 - BoCC Initiated Lee Plan Future Land Use Amendment

Planning Division staff requests your agencies help in reviewing the above referenced Lee Plan amendment. CPA 2004-13 is an amendment to evaluate the future land use designations of Map 1, the Future Land Use Map, for the Interstate 75 and State Road 80 Interchange to balance existing and future land use designations in this area. Attached are two maps of the subject area - one map shows the existing future land use categories and the other shows the proposed future land use categories staff is recommending. Staff has evaluated the interchange area and is proposing future land use changes to the southeast and southwest quadrants of the interchange.

Changes in the southwest quadrant place the existing RV Sales center in the General Commercial Interchange land use category, removing it from the Suburban land use category (a primarily residential category that allows up to 6 units/acre). This change amends 11.87 parcel acres and 25.84 acres total when including the actual right-of-way of I-75 and S.R. 80. Although the area is already developed with commercial uses, staff estimates that the area would qualify for approximately 120,000 s.f. of commercial uses if redeveloped and no dwelling units.

Changes in the southeast quadrant place existing interchange uses (hotel/gas station) in the General Commercial Interchange land use category, removing it from the Urban Community land use category (a mixed category that allows up to 6 units/acre and up to 10 units/acre using bonus density). This change amends 5 acres of land. Again, although the area is already developed with commercial uses, staff estimates that the area would qualify for approximately 50,000 s.f. of commercial uses if redeveloped and no dwelling units.

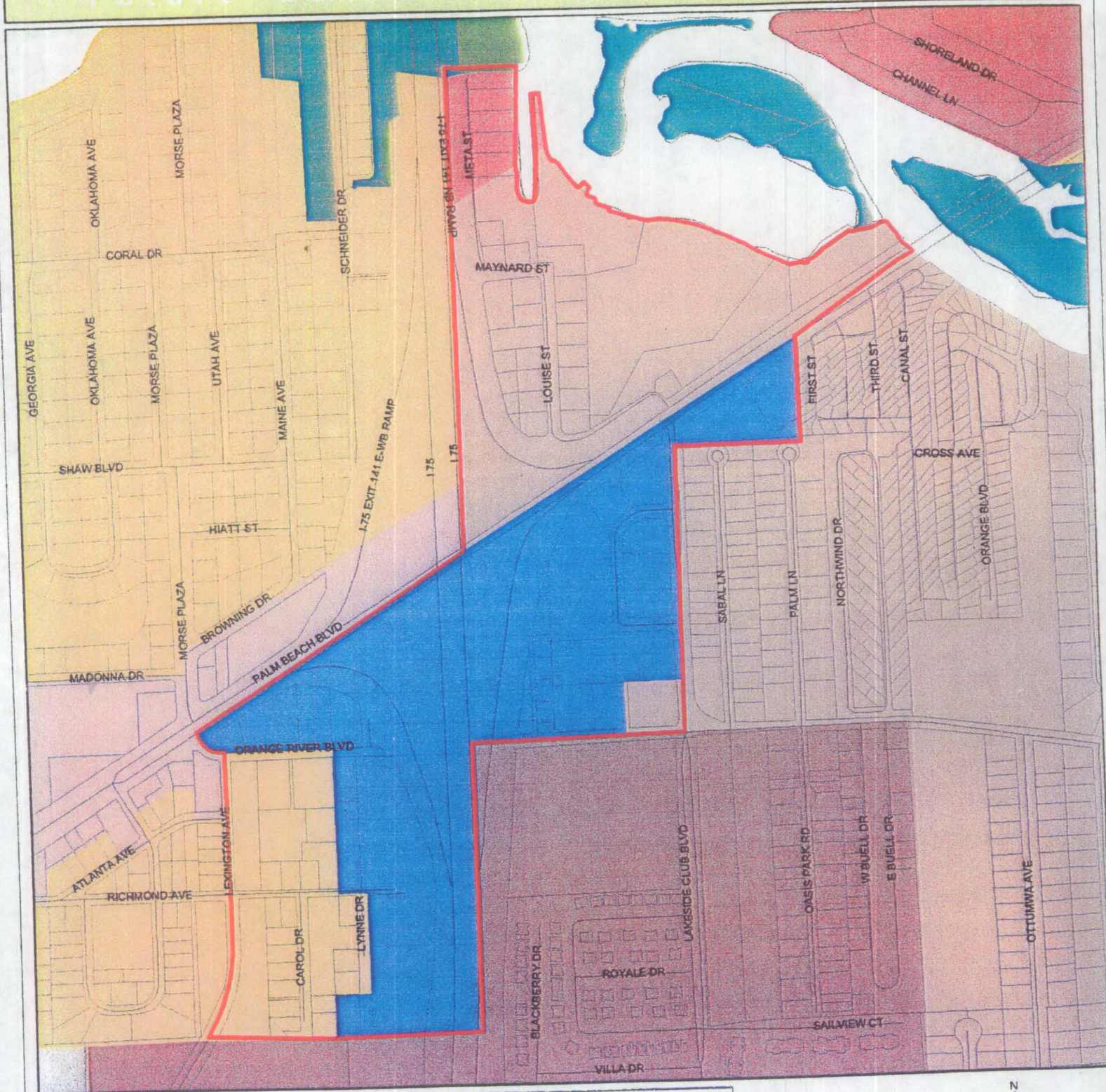
Planning staff requests that your agency help determine the adequacy of existing and planned services in this area and if the proposal has any negative impact on these services. Planning staff requests that your agency review the proposal and provide written comments as soon as possible but no later than May 12, 2005. Staff apologizes for the short response time as this amendment was initiated late in the plan

amendment cycle. Staff finds the amendment is fairly straightforward. The amendment adds commercial uses and removes residential uses in the interchange area. If this land use change includes any potential impact to your agencies budget, please include this information in your comments. Staff plans to take the proposed amendment before the Local Planning Agency May 23rd.

Thank you for your attention in this matter. If you have any questions, please do not hesitate to call me at 479-8316.

Brandy Gonzalez
Planner - DCD
bgonzalez@leegov.com
Phone: 239-479-8316
FAX: 239-479-8319

CC: Berra, David; Noble, Matthew; Yarbrough, John



■ Study Area

Future Land Use Designations

■ Intensive Development

■ Central Urban

■ Urban Community

■ Suburban

■ Public Facilities

■ General Commercial Interchange

■ Conservation Lands - Uplands

■ Wetlands

■ Conservation Lands - Wetlands



100 200 300 400 500
Feet

LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Comparison of the Hwy. 80 Interchange with the other Lee County Interstate 75 Interchanges

There are nine (9) Interstate 75 interchanges in Lee County. The interchanges involve county and state roads that are primarily east-west travel routes. The State Routes are Hwy. 78, 80 and 82. The interchanges are Bayshore (78), Palm Beach(80), Lockett, Martin Luther King Blvd(82), Colonial, Daniels, Alico, Corkscrew and Bonita Beach Road.

This analysis is based on the review of 2002 aerial photos covering each interchange and the ground truthing of each interchange to review the current uses and status. Each quadrant of the interchanges has different uses currently. In many instance the land type is similar. Many of the quadrants were originally existing farm fields or native pine flat woods with exotics or native vegetation.

Of the 36 quadrants of interstate interchanges in Lee County, the following uses are currently in place. Many of the use are on the same quadrant. Many of uses are in a complex of similar uses such as many fast foods grouped together with two or more gas stations.

Residential in 4 quadrants

Gas Station in 5 quadrants

Restaurants in 7 quadrants

Retail or Shopping Centers/Malls in 8 quadrants. This includes RV sales , Heavy Duty Equipment Sales/Service, Home Depot, and Coca Cola Bottling Depot.

Motel/Hotel in 4 quadrants

Commercial marina

Municipal Water Plant

Sports/Entertainment Arena

Interstate Rest Stop

Seventeen(17) of the 36 quadrants are not fully developed.

Eight (8) of the quadrants are vacant. Most of these are old farm fields.

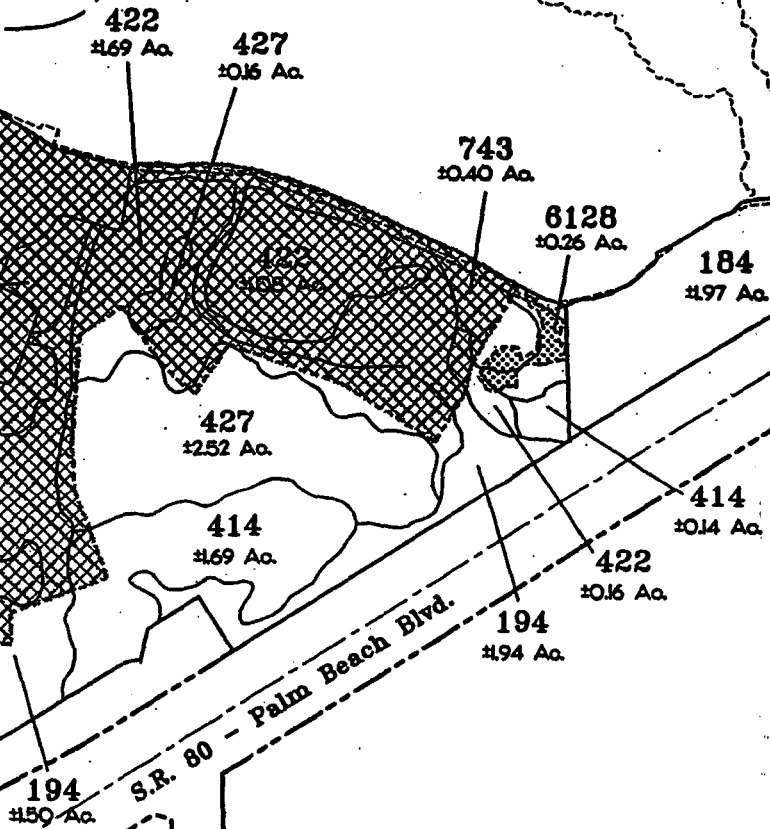
There appears to be both adequate interstate user services and community commercial represented in the current uses in the nine interchanges. It is anticipated either further development of tourist and community service will occur. The Daniels and Colonial interchanges are the main gateway to the area including Cape Coral , Fort Myers and the Regional Airport and have developing restaurant, hotel and retail operation. None of the quadrants are unique in their land type or historic use. The vacant farm field quadrants are predominantly towards the south of the county where the growth in both residential and commercial development is currently proceeding.

The proposed comprehensive plan amendment involves the Hwy 80 interchange. The I-75/Hwy 80 Interchange is the second to the south on entering Lee County. It is directly south of the I-75 Bridge over the Caloosahatchee River. At this interchange there is currently a hotel, two restaurants, 2 gas stations, residential involving both single family homes and large mobile home parks, a commercial marina and eco-tourism business.

The Northeast quadrant of the Hwy 80 interchange is unique in land type and use. The quadrant involves the only waterfront property with a historic commercial marina near an interchange. The water access facility has been in place since the 1890 on the Orange River. The property is currently zoned Industrial Marine and Commercial Marine. The comprehensive plan has designated the property with a Water Dependent Overlay. The property has native vegetation of the "Old Florida" large oak and palm hammock type. The property is not appropriate for high commercial use such as shopping malls or outlet stores. The designation of Central Urban or Urban Community would be more appropriate and consistent with existing use, land type, and surrounding residential uses. These designations would allow mixed use development of the property congruent with the existing uses, the surrounding residential area and the historic water access.



INTERSTATE 75



LEGEND



PROPOSED ±10.0 ACRE PARCEL
FOR FLUM CHANGE REQUEST



Wetlands Area

LEEWARD YACHT CLUB
EXISTING VEGETATION MAP
EXHIBIT 6A

PROJECT NO.: 2003.081-8

DECEMBER, 2003

H M
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772
Naples · Fort Myers · Venice · Englewood

VEGETATION MAP

Leeward Yacht Club / Manatee World - ±19.53 Acres

Sec. 34, T. 43 S., R. 25 E.

E. Ft. Myers, Lee County, Florida

UPLANDS

<u>CODE</u>	<u>DESCRIPTION</u>	<u>ACRES</u>
184	Existing Marina Complex	±8.43
194	Open/Cleared Land	±3.44
414	Pine-Oak-Cabbage Palm	±2.37
422	Brazilian Pepper Thicket	±3.58
427	Oak-Cabbage-Palm	±2.68
743	Cement Rubble	±0.40
8145	Abandoned Grade/Paved Roadway	±0.37
UPLANDS - Total		±19.27

WETLANDS

<u>CODE</u>	<u>DESCRIPTION</u>	<u>ACRES</u>
6128	Mangrove / Brazillian Pepper Wetland	±0.26
JURISDICTIONAL WETLANDS - Total		±0.26

DATE: December 4th, 2003

Southern Biomes, Inc.

Division of Environmental Information Services

1602 Woodford Ave., Ft. Myers, FL 33901

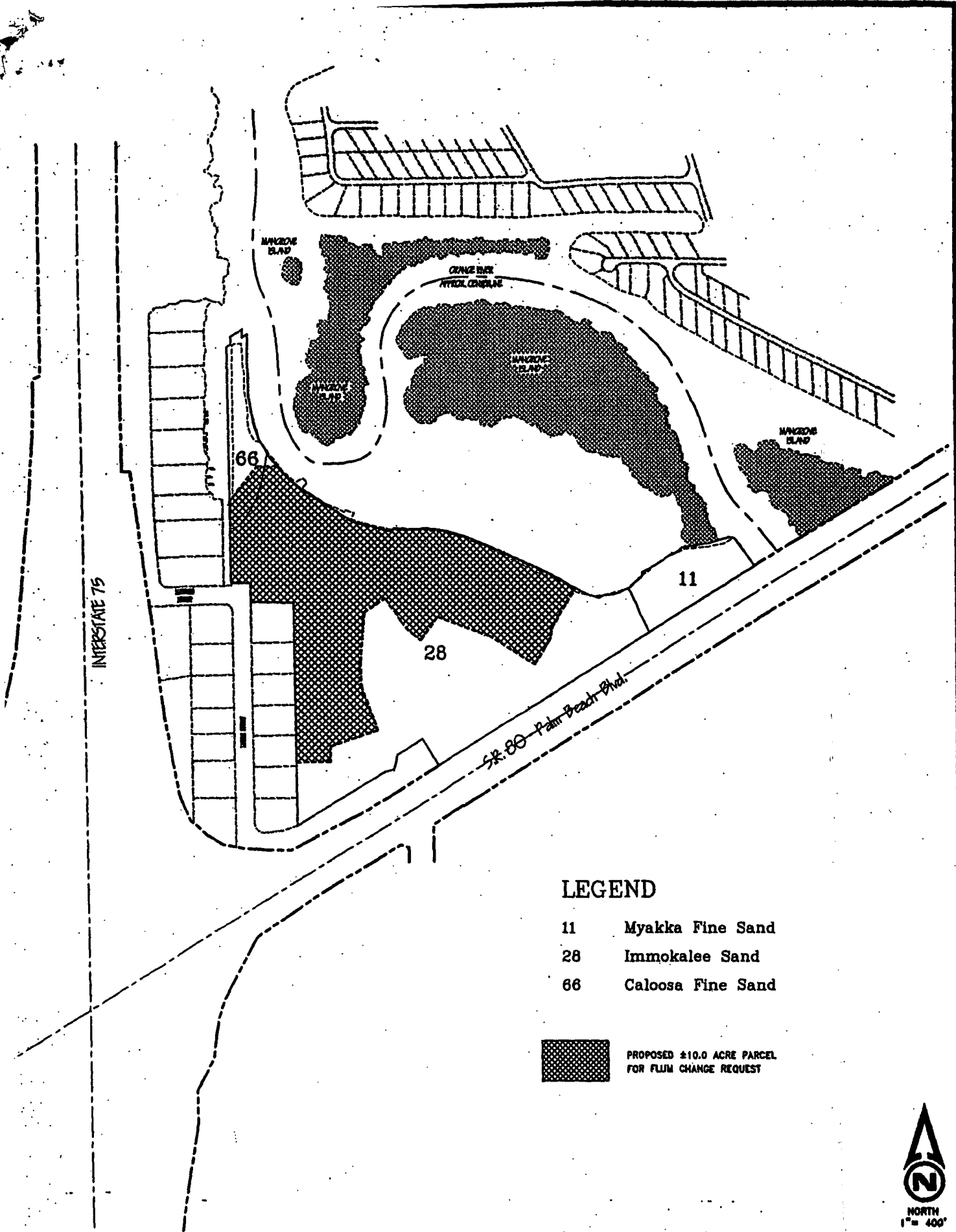
Tel.: (941) 334-6766

Geza Wass de Czege, President

LEEWARD YACHT CLUB

EXISTING VEGETATION TABLE

EXHIBIT 6B



LEEWARD YACHT CLUB

EXISTING SOILS MAP

EXHIBIT 7

SUBJECT NO.: 2003.061-B

DECEMBER, 2003

HM
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772
Naples · Fort Myers · Venice · Englewood

Southern Blomes, Inc.
Division of Environmental Services
1602 Woodford Ave., Ft. Myers, FL 33901

Tel: (239) 334-8766

Geza Wass de Czege, President

Fax: (239) 337-5028

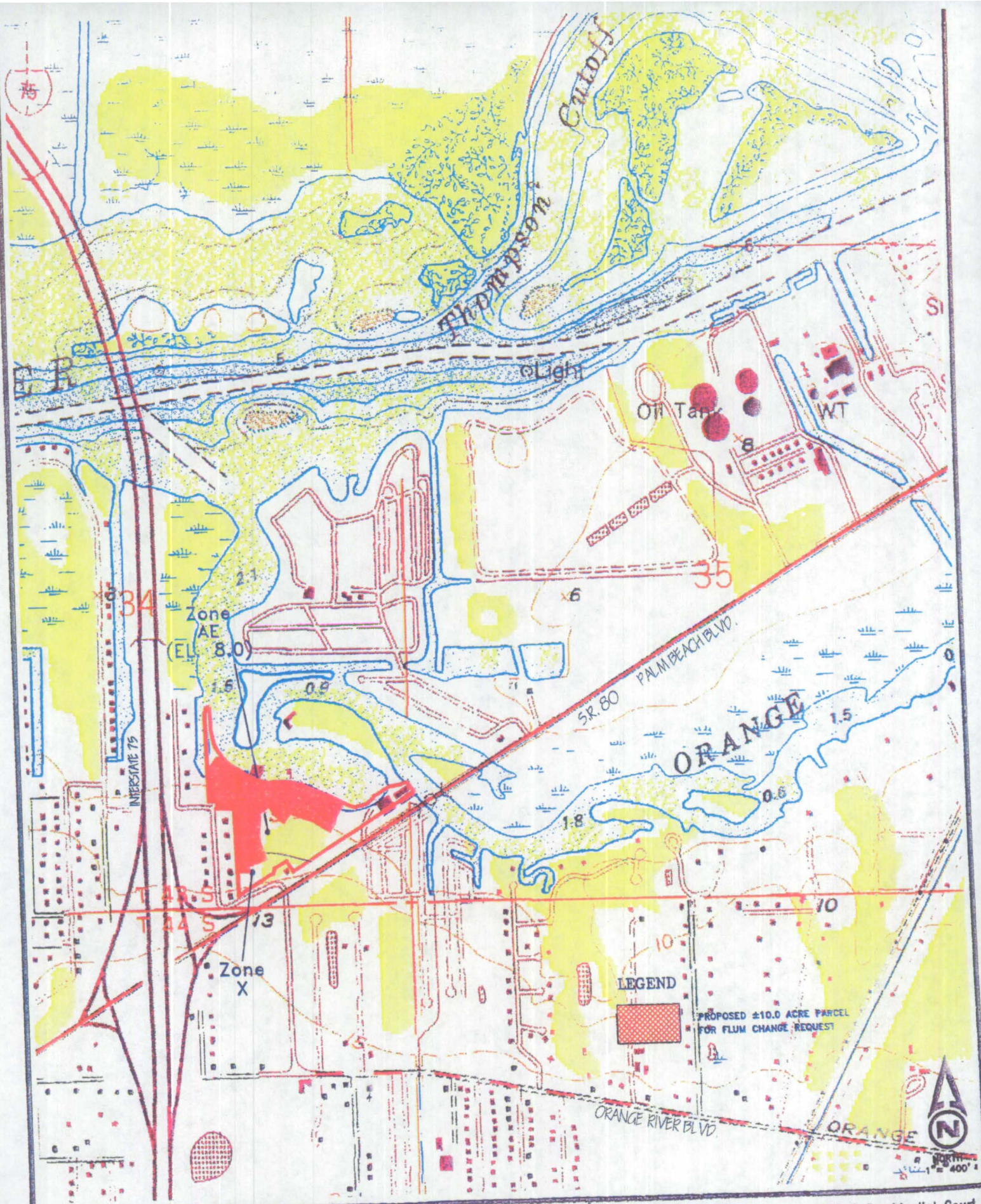
Endangered Species Report for Leeward Yacht Club ±19.53 Acre Parcel, Section 34, T43S, R25E,
Lee County, FL
December 19, 2003

Soils Description:

The U.S. Soil Conservation Service's Soils Map reveals three (3) soil types on the property. Immokalee sand (28) is found throughout the majority of the subject property, Caloosa fine sand (66) is found in the northwestern portion of the subject property, and Myakka fine sand (11) is found in the eastern portion of the subject property. The following text provides a brief summary of each of the soil types:

Code Description

- | | |
|----|--|
| 11 | Myakka fine sand is a nearly level, poorly drained soil on broad flatwoods areas. Typically, the surface layer is very dark gray fine sand about 3 inches thick. The subsurface layer is fine sand about 23 inches thick. In the upper 3 inches it is gray, and in the lower 20 inches it is light gray. The subsoil is fine sand to a depth of 80 inches or more. The upper 4 inches is black and firm, the next 5 inches is dark reddish brown and friable, the next 17 inches is black and firm, the next 11 inches is dark reddish brown and friable, and the lower 17 inches is mixed black and dark reddish brown and friable. The natural vegetation consists of saw palmetto, fetterbush, pineland threeawn, and South Florida slash pine. |
| 28 | Immokalee sand is a nearly level, poorly drained soil in flatwoods areas. Typically, the surface layer is black sand about 4 inches thick. The subsurface layer is dark gray sand in the upper 5 inches and light gray sand in the lower 27 inches. The subsoil is sand to a depth of 69 inches. The upper 14 inches is black and firm, the next 5 inches is dark reddish brown, and the lower 14 inches is dark yellowish brown. The substratum is very brown sand to a depth of 80 inches or more. The natural vegetation consists of saw palmetto, fetterbush, pineland threeawn, and South Florida slash pine. |
| 66 | Caloosa fine sand is a nearly level, somewhat poorly drained soil formed by dredging and filling and by earthmoving operations. Typically, the surface layer is about 10 inches of light brownish gray, mixed mineral material of fine sand and lenses of silt lam with about 10 percent shell fragments. The next 17 inches is pale brown and gray, clay loam. The next 11 inches is light gray silty clay with brownish yellow mottles. Below this to a depth of 80 inches or more is gray silty clay with dark gray streaks and brownish yellow mottles. Most of the natural vegetation has been removed. However, the existing vegetation consists of scattered South Florida slash pine, wax myrtle, cabbage palm, improved pasture, and various scattered weeds. |



LEEWARD YACHT CLUB
USGS TOPO EXHIBIT
EXHIBIT 8

FILE NO.: 2003.061-B

DECEMBER, 2003

H M
HOLE MONTES
ENGINEERS-PLANNERS-SURVEYORS

6202-F Presidential Court
Fort Myers, FL 33919
Phone : (239) 985-1200
Florida Certificate of Authorization No.1772
Naples Fort Myers Venice Englewood

ATTACHMENT B.2(a)

Sanitary Sewer Analysis

The property is located within the Lee County Utilities waste water service area. Lee County has an inter local agreement with the City of Fort Myers by which Lee County has purchased capacity in the plant for the treatment of waste water from the County's service area adjacent to SR 80 and I-75. The closest point of service is at the intersection of Louise Street and SR 80, where LCU has a regional sewer pumping station which pumps waste water from eastern Lee County to the City of Fort Myers. A large capacity 36-inch gravity sewer system composed of two manholes delivers waste water from a 24" force main into the pumping station. The City of Fort Myers North Waste Water treatment Plant currently has a capacity of 11.0 MGD, with a current demand of 9.0 MGD during the summer and 6.0 MGD during the winter months. Based on the existing Future Land Use Map (FLUM) designation of General Interchange, the estimated demand is 0.015 MGD (100,000 sf Retail/Commercial). Based on the proposed Future Land Use Map designation of Urban Community, the estimated demand is 0.022 MGD (100 Multi-Family units). This would be an increase of approximately 0.007 MGD over the amount that could be permitted under the existing FLUM. However, no improvements will be necessary to service the additional demand. This amendment will not require any revisions to the sanitary sewer sub-element or CIE.

ATTACHMENT B.2(b)

Potable Water Analysis

The property is located within the Lee County Utilities water service area. The closest service line is at the corner of SR 80 and Louise Street (20" water transmission main). Presently the Lee County Utilities Olga Water Treatment Plant has a capacity of 5.0 MGD, with a current demand of 4.891 MGD. In addition, Lee County Utilities is in the process of building the North Regional Water Treatment Plant which will be online within two years. Based on the existing Future Land Use Map (FLUM) designation of General Interchange, the estimated demand is 0.015 MGD (100,000 sf Retail/Commercial). Based on the proposed Future Land Use Map designation of Urban Community, the estimated demand is 0.022 MGD (100 Multi-Family units). This would be an increase of approximately 0.007 MGD over the amount that could be permitted under the existing FLUM. However, no improvements will be necessary to service the additional demand. This amendment will not require any revisions to the sanitary sewer sub-element or CIE.

ATTACHMENT B.2(c)

DRAINAGE/SURFACE WATER MANAGEMENT ANALYSIS

The property is located within the Caloosahatchee River Watershed. The proposed project will be required to obtain an Environmental Resource Permit from the South Florida Water Management District (SFWMD) for construction and operation approval, and will require compliance with the Lee County's Level of Service Policy 70.1.3. for stormwater management facilities. Per the Lee County Concurrency Management Report for inventories and projections (2001/2002 – 2002/2003), no crossings of evacuation routes within the watershed are anticipated to be flooded for more than 24 hours, thus meeting concurrency standards. This amendment will not require any revisions to the surface water management sub-element or to the CIE.

Attachment B.2.d.

Existing and Future Conditions Analysis

Parks, Recreation and Open Space

The subject property is located in Community Park District 3. According to the Lee County Concurrency Management Inventory and Projections 2001/2002 – 2002/2003, this district currently contains 147 acres of community parks, while the required level of service is 55 acres. A future expansion of Veterans Park will increase the inventory by 36 acres. The increased demand created by this amendment is .167 acres (100 units x .8 acres/1000 permanent population), which is de minimis.

Attachment E

INTERNAL CONSISTENCY with the LEE PLAN

- 1. Discuss how the proposal affects established Lee County projections, Table 1(b) (Planning Community Year 2020 allocations), and the total population capacity of the Lee Plan Future Land Use Map.**

Table 1(b) has an allocation of 633 acres in the Urban Community land use category within the Fort Myers Shores Planning Community. Of this total, 360 are still available. The proposed amendment would add approximately 200 residents to the County's total population capacity, which is not significant in a County population that is approaching 500,000 residents.

- 2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.**

The overall policy question related to this change is whether a mixed use residential yacht club with public marina and related commercial uses is preferable to twenty acres of General Interchange commercial uses in this location. Although the entire project is not the subject of this plan amendment, it helps to provide the underlying rationale for this ten acre change and will provide useful context for the discussion of the individual policies. As indicated, this application will only address new residential uses for ten of the twenty acres, in lieu of General Interchange commercial uses.

Goal 1 - Future Land Use Map.

This Goal calls for the Future Land Use Map to protect natural and manmade resources, provide essential services in a cost effective manner and discourage urban sprawl. The proposed amendment will allow for the development of a classic infill development site. In addition, the ultimate reconfiguration of the marina will provide better protection for the navigation channel of the Orange River.

Objective 1.1 - Future Urban Areas.

This objective calls for the Land Use Map to provide categories of varying intensities to provide for a full range of urban activities. Given the availability of highway commercial activity at other quadrants of this interchange, a conversion to residential uses will actually provide more variety and choice without unduly diminishing the supply of needed services to the traveling public.

Policy 1.1.1.

This policy references Map 16 and Table 1(b), which are the planning community acreage allocation tables. Fort Myers Shores Planning Community has 633 acres of Urban Community assigned to it of which 360 acres are still available for development. There will need to be revision to Table 1(b) to accommodate the remainder of the development during the next round of regular amendments.

Policy 1.1.4.

This policy is the definition of Urban Community which are identified as areas outside of Ft. Myers and Cape Coral with a mixture of relatively intense commercial and residential uses. This description fits the subject property and there is Urban Community on the south side of Palm Beach Blvd. Standard density range is 1 to 6 DU's per acres, with a maximum using bonus density of 10 units per acre.

Policy 1.3.2.

This is the definition of a General Interchange area which is intended primarily for land uses that service the traveling public. There is already a large complex of traveling public services on the southeast quadrant of I-75 and S.R. 80 which adequately serves the intent of the category for this interchange. This category does not allow residential uses, hence the need for the amendment.

Policy 1.5.1.

This policy provides guidance for the Wetlands land use category. There are no wetlands within the ten acres subject to this amendment, but a very small portion of the remainder of the project is wetlands and will be protected as part of the zoning and site review process.

Policy 1.7.6.

This policy regulates the planning communities' map and acreage allocation table. There is adequate capacity within Table 1(b) to accommodate the ten acres of Urban Community proposed in this amendment.

Goal 2 - Growth Management.

- This goal provides guidance on location and timing of new developments with respect to infrastructure and services.

Objectives 2.1 and 2.2.

These reference development location and development timing, and this application is consistent with these two objectives since it is an infill parcel that is well served by all necessary facilities and services.

Perhaps the most relevant portion of the Lee Plan is Goal 5 dealing with residential land uses and related policies. Goal 5 calls for the County to provide sufficient land in appropriate locations to accommodate the protected population of Lee County in attractive and safe neighborhoods.

Policy 5.1.5.

This policy speaks to protecting existing future residential areas from any encroachment or uses that are potentially destructive to the character or integrity of the residential environment. There is a single-family subdivision called Dos Rios which is located immediately east of I-75 and north of S.R. 80. In fact, access to the Hansen marina is currently through this single-family subdivision, which is less than desirable. Although the single-family subdivision has been in existence since 1960, it did develop after the marina and has always had that neighboring land use. However, it did precede the construction of I-75 by over twenty years which makes the General Interchange designation very awkward.

This land use amendment will allow for the replacement of potentially incompatible highway commercial uses next to a single-family subdivision with a high-quality residential community, and will also relocate the entrance to this new community away from the Dos Rios subdivision. This would be a much better land use pattern for this area than the current Lee Plan land use designation would dictate. The new development would also be consistent with Policy 5.1.6 which requires appropriate open space, buffering landscaping and recreation facilities and Policy 5.1.7 which requires appropriate community facilities and an interconnected design with pedestrian and bicycle pathways.

Although the requested amendment for ten acres does not include the marina site, the overall development will be very consistent with Goal 8 and the related policies under Objective 98.5, Objective 98.6 and Map 12 relating to marine oriented land uses.

The project is also consistent with Goal 11, as it will be connected to central water and sewer service with available capacity and S.R. 80 is currently operating at LOS "A".

The newest amendment to the Lee Plan that is relevant to this request is

Goal 13 and related Objectives and Policies for the Caloosahatchee Shores Community Plan. That Plan did not address the General Interchange area in any detail, but it did encourage attractive mixed use development, especially along S.R. 80. The Caloosahatchee Shores Community Plan in general is encouraging a more rural development style for the majority of the community, but clearly the land next to I-75 in the General Interchange area is in a different situation. There is nothing in the requested amendment that should be inconsistent with the Caloosahatchee Shores Community Plan, and in general it promotes the broad goals and objectives of that plan.

Goal 100 deals with housing and calls for the County to provide decent, safe and sanitary housing in suitable neighborhoods at affordable costs to meet the needs of the present and future residents of the County. This development would be consistent with that goal and related policies, especially Policy 100.1.9 and Policy 100.9.5.

Attachment E.4

INTERNAL CONSISTENCY with the LEE PLAN

CONSISTENCY WITH STATE AND REGIONAL PLANS

The proposed amendment from General Commercial to Urban Community is intended to permit an attractive mixed use development with residential, commercial, and water-dependent components in an area that has already been determined to be suitable for intense commercial uses. The amendment, therefore, is consistent with the following State and Regional Plan provisions which encourage mixed uses and infill projects:

State Plan

1. Land Use Policy 3
2. Urban and Downtown Revitalization Policy 12

Regional Plan

1. Affordable Housing Goal 2, Strategy 1, Action 2
2. Economic Development Goal 1, Strategy 4, Action 3
3. Economic Development Goal 1, Strategy 4, Action 5
4. Regional Transportation Goal 2, Strategy 1, Action 4

Attachment G

Justification of Request

As referenced in the discussion under Lee Plan Consistency, it is more appropriate to consider the complete project when analyzing the benefits of this plan amendment from General Interchange to Urban Community. While the amendment at hand is for ten acres of land, that is actually a first step in a larger project to develop approximately twenty acres into a first class condominium / yacht club with public marina and minor related commercial uses. This will be a true mixed use development that takes maximum advantage of one of the remaining prime waterfront parcels in Lee County. To utilize this property for gas station and motels would be a terrible waste of the resource, as well as being incompatible with the neighboring Dos Rios subdivision to the west. In terms of neighbor compatibility, the residential development and yacht club will be a major improvement over highway commercial for the existing Dos Rios residents, and the relocation of the main entrance to the Hanson Marina from their development will also be a major improvement in the land use pattern and neighborhood compatibility.

The other factor to consider is the availability of services and infrastructure, and in most cases ten acres of residential development will place less demand on utilities and infrastructure than ten acres of commercial development. The two exceptions to this will be parks and schools which will have an additional impact as a result of residential development, but the analysis provided under the Comp. Plan discussion shows that the impact will be minimal. We have provided letters from the service providers indicating that they can handle this change with no great complications.

As indicated, there is already a major complex of highway-oriented commercial uses developing in the southeast quadrant of I-75 and Palm Beach Blvd., and that is more than adequate to serve the needs of the traveling public in this location. Therefore, the conversion of this land from General Interchange to Urban Community will represent an improvement to the Land Use Plan and a much better pattern of development for the existing residents and surrounding property owners.

Endangered Species Report For Lee County Rezoning

Leeward Yacht Club ±19.53 Acre Parcel

Sec. 34, T43S, R25E, Lee County, Florida

December 19, 2003

Engineers:

**Hole Montes, Inc.
6202-F Presidential Court
Ft. Myers, FL 33919
(239) 985-1200**

conducted by:

Southern Blomes, Inc.

Division of Environmental Services

**1602 Woodford Ave., Fort Myers, FL 33901 - mail to: P.O. Box 50640, Fort Myers, FL 33994
Ph.: (239) 334-6766 - Geza Wass de Czege, President - Fax: (239) 337-5028**

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**Endangered Species Report for Leeward Yacht Club ±19.53 Acre Parcel, Section 34, T43S, R25E,
Lee County, FL**

December 19, 2003

BASIS OF REVIEW FOR AN ENVIRONMENTAL IMPACT STUDY
WITHIN LEE COUNTY

- 1. VEGETATION MAP:** An aerial photographic map circumscribing the vegetative associations, using the Florida Land Use and Cover Classification System (FLUCCS) code to identify the vegetative communities is provided with this report.
- 2. VEGETATION INVENTORY:** A brief description of habitat types, with dominant canopy, midstory, and ground cover vegetation are provided in the following text.

SITE DESCRIPTION: The subject property consists of a 19.53-acre irregular shaped parcel located on the north side of State Road 80, approximately 250-300 feet east of Interstate 75 and along the Orange River just south of the Caloosahatchee River. Residential homes are located to the west, between I-75 and the subject property. To the north and northeast is the Orange River, and State Road 80 to the south and southeast.

There is a total of eight (8) land use or vegetative cover classifications on site, with seven (7) classified as upland vegetation associations and one (1) classified as a wetland vegetative association. These land use and cover associates are delineated on the vegetation map and coded per the Florida Land Use and Cover Classification System (FLUCCS). The following text is a brief description of each of the land use or vegetative cover identified:

UPLANDS (19.27 acres):

There are approximately 19.27 acres of uplands, of which approximately 6.43 acres are associated with two existing marina complexes (FLUCCS code 184), which includes Hansen Marina and Manatee World, with all the storage buildings, maintained yard areas, equipment storage areas, and vehicle parking facilities. Several docks and covered buildings extend out over the water. The open, or cleared, land (FLUCCS code 194) divides the undeveloped portion of the subject property into three distinct areas: a western area along the western property boundary; a central area which is primarily forested; and

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**Endangered Species Report for Leeward Yacht Club ±19.53 Acre Parcel, Section 34, T43S, R25E,
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an eastern area which includes a forested area with a mangrove and Brazilian pepper wetland.

The western area consists of three cover types or vegetative communities. Along the western property boundary leading to the existing marina is an old, abandoned roadway (FLUCCS code 8145) most likely used to access the marina at one time. Portions of the roadway appear to have been graded and paved, and other portions only have the road base fill material. Adjacent to the old roadway is a pine-oak-cabbage palm forested area (FLUCCS code 414). To the north of the pine-oak-cabbage palm area are two small Brazilian pepper thickets (FLUCCS code 422) consisting of >75% Brazilian pepper in the canopy and midstory. Considerable amount of litter and waste material dumping has occurred throughout the area.

The central area consists of a large forested area. The southerly portion of the forested area consists of a mature slash pine-cabbage palm-oak forested area (FLUCCS code 414) similar in vegetation as in the western area, but with less Brazilian pepper and Java plum, and a more open midstory. To the north is an oak-cabbage palm area (FLUCCS code 427) with large mature oaks, with various other types of vegetation scattered in the canopy and midstory. The groundcover consists mostly of leaf litter with scattered caeserweed, fox grape, catbrier, and low panicum. Further to the north are two dense Brazilian pepper thickets (FLUCCS code 422) similar in vegetation as the one located in the western area. Within these areas are numerous old boat hulls, old vehicle frames, trailer frames, old discarded building materials, and numerous other trash. Located within the southern Brazilian pepper thicket is a small oak-cabbage palm area (FLUCCS code 427).

The eastern area abuts the Orange River to the north. There are a total of four cover types or vegetative communities in this area, three upland communities and one wetland community. The southerly communities consist of a small pine-oak-cabbage palm area (FLUCCS code 414) and a small Brazilian pepper thicket (FLUCCS code 422). An area of concrete and iron rubble (FLUCCS code 743) is located to the northwestern portion of the area, with a crescent shaped mangrove-Brazilian pepper wetland (FLUCCS code 6128) that wraps around an old bridge rubble, and separates this area from Manatee World marina complex. The following text provides the FLUCCS codes, acreages, and descriptions of each cover type found on the property.

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Existing Marina Complex- 184: (6.43 acres) This land cover type is composed of the two existing marina complexes which include the marina facilities, old storage buildings, maintained yard areas, equipment storage areas, and vehicle parking areas. Most of this area appears to consist of dredged fill material. Several docks and covered buildings extend out over the water but are not part of the acreage calculations.

Open/Cleared Land- 194: (2.81 acres) This land cover consists of cleared, open land with ruderal vegetation and grasses dominating. Most of this cover type that lies northerly of the FLUCCS code 427 appears to consist of dredged fill material. This area is primarily used for access to the water front, materials stored on the property, and for cattle grazing, and appears to be mowed regularly.

Pine-Oak-Cabbage Palm- 414: (2.37 acres) This land cover consists of a forested area with canopy and midstory vegetation consisting of slash pine, live and laurel oaks, cabbage palms, and Java plums, Surinam cherry, with scattered Brazilian pepper. The groundcover is mostly leaf litter and sand with occasional ruderal weeds and young trees or shrubs.

Brazilian Pepper Thicket- 422: (3.58 acres) This land cover consists of a Brazilian pepper thicket consisting of >90% Brazilian pepper in the canopy and midstory, in addition to java plum and a few scattered slash pines and cabbage palms. Most of this area appears to consist of dredged fill material. Also, a considerable amount of dumping has occurred throughout the area.

Oak-Cabbage Palm- 427: (2.68 acres) This community consists of a forested area with large live oaks and laurel oaks, with scattered cabbage palms, slash pines, strangler fig, and Java plums, with a relatively open midstory of scattered Brazilian pepper, wax myrtle, young cabbage palms, guava, and Surinam cherry. The groundcover consists mostly of leaf litter or ruderal weeds. This area also has several old discarded vehicles, boats, and other materials.

Cement Rubble- 743: (0.40 acres) This area appears to have been used for dumping of concrete and steel rubble from what possibly could have been the old S.R. 80 bridge crossing the Orange River. Brazilian pepper, woman's tongue, cabbage palms and ruderal weeds dominate the vegetative cover.

Abandoned Graded/Paved Roadway- 8145: (0.37 acres) This area consists of an old abandoned roadway, most likely used to access Hansen Marina. Portions of the roadway appear to be graded and paved, and other portions only have the base grade. Most of the ground and midstory vegetation have been cleared for fence maintenance purposes, but canopy trees such as live oaks, Java plums, mangos, cabbage palms, and slash pines are common along the edge of the roadway.

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WETLANDS (0.26 ac.)

A mangrove and Brazilian pepper wetland (FLUCCS code 6128) is located along the northeastern end of the vegetated area, and fringes the Orange River. The most northern portion of it is tidal, but the southern finger is dominated by 95% Brazilian pepper, with scattered cabbage palms, and is not tidal. The tidal area is dominated with red and white mangrove, pond apple, leather ferns, and Brazilian pepper. A summary table of all the vegetative communities is listed below, with the representative FLUCCS codes and acreages.

Mangrove/Brazilian Pepper Wetland- 6128: (0.26 acres) This vegetative community can be divided into two specific areas; the northerly area consists of dense stands of red and white mangroves, with scattered pond apple, leather fern, swamp ferns, and Brazilian pepper. The southerly portion of the wetlands consists of Brazilian pepper and cabbage palms, with scattered swamp ferns. The northerly portion is tidal, while the southerly portion is not, unless there are extraordinary high tides.

Habitat Summary

<u>Code</u>	<u>Description</u>	<u>Acres</u>
	<u>Uplands (19.27 acres)</u>	
184	Existing Marina Complex	6.43
194	Open/Cleared Land	3.44
414	Pine-Oak-Cabbage Palm	2.37
422	Brazilian Pepper Thicket	3.58
427	Oak-Cabbage Palm Hammock	2.68
743	Cement Rubble	0.40
8145	Abandoned Roadway	0.37
	<u>Wetlands (0.26 acres)</u>	
6128	Mangrove/Brazilian Pepper Wetland	<u>0.26</u>
	TOTAL	19.53

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4.2.2 Fish, Wildlife, Listed Species and their Habitats

Pursuant to paragraph 4.1.1(a), an applicant must provide reasonable assurances that a regulated activity will not impact the values of wetland and other surface water functions so as to cause adverse impacts to:

(a) the abundance and diversity of fish, wildlife and listed species; and

(b) the habitat of fish, wildlife and listed species.

In evaluating whether an applicant provided reasonable assurances under subsection 4.2.2, de minimis effects shall not be considered adverse impacts for the purposes of this subsection.

Response: An endangered species survey was conducted on the subject property on December 4, 2003. The weather was partly sunny with temperatures in the low to mid 70s with a moderate breeze. The following information provides you with the details of the survey methodology and the results.

Endangered Species Survey Methodology:

The entire project site has been field surveyed for endangered species using a modification of the transect line methods established by the Florida Fish and Wildlife Conservation Commission. The modified survey methodology has proven effective in covering 90-95% of the sites surveyed. The modified strip census uses meandering transect lines at 100' - 150' intervals. The meanders extend into adjoining transect lines to provide a near 100% coverage. The ground cover and visibility determine the frequency of the meanders. More densely vegetated areas receive a greater frequency of meanders, thus decreasing the area between meanders in some habitats to as near as 12' apart. If the terminus flagging markers of the transect lines are not visible, then survey flagging tape is attached to vegetation at the outer extent of the transect meanders to mark the coverage area for that transect. The visibility of the flagging tape assists in maintaining the transect direction, and is used as a gauge for determining the frequency of meanders within a transect area. Each tape must be visible from the previous meander. On the subsequent transects, the flagging tape is removed and relocated at the outer limits of its transect area. Faunal species which do not lend themselves to the typical transect line survey methodology, typically used for determining stationary floral and faunal species, require an additional method of observation. These species can be best observed by using game stalking techniques and periodic observations with field glasses at frequent intervals along transect lines. The frequency and duration of observations are determined

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by habitat density, species observed, and the stalking skills of the observer. The ability to blend into the surroundings is another key requirement for success.

Any species observed were noted on an aerial photograph as to location and number of species sighted. Species presence and abundance on a given site cannot be determined for all species listed. Therefore, fauna which are mobile, transient, or deceptive are not always observed during a typical field survey such as required by Lee County. This is especially true for species abundance. Therefore, the status of each species is listed as to presence and numbers observed, and those species that can be reasonably surveyed for abundance are provided with such data.

Listed Endangered, Threatened or Species of Special Concern

Upland Species List:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Obs.</u>	<u>Comments</u>
Eastern Indigo snake	<i>Drymarchon corais couperi</i>	no	not observed
gopher tortoise	<i>Gopherus polyphemus</i>	no	not observed
gopher frog	<i>Rana areolata</i>	no	not observed
merlin (pigeon hawk)	<i>Falco columarius</i>	no	not observed
Seastern American Kestrel	<i>Falco sparverius paulus</i>	no	not observed
red-cockaded woodpecker	<i>Picoides borealis</i>	no	not observed
Florida panther	<i>Felis concolor coryi</i>	no	not observed
Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	no	not observed
Florida black bear	<i>Ursus americanus floridanus</i>	no	not observed
Curtis Milkweed	<i>Asclepias curtissii</i>	no	not observed
Fakahatchee burmannia	<i>Burmannia flava</i>	no	not observed
satinleaf	<i>Chrysophyllum olivaeforme</i>	no	not observed
beautiful pawpaw	<i>Deeringothamus pulchellus</i>	no	not observed
Florida coonite	<i>Zamia floridana</i>	no	not observed

Wetland Forest Species List:

<u>Common Name</u>	<u>Scientific Name</u>	<u>Obs.</u>	<u>Comments</u>
American alligator	<i>Alligator mississippiensis</i>	no	not observed
gopher frog	<i>Rana areolata</i>	no	not observed
marsh hawk (northern harrier)	<i>Circus cyaneus</i>	no	not observed
little blue heron	<i>Egretta caerulea</i>	yes	along waterfront
snowy egret	<i>Egretta thula</i>	yes	along waterfront
tricolored heron	<i>Egretta tricolor</i>	no	not observed
white ibis	<i>Eudocimus albus</i>	no	not observed
wood stork	<i>Mycteria americana</i>	no	not observed
snail kite	<i>Rostrhamus sociabilis</i>	no	not observed
Florida panther	<i>Felis concolor coryi</i>	no	not observed
Big Cypress fox squirrel	<i>Sciurus niger avicennia</i>	no	not observed
Florida black bear	<i>Ursus americanus floridanus</i>	no	not observed
Everglades mink	<i>Mustela vison evergladensis</i>	no	not observed
West Indian Manatee	<i>Trichechus manatus</i>	no	not observed
least tern	<i>Sterna antillarum</i>	no	not observed
giant leather fern	<i>Acrostichum spp.</i>	yes	within the wetland

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Endangered Species Report for Leeward Yacht Club ±19.53 Acre Parcel, Section 34, T43S, R25E,
Lee County, FL

December 19, 2003

Endangered Species Survey Results and Conclusion:

No listed endangered, threatened or species of special concern wildlife species were observed on the subject property during the survey. However, the giant leather ferns were found within the tidal portion of the wetlands and will not be impacted by any proposed development. During other site visits there were wading birds observed along the edges of the Orange River waterfront, and on the uplands adjacent to it. These birds consisted of two little blue herons and one snowy egret. No other species were observed, but species which might be expected to be found during some portion of the year are alligators, manatees, white ibis, tricolor heron, woodstork, and possibly a kestrel.

It should be noted that the Orange River has one of the largest populations of wintering West Indian manatees (*Trichechus manatus*) in the State of Florida. This is attributed to the Florida Power and Light Company discharging warm water into the river from their power generator cooling facilities. During cold weather the manatee migrate up the Caloosahatchee River to seek warmth from this artificial heat source. Therefore, we can also assume that manatees will venture into the marina areas during warmer periods. Any proposed activity associated with the Marina will require a manatee protection plan as part of the permit application.



TRAFFIC CIRCULATION ANALYSIS
PREPARED FOR A
COMPREHENSIVE PLAN AMENDMENT
FOR THE
LEEWARD YACHT CLUB PARCEL

PROJECT NO. 0401.01

PREPARED BY:
Metro Transportation Group, Inc.
12651 McGregor Boulevard, Suite 4-403
Fort Myers, Florida 33919-4489
239-278-3090

January 15, 2004



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I. INTRODUCTION

II. EXISTING CONDITIONS

III. PROPOSED PLAN AMENDMENT

IV. TRIP GENERATION

V. TRIP DISTRIBUTION

VI. IMPACTS OF PROPOSED PLAN AMENDMENT

VII. CONCLUSION



I. INTRODUCTION

Metro Transportation Group, Inc. (Metro) has conducted a traffic circulation analysis pursuant to the requirements outlined in the application document for Comprehensive Plan Amendment requests. The analysis will examine the impact of the requested land use change from General Commercial Interchange to Central Urban on the subject site. The property is located on the north side of Palm Beach Boulevard (State Route 80), immediately east of Interstate 75 in Lee County, Florida. The site location is illustrated on Figure 1.

The following report will examine the impacts of changing the future land use category from General Interchange to Central Urban, which is actually a less intense land use category based on the Lee County Comprehensive Plan.

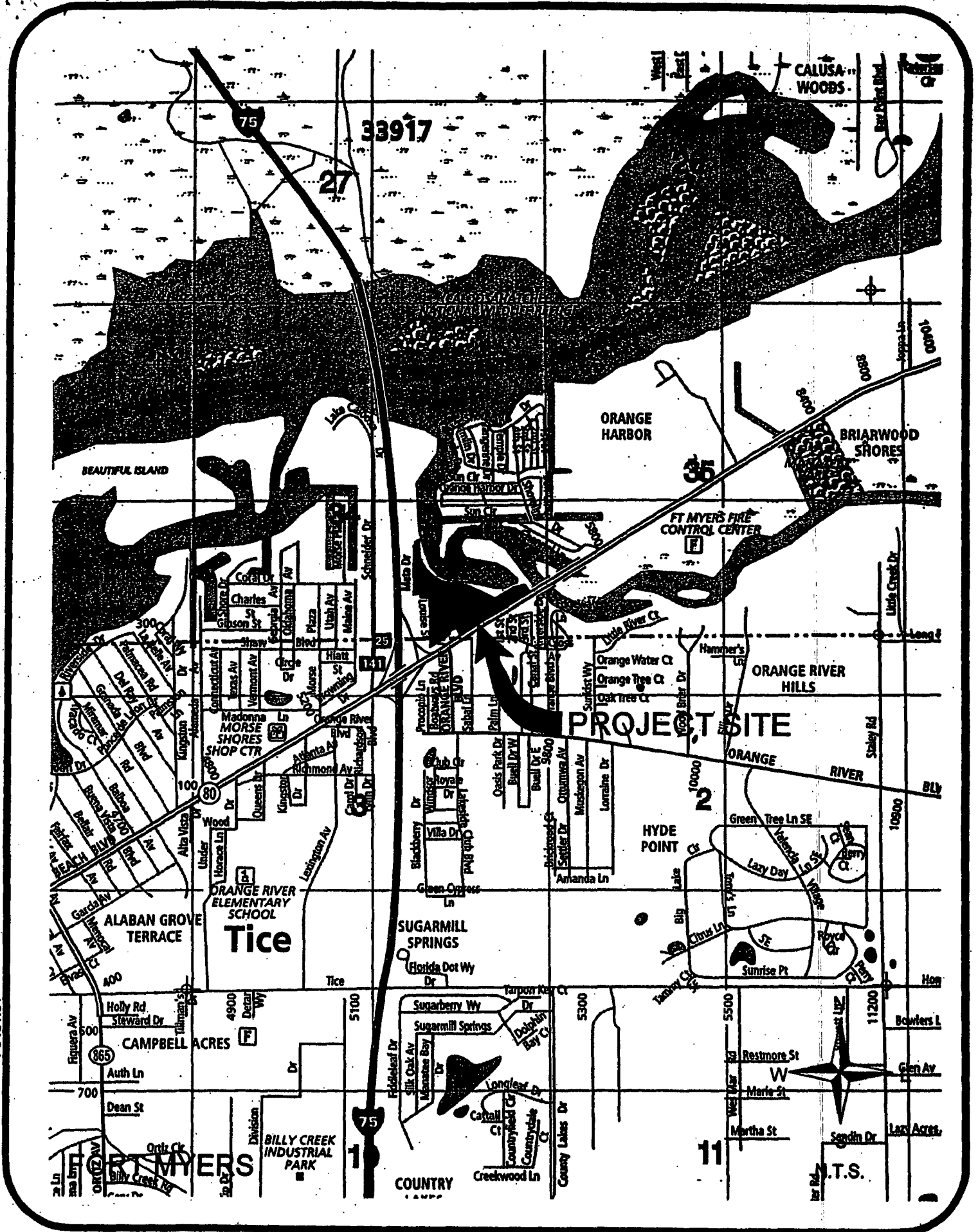
II. EXISTING CONDITIONS

The subject site is currently occupied by the Leeward Yacht Club and marina. The site is bordered to the north and east by the Orange River, to the south by Palm Beach Boulevard, to the west by single family residential home.

Palm Beach Boulevard is a six-lane divided arterial roadway that extends through central Lee County on the south side of the Caloosahatchee River. Palm Beach Boulevard has a posted speed limit of 45 mph adjacent to the subject site and is under the jurisdiction of the Florida Department of Transportation (FDOT).

III. PROPOSED PLAN AMENDMENT

The proposed Comprehensive Plan Amendment would change the future land use designation on the subject site from General Commercial Interchange to Urban Community. Based on the permitted uses within the Lee Plan for these land use designations, the change would result in the subject site being developed with less intense uses than would otherwise be permitted under the existing land use designation. Based



PROJECT LOCATION MAP LEEWARD YACHT CLUB

Figure 1



on the existing land use designation, retail commercial uses could be constructed on the site. Based on the size of the property, approximately 100,000 square feet of retail uses could be constructed on the subject property.

With the proposed land use change, the most intense uses that could be constructed on the site would be approximately 100 multi-family units (just under ten (10) acres with approximately ten (10) units per acre). This is more intense than a single-family subdivision would be since more units would be able to be constructed under a multi-family unit scenario. Table 1 highlights the intensity of uses that could be constructed under the existing land use designation and the intensity of uses under the proposed land use designation. It should be noted that the marina and boat slips are and will continue to be existing uses permitted on the subject site. Since the intensity of these uses will not change, the marina and boat slips were not considered in the analysis.

Table 1
Leeward Yacht Club
Future Land Uses

Land Use Category	Intensity
General Commercial Interchange	100,000 s.f. Retail
Central Urban	100 Multi-Family Units

IV. TRIP GENERATION

The trip generation for the uses was determined by referencing the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 7th Edition. Land Use Code 230 (Residential Condominium/Townhouse) was utilized for the trip generation of the multi-family units and Land Use Code 820 (Shopping Center) was utilized for the commercial retail uses. The trip generation equations for these uses are located in the Appendix of this report for reference. Table 2 indicates the number of trips anticipated to be generated by the lands uses permitted under the existing land use designation and the land uses permitted under the proposed land use designation.



Table 2
Trip Generation Comparison
Existing Land Use Designation vs. Proposed Land Use Designation
Leeward Yacht Club

Land Use	Weekdays AM Peak Hour			Weekdays PM Peak Hour			Daily (6 AM - 6 PM)
	In	Out	Total	In	Out	Total	
Existing Land Use Retail (100,000 square feet)	95	60	155	300	325	625	6,790
Proposed Land Use Multi-Family (100 units)	10	40	50	40	20	60	640

The retail trips shown in Table 2 will not all be "new" trips to the adjacent roadway system. ITE estimates that a retail center use of comparable size may attract as much as forty to fifty percent (40% to 50%) of its traffic from vehicles already traveling the adjoining roadway system. This traffic, called "pass-by" traffic, reduces the development's overall impact on the surrounding roadway system but does not decrease the actual driveway volumes. Lee County permits a maximum reduction of trips due to "pass-by" of thirty percent (30%).

Table 3 summarizes the "pass-by" percentage used for this analysis. Table 4 summarizes the retail trips and the breakdown between the new trips the retail uses would generate and the "pass-by" trips the retail uses would attract. It should be noted that the driveway volumes are not reduced as a result of the "pass-by" reduction, only the traffic added to the surrounding streets and intersections.

Table 3
Trip Reduction Factors
Leeward Yacht Club

Land Use	Percentage Trip Reduction
Retail - Pass-by	30%



Table 4
Trip Generation – New Trips
Existing Land Use Designation
Leeward Yacht Club

Land Use	Weekly Trips	Monthly Trips	Annual Trips	Weekly Trips	Monthly Trips	Annual Trips	Daily (Average)
Retail Trip Generation	95	60	155	300	325	625	6,790
Less Pass-by Traffic	-30	-20	-50	-90	-100	-190	-2,040
New Trips (Retail)	65	40	105	210	225	435	4,750

V. TRIP DISTRIBUTION

An anticipated trip distribution onto the surrounding roadway system was then formulated based on the anticipated routes the drivers will utilize to approach the site. Based on current and projected population in the area and other existing or planned competing/complementary uses in the area, a distribution of the site traffic was formulated. The anticipated trip distribution of the development traffic is shown in Table 1A in the Appendix of this report.

VI. IMPACTS OF PROPOSED PLAN AMENDMENT

The transportation related impacts of the proposed comprehensive plan amendment were evaluated pursuant to the criteria in the application document. This included an evaluation of the long range impact (20-year horizon) and short range (5-year horizon) impact the proposed amendment would have on the existing and future roadway infrastructure.

Long Range Impacts (20-year horizon)

The Lee County Metropolitan Planning Organization's (MPO) long range transportation travel model was reviewed to determine the impacts the amendment would have on the surrounding area. The subject site lies within Traffic Analysis Zone (TAZ) 200. The model has both productions and attractions included in this zone. The productions



basically include the existing single family homes that border the subject site to the west. The attractions include industrial employment, commercial employment and service (retail) employment. Based on the latest conversion factors used by Lee County, the employment numbers included in the long range transportation model (FSUTMS) were converted to floor areas. Based on this conversion, the TAZ in the long range transportation model includes the land uses identified in Table 5.

Table 5
TAZ 200
Land Uses in Existing Travel Model (2020)

Land Use Category	Intensity
Industrial	20,000 s.f.
Office	7,000 s.f.
Services (Retail)	8,400 s.f.

Trip generation was computed for the uses shown in Table 5. The trips were calculated based on data contained in the Institute of Transportation Engineer's (ITE) report, titled *Trip Generation*, 7th Edition. Land Use Code 110 (Light Industrial) was utilized for the trip generation of the industrial use, Land Use Code 710 (General Office) was used for the office use and Land Use Code 820 (Shopping Center) was utilized for the commercial retail uses. The trip generation equations for these uses are located in the Appendix of this report for reference. Table 6 indicates the number of trips that would be generated based on ITE for the land uses included in the Long Range Transportation Model (FSUTMS). The retail trips shown were also reduced by the 30% pass-by reduction factor, as done under the previous scenario.

Table 6
Trip Generation
TAZ 200 Land Uses

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (24 hr.)
	In	Out	Total	In	Out	Total	
Retail (8,400 square feet)	15	10	25	45	40	85	950
Industrial (20,000 s.f.)	15	5	20	5	15	20	135
Office (7,000 s.f.)	15	5	20	0	10	10	170
Total	45	20	65	50	65	115	1255



Comparing the trips from the proposed land use designation (multi-family units) in Table 2 to the number of trips estimated for the uses in the long range transportation model in Table 6, the trip generation would be reduced with the proposed land use change.

Therefore, there are no improvements necessary to the long range transportation plan as a result of the change in land use designation from General Interchange to Urban Community. The trip generation based on ITE for the land uses under the proposed land use is less than the trip generation of the uses contained in the long range transportation model.

Short Range Impacts (5-year horizon)

The Lee County Capital Improvement Program for Fiscal Year 2003/2004 to 2007/2008 was reviewed, as well as the FDOT Draft Tentative Work Program for Fiscal Year 2004/2004 to 2008/2008 to determine the short term impacts the proposed land use change would have on the surrounding roadways.

Improvements in the FDOT Tentative Work program include modifications to Palm Beach Boulevard west of I-75 to add a landscape median and provide access management improvements to this area. This project will not reduce the capacity of this roadway but will most likely improve the operations of this segment of roadway. This improvement is funded for construction is 2005/2006.

In addition, FDOT has funded for design, engineering and right-of-way an improvement to the Palm Beach Boulevard interchange with I-75. Construction is not yet funded in the 5-year work program. I-75 from Palm Beach Boulevard to Luckett Road also has funding in the 5-year program for design, engineering and right-of-way, but no construction funding.

There are no improvements in the area of the subject site in the adopted Lee County 5-year capital improvement program.

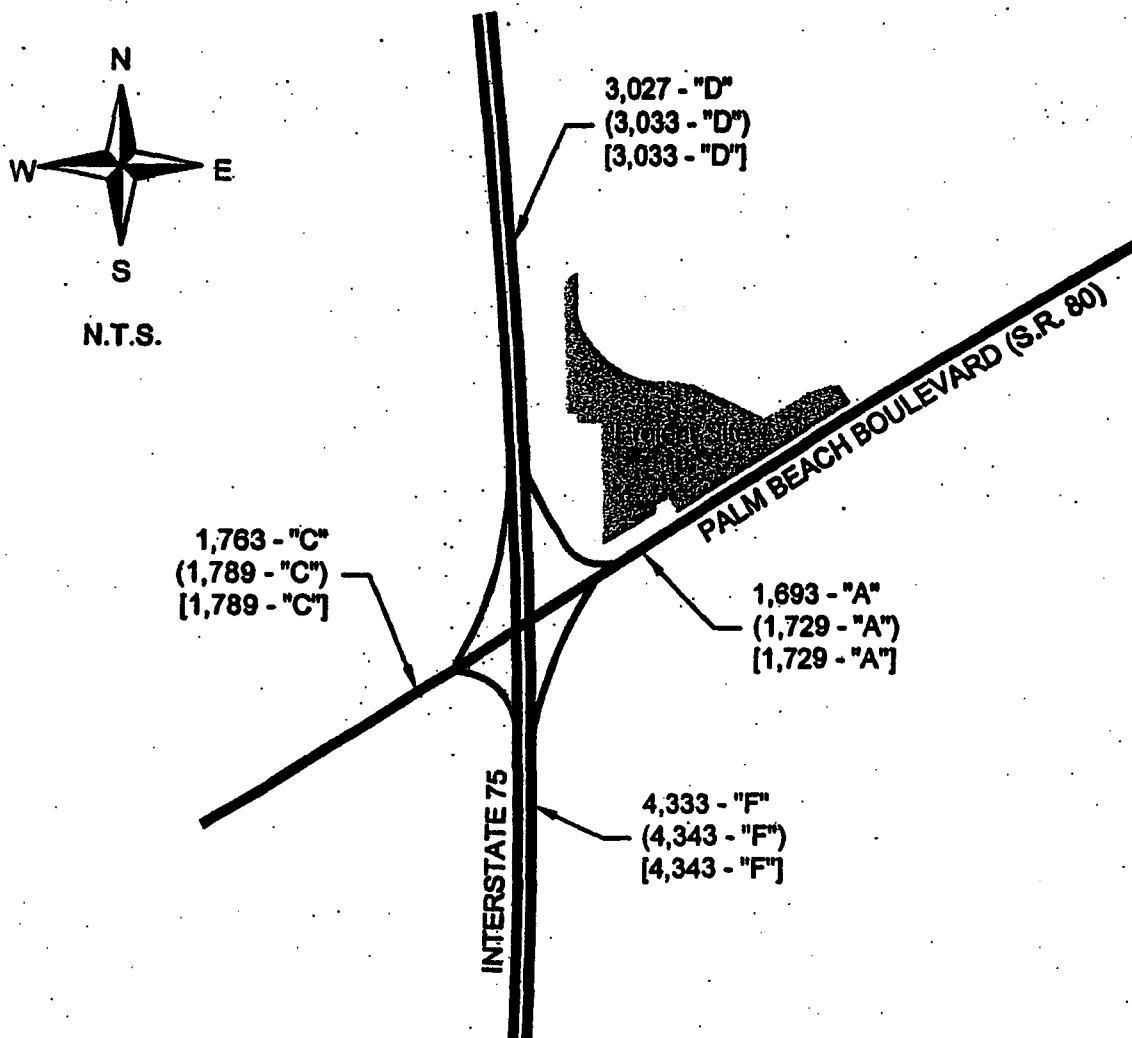


Level of Service Analysis

Based on the anticipated trip generation of the property under the proposed land use change, the roadway links in the vicinity of the site were analyzed based on the 100th highest hour, peak season, peak direction volume. The Link Specific Service Volumes, as developed by Lee County, were used to determine the future Level of Service on these roadways both with and without the project in the year 2008. Table 2A, contained in the Appendix of the report, outlines the methodology used in determining the 2008 traffic volumes as well as the growth rate utilized for each roadway segment.

Figure 2 indicates the year 2008 peak hour traffic volumes and Level of Service for the various roadway links within the study area. Noted on Figure 2 is the Peak Hour, Peak Direction volume and Level of Service of each link should no development occur on the subject site and the peak hour volume and Level of Service for the weekday A.M. and P.M. peak hours with the traffic from the land use modification added to the roadways. These values are also derived from Table 2A contained in the Appendix.

Based on the data from Table 2A, the proposed comprehensive plan amendment to modify the future land use designation from General Interchange to Urban Community will not impact the short term roadway infrastructure or the adopted or tentative work programs for Lee County and FDOT.



LEGEND

XXX - "C" PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

(XXX - "C") PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS AM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

[XXX - "C"] PEAK SEASON PEAK HOUR
PEAK DIRECTION BACKGROUND
TRAFFIC PLUS PM PROJECT TRAFFIC
AND LEVEL OF SERVICE DESIGNATION

100TH HIGHEST HOUR
LEVEL OF SERVICE ANALYSIS

Figure 2



VII. CONCLUSION

The proposed comprehensive plan amendment to modify the future land use from General Interchange to Urban Community on just under ten (10) acres located at the northeast corner of I-75 and Palm Beach Boulevard will not have an adverse impact on the long term or short term transportation network. The trip generation as a result of the land use change will actually be less intensive than it would under the existing land use designation. Although more destination trips will be generated, the total number of "new" trips added to the roadway network will actually be less than they would be under the existing land use designation.

\\K:\04\01\01\report.doc

APPENDIX

TABLE 1A & 2A

**TABLE 1A
PEAK DIRECTION
PROJECT TRAFFIC VS. 10% LOS C LINK VOLUMES
WITH PROPOSED COMP PLAN AMENDMENT**

TOTAL AM PEAK HOUR PROJECT TRAFFIC = 50 VPH IN= 10 OUT= 40
TOTAL PM PEAK HOUR PROJECT TRAFFIC = 60 VPH IN= 40 OUT= 20

<u>ROADWAY</u>	<u>SEGMENT</u>	<u>ROADWAY CLASS</u>	<u>LOS A VOLUME</u>	<u>LOS B VOLUME</u>	<u>LOS C VOLUME</u>	<u>LOS D VOLUME</u>	<u>LOS E VOLUME</u>	PERCENT		
								<u>PROJECT TRAFFIC</u>	<u>PROJECT TRAFFIC</u>	<u>PROJ LOS C</u>
I-75	S. of Palm Beach Blvd	4LF	1130	1840	2660	3440	3910	25.0%	10	0.4%
	S. of Bayshore Road	4LF	1130	1840	2660	3440	3910	15.0%	6	0.2%
Palm Beach Blvd. (S.R. 80)	E. of Ortiz	6LN	0	1220	2730	2970	3040	65.00%	26	1.0%
	E. of I-75	6LN	2570	3070	3080	3080	3080	90.00%	36	1.2%

Service Volumes taken from Lee County Link Specific Service Volume Tables for Arterials (Sept. 2003)

I-75 Service Volumes taken from FDOT Quality/LOS Manual (2002)

**TABLE 2A
LEE COUNTY TRAFFIC COUNTS AND CALCULATIONS
WITH PROPOSED COMP PLAN AMENDMENT**

TOTAL PROJECT TRAFFIC AM =		50	VPH	IN=	10	OUT=	40	I-75		K-100	D
TOTAL PROJECT TRAFFIC PM =		60	VPH	IN=	40	OUT=	20			0.0981	0.557

¹ The 2003 Peak Hour, Peak Season, Peak Direction Traffic Volume was obtained from the 2002/2003-2003/2004 Lee County Concurrence Report

100th Highest Hour Level of Service Analysis

		2008	2008
		WITHOUT PROJECT	WITH PROJECT
		LOS	LOS
I-75	S. of Palm Beach Blv	F	F
	S. of Bayshore Road	D	D
Palm Beach Blvd. (S.R. 80)	E. of Ortiz	C	C
	E. of I-75	A	A

TRIP GENERATION EQUATIONS

**TRIP GENERATION EQUATIONS
LEEWARD YACHT CLUB
TRIP GENERATION EQUATIONS**

Land Use	Weekday AM Peak Hour	Weekday PM Peak Hour	Daily (2-way)
Shopping Center (LUC 820)	$\ln(T) = 0.60 \ln(X) + 2.29$	$\ln(T) = 0.66 \ln(X) + 3.40$	$\ln(T) = 0.65 \ln(X) + 5.83$
T = Trips, X = 1,000 s.f. GLA			
Multi-Family (LUC 230)	$\ln(T) = 0.80 \ln(X) + 0.26$	$\ln(T) = 0.82 \ln(X) + 0.32$	$\ln(T) = 0.85 \ln(X) + 2.55$
T = Trips, X = # of Units			
Light Industrial (LUC 110)	$T = 1.18 (X) - 89.28$	$T = 1.43 (X) - 163.42$	$T = 7.47 (X) - 101.92$
T = Trips, X = # 1,000 s.f. GLA			
Office (LUC 710)	$\ln(T) = 0.80 \ln(X) + 1.55$	$T = 1.49 (X)$	$\ln(T) = 0.77 \ln(X) + 3.65$
T = Trips, X = 1,000 s.f. GLA			

Attachment IV.A.

3. Map and describe existing land uses (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.

The subject property is located adjacent to an existing single family residential subdivision - Dos Rios - to the west, the existing Manatee World commercial facility to the east, Palm Beach Boulevard (S.R. 80) to the south, and the Orange River and Bayou to the north. The majority of the subject property is currently vacant, except for an existing marina and boat docks along the north property boundary at the Orange River Bayou.

The proposed land use change, from General Commercial Interchange to Urban Community, will allow for a residential-type project that will blend well with the existing nature of the surrounding property, being existing residential and marina uses.

4. Map and describe existing zoning of the subject property and surrounding properties.

The subject property currently consists of AG-2, IM, and C-1 zoning categories, and is surrounded by RS-1 to the west, with C-1, CPD and MH-2 to the south and southeast, and AG-2 and MH-2 to the north and northeast.



CPA2004-13

THE SCHOOL DISTRICT OF LEE COUNTY

2055 CENTRAL AVENUE • FORT MYERS, FLORIDA 33901 • (239) 334-1102 • TTD/TTY (239) 335-1512

RECEIVED
SEP 29 2005

COMMUNITY DEVELOPMENT

September 28, 2005

Brandi Gonzalez
Lee County Planning
P.O. Box 398
Fort Myers, FL 33902-0398

Re: CPA 2004-13 I-75 and S.R. 80

Dear Ms. Gonzalez:

Thank you for the opportunity to review the future land use amendment for northeast quadrant of the I-75 and S.R. 80 regarding the educational impacts this amendment will have on the Lee County School District.

Based on the proposed maximum total of 412 units the Lee County School District will estimate the impact using the generation rate of 0.109 students for multi-family residential dwelling units, or .352 generation rate for single family residential dwelling units, 412 *multifamily* dwelling units would generate 45 new students creating a need for 2 new class rooms. 412 *single family* dwelling units would generate 145 new students creating a need for 6 new class rooms. In addition to the classrooms the Lee County School District would have a need for increasing staff and core facilities. Using the new small classroom legislative guidelines, additional classrooms may be generated.

The Lee County Board of County Commissioners adopted a School Impact Fee Ordinance on November 27, 2001, effective at this time. As such, residential development in the northeast quadrant of the I-75 and S.R. 80 will create the payment of impact fees to maintain the appropriate levels of service for expanding capacity with Lee County School District.

Thank you for your attention to this issue. If I may be of further assistance, please give me a call at (239) 335-1415.

Sincerely,


Tina Silcox, Community Development Planner
Planning Department

Attachment 7

DISTRICT VISION

TO BE A WORLD-CLASS SCHOOL SYSTEM

DISTRICT MISSION

TO PROVIDE A QUALITY EDUCATION IN A SAFE AND WELL-MANAGED ENVIRONMENT

ELINOR C. SCRICCA, Ph.D.
CHAIRMAN • DISTRICT 8

ROBERT D. CHILMONIK
VICE CHAIRMAN • DISTRICT 1

JEANNE S. DOZIER
DISTRICT 2

JANE E. KUCKEL, Ph.D.
DISTRICT 9

STEVEN K. TEUBER
DISTRICT 4

JAMES W. BROWDER, Ed.D.
SUPERINTENDENT

KEITH B. MARTIN
BOARD ATTORNEY

TICE FIRE & RESCUE DISTRICT

Chief
Gregory A. Bradley
(239) 694-2380

5170 Tice Street
Ft. Myers, FL 33905
Fax (239) 694-7399

February 4, 2004

VIA FACSIMILE & FIRST CLASS MAIL

Michael E. Roeder, AICP
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street
Post Office Box 2449
Fort Myers, Florida 33902-2449

Re: Small Scale Plan Amendment for Hansen Marina

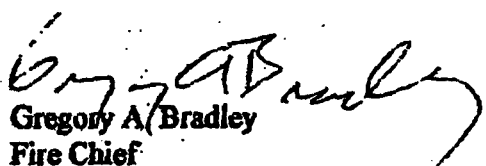
Dear Mr. Roeder:

In regards to the above-referenced property, Tice Fire District has no objections to the proposed amendment at this time.

We will request and anticipate incorporating any of our needs between the developer and our District as the development of the project proceeds.

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

Sincerely,


Gregory A. Bradley
Fire Chief

GAB/rs



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

Bob Jones
District One

Douglas R. St. Camy
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Albion
District Five

Donald D. Stowell
County Manager

James G. Yeager
County Attorney

Diana M. Parker
County Hearing
Examiner

239-335-1600

Writer's Direct Dial Number: wilsonjd@leegov.com

January 5, 2004

Mr. Michael E. Roeder, AICP
Director of Zoning & Land Use Planning
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1825 Hendry Street
Fort Myers, FL 33901

**Re: Written Determination of Adequacy for EMS Services for a
land use amendment for a proposed 10 acre (STRAP 34-43-25-00-
00010.0000) residential development.**

Dear Mr. ~~Roeder~~ *Michael*:

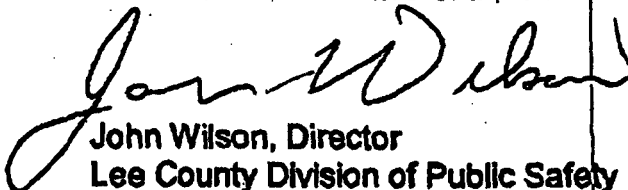
Lee County Division of Public Safety/Emergency Medical Services has reviewed your letter dated December 23, 2003, reference to a proposed 10 acre residential development with a build out population of approximately 200 people in 5-story condominium buildings.

The current and planned budgetary projections for additional EMS resources should adequately address any increased demand for service from persons occupying this parcel or any support facilities.

If you would like to discuss this further, please call me at the above referenced number.

Sincerely,

DIVISION OF PUBLIC SAFETY


John Wilson, Director
Lee County Division of Public Safety

JDW/GDW

*Office of the Sheriff
Rodney Shoap*



*County of Lee
State of Florida*

REC-
Kno

January 2, 2004

AM JAN 07 2003 PM
7:8:9,10,11,12,1,2,3,4,5,6

Knott, Consoer, Ebelini
Hart & Swett, P.A.
P.O. Box 2449
Fort Myers, Florida 33902-2449

RE: Small Scale Plan Amendment for Hansen Marina
Strap # 34-43-25-00-00010.0000

Dear Mr. Roeder:

The proposed development regarding 10 acres of residential property, which should have a buildout of approximately 200 people, in 5-story condominium buildings in Lee County Florida, is within the service area for the Lee County Sheriff's Office. It is policy of the Lee County Sheriff's Office to support community growth and we will do everything possible to accommodate the law enforcement needs.

We anticipate that we will receive the reasonable and necessary funding to support growth in demand. We therefore believe that the Lee County Sheriff's Office will be able to serve your project as it builds out.

Sincerely,

Major Dan Johnson
Planning and Research

Copy: File
DJ/jr





LEE COUNTY
SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

239-277-5012 x2233

Writer's Direct Dial Number: _____

Bob Jones
District One

Douglas R. St. Cerny
District Two

Ray Judah
District Three

Andrew W. Coy
District Four

John E. Ablon
District Five

Donald D. Stillwell
County Manager

James G. Yaeger
County Attorney

Diana M. Parker
County Hearing
Examiner

January 13, 2004

Mr. Michael E. Roeder, AICP
Knott, Consoer, Ebelini, Hart & Swett, P.A.
1625 Hendry Street
Third Floor
Fort Myers, FL 33901

RE: SMALL SCALE PLAN AMENDMENT FOR HANSEN MARINA

Dear Mr. Roeder:

Thank you for your correspondence with Lee County Transit in regards to your service availability request for the above mentioned amendment request. We currently provide service on Palm Beach Boulevard 7 days a week with our Route 100. Service frequencies Monday through Friday are approximately 30 minutes, which provides good service to this corridor. We have a bus stop at Louise Street on both sides of the road, and we anticipate this service to remain at its current level and increase in frequency in years to come. This will be sufficient public transportation service to the Hansen Marina site. As a general rule, public transportation works more efficiently with higher densities such as the Central Urban designation.

If you have any further questions or comments, please call me or e-mail me at mhorsting@leegov.com.

Sincerely,

TRANSIT DIVISION

Michael Horsting
Transit Planner



LEE COUNTY

SOUTHWEST FLORIDA

BOARD OF COUNTY COMMISSIONERS

(941)479-8181

Writer's Direct Dial Number: _____

Bob Janes
District One

Douglas R. St. Camy
District Two

January 23, 2004

Ray Judah
District Three

Ray Brotbeck

Andrew W. Coy
District Four

Hole Montes, Inc.

John E. Albion
District Five

6202-F Presidential Court

Fort Myers, Fl. 33907

Donald D. Stillwell
County Manager

RE: POTABLE WATER AND WASTEWATER AVAILABILITY

James G. Yaeger
County Attorney

LEEWARD YACHT CLUB, 5501 AND 5605 PALM BEACH BLVD.**34-43-25-00-00006.0000, 34-43-25-00-00009.0000,****34-43-25-00-00010.0000 AND 34-43-25-00-00008.0010,**

Diana M. Parker
County Hearing
Examiner

Dear Brotbeck:

Department of Lee County Utilities has Potable water and wastewater lines are in operation in the vicinity of the above-mentioned parcels. However, in order to provide service to the subject parcels, developer funded system enhancements such as line extensions will be required.

This letter should not be construed as a commitment to serve, but only as to the availability of service. Lee County Utilities will commit to serve only upon receipt of all appropriate connection fees, a signed request for service and/or an executed service agreement, and the approval of all State and local regulatory agencies.

FURTHER, THIS LETTER OF AVAILABILITY OF POTABLE WATER AND/OR WASTEWATER SERVICE IS TO BE UTILIZED FOR GENERAL PURPOSES ONLY. INDIVIDUAL LETTERS OF AVAILABILITY WILL BE REQUIRED FOR THE PURPOSE OF OBTAINING BUILDING PERMITS.

Sincerely,

LEE COUNTY UTILITIES

Mary McCormic
Engineering Tech., Senior
UTILITIES ENGINEERING

VIA FACSIMILE
Original Mailed

LEEWARD YACHT CLUB.doc

RESPONSE TO ORC
CPA-2004-13

LEE COUNTY
RECEIVED

05 OCT -4 PM 4: 19

COMM. DEV./
HOS. WRKS. CNTR.
CPA 2004-13 OR

LEEWARD YACHT CLUB, LLC responds to DCA's Objections to CPA 2004-13 as follows:

1. **DCA Statement:** "With respect to the proposal to change the land use designation on 41.28 acres of land located in the northeast quadrant from General Commercial Interchange to Urban Community the public facilities analyses for the amendment did not quantify the impact of the proposal on schools. There is a general statement in the staff report that according to the School Board, the amendment will not have any impact on schools; however, it would be appropriate to show how the analysis of the impact on schools was derived in order to substantiate the statement."

Response: The Lee County planning staff recommendation for this amendment was to amend the FLUM in the southeast and southwest quadrants of the interchange to add property to the General Commercial Interchange category, while retaining the status quo on the northeast quadrant. As a result, the staff recommendation reduced the capacity of the FLUM by 362 units, which, from staff's perspective, eliminated the need to provide a detailed school impact analysis.

The objection indicates that the proposed amendment to the northeast quadrant has the potential to add 412 units to the capacity of the FLUM. While this is a completely unrealistic real world scenario (see below), if it is assumed to be true, the net impact of the amendment to the school system is as follows:

412 units - 362 units = 50 units added to FLUM
50 units x .352 students/unit (School Board figure) = 18 students,
which is de minimis, particularly in light of the mitigation
requirements in LDC Chapter 2.

2. **DCA Statement:** "Above all, the proposal is inappropriate because the site is not suitable for the proposed designation. The subject site is located within the coastal high hazard area, and according to Map 9, of the Lee Plan, is within the 100-year floodplain that is subject to tidal flooding."

Responses:

- A. SWRPC staff has confirmed that the exact location of the line separating the category 1 and 2 evacuation zones is the 5.3 foot contour line. A graphic showing this line and the elevations throughout the property is attached as Exhibit "A". The map clearly shows that a substantial portion of the northeast

quadrant is not in the CHHA.

- B. Property even more seaward of the CHHA line immediately abutting the subject property is designated Central Urban on the FLUM (Exhibit "B" attached).
 - C. There is no history of severe flooding on the property, even during hurricanes. See Exhibit "C" attached.
 - D. The subject property immediately abuts two principal evacuation routes, I-75 (north/south) and S.R. 80 (east-west).
 - E. Residential development on the site will be subject to evacuation and shelter mitigation requirements in the LDC (Chapter 2, Article XI) and must comply with the Florida Building Code and local floodplain regulations.
3. **DCA Statement:** "This proposal has the potential to allow up to 412 dwelling units in this coastal high hazard area and would consequently expose a substantial population to the dangers of a hurricane and flooding."

Response: The 412 unit figure assumed that the entire parcel will be redeveloped at the maximum total density, including bonuses. As noted above, however, a portion of the property is not located in the CHHA. The 41.2 acre figure also includes roads and a platted single-family residential subdivision, Dos Rios, which clearly will not be obliterated and redeveloped within the 2020 timeframe of the Lee Plan. A more appropriate worst case scenario calculation, therefore, is 11.9 acres (see Exhibit "D" attached) x 10 units/acre, or 119 units, which is less than 30 percent of the figure cited in the Objection.

4. **DCA Statement:** "The proposal is, therefore, inconsistent with the state's requirement that comprehensive plans direct population concentration away from known or predicted coastal high hazard areas, and also inconsistent with the requirement that future land uses be coordinated with appropriate topography, including flood prone areas."

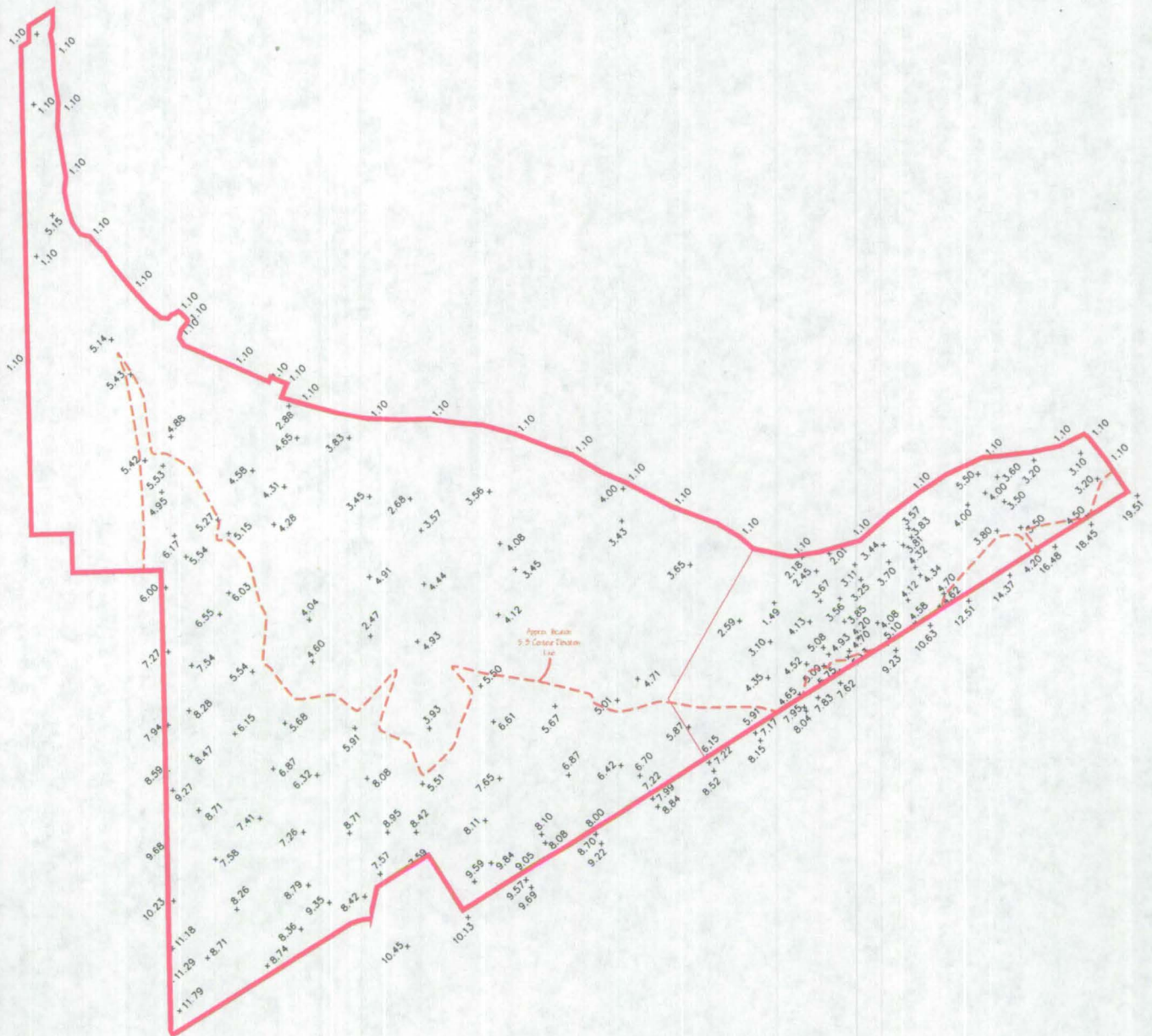
Response: The statutes and rules cited at the end of the Objection (text included as Exhibits "E" and "F") do not contain any absolute prohibition against density increases in the CHHA. The facts and circumstances of this particular case warrant approval of the residential use. The facts include the items listed under #2 above, as well as the following:

- A. The proposed amendment will facilitate a mixed use development which is encouraged by Goal 4 and Objective 21.4 of the Lee Plan;

- B. A residential use on the parcel will be subject to the standard LDC 40 percent general open space and 20 percent indigenous open space requirements, while the standards for commercial uses are 30 and 15 percent, respectively;
 - C. The residential use would be more compatible with the single-family units to the west than a commercial use, which is mandated by the General Commercial Interchange category; and
 - D. The proposed residential use would generate less off-site traffic than the currently-required commercial uses.
5. **DCA Statement:** “Lee Plan Policy 75.1.4 requires that the County limit the future population exposed to coastal flooding by assigning reduced density categories to properties within the coastal high hazard area. Goal 75 of the Lee Plan calls for the protection of human life and developed property from natural disasters, and Objective 75.1, mandates a reduced density for properties located within coastal high hazard areas. The proposed designation of Urban Community for this site is inconsistent with Objective 75.1 and Policy 75.1.4 and would not further Goal 75. The current designation of General Commercial Interchange that does not allow residential uses is clearly appropriate for this site and it is consistent with Policy 75.1.4, as well as with Objective 75.1, and furthers the intent of Goal 75.”

Response: The cited Lee Plan Goals, Objectives and Policies (Exhibit “G” attached; please note that the numbers have changed due to a recodification) clearly do not, on their face, absolutely prohibit density increases in the FLUM. Objective 105.1 (formerly 75.1), for example, only directs the County to “consider” reducing densities in the CHHA. Furthermore, the County has on several occasions, including September 19, permitted bonus density on parcels within the CHHA based on an evaluation of all of the facts of individual cases. There is no logical distinction between bonus density approvals and Lee Plan amendments increasing density in the CHHA.

EXHIBIT "A"



SCALE: 1" = 250'

LEEWARD YACHT CLUB Topographic / 5.3 Contour Elevation Exhibit

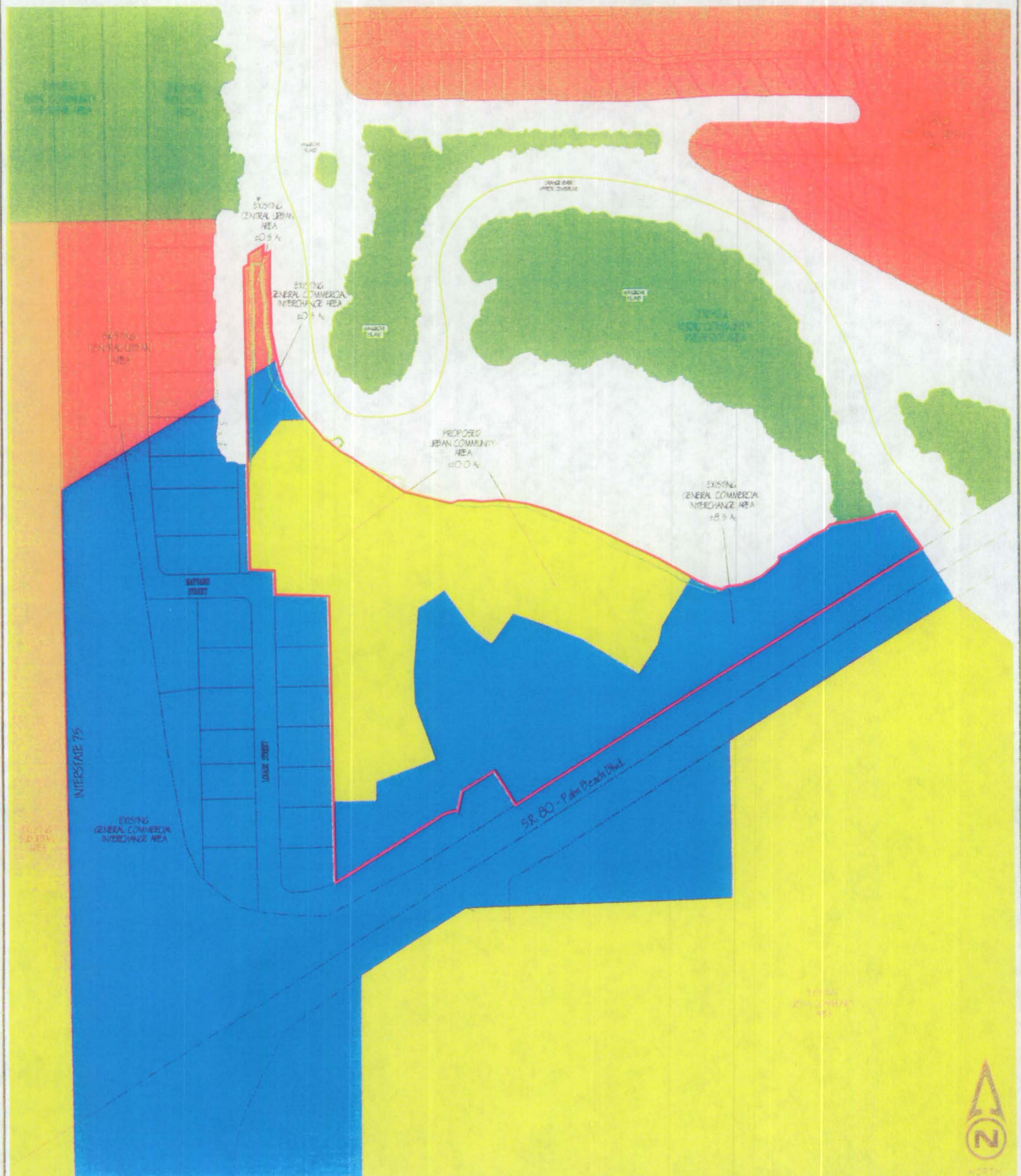
FILE NO.: 2003.061-B

SEPTEMBER, 2005



6200 Whiskey Creek Drive
Fort Myers, FL. 33919
Phone : (239) 985-1200
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EXHIBIT "B"



LEEWARD YACHT CLUB PROPOSED LEE PLAN FLUM AMENDMENT EXHIBIT EXHIBIT 1B

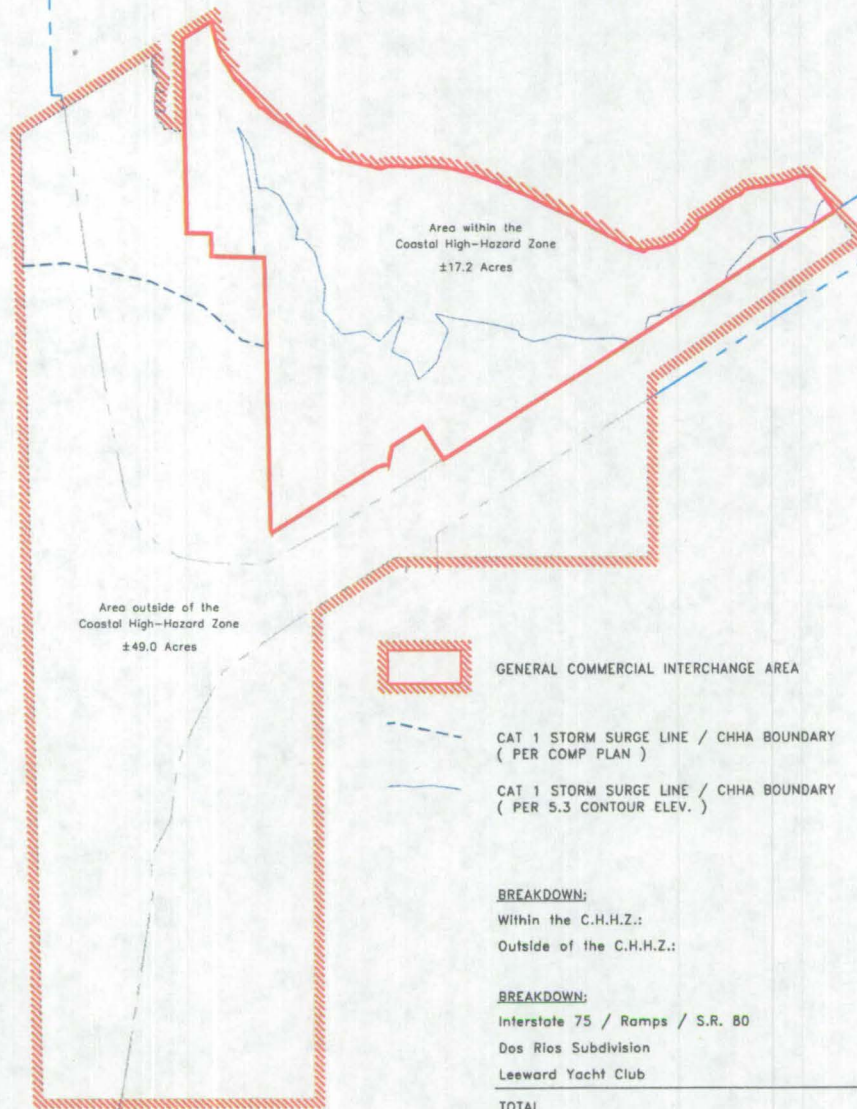
PROJECT NO. 2003.061-B

DECEMBER 2003



6202-F Presidential Court
Fort Myers, FL 33919
Phone: (239) 985-1200
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Naples Fort Myers Venice Englewood

EXHIBIT "D"



GENERAL COMMERCIAL INTERCHANGE AREA

±66.2 Ac.

CAT 1 STORM SURGE LINE / CHHA BOUNDARY
(PER COMP PLAN)

CAT 1 STORM SURGE LINE / CHHA BOUNDARY
(PER 5.3 CONTOUR ELEV.)

BREAKDOWN:

Within the C.H.H.Z.:	±17.2 Ac.
Outside of the C.H.H.Z.:	±49.0 Ac.

BREAKDOWN:

Interstate 75 / Ramps / S.R. 80	± 1.2 Ac.
Des Rios Subdivision	± 4.1 Ac.
Leeward Yacht Club	±11.9 Ac.
TOTAL	±17.2 Ac.

Note:

The on-site location of the Coastal High Hazard Zone line is derived from the topographic survey of the site, and the subsequent determination of the Elev. 5.3 Contour, which has been determined by the SWFRPC Staff to represent the Category 1 Storm Surge Line.

LEEWARD YACHT CLUB
General Commercial Interchange
with 5.3 Contour Elev. Line (Category 1 Area)

H M
HOLE MONTES
ENGINEERS · PLANNERS · SURVEYORS

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EXHIBIT "C"

Analysis of Historical Storm Water Levels at Leeward Yacht Club properties By Pat Riley, P. E.

Historical data was obtained in conversation with Ernest Hansen, owner of Hansen Marine Ways, whose family has managed the Hansen Marine Ways property since 1919. Hansen Marine Ways is part of the Leeward Yacht Club. Additionally the storms of 2004 were experienced on site by the author. The basis of the information is the floor elevation of the 1910 office/shop building which has a floor elevation of approx. 4 feet NGVD. Which is the equivalent of 3.5 feet over normal tide elevation. The family information is based on the flooding height over this floor elevation. The sea wall is 2 feet in NGVD elevation. The top of the railway is approx. 3 feet in elevation.

The elevations of the property run from approx. 3 feet NGVD to 11 feet NGVD at the far southwest corner of the property. High mean water elevation is 1.1 NGVD. Mean tide is 0.04 feet.

The storm events noted are the remembered ones, numerous hurricanes and winter storms have gone thru the site and area, but have not produced notable levels of surge and water levels.

1936- No Name storm This is highest record of water levels at the site, experienced by Mr. Hansen's father. The level was 7 inches over the office floor, which corresponds to a water elevation of 4.6 feet NGVD. It was commented that this level occurred at high tide and the height of storm surge.

1960- Mr Hansen was on site in *Hurricane Donna*... The tide level rose 3.5 feet during the hurricane. The water level did not reach the reference elevation of the office/shop floor on the site. Considerable wind damage occurred to the buildings and docks on site.

1995- No name Winter Storm, this storm produce record levels of water due to high western quadrant winds over 60 miles for a long period of time. Water levels rose to approx. 3.5 feet over normal tide.

1998- *Hurricane Mitch* and a no-name high wind storm. *Mitch* produced 3 feet of elevation change in the water levels. The no name storm reach the reference level of the office/shop floor of 4 feet.

2004- Of the four major hurricanes in 2004, *Hurricane Charley* was worst. During the height of the storm and high tide, the water level raised to 4.5 feet. Actual measurements were taken in the Manatee World parking lot.

There has been approx. 14 hurricanes that have moved over southwest florida since 1995. Only *Hurricane Charley* produce any water levels that have been experienced the use of this property. Hansen Marine Ways (Menge Brothers) has been operated at this site continuously since about 1885. No storm event has occurred at this site which so completely destroyed the site, operation was not continued.

EXHIBIT "E"

Florida Statutes Chapter 163

163.3177 Required and optional elements of comprehensive plan; studies and surveys.--

(6) In addition to the requirements of subsections (1)-(5) and (12), the comprehensive plan shall include the following elements:

(a) A future land use plan element designating proposed future general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public buildings and grounds, other public facilities, and other categories of the public and private uses of land. Counties are encouraged to designate rural land stewardship areas, pursuant to the provisions of paragraph (11)(d), as overlays on the future land use map. Each future land use category must be defined in terms of uses included, and must include standards to be followed in the control and distribution of population densities and building and structure intensities. The proposed distribution, location, and extent of the various categories of land use shall be shown on a land use map or map series which shall be supplemented by goals, policies, and measurable objectives. The future land use plan shall be based upon surveys, studies, and data regarding the area, including the amount of land required to accommodate anticipated growth; the projected population of the area; the character of undeveloped land; the availability of water supplies, public facilities, and services; the need for redevelopment, including the renewal of blighted areas and the elimination of nonconforming uses which are inconsistent with the character of the community; the compatibility of uses on lands adjacent to or closely proximate to military installations; and, in rural communities, the need for job creation, capital investment, and economic development that will strengthen and diversify the community's economy. The future land use plan may designate areas for future planned development use involving combinations of types of uses for which special regulations may be necessary to ensure development in accord with the principles and standards of the comprehensive plan and this act. The future land use plan element shall include criteria to be used to achieve the compatibility of adjacent or closely proximate lands with military installations. In addition, for rural communities, the amount of land designated for future planned industrial use shall be based upon surveys and studies that reflect the need for job creation, capital investment, and the necessity to strengthen and diversify the local economies, and shall not be limited solely by the projected population of the rural community. The future land use plan of a county may also designate areas for possible future municipal incorporation. The land use maps or map series shall generally identify and depict historic district boundaries and shall designate historically significant properties meriting protection. For coastal counties, the future land use element must include, without limitation, regulatory incentives and criteria that encourage the preservation of recreational and commercial

working waterfronts as defined in s. 342.07. The future land use element must clearly identify the land use categories in which public schools are an allowable use. When delineating the land use categories in which public schools are an allowable use, a local government shall include in the categories sufficient land proximate to residential development to meet the projected needs for schools in coordination with public school boards and may establish differing criteria for schools of different type or size. Each local government shall include lands contiguous to existing school sites, to the maximum extent possible, within the land use categories in which public schools are an allowable use. The failure by a local government to comply with these school siting requirements will result in the prohibition of the local government's ability to amend the local comprehensive plan, except for plan amendments described in s. 163.3187(1)(b), until the school siting requirements are met. Amendments proposed by a local government for purposes of identifying the land use categories in which public schools are an allowable use are exempt from the limitation on the frequency of plan amendments contained in s. 163.3187. The future land use element shall include criteria that encourage the location of schools proximate to urban residential areas to the extent possible and shall require that the local government seek to collocate public facilities, such as parks, libraries, and community centers, with schools to the extent possible and to encourage the use of elementary schools as focal points for neighborhoods. For schools serving predominantly rural counties, defined as a county with a population of 100,000 or fewer, an agricultural land use category shall be eligible for the location of public school facilities if the local comprehensive plan contains school siting criteria and the location is consistent with such criteria. Local governments required to update or amend their comprehensive plan to include criteria and address compatibility of adjacent or closely proximate lands with existing military installations in their future land use plan element shall transmit the update or amendment to the department by June 30, 2006.

(g) For those units of local government identified in s. 380.24, a coastal management element, appropriately related to the particular requirements of paragraphs (d) and (e) and meeting the requirements of s. 163.3178(2) and (3). The coastal management element shall set forth the policies that shall guide the local government's decisions and program implementation with respect to the following objectives:

7. Limitation of public expenditures that subsidize development in high-hazard coastal areas.
8. Protection of human life against the effects of natural disasters.

EXHIBIT "F"

Florida Administrative Code

9J-5.003 Definitions.

As used in this rule chapter, the terms defined in Section 163.3164, F.S., shall have the meanings provided in that section. In addition, the following definitions are provided to clarify terms used in this rule chapter and not to establish or limit regulatory authority of other agencies or programs; however, local governments may choose alternative definitions which the Department shall review to determine whether such definitions accomplish the intent of both this rule chapter and of Chapter 163, Part II, F.S. The use of definitions in this rule which were adopted by rule amendment shall not have the effect of rendering not in compliance a plan or plan amendment adopted prior to the effective date of the rule amendment, nor of changing definitions of terms used in a plan or plan amendment adopted prior to the effective date of the rule amendment.

(17) "Coastal high hazard areas" (also "high-hazard coastal areas") means the evacuation zone for a Category 1 hurricane as established in the regional hurricane evacuation study applicable to the local government.

9J-5.006 Future Land Use Element.

The purpose of the future land use element is the designation of future land use patterns as reflected in the goals, objectives and policies of the local government comprehensive plan elements. Future land use patterns are depicted on the future land use map or map series within the element.

(2) Land Use Analysis Requirements. The element shall be based upon the following analyses which support the comprehensive plan pursuant to subsection 9J-5.005(2), F.A.C.

(b) An analysis of the character and magnitude of existing vacant or undeveloped land in order to determine its suitability for use, including where available:

1. Gross vacant or undeveloped land area, as indicated in paragraph (1)(b);
2. Soils;
3. Topography;
4. Natural resources; and
5. Historic resources;

(3) Requirements for Future Land Use Goals, Objectives and Policies.

(b) The element shall contain one or more specific objectives for each goal statement which address the requirements of paragraph 163.3177(6)(a), F.S., and which:

1. Coordinate future land uses with the appropriate topography and soil conditions, and the availability of facilities and services;

(c) The element shall contain one or more policies for each objective which address implementation activities for the:

1. Regulation of land use categories included on the future land use map or map series; subdivisions; signage; and areas subject to seasonal or periodic flooding;

(4) Future Land Use Map.

(b) The following natural resources or conditions shall be shown on the future land use map or map series:

6. Coastal high hazard areas.

9J-5.012 Coastal Management.

The purpose of this element is to plan for and where appropriate restrict development activities where such activities would damage or destroy coastal resources, and protect human life and limit public expenditures in areas that are subject to destruction by natural disaster.

(3) Requirements for Coastal Management Goals, Objectives, and Policies.

(b) The element shall contain one or more specific objectives for each goal statement which address the requirements of paragraph 163.3177(6)(g) and Section 163.3178, F.S., and which:

5. Limit public expenditures that subsidize development permitted in coastal high-hazard areas subsequent to the element's adoption except for restoration or enhancement of natural resources;

6. Direct population concentrations away from known or predicted coastal high-hazard areas;

(c) The element shall contain one or more policies for each objective and shall identify regulatory or management techniques for:

7. Designating coastal high-hazard areas and limiting development in these areas;

EXHIBIT "G"

GOAL 105: PROTECTION OF LIFE AND PROPERTY IN COASTAL HIGH HAZARD AREAS. To protect human life and developed property from natural disasters. (See also Goal 110.) (Amended by Ordinance No. 94-30)

OBJECTIVE 105.1: DEVELOPMENT IN COASTAL HIGH HAZARD AREAS. Development seaward of the 1991 Coastal Construction Control Line will require applicable State of Florida approval; new development on barrier islands will be limited to densities that meet required evacuation standards; new development requiring seawalls for protection from coastal erosion will not be permitted; and allowable densities for undeveloped areas within coastal high hazard areas will be considered for reduction. (Amended by Ordinance No. 92-35, 93-25, 94-30, 00-22)

POLICY 105.1.4: Through the Lee Plan amendment process, land use designations of undeveloped areas within coastal high hazard areas will be considered for reduced density categories (or assignment of minimum allowable densities where density ranges are permitted) in order to limit the future population exposed to coastal flooding. (Amended by Ordinance No. 92-35, 94-30, 00-22)

LEE COUNTY ORDINANCE NO. 05-21
(Pine Island Compromise)
(CPA2004-16)

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT CPA2004-16 (PERTAINING TO THE PINE ISLAND COMMUNITY PLAN COMPROMISE) APPROVED DURING THE COUNTY'S 2004/2005 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT AND MAPS; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held public hearings pursuant to Florida Statutes and the Lee County Administrative Code on May 23, 2005; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on June 1, 2005. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2004-16 pertaining to the Pine Island Community Plan Compromise to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the June 1, 2005 meeting, the Board announced its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report." DCA issued their ORC report on August 19, 2005; and,

WHEREAS, at a public hearing on October 12, 2005, the Board moved to adopt the proposed amendment to the Lee Plan set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt the amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the "Lee Plan." **This amending ordinance may be referred to as the "2004/2005 Regular Comprehensive Plan Amendment Cycle CPA2004-16 Pine Island Community Plan Compromise Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2004/2005 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment, as revised by the Board on October 12, 2005, known as CPA2004-16. CPA2004-16 amends the Plan to incorporate the terms of a compromise into the Policies and Objectives specific to the Pine Island Community.

The corresponding Staff Reports and Analysis, along with all attachments for this amendment are adopted as "Support Documentation" for the Lee Plan.

SECTION THREE: LEGAL EFFECT OF THE "LEE PLAN"

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SIX: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance

may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his or her designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION SEVEN: EFFECTIVE DATE

The plan amendments adopted herein are not effective until a final order is issued by the DCA or Administrative Commission finding the amendment in compliance with Section 163.3184, Florida Statutes, whichever occurs earlier. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status. A copy of such resolution will be sent to the DCA, Bureau of Local Planning, 2555 Shumard Oak Boulevard, Tallahassee, Florida 32399-2100.

THE FOREGOING ORDINANCE was offered by Commissioner Judah, who moved its adoption. The motion was seconded by Commissioner Janes, and, when put to a vote, the vote was as follows:

Robert P. Janes	Aye
Douglas St. Cerny	Aye
Ray Judah	Aye
Tammy Hall	Aye
John Albion	Aye

DONE AND ADOPTED this 12th day of October 2005.

ATTEST:
CHARLIE GREEN, CLERK

BY: *Anna J. Pierce*
Deputy Clerk

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: *[Signature]*
Chairman

DATE: 10/12/05



Approved as to form by:

Donna Marie Collins
Donna Marie Collins
County Attorney's Office