



LEE COUNTY ORDINANCE NO. 03-21
(Caloosahatchee Shores Community Plan)
(CPA2002-04)

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 CPA2002-04 (PERTAINING TO THE CALOOSAHATCHEE SHORES COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2002/2003 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 private individuals 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 March 24, April 28, and May 28, 2002; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on June 25, 2003. At that hearing, the Board approved a motion to send, and did later send, proposed amendment CPA2002-04 pertaining to the Caloosahatchee Shores Community Planning effort to the Florida Department of Community Affairs ("DCA") for review and comment; and,

WHEREAS, at the June 25, 2003 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 September 5, 2003; and,

WHEREAS, at a public hearing on October 23, 2003, the Board moved to adopt the proposed amendment to the Lee Plan adopting the Caloosahatchee Shores Community Plan as more particularly 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 "2002/2003 Regular Comprehensive Plan Amendment Cycle CPA2002-04 Caloosahatchee Shores Community Plan Ordinance."**

SECTION TWO: ADOPTION OF LEE COUNTY'S 2002/2003 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 23, 2003, known as CPA2002-04. CPA2002-04 amends the Plan to incorporate the recommendations of the Caloosahatchee Shores Community

Planning effort by establishing a Goal and subsequent Objectives and Policies specific to the Caloosahatchee Shores 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 Ablion, 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
Andrew Coy	Absent
John Albion	Aye

DONE AND ADOPTED this 23rd day of October 2003.

ATTEST:
CHARLIE GREEN, CLERK

BY: Lisa S. Pierce
Deputy Clerk

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: T. R. J. J. J.
Chairman

DATE: 10/23/03

Approved as to form by:

Donna Marie Collins
Donna Marie Collins
County Attorney's Office



Charlie Green
Clerk of Circuit Court
Lee County, Florida

STATE OF FLORIDA

COUNTY OF LEE

I Charlie Green, Clerk of Circuit Court, Lee County, Florida, and ex-Officio Clerk of the Board of County Commissioners, Lee County, Florida, do hereby Certify that the above and foregoing, is a true and correct copy of Ordinance No. 03-21, adopted by the Board of Lee County Commissioners, at their meeting held on the 23rd day of October 2003 and same filed in the Clerk's Office.

Given under my hand and seal, at Fort Myers, Florida, this 27th day of October 2003.

CHARLIE GREEN,
Clerk of Circuit Court
Lee County, Florida

By:


Deputy Clerk



CPA2002-04
CALOOSAHATCHEE SHORES COMMUNITY PLAN
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 23, 2003

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2002-04**

☐

Text Amendment

☐

Map Amendment

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

STAFF REPORT PREPARATION DATE: March 14, 2003

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

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

B. APPLICANT

THE EAST LEE COUNTY COUNCIL
REPRESENTED BY VANASSE & DAYLOR

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a

revised Vision Statement and definition of density, establish a new Goal 13 and subsequent Objectives and Policies.

B. LANGUAGE TRANSMITTED BY THE BOCC:

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, west of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Outlying Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I-75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 5 in the Appendix.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to no more than four dwelling units per acre.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- ☐ Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- ☐ Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.3: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.4: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2: The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The BoCC recommended transmittal of the proposed a Future Land Use amendment for lands located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban future land use category, limited to 3 dwelling units per acre, and for approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use category amendment would be a reduction of approximately 823 allowable residential units.

The BoCC also recommended transmittal of the proposed Future Land Use amendment for five tracts of land located immediately east and west of SR 31 and immediately north of State Route 80 containing approximately 42 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category and recommends adding those tracts of land to Map 19 of the Lee Plan, Commercial Site Location Standards.

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided below. With the exception of Policy 13.5.2, this recommendation includes revisions made by the Local Planning Agency at Public Hearings held on March 24, April 28, and May 28, 2003 that were not part of staff's original recommendation. With the exception of Policy 13.5.2, staff agrees with the changes made to their original recommendation.

The following recommendation for transmittal includes all changes made since the March 24 LPA public hearing. With the exception of the strike through shown in the Fort Myers Shores Vision statement, previous edits to staff original recommendation are not shown in this section. Those changes are included in Part I, Section C below. Changes made following the May 28 LPA public hearing are shown in bold underline, strike through.

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, **Outlying Suburban**, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy~~

resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 5 in the Appendix.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, **north of SR 80 and east and west of SR 31** are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES. Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to **three no more than four** dwelling units per acre. **Multi-story apartment buildings are prohibited.**

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- ☐ Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- ☐ Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads should be separated from the edge of pavement.

Policy 13.5.2 was recommended for transmittal by the LPA at the April 28 public hearing and DOT staff agreed to that language at that time. After further consideration, DOT staff recommended at the May 28 LPA public hearing that Policy 13.5.2 not be transmitted. The LPA recommendation for transmittal has not changed.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2: The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

Staff recommends transmittal of the proposed a Future Land Use amendment for lands located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban future land use category, limited to 3 dwelling units per acre, and for approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road from the Rural Future Land Use Category and the Suburban Future Land Use

Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use category amendment would be a reduction of approximately 823 allowable residential units.

Staff also recommends transmittal of the proposed Future Land Use amendment for lands located immediately east and west of SR 31 and immediately north of State Route 80 containing approximately 42 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category and recommends adding those tracts of land to Map 19 of the Lee Plan, Commercial Site Location Standards.

D. REVISED RECOMMENDATION FOLLOWING THE MARCH 24 AND APRIL 28 LPA PUBLIC HEARINGS:

This section shows staff's original recommendation that was provided to the LPA and changes that were made following the March 24 and April 28 LPA public hearings. Staff agrees with those changes as presented below.

At the March 24 LPA public hearing, the LPA directed staff to work with the applicant to resolve differences of opinion on some of the proposed policies, the proposed Vision Statement, and to the proposed Future Land Use map changes. After considering concerns and comments raised at the March 24 LPA meeting and after meeting with the applicant to discuss changes, staff is making the following recommendation for transmittal of the proposed new Goal 13 of the Lee Plan. All changes to the recommendations that were made for the March 24 LPA meeting are in bold, double underline, strikethrough.

At the April 28 LPA public hearing staff presented revised recommendations on several policies. The LPA recommended for transmittal several of those policies, some with modifications. The LPA directed staff to work on Policy 13.3.2 pertaining to mixed use developments and to revise the proposed new definition of density, if necessary.

After taking into consideration comments received by the LPA and by the public at the April 28 public hearing, staff has revised its recommendation on then Policy 13.3.2 and on the definition of density. Those new recommendations are shown in below in bold, double underline italic and a discussion is provided in part II of this report.

VISION STATEMENT:

~~Fort Myers Shores Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains four two areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character, but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated~~

Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 1424,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities. However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major s Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains **four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75.** This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road

and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural/rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions ~~must~~ should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations ~~must~~ should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES. Lee County ~~must~~ will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

POLICY 13.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

POLICY 13.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported, with a variety of incentives.

POLICY 13.3.2: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.

OBJECTIVE 13.4.1: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- ☐ **Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.**
- ☐ **Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.**

POLICY 13.3.4.3: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE. Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

OBJECTIVE 13.65: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.65.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.65.2: *Where practicable*, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads *must* be separated from the edge of pavement ~~by a minimum 4 foot planting strip~~.

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

~~Policy 13.5.3: Lands along the Orange River or and the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.~~

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

The following revised definition of density that was part of the applicant's original submittal was inadvertently omitted from the March 24 staff report.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included; ~~unless part of a fully integrated mixed use development with common utilities, drainage, parking and access ways; or a mixed-use building.~~ **Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the same buildings project do not have to exclude the commercial lands from the density calculation.**

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Caloosahatchee Shores Community Plan Update has been sponsored as a community service by the East Lee County Council.
- Financial assistance has been provided by the Board of County Commissioners.
- Caloosahatchee Shores boundaries are identical to that part of the Fort Myers Shores Planning Community located east of I-75.
- The Caloosahatchee Shores Community Plan creates a new Goal 13 and associated Objectives and Policies.
- The Caloosahatchee Shores Community Plan seeks to change the future land use map by changing a portion of the Rural land use category and a portion of the Suburban land use category to Outlying Suburban at a density of two dwelling units per acre and a portion of the Suburban land use category to Outlying Suburban at a density of three dwelling units per acre.
- The Veranda development is has been approved for a density of approximately one unit per acre. The project site is located within the Suburban Future Land Use category which allows up to six dwelling units per acre. The Outlying Suburban Category allows for one to three dwelling units per acre.
- The intersection of State Route 80 and State Route 31 has a Suburban Future Land Use designation which would only allow for up to Neighborhood Commercial type uses.

The Caloosahatchee Shores community, through recommendations contained in the Caloosahatchee Shores Community Plan has expressed a desire for the following actions:

- Following adoption of this Comprehensive Plan amendment the Caloosahatchee Shores community will undertake amending or adopting Land Development Code regulations to enhance landscaping, signage and architectural standards for the community.
- Encourage old Florida styles and discourage Mediterranean architectural styles.
- Discourage Lee County from approving deviations that would result in a loosening of architectural standards in the community.
- Requiring Lee County to hire a professional architect to interpret and implement design guidelines in the County.
- Designate the intersection of State Route 80 and State Route 31 as a commercial node to allow for greater commercial intensity.

- Discourage new retail uses along Buckingham Road outside the commercial node.
- Minor commercial uses, public facilities and recreational areas are encouraged near the intersection of Old Olga Road and South Olga Drive.
- require interconnections with adjacent commercial uses in an effort to reduce the access points onto primary road corridors.
- Promote the redevelopment of commercial uses along State Rout 80.
- Following adoption of the plan amendment the community will undertake amending or adopting Land Development Code revisions to enhance buffering between commercial uses and residential uses.
- With the exception of mixed use projects, higher density residential uses will be prohibited on State Route 80 and Buckingham road.
- Encourage mixed-use projects containing commercial and residential uses with pedestrian linkages at the commercial nodes of State Route 80 and State route 31 and at State Route 80 and Buckingham Road as well as the commercial strip between First Street and State Route 80 in Fort Myers Shores.
- The community will propose land development code revisions to encourage mixed-use development by the end of 2004.
- Lee County will work to ensure that wetland and native upland habitats and natural water bodies in the Caloosahatchee Shores community are protected.
- Lee County will work to provide alternative irrigation sources or provide financial incentives to provide non-potable irrigation water within the Caloosahatchee Shores community.
- The Caloosahatchee Shores community will work to provide passive recreational opportunities, parks, nature, pedestrian and equestrian trails within their community.
- Bikeways, pedestrian ways and equestrian trails along collector and arterial roads will be required to be separated from the edge of the pavement by a minimum 4 foot planting strip.
- Lee County will work with the community and private landowners to maintain and enhance public access to the Caloosahatchee River. Lee County will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 program will be required to provide access to the riverfront.

- Lee County will work to ensure that the development of new parks meets the needs of the community and that they are connected to other open space/recreational facilities with pedestrian, bicycle or equestrian linkages.
- Lee County will advertise the availability of parks in the community in an effort to increase community awareness and usage of community parks.
- Lee County will evaluate the boundaries of the Impact Fee Districts to ensure that money from within the Caloosahatchee Shores community remains within or benefits the area.
- As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Lee County will provide those groups with information regarding those pending amendments.
- The Caloosahatchee Shores community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection.
- The owner or agent for any Planned Development request within the Caloosahatchee Shores community must conduct one public informational session where the agent will provide a general overview of the project for interested citizens.

D. BACKGROUND INFORMATION

The Caloosahatchee Shores Community Plan was initiated by the East Lee County Council with the help of Vanasse & Daylor as the East Lee County Community Plan in February of 2002. The Planning coincided with work done on the Palm Beach Boulevard Plan whose planning boundaries are contiguous to the west.

Four community workshops were held and stakeholder interviews were conducted to gain information about the community and to determine the important issues and concerns of Caloosahatchee Shores residents. Workshops were held on February 21, 2002, March 16, 2002, May 2, 2002 and July 9, 2002. A final presentation was made by Vanasse & Daylor on August 26, 2002.

Some of the issues identified during the workshops and through stakeholder interviews were community identity, traffic, flooding, unwanted uses, desired uses, open space, landscaping, parks, architectural guidelines, real estate values and affordable housing.

Also of interest was 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties be reclassified to the Outlying Suburban future land

use category and be limited to 2 dwelling units per acre for the area south of the Florida Power and Light (FPL) utility easement and 3 dwelling units per acre for the approximately 19 acres of land north of the FPL easement. That limitation of density would be nearly consistent with the Buckingham 320 master concept plan and the resolution approving said plan at just over 2 dwelling units per acre. The project was approved for 2 dwelling units per acre, but when calculating density the acres of wetlands on the site raises the overall density slightly.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- Public Safety
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department

Comments were received from the Lee County Public Works Department, the Department of Transportation, Lee Tran and Lee County Utilities. Those comments are attached to this report.

The Caloosahatchee Shores Community Plan recommendations are organized into the six general areas listed below. The plan then identifies several more specific areas of concern which are summarized below by staff.

1. **Community Character**- Issues of concern that are identified in this objective are architectural standards, landscaping, buffering and signage guidelines.
2. **Commercial Land Uses** - The community desires to have the intersection of State Route 80 and State Route 31 designated as a commercial node and to discourage commercial uses outside of that node along

Buckingham Road. The community desires interconnections between adjacent commercial developments and to promote the redevelopment of commercial uses along State Route 80 and first street in their community.

3. **Residential Uses** - The community requests increased buffering between commercial and residential properties in their community. With the exception of mixed-use developments the community wishes to prohibit multi-unit apartment buildings along State Route 80 and encourage mixed-use commercial/residential uses at the intersection of State Route 80 and State Route 31.
4. **Public Infrastructure** - The community desires to preserve wetland and native habitats and to provide alternative irrigation sources utilizing non-potable irrigation water in an effort to maximize the conservation of water.
5. **Community Facilities/Parks** - The community desires to work with the County, State and National Parks Service to provide passive recreational opportunities including parks, nature, pedestrian and equestrian trails and to ensure the separation of said trails from roadways through the use of a minimum of four foot wide planting strips. The community also desires increased access to the Caloosahatchee River. Other issues of importance to the community are interconnections to various recreational sites through the use of pedestrian, bicycle and equestrian linkages, increasing the publicity of recreational facility availability and the use of impact fee funds generated from development within the community to be used exclusively to benefit their community.
6. **Public Participation** - Virtually the same as what has been approved for the Estero and Captiva communities, the Caloosahatchee Shores community desires to register citizen groups to receive pertinent information on pending Land Development Code amendments and Lee Plan amendments. They also wish to establish a document "clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be housed for review by the public.

Staff's initial comments were forwarded to the consultant who then responded to each of the comments in a letter dated February 27, 2002. Staff's initial comments came from Lee County Utilities, Division of Natural Resources, Division of Public Safety, Department of Transportation, and the Florida/Lee County Health Department. The consultant's response included some revisions to the original submittal addressing many of the comments. Those revisions have been incorporated into this report and where applicable, replace the original submittal language. The February 27, 2002 letter mentioned above highlights those changes and is included as an appendix to this report.

The following section of this report includes a proposed new Vision Statement, a new Goal 13, new Objectives and Policies under Goal 13. The report also contains future land-use map revisions for three areas of the County. Specifically, approximately 1003 acres, more or less, north of the Buckingham Rural Community Preserve and East of Buckingham Road, the Veranda property located south of State Route 80 and north of the Orange River in the Fort Myers Shores planning community and, finally, the intersection of State Route 80 and State Route 31. With the exception of the Vision Statement staff's suggested changes to the applicants original language are in strike through, underline

format. Following each modification are comments and suggestions from Staff. Please note that the word "shall" has been replaced with "will" or "must" throughout the proposal in order to correspond with current language in the rest of the Lee Plan.

VISION STATEMENT:

Fort Myers Shores Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains ~~four~~ two ~~areas~~ major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character, but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated ~~Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.~~

The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately ~~1424,000~~. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 ~~and the amount of industrial land is expected to increase by 10 fold.~~ Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. ~~There are two major s~~ Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. ~~The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs.~~ During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Staff recommends that those changes not be made at this time. By amending the language as submitted a portion of the Fort Myers Shores planning community located west of I-75 has been eliminated and would no longer be accounted for. Although an explanation for the proposed increase in population projections has been offered, there is virtually no data and analysis to support the proposal. Staff recommends that the vision statements of each planning community be reviewed during the Evaluation and Appraisal report process beginning this month.

VISION STATEMENT:

~~**Fort Myers Shores Caloosahatchee Shores** - This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains four two areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years.~~

~~The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character, but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.~~

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 1424,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major s Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

The Fort Myers Shores planning community contains two separate and distinct sub-areas that have been identified through two separate community planning efforts. Those areas have been identified as Caloosahatchee Shores and Palm Beach Boulevard and are separated by I-75.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and east to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations is Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

The existing Vision Statement for Fort Myers Shores has been supplemented by two sub-areas which have been identified through two separate community planning efforts. Namely, the Palm Beach Boulevard and Caloosahatchee Shores community plans. Staff recommends transmittal of the modified language above.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This

Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

~~Staff does not have a problem with the wording of Goal 13 other than the use of the word rural. The community is quickly becoming urbanized and with the addition of the Veranda, Hawks Haven and Buckingham 320 developments the area in question will not be considered rural by staff.~~

Staff recognizes that although some areas of the Caloosahatchee Shores planning area will become urbanized and will not appear what would be considered rural to many, some areas of the community will maintain a rural appearance. The revised language came about as a result of staff's meeting with community representatives and more accurately describes what the community seeks to maintain.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

Objective 13.1, as originally submitted, seemed to staff to imply that whatever land development code regulations that are submitted would be adopted. This is rarely the case so staff wanted to make it clear that those regulations would be considered for adoption, which is consistent with the process currently in use.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

Staff has no problem with Policy 13.1.1. It is clear that the Caloosahatchee Shores community will be responsible for drafting the regulations. Staff will assist with the development of those regulations, but will not be required to initiate the process.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

Staff feels that if vernacular Florida architectural styles is what the community wants then a policy encouraging the use of that style is appropriate.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

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

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

A decision to hire a staff architect would have to be made by the Board of County Commissioners as would funding the position. Staff does not feel that this belongs as a policy of the Lee Plan. A better method of obtaining this position, if needed, would be through meetings with appropriate staff and through discussions at public hearings that this policy will invoke.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions ~~must~~ should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations ~~must~~ should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

Staff generally agrees with Objective 13.2; however, does not agree with the use of the word must. Each development request is unique and has to be weighed on its own merits; therefore, the substitution of the word should is recommended. With respect to requiring staff to create regulations that provide for employment opportunities, that would be beyond the scope of the county to achieve. The private sector is responsible for creating employment opportunities.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

Staff is recommending that in addition to the intersection of SR 80 and DR 30 being added to map 19 "Commercial Site Location Standards" that the future land use category be changed from the Suburban category to the Urban Community category. That recommendation is based on both site location standards and on the communities desire to see commercial development at that site. Both State Route 80 and State Route 31 are listed as arterial roads on the County's functional classification list.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

This proposed policy will not prevent new retail uses along Buckingham Road, but can be used as a basis for discouraging those request by staff and for recommending for denial new commercial zoning requests by the hearing examiner. Staff recommends approval of this policy.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

The current distance from adjoining rights of way in Minor Commercial is 330 feet. This policy proposes to double that distance to 660 feet. Since the objective of this policy is to create commercial nodes in the community, staff does not think that increasing the distance is inconsistent with that aim and recommends approval of this policy.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

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

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

Staff's only concern with this policy is that the only thing it accomplishes is to put on notice to developers that assembling lots to extend from State Route 80 to First Street. The policy causes no apparent harm but does not appear to go very far in achieving the objective that it seeks.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County ~~must~~ will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

Staff suggests replacing the word “must” with “will”. The reason for this recommendation is that staff currently evaluates adjacent uses, natural resources and access and recreational or open space criteria fairly strictly. This policy will not change the way staff reviews projects but will back staff on what criteria is currently being used.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

The Caloosahatchee Shores community desires to have enhanced buffer areas between residential and commercial uses and desires to create Land Development Code revisions to accomplish that goal. Staff supports that view and recommends approval of this policy.

~~**POLICY 13.3.2:** With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.~~

With the exception of mixed use developments this proposed policy prohibits higher density residential uses along SR 80 and Buckingham roads. Staff does not know what “higher” refers to and does not know what “along” SR 80 and Buckingham means. Further, this proposed policy seems to directly conflict with the following Policy 13.3.3. Staff does not recommend approval for this policy.

~~**POLICY 13.3.3:** Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported with a variety of incentives.~~

Policy 13.3.3 recommends higher density residential development along the intersections of SR 80 and SR 31 and along SR 80 and Buckingham Road. As with policy 13.3.2 staff does not know what “higher density” means and does not know what “along” the commercial nodes means. It does not seem logical to limit residential densities along the corridors in one policy and to encourage higher densities in the next. Staff does not recommend approval of this policy or policy 13.3.2 as they are currently written.

~~**POLICY 13.3.2:** With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.~~

Staff recommends transmittal of the revised Policy 13.3.2 which combines original policies 13.3.2 and 13.3.3. The revised policy is more specific in terms of allowable densities and to the locations at which increased density for mixed-use development will be allowed. The revised policy also makes it clear that for the purposes of this policy a mixed use development will be defined as a mix of commercial and residential uses within the same structure rather than scattered commercial and residential uses on the same site.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

□ Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.

□ Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

At the April 28 LPA meeting it was suggested that mixed use developments not be limited to mixed uses within the same building.

POLICY 13.3.4: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee

County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

Comprehensive Plan policies cannot be waived. Amendments to the Comprehensive Plan would be required; therefore, staff is recommending the elimination of reference to the Lee Plan in this policy. Also, it may be the intent of a specific regulation to inhibit the development of a mixed-use project and all proposed projects should be reviewed on a case-by-case basis. Staff recommends approving this policy with the changes indicated above.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

This is a policy that might be better adopted County-wide rather than just for Caloosahatchee shores. The Board of County Commissioners has asked the Captiva Community Planning Panel to propose language regarding the treatment of wetlands and mangroves to the Board for consideration for adoption county-wide. Staff recommends not approving this policy at this time but to direct the community to work with staff and the Captiva Community Planning Panel to arrive at language that can be applied to all of Lee County.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

The same comment on Objective 13.4 applies to Policy 13.4.1. Staff recommends not approving this policy at this time.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

This policy directs Lee County to work with the Caloosahatchee Shores community to provide sufficient community facilities. This is certainly in the best interest of the County and Staff recommend approval of this objective.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

This policy would benefit all of the residents of Lee County and is supported by staff.

POLICY 13.65.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads ~~must~~ should be separated from the edge of pavement by a minimum 4 foot planting strip.

This policy is directed toward public health and welfare and staff supports it's approval as amended at the April 28 LPA public hearing.

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant., The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Enclosed with this report are comments from the Lee County Department of Public Works objecting to this policy as it is proposed. The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) is the advisory board responsible for recommending how Conservation 20/20 lands will be managed and which lands will be acquired. It has been the policy of CLASAC to review these projects on a case-by-case basis after a thorough environmental site survey and analysis has been conducted. As written, proposed Policy 13.5.3 runs counter to existing CLASAC policies. Staff does not recommend approval of the policy as written, but offers the following language provided by CLASAC for approval with one change made by staff:

The Division of County Lands has reviewed revised policy 13.5.3 and thinks that this revision is consistent with the recommendation and concerns as expressed by CLASAC. Staff recommends transmittal of this policy. Staff recommends that the following previously recommended policy be struck and be replaced with the above mentioned revised originally submitted language.

Policy 13.5.3: Lands along the Orange River or and the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and

are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

This policy would provide a community-wide benefit to all residents of Lee County and is supported by staff.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

Lee County currently provides information about its parks and recreational opportunities through the use of the County's web page, from pamphlets, and handouts and through the County television channel. Increasing the usage of the County recreational facilities will have a positive benefit to resident's health and welfare and staff supports this policy.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

Lee County Department of Public Works objects to this proposed policy as written.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

Objective 13.6 and policies 13.6.1, 13.6.2 and 13.6.3 that follow are virtually identical to those Objectives and policies that have been adopted for both the Estero and Captiva communities. They provide for increased public notification regarding Land Development Code and Lee Plan amendments, create a document "clearing" house in the community where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection and will require the owner or agent for any Planned Development request within the Caloosahatchee Shores Community to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County’s failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

LEE PLAN MAP 19: Staff recommends adding the intersection of State Route 80 and State Route 31 to map 19 of the Lee Plan, Commercial Site Location Standards.

Definition of Density: Staff recommends to following changes to the Definition of Density contained in the Lee Plan:

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, ~~unless part of a fully integrated mixed use development with common utilities, drainage, parking and access ways, or a mixed-use building.~~ **Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the same buildings project do not have to exclude the commercial lands from the density calculation.**

The revised definition of density provided above is specific to nodes delineated in Policy 13.34.2. The policy will work in concert with policy 13.34.2 to provide further incentives for the creation mixed-use developments.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The Caloosahatchee Shores proposed a Future Land Use amendment for 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural

at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres be changed from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban Future Land Use category, limited to 3 dwelling units per acre, and for the approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road to be changed from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use change would be a reduction of approximately 823 allowable residential units.

~~Staff recommends for changing the Future Land Use Designation for property known as the Veranda located north of the Buckingham Community Preserve and South of State Route 80 from the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category.~~

At the March 24 LPA public hearing staff heard concerns that representatives from the Veranda that would be effected by the above Future Land Use change shown in strike-through had not had enough time to evaluate its merits. In light of that concern, staff will evaluate this future land use change through the ongoing Evaluation and Appraisal Report for the Lee Plan.

Staff recommends Changing the Future Land Use Designation at the intersection of State Route 80 and State Route 31 from the Suburban Future Land Use Category to the Urban Community Future Land Use Category as depicted on the attached map.

FUTURE LAND DEVELOPMENT CODE AMENDMENTS

The Community Plan proposes several future amendments to Lee County's Land Development Code. Topics for potential LDC amendments range from compatibility of commercial uses with adjacent residences, sign regulations, building heights, and architectural standards for new development.

B. CONCLUSIONS

The proposed revised Vision Statement, Goal and Policies are the result of nearly a two-year long planning process. They directly reflect the vision that the Caloosahatchee Shores Community has for its future growth and development. Staff believes that this amendment should be viewed as another step in a continuous process that addresses planning needs in the Caloosahatchee Shores community. Many issues have been addressed through this amendment, but there are others, such as those policies (or portions thereof) that staff and the LPA have recommended not to be transmitted, that may require more consideration in the future.

C. STAFF RECOMMENDATION

Subsequent to comments received at the three LPA public hearings by the public, the applicants and their representatives and by the LPA, staff recommends that the Board of County Commissioners transmit the proposed amendment with staff's recommended language as shown in Part I, Section B of this report.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: March 24, 2003

The Local Planning agency met on March 24, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to work with community representatives to fine-tune some of the proposed policies and then continued the item to the April 28, 2003 public hearing.

DATE OF PUBLIC HEARING: April 28, 2003

The Local Planning Agency held a second public hearing on April 28, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to further work on Policy 13.3.2 and the definition of density and then continued the item to the May 28, 2003 public hearing.

DATE OF PUBLIC HEARING: May 28, 2003

The Local Planning Agency held a third public hearing on May 28, 2003 to review revised staff recommendations on the Vision Statement, Objectives and Policies as directed by the LPA at the April 28 public hearing.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: With the exception of Policy 13.5.2 the Local Planning Agency recommended that the Board of County Commissioners transmit the amendment to the proposed Vision Statement, Goal, Objectives and Policies and to transmit the proposed Future Land Use map amendments including modification to map 19 of the Lee Plan as shown in Part I, Section C of this report.
2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Local Planning Agency accepted the recommended Findings of Fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
MATT BIXLER	<u>AYE</u>
SUSAN BROOKMAN	<u>AYE</u>
DAN DELISI	<u>AYE</u>
RONALD INGE	<u>AYE</u>
ROBERT PRITT	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: June 25, 2003

A. BOARD REVIEW: Staff made a brief presentation indicating that with the exception of Policy 13.5.2 staff recommended transmittal of the Caloosahatchee Shores Plan Amendment as recommended by the LPA. Staff explained that after the LPA's recommendation of transmittal of Policy 13.5.2 the Caloosahatchee Shores Community Planning Panel had agreed that it not be transmitted. The LPA was unaware that the Planning Panel members had changed their mind on the issue.

Staff further explained that Buckingham Development LLC was opposed to transmittal of the Future Land Use Map change for property they owned located north of the Buckingham Rural Community Preserve and east of Buckingham Road. Staff explained that no opposition to that proposed Future Land Use Map change was voiced at any of the three LPA public hearings, but that failed negotiations for the removal of an access easement through a portion of their property that provided access to adjacent property owned by another party had caused them to change their opinion. Staff recommended transmittal of the proposed Future Land Use Map change and explained to the Board that if no resolution to the access easement situation was reached and the property owner was still opposed to the change at the time of adoption that staff would recommend that the change not be adopted. Following that presentation, the Board opened the hearing to public comments.

The community's representative spoke and noted that other than two scrivener's errors in the staff report that the community was in support of transmittal. Staff stated that the scrivener's errors would be corrected.

Two members of the Community Planning Panel spoke in support of the plan amendment as recommended by staff.

An attorney representing Buckingham Development LLC spoke in opposition to the Future Land Use Map change that would include her clients property.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted to transmit the amendment to DCA including the Future Land Use Map amendments and without Policy 13.5.2 as staff recommended.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

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

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

DATE OF ORC REPORT: September 5, 2003

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs provided no objections, recommendations, or comments concerning the proposed amendment.

B. STAFF RESPONSE

At the time of this writing, property owners that would be impacted by the proposal for a future land use category change for the area north of the Buckingham Rural Community Preserve and east of Buckingham Road are still negotiating the vacation of access easements and have not committed to the change. Staff's recommendation of approval of the future land use category change is contingent upon the agreement of all impacted property owners. If no agreement is reached by the October 23 adoption hearing, staff recommends that the future land use change not be approved.

With that exception, staff recommends adoption of the amendment as transmitted, as shown in Part I.B. of this report.

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

DATE OF ADOPTION HEARING: October 23, 2003

A. BOARD REVIEW: Planning staff provided a brief presentation concerning the proposed text and Future Land Use Category amendments, noting that there was no objection, recommendation or comment contained in

the Department of Community Affairs ORC report. Staff pointed out that with regard to the proposed Future Land Use Change from the Suburban and Rural Future Land Use Categories to the Outlying Suburban Future Land Use Category there would be a deficiency in the planning community year 2020 allocation for the Outlying Suburban Future Land Use Category in the affected area. Staff explained that there would be a reevaluation of the Year 2020 overlay during the Evaluation and Appraisal Report due to land that has been annexed into the City of Fort Myers in recent months and due to changing development trends in this area of the County.

The planning consultant for the community planning effort spoke in support of the plan amendments as presented to the Board and asked for the board to make an additional motion to direct staff to make a reallocation of the Year 2020 overlay a priority to accommodate the future land use change to Outlying Suburban. Two attorneys representing property owners of the two largest areas affected by the change spoke in favor of the plan amendments. No one from the public spoke in opposition to the plan amendments.

Following public comment, an assistant County Attorney advised the Board that there could be potential Bert J. Harris implications if the Board approved the above mentioned future land use change.

The Board stated that they were comfortable with the change and that there were opportunities for corrective action should that become necessary in the future. Following that discussion the Board of County Commissioners approved a motion to adopt the transmittal language then approved a motion to approve the ordinance adopting the Caloosahatchee Shores Plan amendments. Another motion was made to direct staff to make a priority to reallocate the planning community year 2020 allocation to accommodate development trends in the area. That motion was unanimously approved.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION: The Board of County Commissioners voted to adopt the amendment as transmitted.
2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Board accepted the findings of fact as advanced by staff.

C. VOTE ON MOTION ADOPTING THE CALOOSAHATCHEE SHORES PLAN AMENDMENTS:

JOHN ALBION	AYE
ANDREW COY	ABSENT
BOB JANES	AYE
RAY JUDAH	AYE
DOUG ST. CERNY	AYE

**D. VOTE ON APPROVING THE ORDINANCE ADOPTING THE CALOOSAHATCHEE SHORES
PLAN AMENDMENTS:**

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

**E. VOTE ON MOTION DIRECTING STAFF TO MAKE A PRIORITY THE REALLOCATION OF
THE PLANNING COMMUNITY YEAR 2020 ALLOCATION TO ACCOMMODATE
DEVELOPMENT TRENDS IN THE AREA:**

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

CPA2002-04
CALOOSAHATCHEE SHORES COMMUNITY PLAN
BoCC SPONSORED
AMENDMENT
TO THE

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
For October 23, 2003
Adoption Hearing

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

October 1, 2003

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2002-04**

☐

Text Amendment

☐

Map Amendment

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

STAFF REPORT PREPARATION DATE: March 14, 2003

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

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

B. APPLICANT

THE EAST LEE COUNTY COUNCIL
REPRESENTED BY VANASSE & DAYLOR

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a

revised Vision Statement and definition of density, establish a new Goal 13 and subsequent Objectives and Policies.

B. LANGUAGE TRANSMITTED BY THE BOCC:

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, west of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Outlying Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I-75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 5 in the Appendix.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to no more than four dwelling units per acre.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- ☐ Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- ☐ Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.3: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.4: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2: The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The BoCC recommended transmittal of the proposed a Future Land Use amendment for lands located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban future land use category, limited to 3 dwelling units per acre, and for approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use category amendment would be a reduction of approximately 823 allowable residential units.

The BoCC also recommended transmittal of the proposed Future Land Use amendment for five tracts of land located immediately east and west of SR 31 and immediately north of State Route 80 containing approximately 42 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category and recommends adding those tracts of land to Map 19 of the Lee Plan, Commercial Site Location Standards.

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided below. With the exception of Policy 13.5.2, this recommendation includes revisions made by the Local Planning Agency at Public Hearings held on March 24, April 28, and May 28, 2003 that were not part of staff's original recommendation. With the exception of Policy 13.5.2, staff agrees with the changes made to their original recommendation.

The following recommendation for transmittal includes all changes made since the March 24 LPA public hearing. With the exception of the strike through shown in the Fort Myers Shores Vision statement, previous edits to staff original recommendation are not shown in this section. Those changes are included in Part I, Section C below. Changes made following the May 28 LPA public hearing are shown in bold underline, strike through.

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, **Outlying Suburban**, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy~~

resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 5 in the Appendix.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, **north of SR 80 and east and west of SR 31** are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80. Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES. Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to **three no more than four** dwelling units per acre. ~~Multi-story apartment buildings are prohibited.~~

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- ☐ Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- ☐ Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads should be separated from the edge of pavement.

Policy 13.5.2 was recommended for transmittal by the LPA at the April 28 public hearing and DOT staff agreed to that language at that time. After further consideration, DOT staff recommended at the May 28 LPA public hearing that Policy 13.5.2 not be transmitted. The LPA recommendation for transmittal has not changed.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2: The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

Staff recommends transmittal of the proposed a Future Land Use amendment for lands located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban future land use category, limited to 3 dwelling units per acre, and for approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road from the Rural Future Land Use Category and the Suburban Future Land Use

Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use category amendment would be a reduction of approximately 823 allowable residential units.

Staff also recommends transmittal of the proposed Future Land Use amendment for lands located immediately east and west of SR 31 and immediately north of State Route 80 containing approximately 42 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category and recommends adding those tracts of land to Map 19 of the Lee Plan, Commercial Site Location Standards.

D. REVISED RECOMMENDATION FOLLOWING THE MARCH 24 AND APRIL 28 LPA PUBLIC HEARINGS:

This section shows staff's original recommendation that was provided to the LPA and changes that were made following the March 24 and April 28 LPA public hearings. Staff agrees with those changes as presented below.

At the March 24 LPA public hearing, the LPA directed staff to work with the applicant to resolve differences of opinion on some of the proposed policies, the proposed Vision Statement, and to the proposed Future Land Use map changes. After considering concerns and comments raised at the March 24 LPA meeting and after meeting with the applicant to discuss changes, staff is making the following recommendation for transmittal of the proposed new Goal 13 of the Lee Plan. All changes to the recommendations that were made for the March 24 LPA meeting are in bold, double underline, strikethrough.

At the April 28 LPA public hearing staff presented revised recommendations on several policies. The LPA recommended for transmittal several of those policies, some with modifications. The LPA directed staff to work on Policy 13.3.2 pertaining to mixed use developments and to revise the proposed new definition of density, if necessary.

After taking into consideration comments received by the LPA and by the public at the April 28 public hearing, staff has revised its recommendation on then Policy 13.3.2 and on the definition of density. Those new recommendations are shown in below in bold, double underline italic and a discussion is provided in part II of this report.

VISION STATEMENT:

~~Fort Myers Shores Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains four two areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character, but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated~~

Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 142,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major s Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains **four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75.** This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road

and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural ~~rural~~ unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions ~~must~~ should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations ~~must~~ should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, ~~and provide for employment opportunities.~~ Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES. Lee County ~~must~~ will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

~~**POLICY 13.3.2:** With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.~~

~~**POLICY 13.3.3:** Mixed-use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported, with a variety of incentives.~~

~~**POLICY 13.3.2:** With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.~~

OBJECTIVE 13.4.1: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

~~**POLICY 13.4.1:** With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.~~

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 ans SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.**
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.**

POLICY 13.3.4.3: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE. Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

OBJECTIVE 13.65: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.65.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.65.2: *Where practicable*, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads ~~must~~*should* be separated from the edge of pavement. ~~by a minimum 4 foot planting strip.~~

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant., The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program ~~must~~ will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

~~Policy 13.5.3: Lands along the Orange River or and the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.~~

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

The following revised definition of density that was part of the applicant's original submittal was inadvertently omitted from the March 24 staff report.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included; ~~unless part of a fully integrated mixed-use development with common utilities, drainage, parking and access ways; or a mixed-use building.~~ **Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the same buildings project do not have to exclude the commercial lands from the density calculation.**

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Caloosahatchee Shores Community Plan Update has been sponsored as a community service by the East Lee County Council.
- Financial assistance has been provided by the Board of County Commissioners.
- Caloosahatchee Shores boundaries are identical to that part of the Fort Myers Shores Planning Community located east of I-75.
- The Caloosahatchee Shores Community Plan creates a new Goal 13 and associated Objectives and Policies.
- The Caloosahatchee Shores Community Plan seeks to change the future land use map by changing a portion of the Rural land use category and a portion of the Suburban land use category to Outlying Suburban at a density of two dwelling units per acre and a portion of the Suburban land use category to Outlying Suburban at a density of three dwelling units per acre.
- The Veranda development is has been approved for a density of approximately one unit per acre. The project site is located within the Suburban Future Land Use category which allows up to six dwelling units per acre. The Outlying Suburban Category allows for one to three dwelling units per acre.
- The intersection of State Route 80 and State Route 31 has a Suburban Future Land Use designation which would only allow for up to Neighborhood Commercial type uses.

The Caloosahatchee Shores community, through recommendations contained in the Caloosahatchee Shores Community Plan has expressed a desire for the following actions:

- Following adoption of this Comprehensive Plan amendment the Caloosahatchee Shores community will undertake amending or adopting Land Development Code regulations to enhance landscaping, signage and architectural standards for the community.
- Encourage old Florida styles and discourage Mediterranean architectural styles.
- Discourage Lee County from approving deviations that would result in a loosening of architectural standards in the community.
- Requiring Lee County to hire a professional architect to interpret and implement design guidelines in the County.
- Designate the intersection of State Route 80 and State Route 31 as a commercial node to allow for greater commercial intensity.

- Discourage new retail uses along Buckingham Road outside the commercial node.
- Minor commercial uses, public facilities and recreational areas are encouraged near the intersection of Old Olga Road and South Olga Drive.
- require interconnections with adjacent commercial uses in an effort to reduce the access points onto primary road corridors.
- Promote the redevelopment of commercial uses along State Route 80.
- Following adoption of the plan amendment the community will undertake amending or adopting Land Development Code revisions to enhance buffering between commercial uses and residential uses.
- With the exception of mixed use projects, higher density residential uses will be prohibited on State Route 80 and Buckingham road.
- Encourage mixed-use projects containing commercial and residential uses with pedestrian linkages at the commercial nodes of State Route 80 and State route 31 and at State Route 80 and Buckingham Road as well as the commercial strip between First Street and State Route 80 in Fort Myers Shores.
- The community will propose land development code revisions to encourage mixed-use development by the end of 2004.
- Lee County will work to ensure that wetland and native upland habitats and natural water bodies in the Caloosahatchee Shores community are protected.
- Lee County will work to provide alternative irrigation sources or provide financial incentives to provide non-potable irrigation water within the Caloosahatchee Shores community.
- The Caloosahatchee Shores community will work to provide passive recreational opportunities, parks, nature, pedestrian and equestrian trails within their community.
- Bikeways, pedestrian ways and equestrian trails along collector and arterial roads will be required to be separated from the edge of the pavement by a minimum 4 foot planting strip.
- Lee County will work with the community and private landowners to maintain and enhance public access to the Caloosahatchee River. Lee County will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 program will be required to provide access to the riverfront.

- Lee County will work to ensure that the development of new parks meets the needs of the community and that they are connected to other open space/recreational facilities with pedestrian, bicycle or equestrian linkages.
- Lee County will advertise the availability of parks in the community in an effort to increase community awareness and usage of community parks.
- Lee County will evaluate the boundaries of the Impact Fee Districts to ensure that money from within the Caloosahatchee Shores community remains within or benefits the area.
- As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Lee County will provide those groups with information regarding those pending amendments.
- The Caloosahatchee Shores community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection.
- The owner or agent for any Planned Development request within the Caloosahatchee Shores community must conduct one public informational session where the agent will provide a general overview of the project for interested citizens.

D. BACKGROUND INFORMATION

The Caloosahatchee Shores Community Plan was initiated by the East Lee County Council with the help of Vanasse & Daylor as the East Lee County Community Plan in February of 2002. The Planning coincided with work done on the Palm Beach Boulevard Plan whose planning boundaries are contiguous to the west.

Four community workshops were held and stakeholder interviews were conducted to gain information about the community and to determine the important issues and concerns of Caloosahatchee Shores residents. Workshops were held on February 21, 2002, March 16, 2002, May 2, 2002 and July 9, 2002. A final presentation was made by Vanasse & Daylor on August 26, 2002.

Some of the issues identified during the workshops and through stakeholder interviews were community identity, traffic, flooding, unwanted uses, desired uses, open space, landscaping, parks, architectural guidelines, real estate values and affordable housing.

Also of interest was 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties be reclassified to the Outlying Suburban future land

use category and be limited to 2 dwelling units per acre for the area south of the Florida Power and Light (FPL) utility easement and 3 dwelling units per acre for the approximately 19 acres of land north of the FPL easement. That limitation of density would be nearly consistent with the Buckingham 320 master concept plan and the resolution approving said plan at just over 2 dwelling units per acre. The project was approved for 2 dwelling units per acre, but when calculating density the acres of wetlands on the site raises the overall density slightly.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- Public Safety
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department

Comments were received from the Lee County Public Works Department, the Department of Transportation, Lee Tran and Lee County Utilities. Those comments are attached to this report.

The Caloosahatchee Shores Community Plan recommendations are organized into the six general areas listed below. The plan then identifies several more specific areas of concern which are summarized below by staff.

1. **Community Character**- Issues of concern that are identified in this objective are architectural standards, landscaping, buffering and signage guidelines.
2. **Commercial Land Uses** - The community desires to have the intersection of State Route 80 and State Route 31 designated as a commercial node and to discourage commercial uses outside of that node along

Buckingham Road. The community desires interconnections between adjacent commercial developments and to promote the redevelopment of commercial uses along State Route 80 and first street in their community.

3. **Residential Uses** - The community requests increased buffering between commercial and residential properties in their community. With the exception of mixed-use developments the community wishes to prohibit multi-unit apartment buildings along State Route 80 and encourage mixed-use commercial/residential uses at the intersection of State Route 80 and State Route 31.
4. **Public Infrastructure** - The community desires to preserve wetland and native habitats and to provide alternative irrigation sources utilizing non-potable irrigation water in an effort to maximize the conservation of water.
5. **Community Facilities/Parks** - The community desires to work with the County, State and National Parks Service to provide passive recreational opportunities including parks, nature, pedestrian and equestrian trails and to ensure the separation of said trails from roadways through the use of a minimum of four foot wide planting strips. The community also desires increased access to the Caloosahatchee River. Other issues of importance to the community are interconnections to various recreational sites through the use of pedestrian, bicycle and equestrian linkages, increasing the publicity of recreational facility availability and the use of impact fee funds generated from development within the community to be used exclusively to benefit their community.
6. **Public Participation** - Virtually the same as what has been approved for the Estero and Captiva communities, the Caloosahatchee Shores community desires to register citizen groups to receive pertinent information on pending Land Development Code amendments and Lee Plan amendments. They also wish to establish a document "clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be housed for review by the public.

Staff's initial comments were forwarded to the consultant who then responded to each of the comments in a letter dated February 27, 2002. Staff's initial comments came from Lee County Utilities, Division of Natural Resources, Division of Public Safety, Department of Transportation, and the Florida/Lee County Health Department. The consultant's response included some revisions to the original submittal addressing many of the comments. Those revisions have been incorporated into this report and where applicable, replace the original submittal language. The February 27, 2002 letter mentioned above highlights those changes and is included as an appendix to this report.

The following section of this report includes a proposed new Vision Statement, a new Goal 13, new Objectives and Policies under Goal 13. The report also contains future land-use map revisions for three areas of the County. Specifically, approximately 1003 acres, more or less, north of the Buckingham Rural Community Preserve and East of Buckingham Road, ~~the Veranda property located south of State Route 80 and north of the Orange River in the Fort Myers Shores planning community and, finally,~~ the intersection of State Route 80 and State Route 31. With the exception of the Vision Statement staff's suggested changes to the applicants original language are in strike through, underline

format. Following each modification are comments and suggestions from Staff. Please note that the word "shall" has been replaced with "will" or "must" throughout the proposal in order to correspond with current language in the rest of the Lee Plan.

VISION STATEMENT:

Fort Myers Shores Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, ~~east~~ west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east ~~of the City of Fort Myers to I-75~~. This community contains ~~four~~ two ~~areas~~ major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. ~~The Olga area~~ Caloosahatchee Shores Planning Community has a ~~more~~ rural/historic character, but ~~and~~ is anticipated to grow ~~slightly slower than the other areas of this community~~ substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated ~~Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area,~~ and General Interchange.

The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately ~~14~~ 24,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, ~~However,~~ the amount of commercial building is ~~expected to nearly will more than~~ double by 2020 ~~and the amount of industrial land is expected to increase by 10 fold~~. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. ~~There are two major s~~ Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. ~~The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs.~~ During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Staff recommends that those changes not be made at this time. By amending the language as submitted a portion of the Fort Myers Shores planning community located west of I-75 has been eliminated and would no longer be accounted for. Although an explanation for the proposed increase in population projections has been offered, there is virtually no data and analysis to support the proposal. Staff recommends that the vision statements of each planning community be reviewed during the Evaluation and Appraisal report process beginning this month.

VISION STATEMENT:

~~Fort Myers Shores Caloosahatchee Shores~~ - ~~This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains four two areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years.~~

~~The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character; but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.~~

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 1424,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major s Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

The Fort Myers Shores planning community contains two separate and distinct sub-areas that have been identified through two separate community planning efforts. Those areas have been identified as Caloosahatchee Shores and Palm Beach Boulevard and are separated by I-75.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and east to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations is Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

The existing Vision Statement for Fort Myers Shores has been supplemented by two sub-areas which have been identified through two separate community planning efforts. Namely, the Palm Beach Boulevard and Caloosahatchee Shores community plans. Staff recommends transmittal of the modified language above.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a ~~somewhat rural rural~~ **unique** identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This

Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

~~Staff does not have a problem with the wording of Goal 13 other than the use of the word rural. The community is quickly becoming urbanized and with the addition of the Veranda, Hawks Haven and Buckingham 320 developments the area in question will not be considered rural by staff.~~

Staff recognizes that although some areas of the Caloosahatchee Shores planning area will become urbanized and will not appear what would be considered rural to many, some areas of the community will maintain a rural appearance. The revised language came about as a result of staff's meeting with community representatives and more accurately describes what the community seeks to maintain.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

Objective 13.1, as originally submitted, seemed to staff to imply that whatever land development code regulations that are submitted would be adopted. This is rarely the case so staff wanted to make it clear that those regulations would be considered for adoption, which is consistent with the process currently in use.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

Staff has no problem with Policy 13.1.1. It is clear that the Caloosahatchee Shores community will be responsible for drafting the regulations. Staff will assist with the development of those regulations, but will not be required to initiate the process.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

Staff feels that if vernacular Florida architectural styles is what the community wants then a policy encouraging the use of that style is appropriate.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

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

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

A decision to hire a staff architect would have to be made by the Board of County Commissioners as would funding the position. Staff does not feel that this belongs as a policy of the Lee Plan. A better method of obtaining this position, if needed, would be through meetings with appropriate staff and through discussions at public hearings that this policy will invoke.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions ~~must~~ should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations ~~must~~ should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

Staff generally agrees with Objective 13.2; however, does not agree with the use of the word must. Each development request is unique and has to be weighed on its own merits; therefore, the substitution of the word should is recommended. With respect to requiring staff to create regulations that provide for employment opportunities, that would be beyond the scope of the county to achieve. The private sector is responsible for creating employment opportunities.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

Staff is recommending that in addition to the intersection of SR 80 and DR 30 being added to map 19 "Commercial Site Location Standards" that the future land use category be changed from the Suburban category to the Urban Community category. That recommendation is based on both site location standards and on the communities desire to see commercial development at that site. Both State Route 80 and State Route 31 are listed as arterial roads on the County's functional classification list.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

This proposed policy will not prevent new retail uses along Buckingham Road, but can be used as a basis for discouraging those request by staff and for recommending for denial new commercial zoning requests by the hearing examiner. Staff recommends approval of this policy.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

The current distance from adjoining rights of way in Minor Commercial is 330 feet. This policy proposes to double that distance to 660 feet. Since the objective of this policy is to create commercial nodes in the community, staff does not think that increasing the distance is inconsistent with that aim and recommends approval of this policy.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

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

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

Staff's only concern with this policy is that the only thing it accomplishes is to put on notice to developers that assembling lots to extend from State Route 80 to First Street. The policy causes no apparent harm but does not appear to go very far in achieving the objective that it seeks.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County ~~must~~ will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

Staff suggests replacing the word “must” with “will”. The reason for this recommendation is that staff currently evaluates adjacent uses, natural resources and access and recreational or open space criteria fairly strictly. This policy will not change the way staff reviews projects but will back staff on what criteria is currently being used.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

The Caloosahatchee Shores community desires to have enhanced buffer areas between residential and commercial uses and desires to create Land Development Code revisions to accomplish that goal. Staff supports that view and recommends approval of this policy.

~~**POLICY 13.3.2:** With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.~~

With the exception of mixed use developments this proposed policy prohibits higher density residential uses along SR 80 and Buckingham roads. Staff does not know what “higher” refers to and does not know what “along” SR 80 and Buckingham means. Further, this proposed policy seems to directly conflict with the following Policy 13.3.3. Staff does not recommend approval for this policy.

~~**POLICY 13.3.3:** Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported with a variety of incentives.~~

Policy 13.3.3 recommends higher density residential development along the intersections of SR 80 and SR 31 and along SR 80 and Buckingham Road. As with policy 13.3.2 staff does not know what “higher density” means and does not know what “along” the commercial nodes means. It does not seem logical to limit residential densities along the corridors in one policy and to encourage higher densities in the next. Staff does not recommend approval of this policy or policy 13.3.2 as they are currently written.

~~**POLICY 13.3.2:** With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.~~

Staff recommends transmittal of the revised Policy 13.3.2 which combines original policies 13.3.2 and 13.3.3. The revised policy is more specific in terms of allowable densities and to the locations at which increased density for mixed use development will be allowed. The revised policy also makes it clear that for the purposes of this policy a mixed use development will be defined as a mix of commercial and residential uses within the same structure rather than scattered commercial and residential uses on the same site.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

□ Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.

□ Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

At the April 28 LPA meeting it was suggested that mixed use developments not be limited to mixed uses within the same building.

POLICY 13.3.4: Any existing or future regulation in the ~~Lee Plan~~ or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee

County to review, and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

Comprehensive Plan policies cannot be waived. Amendments to the Comprehensive Plan would be required; therefore, staff is recommending the elimination of reference to the Lee Plan in this policy. Also, it may be the intent of a specific regulation to inhibit the development of a mixed-use project and all proposed projects should be reviewed on a case-by-case basis. Staff recommends approving this policy with the changes indicated above.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

This is a policy that might be better adopted County-wide rather than just for Caloosahatchee shores. The Board of County Commissioners has asked the Captiva Community Planning Panel to propose language regarding the treatment of wetlands and mangroves to the Board for consideration for adoption county-wide. Staff recommends not approving this policy at this time but to direct the community to work with staff and the Captiva Community Planning Panel to arrive at language that can be applied to all of Lee County.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

The same comment on Objective 13.4 applies to Policy 13.4.1. Staff recommends not approving this policy at this time.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

This policy directs Lee County to work with the Caloosahatchee Shores community to provide sufficient community facilities. This is certainly in the best interest of the County and Staff recommend approval of this objective.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

This policy would benefit all of the residents of Lee County and is supported by staff.

POLICY 13.65.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads ~~must~~should be separated from the edge of pavement. ~~by a minimum 4 foot planting strip.~~

This policy is directed toward public health and welfare and staff supports it's approval as amended at the April 28 LPA public hearing.

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Enclosed with this report are comments from the Lee County Department of Public Works objecting to this policy as it is proposed. The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) is the advisory board responsible for recommending how Conservation 20/20 lands will be managed and which lands will be acquired. It has been the policy of CLASAC to review these projects on a case-by-case basis after a thorough environmental site survey and analysis has been conducted. As written, proposed Policy 13.5.3 runs counter to existing CLASAC policies. Staff does not recommend approval of the policy as written, but offers the following language provided by CLASAC for approval with one change made by staff:

The Division of County Lands has reviewed revised policy 13.5.3 and thinks that this revision is consistent with the recommendation and concerns as expressed by CLASAC. Staff recommends transmittal of this policy. Staff recommends that the following previously recommended policy be struck and be replaced with the above mentioned revised originally submitted language.

Policy 13.5.3: Lands along the Orange River or ~~and~~ the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and

are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

This policy would provide a community-wide benefit to all residents of Lee County and is supported by staff.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

Lee County currently provides information about its parks and recreational opportunities through the use of the County's web page, from pamphlets, and handouts and through the County television channel. Increasing the usage of the County recreational facilities will have a positive benefit to resident's health and welfare and staff supports this policy.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

Lee County Department of Public Works objects to this proposed policy as written.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

Objective 13.6 and policies 13.6.1, 13.6.2 and 13.6.3 that follow are virtually identical to those Objectives and policies that have been adopted for both the Estero and Captiva communities. They provide for increased public notification regarding Land Development Code and Lee Plan amendments, create a document "clearing" house in the community where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection and will require the owner or agent for any Planned Development request within the Caloosahatchee Shores Community to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County’s failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

LEE PLAN MAP 19: Staff recommends adding the intersection of State Route 80 and State Route 31 to map 19 of the Lee Plan, Commercial Site Location Standards.

Definition of Density: Staff recommends to following changes to the Definition of Density contained in the Lee Plan:

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, ~~unless part of a fully integrated mixed use development with common utilities, drainage, parking and access ways; or a mixed-use building.~~ **Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the same *buildings* project do not have to exclude the commercial lands from the density calculation.**

The revised definition of density provided above is specific to nodes delineated in Policy 13.34.2. The policy will work in concert with policy 13.34.2 to provide further incentives for the creation mixed-use developments.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The Caloosahatchee Shores proposed a Future Land Use amendment for 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural

at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres be changed from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban Future Land Use category, limited to 3 dwelling units per acre, and for the approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road to be changed from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use change would be a reduction of approximately 823 allowable residential units.

~~Staff recommends for changing the Future Land Use Designation for property known as the Veranda located north of the Buckingham Community Preserve and South of State Route 80 from the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category.~~

At the March 24 LPA public hearing staff heard concerns that representatives from the Veranda that would be effected by the above Future Land Use change shown in strike-through had not had enough time to evaluate its merits. In light of that concern, staff will evaluate this future land use change through the ongoing Evaluation and Appraisal Report for the Lee Plan.

Staff recommends Changing the Future Land Use Designation at the intersection of State Route 80 and State Route 31 from the Suburban Future Land Use Category to the Urban Community Future Land Use Category as depicted on the attached map.

FUTURE LAND DEVELOPMENT CODE AMENDMENTS

The Community Plan proposes several future amendments to Lee County's Land Development Code. Topics for potential LDC amendments range from compatibility of commercial uses with adjacent residences, sign regulations, building heights, and architectural standards for new development.

B. CONCLUSIONS

The proposed revised Vision Statement, Goal and Policies are the result of nearly a two-year long planning process. They directly reflect the vision that the Caloosahatchee Shores Community has for its future growth and development. Staff believes that this amendment should be viewed as another step in a continuous process that addresses planning needs in the Caloosahatchee Shores community. Many issues have been addressed through this amendment, but there are others, such as those policies (or portions thereof) that staff and the LPA have recommended not to be transmitted, that may require more consideration in the future.

C. STAFF RECOMMENDATION

Subsequent to comments received at the three LPA public hearings by the public, the applicants and their representatives and by the LPA, staff recommends that the Board of County Commissioners transmit the proposed amendment with staff's recommended language as shown in Part I, Section B of this report.

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

DATE OF PUBLIC HEARING: March 24, 2003

The Local Planning agency met on March 24, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to work with community representatives to fine-tune some of the proposed policies and then continued the item to the April 28, 2003 public hearing.

DATE OF PUBLIC HEARING: April 28, 2003

The Local Planning Agency held a second public hearing on April 28, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to further work on Policy 13.3.2 and the definition of density and then continued the item to the May 28, 2003 public hearing.

DATE OF PUBLIC HEARING: May 28, 2003

The Local Planning Agency held a third public hearing on May 28, 2003 to review revised staff recommendations on the Vision Statement, Objectives and Policies as directed by the LPA at the April 28 public hearing.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: With the exception of Policy 13.5.2 the Local Planning Agency recommended that the Board of County Commissioners transmit the amendment to the proposed Vision Statement, Goal, Objectives and Policies and to transmit the proposed Future Land Use map amendments including modification to map 19 of the Lee Plan as shown in Part I, Section C of this report.
2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Local Planning Agency accepted the recommended Findings of Fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
MATT BIXLER	<u>AYE</u>
SUSAN BROOKMAN	<u>AYE</u>
DAN DELISI	<u>AYE</u>
RONALD INGE	<u>AYE</u>
ROBERT PRITT	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: June 25, 2003

A. BOARD REVIEW: Staff made a brief presentation indicating that with the exception of Policy 13.5.2 staff recommended transmittal of the Caloosahatchee Shores Plan Amendment as recommended by the LPA. Staff explained that after the LPA's recommendation of transmittal of Policy 13.5.2 the Caloosahatchee Shores Community Planning Panel had agreed that it not be transmitted. The LPA was unaware that the Planning Panel members had changed their mind on the issue.

Staff further explained that Buckingham Development LLC was opposed to transmittal of the Future Land Use Map change for property they owned located north of the Buckingham Rural Community Preserve and east of Buckingham Road. Staff explained that no opposition to that proposed Future Land Use Map change was voiced at any of the three LPA public hearings, but that failed negotiations for the removal of an access easement through a portion of their property that provided access to adjacent property owned by another party had caused them to change their opinion. Staff recommended transmittal of the proposed Future Land Use Map change and explained to the Board that if no resolution to the access easement situation was reached and the property owner was still opposed to the change at the time of adoption that staff would recommend that the change not be adopted. Following that presentation, the Board opened the hearing to public comments.

The community's representative spoke and noted that other than two scrivener's errors in the staff report that the community was in support of transmittal. Staff stated that the scrivener's errors would be corrected.

Two members of the Community Planning Panel spoke in support of the plan amendment as recommended by staff.

An attorney representing Buckingham Development LLC spoke in opposition to the Future Land Use Map change that would include her clients property.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted to transmit the amendment to DCA including the Future Land Use Map amendments and without Policy 13.5.2 as staff recommended.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

JOHN ALBION	_____ AYE
ANDREW COY	_____ AYE
BOB JANES	_____ AYE
RAY JUDAH	_____ AYE
DOUG ST. CERNY	_____ AYE

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

DATE OF ORC REPORT: September 5, 2003

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

The Department of Community Affairs provided no objections, recommendations, or comments concerning the proposed amendment.

B. STAFF RESPONSE

At the time of this writing, property owners that would be impacted by the proposal for a future land use category change for the area north of the Buckingham Rural Community Preserve and east of Buckingham Road are still negotiating the vacation of access easements and have not committed to the change. Staff's recommendation of approval of the future land use category change is contingent upon the agreement of all impacted property owners. If no agreement is reached by the October 23 adoption hearing, staff recommends that the future land use change not be approved.

With that exception, staff recommends adoption of the amendment as transmitted, as shown in Part I.B. of this report.

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

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:
2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

**CPA2002-04
CALOOSAHATCHEE SHORES COMMUNITY PLAN
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

DCA Transmittal Document

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

June 26, 2003

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2002-04**

☒

Text Amendment

☒

Map Amendment

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

STAFF REPORT PREPARATION DATE: March 14, 2003

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

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

B. APPLICANT

THE EAST LEE COUNTY COUNCIL
REPRESENTED BY VANASSE & DAYLOR

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a revised Vision Statement and definition of density, establish a new Goal 13 and subsequent Objectives and Policies.

B. LANGUAGE TRANSMITTED BY THE BOCC:

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, west of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Outlying Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I-75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.

This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 5 in the Appendix.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are

intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to no more than four dwelling units per acre.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.3: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.4: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2: The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The BoCC recommended transmittal of the proposed a Future Land Use amendment for lands located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban future land use category, limited to 3 dwelling units per acre, and for approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use category amendment would be a reduction of approximately 823 allowable residential units.

The BoCC also recommended transmittal of the proposed Future Land Use amendment for five tracts of land located immediately east and west of SR 31 and immediately north of State Route 80 containing approximately 42 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category and recommends adding those tracts of land to Map 19 of the Lee Plan, Commercial Site Location Standards.

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided below. With the exception of Policy 13.5.2, this recommendation includes revisions made by the Local Planning Agency at Public Hearings held on March 24, April 28, and May 28, 2003 that were not part of staff's original recommendation. With the exception of Policy 13.5.2, staff agrees with the changes made to their original recommendation.

The following recommendation for transmittal includes all changes made since the March 24 LPA public hearing. With the exception of the strike through shown in the Fort Myers Shores Vision statement, previous edits to staff original recommendation are not shown in this section. Those changes are included in Part I, Section C below. Changes made following the May 28 LPA public hearing are shown in bold underline, strike through.

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, **Outlying Suburban**, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as~~

~~those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 5 in the Appendix.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and

aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES. Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to **three no more than four** dwelling units per acre. **Multi-story apartment buildings are prohibited.**

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential

components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads should be separated from the edge of pavement.

Policy 13.5.2 was recommended for transmittal by the LPA at the April 28 public hearing and DOT staff agreed to that language at that time. After further consideration, DOT staff recommended at the May 28 LPA public hearing that Policy 13.5.2 not be transmitted. The LPA recommendation for transmittal has not changed.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2: The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

Staff recommends transmittal of the proposed a Future Land Use amendment for lands located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban future land use category, limited to 3 dwelling units per acre, and for approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use category amendment would be a reduction of approximately 823 allowable residential units.

Staff also recommends transmittal of the proposed Future Land Use amendment for lands located immediately east and west of SR 31 and immediately north of State Route 80 containing approximately 42 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category and recommends adding those tracts of land to Map 19 of the Lee Plan, Commercial Site Location Standards.

D. REVISED RECOMMENDATION FOLLOWING THE MARCH 24 AND APRIL 28 LPA PUBLIC HEARINGS:

This section shows staff's original recommendation that was provided to the LPA and changes that were made following the March 24 and April 28 LPA public hearings. Staff agrees with those changes as presented below.

At the March 24 LPA public hearing, the LPA directed staff to work with the applicant to resolve differences of opinion on some of the proposed policies, the proposed Vision Statement, and to the proposed Future Land Use map changes. After considering concerns and comments raised at the March 24 LPA meeting and after meeting with the applicant to discuss changes, staff is making the following recommendation for transmittal of the proposed new Goal 13 of the Lee Plan. All changes to the recommendations that were made for the March 24 LPA meeting are in bold, double underline, strikethrough.

At the April 28 LPA public hearing staff presented revised recommendations on several policies. The LPA recommended for transmittal several of those policies, some with modifications. The LPA directed staff to work on Policy 13.3.2 pertaining to mixed use developments and to revise the proposed new definition of density, if necessary.

After taking into consideration comments received by the LPA and by the public at the April 28 public hearing, staff has revised its recommendation on then Policy 13.3.2 and on the definition of density. Those new recommendations are shown in below in bold, double underline italic and a discussion is provided in part II of this report.

VISION STATEMENT:

~~Fort Myers Shores~~ ***Caloosahatchee Shores*** - ~~This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the~~

~~City of Fort Myers to I-75. This community contains four two areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character, but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.~~

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 1424,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major s Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains ~~four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75.~~ This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a~~

commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions ~~must~~ should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations ~~must~~ should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented

village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES. Lee County must will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

POLICY 13.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

POLICY 13.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported with a variety of incentives.

POLICY 13.3.2: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.

OBJECTIVE 13.4.1: MIXED USE DEVELOPMENT. *Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.*

POLICY 13.4.1: *With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.*

POLICY 13.4.2: *Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.*

- **Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.**
- **Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.**

POLICY 13.3.4.3: *Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.*

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE. *Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.*

POLICY 13.4.1: *Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.*

OBJECTIVE 13.65: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.65.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.65.2: *Where practicable*, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads *mustshould* be separated from the edge of pavement. *by a minimum 4 foot planting strip.*

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant., The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Policy 13.5.3: Lands along the Orange River or ~~and~~ the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

The following revised definition of density that was part of the applicant's original submittal was inadvertently omitted from the March 24 staff report.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included; unless part of a fully integrated mixed use development with common utilities, drainage, parking and access ways, or a mixed-use building. **Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the**

same *buildings project* do not have to exclude the commercial lands from the density calculation.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Caloosahatchee Shores Community Plan Update has been sponsored as a community service by the East Lee County Council.
- Financial assistance has been provided by the Board of County Commissioners.
- Caloosahatchee Shores boundaries are identical to that part of the Fort Myers Shores Planning Community located east of I-75.
- The Caloosahatchee Shores Community Plan creates a new Goal 13 and associated Objectives and Policies.
- The Caloosahatchee Shores Community Plan seeks to change the future land use map by changing a portion of the Rural land use category and a portion of the Suburban land use category to Outlying Suburban at a density of two dwelling units per acre and a portion of the Suburban land use category to Outlying Suburban at a density of three dwelling units per acre.
- The Veranda development is has been approved for a density of approximately one unit per acre. The project site is located within the Suburban Future Land Use category which allows up to six dwelling units per acre. The Outlying Suburban Category allows for one to three dwelling units per acre.
- The intersection of State Route 80 and State Route 31 has a Suburban Future Land Use designation which would only allow for up to Neighborhood Commercial type uses.

The Caloosahatchee Shores community, through recommendations contained in the Caloosahatchee Shores Community Plan has expressed a desire for the following actions:

- Following adoption of this Comprehensive Plan amendment the Caloosahatchee Shores community will undertake amending or adopting Land Development Code regulations to enhance landscaping, signage and architectural standards for the community.
- Encourage old Florida styles and discourage Mediterranean architectural styles.
- Discourage Lee County from approving deviations that would result in a loosening of architectural standards in the community.
- Requiring Lee County to hire a professional architect to interpret and implement design guidelines in the County.

- Designate the intersection of State Route 80 and State Route 31 as a commercial node to allow for greater commercial intensity.
- Discourage new retail uses along Buckingham Road outside the commercial node.
- Minor commercial uses, public facilities and recreational areas are encouraged near the intersection of Old Olga Road and South Olga Drive.
- require interconnections with adjacent commercial uses in an effort to reduce the access points onto primary road corridors.
- Promote the redevelopment of commercial uses along State Rout 80.
- Following adoption of the plan amendment the community will undertake amending or adopting Land Development Code revisions to enhance buffering between commercial uses and residential uses.
- With the exception of mixed use projects, higher density residential uses will be prohibited on State Route 80 and Buckingham road.
- Encourage mixed-use projects containing commercial and residential uses with pedestrian linkages at the commercial nodes of State Route 80 and State route 31 and at State Route 80 and Buckingham Road as well as the commercial strip between First Street and State Route 80 in Fort Myers Shores.
- The community will propose land development code revisions to encourage mixed-use development by the end of 2004.
- Lee County will work to ensure that wetland and native upland habitats and natural water bodies in the Caloosahatchee Shores community are protected.
- Lee County will work to provide alternative irrigation sources or provide financial incentives to provide non-potable irrigation water within the Caloosahatchee Shores community.
- The Caloosahatchee Shores community will work to provide passive recreational opportunities, parks, nature, pedestrian and equestrian trails within their community.
- Bikeways, pedestrian ways and equestrian trails along collector and arterial roads will be required to be separated from the edge of the pavement by a minimum 4 foot planting strip.
- Lee County will work with the community and private landowners to maintain and enhance public access to the Caloosahatchee River. Lee County will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 program will be required to provide access to the riverfront.

- Lee County will work to ensure that the development of new parks meets the needs of the community and that they are connected to other open space/recreational facilities with pedestrian, bicycle or equestrian linkages.
- Lee County will advertise the availability of parks in the community in an effort to increase community awareness and usage of community parks.
- Lee County will evaluate the boundaries of the Impact Fee Districts to ensure that money from within the Caloosahatchee Shores community remains within or benefits the area.
- As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Lee County will provide those groups with information regarding those pending amendments.
- The Caloosahatchee Shores community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection.
- The owner or agent for any Planned Development request within the Caloosahatchee Shores community must conduct one public informational session where the agent will provide a general overview of the project for interested citizens.

D. BACKGROUND INFORMATION

The Caloosahatchee Shores Community Plan was initiated by the East Lee County Council with the help of Vanasse & Daylor as the East Lee County Community Plan in February of 2002. The Planning coincided with work done on the Palm Beach Boulevard Plan whose planning boundaries are contiguous to the west.

Four community workshops were held and stakeholder interviews were conducted to gain information about the community and to determine the important issues and concerns of Caloosahatchee Shores residents. Workshops were held on February 21, 2002, March 16, 2002, May 2, 2002 and July 9, 2002. A final presentation was made by Vanasse & Daylor on August 26, 2002.

Some of the issues identified during the workshops and through stakeholder interviews were community identity, traffic, flooding, unwanted uses, desired uses, open space, landscaping, parks, architectural guidelines, real estate values and affordable housing.

Also of interest was 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties be reclassified to the Outlying Suburban future land use category and be limited to 2 dwelling units per acre for the area

south of the Florida Power and Light (FPL) utility easement and 3 dwelling units per acre for the approximately 19 acres of land north of the FPL easement. That limitation of density would be nearly consistent with the Buckingham 320 master concept plan and the resolution approving said plan at just over 2 dwelling units per acre. The project was approved for 2 dwelling units per acre, but when calculating density the acres of wetlands on the site raises the overall density slightly.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- Public Safety
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department

Comments were received from the Lee County Public Works Department, the Department of Transportation, Lee Tran and Lee County Utilities. Those comments are attached to this report.

The Caloosahatchee Shores Community Plan recommendations are organized into the six general areas listed below. The plan then identifies several more specific areas of concern which are summarized below by staff.

1. **Community Character** - Issues of concern that are identified in this objective are architectural standards, landscaping, buffering and signage guidelines.
2. **Commercial Land Uses** - The community desires to have the intersection of State Route 80 and State Route 31 designated as a commercial node and to discourage commercial uses outside of that node along Buckingham Road. The community desires interconnections between adjacent

commercial developments and to promote the redevelopment of commercial uses along State Route 80 and first street in their community.

3. **Residential Uses** - The community requests increased buffering between commercial and residential properties in their community. With the exception of mixed-use developments the community wishes to prohibit multi-unit apartment buildings along State Route 80 and encourage mixed-use commercial/residential uses at the intersection of State Route 80 and State Route 31.
4. **Public Infrastructure** - The community desires to preserve wetland and native habitats and to provide alternative irrigation sources utilizing non-potable irrigation water in an effort to maximize the conservation of water.
5. **Community Facilities/Parks** - The community desires to work with the County, State and National Parks Service to provide passive recreational opportunities including parks, nature, pedestrian and equestrian trails and to ensure the separation of said trails from roadways through the use of a minimum of four foot wide planting strips. The community also desires increased access to the Caloosahatchee River. Other issues of importance to the community are interconnections to various recreational sites through the use of pedestrian, bicycle and equestrian linkages, increasing the publicity of recreational facility availability and the use of impact fee funds generated from development within the community to be used exclusively to benefit their community.
6. **Public Participation** - Virtually the same as what has been approved for the Estero and Captiva communities, the Caloosahatchee Shores community desires to register citizen groups to receive pertinent information on pending Land Development Code amendments and Lee Plan amendments. They also wish to establish a document "clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be housed for review by the public.

Staff's initial comments were forwarded to the consultant who then responded to each of the comments in a letter dated February 27, 2002. Staff's initial comments came from Lee County Utilities, Division of Natural Resources, Division of Public Safety, Department of Transportation, and the Florida/Lee County Health Department. The consultant's response included some revisions to the original submittal addressing many of the comments. Those revisions have been incorporated into this report and where applicable, replace the original submittal language. The February 27, 2002 letter mentioned above highlights those changes and is included as an appendix to this report.

The following section of this report includes a proposed new Vision Statement, a new Goal 13, new Objectives and Policies under Goal 13. The report also contains future land-use map revisions for three areas of the County. Specifically, approximately 1003 acres, more or less, north of the Buckingham Rural Community Preserve and East of Buckingham Road, the Veranda property located south of State Route 80 and north of the Orange River in the Fort Myers Shores planning community and, finally, the intersection of State Route 80 and State Route 31. With the exception of the Vision Statement staff's suggested changes to the applicants original language are in strike through, underline format. Following each modification are comments and suggestions from Staff.

Please note that the word "shall" has been replaced with "will" or "must" throughout the proposal in order to correspond with current language in the rest of the Lee Plan.

VISION STATEMENT:

~~Fort Myers Shores~~ Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, ~~east west~~ of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east ~~of the City of Fort Myers to I-75~~. This community contains ~~four two~~ areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. ~~The Olga area~~ Caloosahatchee Shores Planning Community has a ~~more~~ rural/historic character, ~~but and~~ is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, ~~Industrial Interchange Area~~, and General Interchange.

The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately ~~14~~24,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is ~~expected to nearly~~ will more than double by 2020 ~~and the amount of industrial land is expected to increase by 10 fold~~. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. ~~There are two major s~~ Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. ~~The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs~~. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Staff recommends that those changes not be made at this time. By amending the language as submitted a portion of the Fort Myers Shores planning community located west of I-75 has been eliminated and would no longer be accounted for. Although an explanation for the proposed increase in population projections has been offered, there is virtually no data and analysis to support the proposal. Staff recommends that the vision statements of each planning community be reviewed during the Evaluation and Appraisal report process beginning this month.

VISION STATEMENT:

~~Fort Myers Shores~~ Caloosahatchee Shores - ~~This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains four two areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development~~

~~patterns for the next 20 years. The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character, but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.~~

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 1424,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

The Fort Myers Shores planning community contains two separate and distinct sub-areas that have been identified through two separate community planning efforts. Those areas have been identified as Caloosahatchee Shores and Palm Beach Boulevard and are separated by I-75.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and east to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations is Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

The existing Vision Statement for Fort Myers Shores has been supplemented by two sub-areas which have been identified through two separate community planning efforts. Namely, the Palm Beach Boulevard and Caloosahatchee Shores community plans. Staff recommends transmittal of the modified language above.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

~~Staff does not have a problem with the wording of Goal 13 other than the use of the word rural. The community is quickly becoming urbanized and with the addition of the Veranda, Hawks Haven and Buckingham 320 developments the area in question will not be considered rural by staff.~~

Staff recognizes that although some areas of the Caloosahatchee Shores planning area will become urbanized and will not appear what would be considered rural to many, some areas of the community will maintain a rural appearance. The revised language came about as a result of staff's meeting with community representatives and more accurately describes what the community seeks to maintain.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

Objective 13.1, as originally submitted, seemed to staff to imply that whatever land development code regulations that are submitted would be adopted. This is rarely the case so staff wanted to make it clear that those regulations would be considered for adoption, which is consistent with the process currently in use.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

Staff has no problem with Policy 13.1.1. It is clear that the Caloosahatchee Shores community will be responsible for drafting the regulations. Staff will assist with the development of those regulations, but will not be required to initiate the process.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

Staff feels that if vernacular Florida architectural styles is what the community wants then a policy encouraging the use of that style is appropriate.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

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

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

A decision to hire a staff architect would have to be made by the Board of County Commissioners as would funding the position. Staff does not feel that this belongs as a policy of the Lee Plan. A better method of obtaining this position, if needed, would be through meetings with appropriate staff and through discussions at public hearings that this policy will invoke.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions ~~must~~ should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations ~~must~~ should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

Staff generally agrees with Objective 13.2; however, does not agree with the use of the word must. Each development request is unique and has to be weighed on its own merits; therefore, the substitution of the word should is recommended. With respect to requiring staff to create regulations that provide for employment opportunities, that would be beyond the scope of the county to achieve. The private sector is responsible for creating employment opportunities.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

Staff is recommending that in addition to the intersection of SR 80 and DR 30 being added to map 19 "Commercial Site Location Standards" that the future land use category be changed from the Suburban category to the Urban Community category. That recommendation is based on both site location standards and on the communities desire to see commercial development at that site. Both State Route 80 and State Route 31 are listed as arterial roads on the County's functional classification list.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

This proposed policy will not prevent new retail uses along Buckingham Road, but can be used as a basis for discouraging those request by staff and for recommending for denial new commercial zoning requests by the hearing examiner. Staff recommends approval of this policy.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

The current distance from adjoining rights of way in Minor Commercial is 330 feet. This policy proposes to double that distance to 660 feet. Since the objective of this policy is to create commercial nodes in the community, staff does not think that increasing the distance is inconsistent with that aim and recommends approval of this policy.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

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

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

Staff's only concern with this policy is that the only thing it accomplishes is to put on notice to developers that assembling lots to extend from State Route 80 to First Street. The policy causes no apparent harm but does not appear to go very far in achieving the objective that it seeks.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County ~~must~~ will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

Staff suggests replacing the word "must" with "will". The reason for this recommendation is that staff currently evaluates adjacent uses, natural resources and access and recreational or open space criteria fairly strictly. This policy will not change the way staff reviews projects but will back staff on what criteria is currently being used.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

The Caloosahatchee Shores community desires to have enhanced buffer areas between residential and commercial uses and desires to create Land Development Code revisions to accomplish that goal. Staff supports that view and recommends approval of this policy.

POLICY 13.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

With the exception of mixed use developments this proposed policy prohibits higher density residential uses along SR 80 and Buckingham roads. Staff does not know what "higher" refers to and does not know what "along" SR 80 and Buckingham means. Further, this proposed policy seems to directly conflict with the following Policy 13.3.3. Staff does not recommend approval for this policy.

POLICY 13.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported, with a variety of incentives.

Policy 13.3.3 recommends higher density residential development along the intersections of SR 80 and SR 31 and along SR 80 and Buckingham Road. As with policy 13.3.2 staff does not know what "higher density" means and does not know what "along" the commercial nodes means. It does not seem logical to limit residential densities along the corridors in one policy and to encourage higher densities in the next. Staff does not recommend approval of this policy or policy 13.3.2 as they are currently written.

POLICY 13.3.2: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.

Staff recommends transmittal of the revised Policy 13.3.2 which combines original policies 13.3.2 and 13.3.3. The revised policy is more specific in terms of allowable densities and to the locations at which increased density for mixed use development will be allowed. The revised policy also makes it clear that for the purposes of this policy a mixed use development will be defined as a mix of commercial and

~~residential uses within the same structure rather than scattered commercial and residential uses on the same site.~~

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- **Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.**
- **Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.**

At the April 28 LPA meeting it was suggested that mixed use developments not be limited to mixed uses within the same building.

POLICY 13.3.4: Any existing or future regulation in the ~~Lee Plan~~ or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be ~~waived~~ given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

Comprehensive Plan policies cannot be waived. Amendments to the Comprehensive Plan would be required; therefore, staff is recommending the elimination of reference to the Lee Plan in this policy. Also, it may be the intent of a specific regulation to inhibit the development of a mixed-use project and all proposed projects should be reviewed on a case-by-case basis. Staff recommends approving this policy with the changes indicated above.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

This is a policy that might be better adopted County-wide rather than just for Caloosahatchee shores. The Board of County Commissioners has asked the Captiva Community Planning Panel to propose language regarding the treatment of wetlands and mangroves to the Board for consideration for adoption county-wide. Staff recommends not approving this policy at this time but to direct the community to work with staff and the Captiva Community Planning Panel to arrive at language that can be applied to all of Lee County.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

The same comment on Objective 13.4 applies to Policy 13.4.1. Staff recommends not approving this policy at this time.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

This policy directs Lee County to work with the Caloosahatchee Shores community to provide sufficient community facilities. This is certainly in the best interest of the County and Staff recommend approval of this objective.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

This policy would benefit all of the residents of Lee County and is supported by staff.

POLICY 13.65.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads ~~must~~should be separated from the edge of pavement. ~~by a~~ minimum 4 foot planting strip.

This policy is directed toward public health and welfare and staff supports it's approval as amended at the April 28 LPA public hearing.

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Enclosed with this report are comments from the Lee County Department of Public Works objecting to this policy as it is proposed. The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) is the advisory board responsible for recommending how Conservation 20/20 lands will be managed and which lands will be acquired. It has been the policy of CLASAC to review these projects on a case-by-case basis after a thorough environmental site survey and analysis has been conducted. As written, proposed Policy 13.5.3 runs counter to existing CLASAC policies. Staff does not recommend approval of the policy as written, but offers the following language provided by CLASAC for approval with one change made by staff:

The Division of County Lands has reviewed revised policy 13.5.3 and thinks that this revision is consistent with the recommendation and concerns as expressed by CLASAC. Staff recommends transmittal of this policy. Staff recommends that the following previously recommended policy be struck and be replaced with the above mentioned revised originally submitted language.

Policy 13.5.3: Lands along the Orange River or and the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

This policy would provide a community-wide benefit to all residents of Lee County and is supported by staff.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

Lee County currently provides information about its parks and recreational opportunities through the use of the County's web page, from pamphlets, and handouts and through the County television channel. Increasing the usage of the County recreational facilities will have a positive benefit to resident's health and welfare and staff supports this policy.

POLICY 13.5.6: ~~By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.~~

Lee County Department of Public Works objects to this proposed policy as written.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

Objective 13.6 and policies 13.6.1, 13.6.2 and 13.6.3 that follow are virtually identical to those Objectives and policies that have been adopted for both the Estero and Captiva communities. They provide for increased public notification regarding Land Development Code and Lee Plan amendments, create a document "clearing" house in the community where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection and will require the owner or agent for any Planned Development request within the Caloosahatchee Shores Community to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

LEE PLAN MAP 19: Staff recommends adding the intersection of State Route 80 and State Route 31 to map 19 of the Lee Plan, Commercial Site Location Standards.

Definition of Density: Staff recommends to following changes to the Definition of Density contained in the Lee Plan:

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, unless part of a fully integrated mixed use development with common utilities, drainage, parking and access ways, or a mixed-use building. **Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the same *buildings project* do not have to exclude the commercial lands from the density calculation.**

The revised definition of density provided above is specific to nodes delineated in Policy 13.34.2. The policy will work in concert with policy 13.34.2 to provide further incentives for the creation mixed-use developments.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The Caloosahatchee Shores proposed a Future Land Use amendment for 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres be changed from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban Future Land Use category, limited to 3 dwelling units per acre, and for the approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road to be changed from the Rural Future Land Use Category and the Suburban Future Land

Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use change would be a reduction of approximately 823 allowable residential units.

~~Staff recommends for changing the Future Land Use Designation for property known as the Veranda located north of the Buckingham Community Preserve and South of State Route 80 from the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category.~~

At the March 24 LPA public hearing staff heard concerns that representatives from the Veranda that would be effected by the above Future Land Use change shown in strike-through had not had enough time to evaluate its merits. In light of that concern, staff will evaluate this future land use change through the ongoing Evaluation and Appraisal Report for the Lee Plan.

Staff recommends Changing the Future Land Use Designation at the intersection of State Route 80 and State Route 31 from the Suburban Future Land Use Category to the Urban Community Future Land Use Category as depicted on the attached map.

FUTURE LAND DEVELOPMENT CODE AMENDMENTS

The Community Plan proposes several future amendments to Lee County's Land Development Code. Topics for potential LDC amendments range from compatibility of commercial uses with adjacent residences, sign regulations, building heights, and architectural standards for new development.

B. CONCLUSIONS

The proposed revised Vision Statement, Goal and Policies are the result of nearly a two-year long planning process. They directly reflect the vision that the Caloosahatchee Shores Community has for its future growth and development. Staff believes that this amendment should be viewed as another step in a continuous process that addresses planning needs in the Caloosahatchee Shores community. Many issues have been addressed through this amendment, but there are others, such as those policies (or portions thereof) that staff and the LPA have recommended not to be transmitted, that may require more consideration in the future.

C. STAFF RECOMMENDATION

Subsequent to comments received at the three LPA public hearings by the public, the applicants and their representatives and by the LPA, staff recommends that the Board of County Commissioners transmit the proposed amendment with staff's recommended language as shown in Part I, Section B of this report.

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

DATE OF PUBLIC HEARING: March 24, 2003

The Local Planning agency met on March 24, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to work with community representatives to fine-tune some of the proposed policies and then continued the item to the April 28, 2003 public hearing.

DATE OF PUBLIC HEARING: April 28, 2003

The Local Planning Agency held a second public hearing on April 28, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to further work on Policy 13.3.2 and the definition of density and then continued the item to the May 28, 2003 public hearing.

DATE OF PUBLIC HEARING: May 28, 2003

The Local Planning Agency held a third public hearing on May 28, 2003 to review revised staff recommendations on the Vision Statement, Objectives and Policies as directed by the LPA at the April 28 public hearing.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: With the exception of Policy 13.5.2 the Local Planning Agency recommended that the Board of County Commissioners transmit the amendment to the proposed Vision Statement, Goal, Objectives and Policies and to transmit the proposed Future Land Use map amendments including modification to map 19 of the Lee Plan as shown in Part I, Section C of this report.
2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Local Planning Agency accepted the recommended Findings of Fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
MATT BIXLER	<u>AYE</u>
SUSAN BROOKMAN	<u>AYE</u>
DAN DELISI	<u>AYE</u>
RONALD INGE	<u>AYE</u>
ROBERT PRITT	<u>AYE</u>
GORDON REIGELMAN	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: June 25, 2003

A. BOARD REVIEW: Staff made a brief presentation indicating that with the exception of Policy 13.5.2 staff recommended transmittal of the Caloosahatchee Shores Plan Amendment as recommended by the LPA. Staff explained that after the LPA's recommendation of transmittal of Policy 13.5.2 the Caloosahatchee Shores Community Planning Panel had agreed that it not be transmitted. The LPA was unaware that the Planning Panel members had changed their mind on the issue.

Staff further explained that Buckingham Development LLC was opposed to transmittal of the Future Land Use Map change for property they owned located north of the Buckingham Rural Community Preserve and east of Buckingham Road. Staff explained that no opposition to that proposed Future Land Use Map change was voiced at any of the three LPA public hearings, but that failed negotiations for the removal of an access easement through a portion of their property that provided access to adjacent property owned by another party had caused them to change their opinion. Staff recommended transmittal of the proposed Future Land Use Map change and explained to the Board that if no resolution to the access easement situation was reached and the property owner was still opposed to the change at the time of adoption that staff would recommend that the change not be adopted. Following that presentation, the Board opened the hearing to public comments.

The community's representative spoke and noted that other than two scrivener's errors in the staff report that the community was in support of transmittal. Staff stated that the scrivener's errors would be corrected.

Two members of the Community Planning Panel spoke in support of the plan amendment as recommended by staff.

An attorney representing Buckingham Development LLC spoke in opposition to the Future Land Use Map change that would include her clients property.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. **BOARD ACTION:** The Board voted to transmit the amendment to DCA including the Future Land Use Map amendments and without Policy 13.5.2 as staff recommended.
2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The Board accepted the findings of fact as advanced by staff and the LPA.

C. VOTE:

JOHN ALBION	<u>AYE</u>
ANDREW COY	<u>AYE</u>
BOB JANES	<u>AYE</u>

RAY JUDAH

AYE

DOUG ST. CERNY

AYE

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

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

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

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

**CPA2002-04
CALOOSAHATCHEE SHORES COMMUNITY PLAN
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

BoCC Public Hearing Document
for the
June 25, 2003 Public Hearing

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

June 6, 2003

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2002-04**



Text Amendment



Map Amendment

<input checked="" type="checkbox"/>	This Document Contains the Following Reviews:
<input checked="" type="checkbox"/>	Staff Review
<input checked="" type="checkbox"/>	Local Planning Agency Review and Recommendation
	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: March 14, 2003

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

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

B. APPLICANT

THE EAST LEE COUNTY COUNCIL
REPRESENTED BY VANASSE & DAYLOR

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a revised Vision Statement, establish a new Goal 13 and subsequent Objectives and Policies.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment as provided below. With the exception of Policy 13.5.2, this recommendation includes revisions made by the Local Planning Agency at Public Hearings held on March 24, April 28, and May 28, 2003 that were not part of staff's original recommendation. With the exception of Policy 13.5.2, staff agrees with the changes made to their original recommendation.

The following recommendation for transmittal includes all changes made since the March 24 LPA public hearing. With the exception of the strike through shown in the Fort Myers Shores Vision statement, previous edits to staff original recommendation are not shown in this section. Those changes are included in Part I, Section C below. Changes made following the May 28 LPA public hearing are shown in bold underline, strike through.

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, **Outlying Suburban**, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character.~~
(Added by Ordinance No. 99-15)

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 5 in the Appendix.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, **north of SR 80 and east and west of SR 31** are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to **three no more than four** dwelling units per acre. **Multi-story apartment buildings are prohibited.**

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: ~~Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads should be separated from the edge of pavement.~~

Policy 13.5.2 was recommended for transmittal by the LPA at the April 28 public hearing and DOT staff agreed to that language at that time. After further consideration, DOT staff recommended at the May 28 LPA public hearing that Policy 13.5.2 not be transmitted. The LPA recommendation for transmittal has not changed.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

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POLICY 13.6.2: The Caloosahatchee Shores Community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County’s failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

Staff recommends transmittal of the proposed a Future Land Use amendment for lands located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban future land use category, limited to 3 dwelling units per acre, and for approximately 1003 acres located south of the above mentioned tract of land and east of Buckingham Road from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use category amendment would be a reduction of approximately 823 allowable residential units.

Staff also recommends transmittal of the proposed Future Land Use amendment for lands located immediately east and west of SR 31 and immediately north of State Route 80 containing approximately 42 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use

Category and recommends adding those tracts of land to Map 19 of the Lee Plan, Commercial Site Location Standards.

C. REVISED RECOMMENDATION FOLLOWING THE MARCH 24 AND APRIL 28 LPA PUBLIC HEARINGS:

This section shows staff's original recommendation that was provided to the LPA and changes that were made following the March 24 and April 28 LPA public hearings. Staff agrees with those changes as presented below.

At the March 24 LPA public hearing, the LPA directed staff to work with the applicant to resolve differences of opinion on some of the proposed policies, the proposed Vision Statement, and to the proposed Future Land Use map changes. After considering concerns and comments raised at the March 24 LPA meeting and after meeting with the applicant to discuss changes, staff is making the following recommendation for transmittal of the proposed new Goal 13 of the Lee Plan. All changes to the recommendations that were made for the March 24 LPA meeting are in bold, double underline, strikethrough.

At the April 28 LPA public hearing staff presented revised recommendations on several policies. The LPA recommended for transmittal several of those policies, some with modifications. The LPA directed staff to work on Policy 13.3.2 pertaining to mixed use developments and to revise the proposed new definition of density, if necessary.

After taking into consideration comments received by the LPA and by the public at the April 28 public hearing, staff has revised its recommendation on then Policy 13.3.2 and on the definition of density. Those new recommendations are shown in below in bold, double underline italic and a discussion is provided in part II of this report.

VISION STATEMENT:

~~Fort Myers Shores~~ **Caloosahatchee Shores** - This Community is located south of the Caloosahatchee River, east **west** of Hickey Creek, and north of the Orange River; and, along I-75 **west and north** of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains four **two areas major neighborhoods**: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area **Caloosahatchee Shores Planning Community** has a more rural/historic character, **but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan.** This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 1424,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of~~

~~industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains **four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75.** This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently,

this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions ~~must~~ should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations ~~must~~ should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, ~~and provide for employment opportunities.~~ Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County must will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

POLICY 13.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

POLICY 13.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported with a variety of incentives.

POLICY 13.3.2: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.

OBJECTIVE 13.4.1: MIXED USE DEVELOPMENT: Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 ans SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.3.4.3: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

OBJECTIVE 13.65: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.65.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.65.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads mustshould be separated from the edge of pavement by a minimum 4 foot planting strip.

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant., The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Policy 13.5.3: Lands along the Orange River or ~~and~~ the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input:

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's

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

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County’s failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

The following revised definition of density that was part of the applicant’s original submittal was inadvertently omitted from the March 24 staff report.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included; unless part of a fully integrated mixed-use development with common utilities, drainage, parking and access ways; or a mixed-use building. Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the same buildings project do not have to exclude the commercial lands from the density calculation.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Caloosahatchee Shores Community Plan Update has been sponsored as a community service by the East Lee County Council.
- Financial assistance has been provided by the Board of County Commissioners.
- Caloosahatchee Shores boundaries are identical to that part of the Fort Myers Shores Planning Community located east of I-75.

- The Caloosahatchee Shores Community Plan creates a new Goal 13 and associated Objectives and Policies.
- The Caloosahatchee Shores Community Plan seeks to change the future land use map by changing a portion of the Rural land use category and a portion of the Suburban land use category to Outlying Suburban at a density of two dwelling units per acre and a portion of the Suburban land use category to Outlying Suburban at a density of three dwelling units per acre.
- The Veranda development is has been approved for a density of approximately one unit per acre. The project site is located within the Suburban Future Land Use category which allows up to six dwelling units per acre. The Outlying Suburban Category allows for one to three dwelling units per acre.
- The intersection of State Route 80 and State Route 31 has a Suburban Future Land Use designation which would only allow for up to Neighborhood Commercial type uses.

The Caloosahatchee Shores community, through recommendations contained in the Caloosahatchee Shores Community Plan has expressed a desire for the following actions:

- Following adoption of this Comprehensive Plan amendment the Caloosahatchee Shores community will undertake amending or adopting Land Development Code regulations to enhance landscaping, signage and architectural standards for the community.
- Encourage old Florida styles and discourage Mediterranean architectural styles.
- Discourage Lee County from approving deviations that would result in a loosening of architectural standards in the community.
- Requiring Lee County to hire a professional architect to interpret and implement design guidelines in the County.
- Designate the intersection of State Route 80 and State Route 31 as a commercial node to allow for greater commercial intensity.
- Discourage new retail uses along Buckingham Road outside the commercial node.
- Minor commercial uses, public facilities and recreational areas are encouraged near the intersection of Old Olga Road and South Olga Drive.
- require interconnections with adjacent commercial uses in an effort to reduce the access points onto primary road corridors.
- Promote the redevelopment of commercial uses along State Rout 80.

- Following adoption of the plan amendment the community will undertake amending or adopting Land Development Code revisions to enhance buffering between commercial uses and residential uses.
- With the exception of mixed use projects, higher density residential uses will be prohibited on State Route 80 and Buckingham road.
- Encourage mixed-use projects containing commercial and residential uses with pedestrian linkages at the commercial nodes of State Route 80 and State route 31 and at State Route 80 and Buckingham Road as well as the commercial strip between First Street and State Route 80 in Fort Myers Shores.
- The community will propose land development code revisions to encourage mixed-use development by the end of 2004.
- Lee County will work to ensure that wetland and native upland habitats and natural water bodies in the Caloosahatchee Shores community are protected.
- Lee County will work to provide alternative irrigation sources or provide financial incentives to provide non-potable irrigation water within the Caloosahatchee Shores community.
- The Caloosahatchee Shores community will work to provide passive recreational opportunities, parks, nature, pedestrian and equestrian trails within their community.
- Bikeways, pedestrian ways and equestrian trails along collector and arterial roads will be required to be separated from the edge of the pavement by a minimum 4 foot planting strip.
- Lee County will work with the community and private landowners to maintain and enhance public access to the Caloosahatchee River. Lee County will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 program will be required to provide access to the riverfront.
- Lee County will work to ensure that the development of new parks meets the needs of the community and that they are connected to other open space/recreational facilities with pedestrian, bicycle or equestrian linkages.
- Lee County will advertise the availability of parks in the community in an effort to increase community awareness and usage of community parks.
- Lee County will evaluate the boundaries of the Impact Fee Districts to ensure that money from within the Caloosahatchee Shores community remains within or benefits the area.
- As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores community that desire notification of pending review of Land Development

Code amendments and Lee Plan amendments. Lee County will provide those groups with information regarding those pending amendments.

- The Caloosahatchee Shores community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection.
- The owner or agent for any Planned Development request within the Caloosahatchee Shores community must conduct one public informational session where the agent will provide a general overview of the project for interested citizens.

D. BACKGROUND INFORMATION

The Caloosahatchee Shores Community Plan was initiated by the East Lee County Council with the help of Vanasse & Daylor as the East Lee County Community Plan in February of 2002. The Planning coincided with work done on the Palm Beach Boulevard Plan whose planning boundaries are contiguous to the west.

Four community workshops were held and stakeholder interviews were conducted to gain information about the community and to determine the important issues and concerns of Caloosahatchee Shores residents. Workshops were held on February 21, 2002, March 16, 2002, May 2, 2002 and July 9, 2002. A final presentation was made by Vanasse & Daylor on August 26, 2002.

Some of the issues identified during the workshops and through stakeholder interviews were community identity, traffic, flooding, unwanted uses, desired uses, open space, landscaping, parks, architectural guidelines, real estate values and affordable housing.

Also of interest was 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties be reclassified to the Outlying Suburban future land use category and be limited to 2 dwelling units per acre for the area south of the Florida Power and Light (FPL) utility easement and 3 dwelling units per acre for the approximately 19 acres of land north of the FPL easement. That limitation of density would be nearly consistent with the Buckingham 320 master concept plan and the resolution approving said plan at just over 2 dwelling units per acre. The project was approved for 2 dwelling units per acre, but when calculating density the acres of wetlands on the site raises the overall density slightly.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- Public Safety
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department

Comments were received from the Lee County Public Works Department, the Department of Transportation, Lee Tran and Lee County Utilities. Those comments are attached to this report.

The Caloosahatchee Shores Community Plan recommendations are organized into the six general areas listed below. The plan then identifies several more specific areas of concern which are summarized below by staff.

1. **Community Character** - Issues of concern that are identified in this objective are architectural standards, landscaping, buffering and signage guidelines.
2. **Commercial Land Uses** - The community desires to have the intersection of State Route 80 and State Route 31 designated as a commercial node and to discourage commercial uses outside of that node along Buckingham Road. The community desires interconnections between adjacent commercial developments and to promote the redevelopment of commercial uses along State Route 80 and first street in their community.
3. **Residential Uses** - The community requests increased buffering between commercial and residential properties in their community. With the exception of mixed-use developments the community wishes to prohibit multi-unit apartment buildings along State Route 80 and encourage mixed-use commercial/residential uses at the intersection of State Route 80 and State Route 31.
4. **Public Infrastructure** - The community desires to preserve wetland and native habitats and to provide alternative irrigation sources utilizing non-potable irrigation water in an effort to maximize the conservation of water.

5. **Community Facilities/Parks** - The community desires to work with the County, State and National Parks Service to provide passive recreational opportunities including parks, nature, pedestrian and equestrian trails and to ensure the separation of said trails from roadways through the use of a minimum of four foot wide planting strips. The community also desires increased access to the Caloosahatchee River. Other issues of importance to the community are interconnections to various recreational sites through the use of pedestrian, bicycle and equestrian linkages, increasing the publicity of recreational facility availability and the use of impact fee funds generated from development within the community to be used exclusively to benefit their community.
6. **Public Participation** - Virtually the same as what has been approved for the Estero and Captiva communities, the Caloosahatchee Shores community desires to register citizen groups to receive pertinent information on pending Land Development Code amendments and Lee Plan amendments. They also wish to establish a document "clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be housed for review by the public.

Staff's initial comments were forwarded to the consultant who then responded to each of the comments in a letter dated February 27, 2002. Staff's initial comments came from Lee County Utilities, Division of Natural Resources, Division of Public Safety, Department of Transportation, and the Florida/Lee County Health Department. The consultant's response included some revisions to the original submittal addressing many of the comments. Those revisions have been incorporated into this report and where applicable, replace the original submittal language. The February 27, 2002 letter mentioned above highlights those changes and is included as an appendix to this report.

The following section of this report includes a proposed new Vision Statement, a new Goal 13, new Objectives and Policies under Goal 13. The report also contains future land-use map revisions for three areas of the County. Specifically, approximately 103 acres, more or less, north of the Buckingham Rural Community Preserve and East of Buckingham Road, the Veranda property located south of State Route 80 and north of the Orange River in the Fort Myers Shores planning community and, finally, the intersection of State Route 80 and State Route 31. With the exception of the Vision Statement staff's suggested changes to the applicants original language are in strike through, underline format. Following each modification are comments and suggestions from Staff. Please note that the word "shall" has been replaced with "will" or "must" throughout the proposal in order to correspond with current language in the rest of the Lee Plan.

VISION STATEMENT:

~~Fort Myers Shores~~ Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, ~~east~~ west of Hickey Creek, and north of the Orange River; and, along I-75 west ~~and north~~ of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains ~~four two areas~~ major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character, ~~but~~ and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land

is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.

The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 142,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major s Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Staff recommends that those changes not be made at this time. By amending the language as submitted a portion of the Fort Myers Shores planning community located west of I-75 has been eliminated and would no longer be accounted for. Although an explanation for the proposed increase in population projections has been offered, there is virtually no data and analysis to support the proposal. Staff recommends that the vision statements of each planning community be reviewed during the Evaluation and Appraisal report process beginning this month.

VISION STATEMENT:

~~Fort Myers Shores Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains four two areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character, but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.~~

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 142,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains~~

~~commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. **Fort Myers Shores** - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

The Fort Myers Shores planning community contains two separate and distinct sub-areas that have been identified through two separate community planning efforts. Those areas have been identified as Caloosahatchee Shores and Palm Beach Boulevard and are separated by I-75.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and east to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations is Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

The existing Vision Statement for Fort Myers Shores has been supplemented by two sub-areas which have been identified through two separate community planning efforts. Namely, the Palm Beach Boulevard and Caloosahatchee Shores community plans. Staff recommends transmittal of the modified language above.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

Staff does not have a problem with the wording of Goal 13 other than the use of the word rural. The community is quickly becoming urbanized and with the addition of the Veranda, Hawks Haven and Buckingham 320 developments the area in question will not be considered rural by staff.

Staff recognizes that although some areas of the Caloosahatchee Shores planning area will become urbanized and will not appear what would be considered rural to many, some areas of the community will maintain a rural appearance. The revised language came about as a result of staff's meeting with community representatives and more accurately describes what the community seeks to maintain.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

Objective 13.1, as originally submitted, seemed to staff to imply that whatever land development code regulations that are submitted would be adopted. This is rarely the case so staff wanted to make it clear that those regulations would be considered for adoption, which is consistent with the process currently in use.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

Staff has no problem with Policy 13.1.1. It is clear that the Caloosahatchee Shores community will be responsible for drafting the regulations. Staff will assist with the development of those regulations, but will not be required to initiate the process.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

Staff feels that if vernacular Florida architectural styles is what the community wants then a policy encouraging the use of that style is appropriate.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

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

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

A decision to hire a staff architect would have to be made by the Board of County Commissioners as would funding the position. Staff does not feel that this belongs as a policy of the Lee Plan. A better method of obtaining this position, if needed, would be through meetings with appropriate staff and through discussions at public hearings that this policy will invoke.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas

maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

Staff generally agrees with Objective 13.2; however, does not agree with the use of the word must. Each development request is unique and has to be weighed on its own merits; therefore, the substitution of the word should is recommended. With respect to requiring staff to create regulations that provide for employment opportunities, that would be beyond the scope of the county to achieve. The private sector is responsible for creating employment opportunities.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

Staff is recommending that in addition to the intersection of SR 80 and DR 30 being added to map 19 "Commercial Site Location Standards" that the future land use category be changed from the Suburban category to the Urban Community category. That recommendation is based on both site location standards and on the communities desire to see commercial development at that site. Both State Route 80 and State Route 31 are listed as arterial roads on the County's functional classification list.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

This proposed policy will not prevent new retail uses along Buckingham Road, but can be used as a basis for discouraging those request by staff and for recommending for denial new commercial zoning requests by the hearing examiner. Staff recommends approval of this policy.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

The current distance from adjoining rights of way in Minor Commercial is 330 feet. This policy proposes to double that distance to 660 feet. Since the objective of this policy is to create commercial nodes in the community, staff does not think that increasing the distance is inconsistent with that aim and recommends approval of this policy.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

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

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

Staff's only concern with this policy is that the only thing it accomplishes is to put on notice to developers that assembling lots to extend from State Route 80 to First Street. The policy causes no apparent harm but does not appear to go very far in achieving the objective that it seeks.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County ~~must~~ will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

Staff suggests replacing the word "must" with "will". The reason for this recommendation is that staff currently evaluates adjacent uses, natural resources and access and recreational or open space criteria fairly strictly. This policy will not change the way staff reviews projects but will back staff on what criteria is currently being used.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

The Caloosahatchee Shores community desires to have enhanced buffer areas between residential and commercial uses and desires to create Land Development Code revisions to accomplish that goal. Staff supports that view and recommends approval of this policy.

POLICY 13.3.2: ~~With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.~~

With the exception of mixed use developments this proposed policy prohibits higher density residential uses along SR 80 and Buckingham roads. Staff does not know what "higher" refers to and does not know what "along" SR 80 and Buckingham means. Further, this proposed policy seems to directly conflict with the following Policy 13.3.3. Staff does not recommend approval for this policy.

POLICY 13.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported, with a variety of incentives.

Policy 13.3.3 recommends higher density residential development along the intersections of SR 80 and SR 31 and along SR 80 and Buckingham Road. As with policy 13.3.2 staff does not know what "higher density" means and does not know what "along" the commercial nodes means. It does not seem logical to limit residential densities along the corridors in one policy and to encourage higher densities in the next. Staff does not recommend approval of this policy or policy 13.3.2 as they are currently written.

POLICY 13.3.2: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.

Staff recommends transmittal of the revised Policy 13.3.2 which combines original policies 13.3.2 and 13.3.3. The revised policy is more specific in terms of allowable densities and to the locations at which increased density for mixed use development will be allowed. The revised policy also makes it clear that for the purposes of this policy a mixed use development will be defined as a mix of commercial and residential uses within the same structure rather than scattered commercial and residential uses on the same site.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use

designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

At the April 28 LPA meeting it was suggested that mixed use developments not be limited to mixed uses within the same building.

POLICY 13.3.4: Any existing or future regulation in the ~~Lee Plan or the Land Development Code~~ that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be ~~waived~~ given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review, and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

Comprehensive Plan policies cannot be waived. Amendments to the Comprehensive Plan would be required; therefore, staff is recommending the elimination of reference to the Lee Plan in this policy. Also, it may be the intent of a specific regulation to inhibit the development of a mixed-use project and all proposed projects should be reviewed on a case-by-case basis. Staff recommends approving this policy with the changes indicated above.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: ~~Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.~~

This is a policy that might be better adopted County-wide rather than just for Caloosahatchee shores. The Board of County Commissioners has asked the Captiva Community Planning Panel to propose language regarding the treatment of wetlands and mangroves to the Board for consideration for adoption county-wide. Staff recommends not approving this policy at this time but to direct the community to work with staff and the Captiva Community Planning Panel to arrive at language that can be applied to all of Lee County.

~~POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.~~

The same comment on Objective 13.4 applies to Policy 13.4.1. Staff recommends not approving this policy at this time.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

This policy directs Lee County to work with the Caloosahatchee Shores community to provide sufficient community facilities. This is certainly in the best interest of the County and Staff recommend approval of this objective.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

This policy would benefit all of the residents of Lee County and is supported by staff.

POLICY 13.65.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads ~~must~~should be separated from the edge of pavement. ~~by a minimum 4 foot planting strip.~~

This policy is directed toward public health and welfare and staff supports it's approval as amended at the April 28 LPA public hearing.

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. ~~All new~~

development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Enclosed with this report are comments from the Lee County Department of Public Works objecting to this policy as it is proposed. The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) is the advisory board responsible for recommending how Conservation 20/20 lands will be managed and which lands will be acquired. It has been the policy of CLASAC to review these projects on a case-by-case basis after a thorough environmental site survey and analysis has been conducted. As written, proposed Policy 13.5.3 runs counter to existing CLASAC policies. Staff does not recommend approval of the policy as written, but offers the following language provided by CLASAC for approval with one change made by staff:

The Division of County Lands has reviewed revised policy 13.5.3 and thinks that this revision is consistent with the recommendation and concerns as expressed by CLASAC. Staff recommends transmittal of this policy. Staff recommends that the following previously recommended policy be struck and be replaced with the above mentioned revised originally submitted language.

Policy 13.5.3: Lands along the Orange River or and the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

This policy would provide a community-wide benefit to all residents of Lee County and is supported by staff.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

Lee County currently provides information about its parks and recreational opportunities through the use of the County's web page, from pamphlets, and handouts and through the County television channel. Increasing the usage of the County recreational facilities will have a positive benefit to resident's health and welfare and staff supports this policy.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the

Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

Lee County Department of Public Works objects to this proposed policy as written.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

Objective 13.6 and policies 13.6.1, 13.6.2 and 13.6.3 that follow are virtually identical to those Objectives and policies that have been adopted for both the Estero and Captiva communities. They provide for increased public notification regarding Land Development Code and Lee Plan amendments, create a document “clearing” house in the community where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection and will require the owner or agent for any Planned Development request within the Caloosahatchee Shores Community to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county’s failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County’s failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

LEE PLAN MAP 19: Staff recommends adding the intersection of State Route 80 and State Route 31 to map 19 of the Lee Plan, Commercial Site Location Standards.

Definition of Density: Staff recommends to following changes to the Definition of Density contained in the Lee Plan:

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, unless part of a fully integrated mixed-use development with common utilities, drainage, parking and access ways; or a mixed-use building. Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the same buildings project do not have to exclude the commercial lands from the density calculation.

The revised definition of density provided above is specific to nodes delineated in Policy 13.34.2. The policy will work in concert with policy 13.34.2 to provide further incentives for the creation mixed-use developments.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The Caloosahatchee Shores proposed a Future Land Use amendment for 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres be changed from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban Future Land Use category, limited to 3 dwelling units per acre, and for the approximately 1003 acres located south of the above mentioned tract of land and east of Buckingham Road to be changed from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use change would be a reduction of approximately 823 allowable residential units.

~~Staff recommends for changing the Future Land Use Designation for property known as the Veranda located north of the Buckingham Community Preserve and South of State Route 80 from the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category.~~

At the March 24 LPA public hearing staff heard concerns that representatives from the Veranda that would be effected by the above Future Land Use change shown in strike-through had not had enough time to

evaluate its merits. In light of that concern, staff will evaluate this future land use change through the ongoing Evaluation and Appraisal Report for the Lee Plan.

Staff recommends Changing the Future Land Use Designation at the intersection of State Route 80 and State Route 31 from the Suburban Future Land Use Category to the Urban Community Future Land Use Category as depicted on the attached map.

FUTURE LAND DEVELOPMENT CODE AMENDMENTS

The Community Plan proposes several future amendments to Lee County's Land Development Code. Topics for potential LDC amendments range from compatibility of commercial uses with adjacent residences, sign regulations, building heights, and architectural standards for new development.

B. CONCLUSIONS

The proposed revised Vision Statement, Goal and Policies are the result of nearly a two-year long planning process. They directly reflect the vision that the Caloosahatchee Shores Community has for its future growth and development. Staff believes that this amendment should be viewed as another step in a continuous process that addresses planning needs in the Caloosahatchee Shores community. Many issues have been addressed through this amendment, but there are others, such as those policies (or portions thereof) that staff and the LPA have recommended not to be transmitted, that may require more consideration in the future.

C. STAFF RECOMMENDATION

Subsequent to comments received at the three LPA public hearings by the public, the applicants and their representatives and by the LPA, staff recommends that the Board of County Commissioners transmit the proposed amendment with staff's recommended language as shown in Part I, Section B of this report.

PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: March 24, 2003

The Local Planning agency met on March 24, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to work with community representatives to fine-tune some of the proposed policies and then continued the item to the April 28, 2003 public hearing.

DATE OF PUBLIC HEARING: April 28, 2003

The Local Planning Agency held a second public hearing on April 28, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to further work on Policy 13.3.2 and the definition of density and then continued the item to the May 28, 2003 public hearing.

DATE OF PUBLIC HEARING: May 28, 2003

The Local Planning Agency held a third public hearing on May 28, 2003 to review revised staff recommendations on the Vision Statement, Objectives and Policies as directed by the LPA at the April 28 public hearing.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION: With the exception of Policy 13.5.2 the Local Planning Agency recommended that the Board of County Commissioners transmit the amendment to the proposed Vision Statement, Goal, Objectives and Policies and to transmit the proposed Future Land Use map amendments including modification to map 19 of the Lee Plan as shown in Part I, Section B of this report.
2. BASIS AND RECOMMENDED FINDINGS OF FACT: The Local Planning Agency accepted the recommended Findings of Fact as advanced by staff.

C. VOTE:

NOEL ANDRESS	<u>AYE</u>
MATT BIXLER	<u>AYE</u>
SUSAN BROOKMAN	<u>AYE</u>
DAN DELISI	<u>AYE</u>
RONALD INGE	<u>AYE</u>
ROBERT PRITT	<u>AYE</u>
GORDON REIGELMAN	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

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

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

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

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

PLANNING DIVISION

M E M O R A N D U M



LEE COUNTY

SOUTHWEST FLORIDA

to: Local Planning Agency
from: Jim Mudd, AICP, Principal Planner *JM*
subject: Caloosahatchee Shores Community Plan
date: May 1, 2003

At the April 28 public hearing the LPA recommended for transmittal several changes to staff's recommendation. In addition, the LPA directed staff to revise then policy 13.3.2 regarding mixed use development and to revise the definition of density, if necessary. Changes made to the vision statement, policies and to the definition of density after the April 28 meeting appear in the staff report in bold, italic font.

Listed below are the changes made to the staff report after the April 28 public hearing and the pages where they can be found:

- Vision Statement: Page 4 and 5 of 37
- Former Policy 13.3.2: Pages 7 and 8 of 37
Staff wrote a new Objective 13.4 and two supporting policies 13.4.1 and 13.4.2
- Former Objective 13.4 and Policy 13.4.1: Page 8 of 37
- Policy 13.5.2: Page 8 of 37
- Definition of Density: Page 10 of 37

Because this is the third iteration of this staff report, and since staff is required to keep an historic record of previous recommendations, there is a great deal of strike through, underline, bold and italicized text in this report which makes it difficult for many to understand. In order to help the LPA, the public, and others, staff has provided its final recommendation to the LPA for the May 28, 2003 public hearing at the end of this report.

Enclosed with the staff report are the following:

- Map 1 that is referenced in GOAL 13: CALOOSAHATCHEE SHORES
- Attachment 1 that is referenced in Policy 13.2.5
- Maps of existing and proposed amendments to the Future Land Use Series
- Survey of area proposed to be changed from Suburban and Rural Future Land Use Category to the Outlying Suburban Future Land Use Category at three dwelling units per acre located east of Buckingham Rd. and south of the Riverdale Shores subdivision.

**CPA2002-04
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

LPA Public Hearing Document
for the
May 28, 2003 Public Hearing

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

April 22, 2003

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2002-04**



Text Amendment



Map Amendment

<input checked="" type="checkbox"/>	This Document Contains the Following Reviews:
<input checked="" type="checkbox"/>	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: March 14, 2003

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

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

B. APPLICANT

THE EAST LEE COUNTY COUNCIL
REPRESENTED BY VANASSE & DAYLOR

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a revised Vision Statement, establish a new Goal 13 and subsequent Objectives and Policies.

B. REVISED RECOMMENDATION FOLLOWING THE APRIL 28 PUBLIC HEARING:

At the April 28 LPA public hearing staff presented revised recommendations on several policies. The LPA recommended for transmittal several of those policies, some with modifications. The LPA directed staff to work on Policy 13.3.2 pertaining to mixed use developments and to revise the proposed new definition of density, if necessary.

After taking into consideration comments received by the LPA and by the public at the April 28 public hearing, staff has revised its recommendation on then Policy 13.3.2 and on the definition of density. Those new recommendations are shown in part B. below in bold, double underline italic and a discussion is provided in part II of this report.

Because this is the third iteration of this staff report, and since staff is required to keep an historic record of previous recommendations, there is a great deal of strike through, underline, bold and italicized text in this report which makes it difficult for many to understand. In order to help the LPA, the public, and others, staff has provided its final recommendation to the LPA for the May 28, 2003 public hearing at the end of this report.

C. REVISED RECOMMENDATION FOLLOWING THE MARCH 24 PUBLIC HEARING:

At the March 24 LPA public hearing, the LPA directed staff to work with the applicant to resolve differences of opinion on some of the proposed policies, the proposed Vision Statement, and to the proposed Future Land Use map changes. After considering concerns and comments raised at the March 24 LPA meeting and after meeting with the applicant to discuss changes, staff is making the following recommendation for transmittal of the proposed new Goal 13 of the Lee Plan. All changes to the recommendations that were made for the March 24 LPA meeting are in bold, double underline, strikethrough.

VISION STATEMENT:

~~Fort Myers Shores Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains four two areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character; but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.~~

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 1424,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of~~

~~industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. **Fort Myers Shores** - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains ~~four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75.~~ This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently,

this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage., and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County must will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

POLICY 13.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

POLICY 13.3.3: Mixed-use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported with a variety of incentives.

POLICY 13.3.2: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.

OBJECTIVE 13.4.1: MIXED USE DEVELOPMENT: Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.3.4.3: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

OBJECTIVE 13.65: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.65.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.65.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant., The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Policy 13.5.3: Lands along the Orange River or ~~and~~ the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's

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

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County’s failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

The following revised definition of density that was part of the applicant’s original submittal was inadvertently omitted from the March 24 staff report.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, unless part of a fully integrated mixed use development with common utilities, drainage, parking and access ways; or a mixed-use building. Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the same buildings project do not have to exclude the commercial lands from the density calculation.

D. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. Staff also recommends that the Board of County Commissioners amend the future land use map to reclassify 1,003 acres, more or less, from The Suburban and Rural Land future land use classifications to the Outlying Suburban future land use category with a maximum density of 2 dwelling units per acre. Staff recommends that the intersection of SR 80 and SR 31 be reclassified to the Urban Community future land use category and that the intersection be added to map 19 of Lee Plan, “Commercial Site Location Standards”. Both State Route 80 and State Route 31 are listed as Arterial roads on the County’s functional classification

list. There is no limit on square footage of commercial development in the Urban Community future land use category.

Those additional recommendations will both bring the Lee Plan future land use map more into line with what has been approved for development at the Veranda and will accommodate the desire of the community for commercial development at the intersection of State Route 80 and State Route 31.

The following recommended revisions to the Fort Myers shores planning community have been submitted by the applicant:

VISION STATEMENT:

Fort Myers Shores Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, ~~east~~ west of Hickey Creek, and north of the Orange River; and, along I-75 west ~~and north~~ of the Buckingham Rural Community Preserve, north of SR 82 and east ~~of the City of Fort Myers to I-75~~. This community contains ~~four two~~ two ~~areas~~ major neighborhoods: Fort Myers Shores, ~~Morse Shores~~, Tice and Olga. ~~The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area~~ Caloosahatchee Shores Planning Community has a ~~more~~ rural/historic character, ~~but and~~ is anticipated to grow ~~slightly slower than the other areas of this community substantially over the life of this plan~~. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated ~~Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange~~.

The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately ~~14~~ 24,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, ~~However~~, the amount of commercial building ~~is expected to nearly~~ will more than double by 2020 ~~and the amount of industrial land is expected to increase by 10 fold~~. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. ~~There are two major s~~ Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. ~~The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs~~. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Staff recommends that those changes not be made at this time. By amending the language as submitted a portion of the Fort Myers Shores planning community located west of I-75 has been eliminated and would no longer be accounted for. Although an explanation for the proposed increase in population projections has been offered, there is virtually no data and analysis to support the proposal. Staff recommends that the vision statements of each planning community be reviewed during the Evaluation and Appraisal report process beginning this month.

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

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a ~~rural~~ unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions ~~must~~ should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County must will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

POLICY 13.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

POLICY 13.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes

of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported with a variety of incentives.

POLICY 13.3.4: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Policy 13.5.3: Lands along the Orange River or and the Caloosahatchee River acquired through the 2020 Conservation Program may provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be

conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Caloosahatchee Shores Community Plan Update has been sponsored as a community service by the East Lee County Council.
- Financial assistance has been provided by the Board of County Commissioners.
- Caloosahatchee Shores boundaries are identical to that part of the Fort Myers Shores Planning Community located east of I-75.
- The Caloosahatchee Shores Community Plan creates a new Goal 13 and associated Objectives and Policies.
- The Caloosahatchee Shores Community Plan seeks to change the future land use map by changing a portion of the Rural land use category and a portion of the Suburban land use category to Outlying Suburban at a density of two dwelling units per acre and a portion of the Suburban land use category to Outlying Suburban at a density of three dwelling units per acre.
- The Veranda development is has been approved for a density of approximately one unit per acre. The project site is located within the Suburban Future Land Use category which allows up to six dwelling units per acre. The Outlying Suburban Category allows for one to three dwelling units per acre.
- The intersection of State Route 80 and State Route 31 has a Suburban Future Land Use designation which would only allow for up to Neighborhood Commercial type uses.

The Caloosahatchee Shores community, through recommendations contained in the Caloosahatchee Shores Community Plan has expressed a desire for the following actions:

- Following adoption of this Comprehensive Plan amendment the Caloosahatchee Shores community will undertake amending or adopting Land Development Code regulations to enhance landscaping, signage and architectural standards for the community.
- Encourage old Florida styles and discourage Mediterranean architectural styles.
- Discourage Lee County from approving deviations that would result in a loosening of architectural standards in the community.
- Requiring Lee County to hire a professional architect to interpret and implement design guidelines in the County.

- Designate the intersection of State Route 80 and State Route 31 as a commercial node to allow for greater commercial intensity.
- Discourage new retail uses along Buckingham Road outside the commercial node.
- Minor commercial uses, public facilities and recreational areas are encouraged near the intersection of Old Olga Road and South Olga Drive.
- require interconnections with adjacent commercial uses in an effort to reduce the access points onto primary road corridors.
- Promote the redevelopment of commercial uses along State Rout 80.
- Following adoption of the plan amendment the community will undertake amending or adopting Land Development Code revisions to enhance buffering between commercial uses and residential uses.
- With the exception of mixed use projects, higher density residential uses will be prohibited on State Route 80 and Buckingham road.
- Encourage mixed-use projects containing commercial and residential uses with pedestrian linkages at the commercial nodes of State Route 80 and State route 31 and at State Route 80 and Buckingham Road as well as the commercial strip between First Street and State Route 80 in Fort Myers Shores.
- The community will propose land development code revisions to encourage mixed-use development by the end of 2004.
- Lee County will work to ensure that wetland and native upland habitats and natural water bodies in the Caloosahatchee Shores community are protected.
- Lee County will work to provide alternative irrigation sources or provide financial incentives to provide non-potable irrigation water within the Caloosahatchee Shores community.
- The Caloosahatchee Shores community will work to provide passive recreational opportunities, parks, nature, pedestrian and equestrian trails within their community.
- Bikeways, pedestrian ways and equestrian trails along collector and arterial roads will be required to be separated from the edge of the pavement by a minimum 4 foot planting strip.
- Lee County will work with the community and private landowners to maintain and enhance public access to the Caloosahatchee River. Lee County will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 program will be required to provide access to the riverfront.

- Lee County will work to ensure that the development of new parks meets the needs of the community and that they are connected to other open space/recreational facilities with pedestrian, bicycle or equestrian linkages.
- Lee County will advertise the availability of parks in the community in an effort to increase community awareness and usage of community parks.
- Lee County will evaluate the boundaries of the Impact Fee Districts to ensure that money from within the Caloosahatchee Shores community remains within or benefits the area.
- As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Lee County will provide those groups with information regarding those pending amendments.
- The Caloosahatchee Shores community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection.
- The owner or agent for any Planned Development request within the Caloosahatchee Shores community must conduct one public informational session where the agent will provide a general overview of the project for interested citizens.

E. BACKGROUND INFORMATION

The Caloosahatchee Shores Community Plan was initiated by the East Lee County Council with the help of Vanasse & Daylor as the East Lee County Community Plan in February of 2002. The Planning coincided with work done on the Palm Beach Boulevard Plan whose planning boundaries are contiguous to the west.

Four community workshops were held and stakeholder interviews were conducted to gain information about the community and to determine the important issues and concerns of Caloosahatchee Shores residents. Workshops were held on February 21, 2002, March 16, 2002, May 2, 2002 and July 9, 2002. A final presentation was made by Vanasse & Daylor on August 26, 2002.

Some of the issues identified during the workshops and through stakeholder interviews were community identity, traffic, flooding, unwanted uses, desired uses, open space, landscaping, parks, architectural guidelines, real estate values and affordable housing.

Also of interest was 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties be reclassified to the Outlying Suburban future land use category and be limited to 2 dwelling units per acre for the area

south of the Florida Power and Light (FPL) utility easement and 3 dwelling units per acre for the approximately 19 acres of land north of the FPL easement. That limitation of density would be nearly consistent with the Buckingham 320 master concept plan and the resolution approving said plan at just over 2 dwelling units per acre. The project was approved for 2 dwelling units per acre, but when calculating density the acres of wetlands on the site raises the overall density slightly.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- Public Safety
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department

Comments were received from the Lee County Public Works Department, the Department of Transportation, Lee Tran and Lee County Utilities. Those comments are attached to this report.

The Caloosahatchee Shores Community Plan recommendations are organized into the six general areas listed below. The plan then identifies several more specific areas of concern which are summarized below by staff.

1. **Community Character** - Issues of concern that are identified in this objective are architectural standards, landscaping, buffering and signage guidelines.
2. **Commercial Land Uses** - The community desires to have the intersection of State Route 80 and State Route 31 designated as a commercial node and to discourage commercial uses outside of that node along Buckingham Road. The community desires interconnections between adjacent

commercial developments and to promote the redevelopment of commercial uses along State Route 80 and first street in their community.

3. **Residential Uses** - The community requests increased buffering between commercial and residential properties in their community. With the exception of mixed-use developments the community wishes to prohibit multi-unit apartment buildings along State Route 80 and encourage mixed-use commercial/residential uses at the intersection of State Route 80 and State Route 31.
4. **Public Infrastructure** - The community desires to preserve wetland and native habitats and to provide alternative irrigation sources utilizing non-potable irrigation water in an effort to maximize the conservation of water.
5. **Community Facilities/Parks** - The community desires to work with the County, State and National Parks Service to provide passive recreational opportunities including parks, nature, pedestrian and equestrian trails and to ensure the separation of said trails from roadways through the use of a minimum of four foot wide planting strips. The community also desires increased access to the Caloosahatchee River. Other issues of importance to the community are interconnections to various recreational sites through the use of pedestrian, bicycle and equestrian linkages, increasing the publicity of recreational facility availability and the use of impact fee funds generated from development within the community to be used exclusively to benefit their community.
6. **Public Participation** - Virtually the same as what has been approved for the Estero and Captiva communities, the Caloosahatchee Shores community desires to register citizen groups to receive pertinent information on pending Land Development Code amendments and Lee Plan amendments. They also wish to establish a document "clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be housed for review by the public.

Staff's initial comments were forwarded to the consultant who then responded to each of the comments in a letter dated February 27, 2002. Staff's initial comments came from Lee County Utilities, Division of Natural Resources, Division of Public Safety, Department of Transportation, and the Florida/Lee County Health Department. The consultant's response included some revisions to the original submittal addressing many of the comments. Those revisions have been incorporated into this report and where applicable, replace the original submittal language. The February 27, 2002 letter mentioned above highlights those changes and is included as an appendix to this report.

The following section of this report includes a proposed new Vision Statement, a new Goal 13, new Objectives and Policies under Goal 13. The report also contains future land-use map revisions for three areas of the County. Specifically, approximately 103 acres, more or less, north of the Buckingham Rural Community Preserve and East of Buckingham Road, the Veranda property located south of State Route 80 and north of the Orange River in the Fort Myers Shores planning community and; finally, the intersection of State Route 80 and State Route 31. With the exception of the Vision Statement staff's suggested changes to the applicants original language are in strike through, underline format. Following each modification are comments and suggestions from Staff.

Please note that the word "shall" has been replaced with "will" or "must" throughout the proposal in order to correspond with current language in the rest of the Lee Plan.

VISION STATEMENT:

~~Fort Myers Shores~~ Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, ~~east west~~ of Hickey Creek, and north of the Orange River; and, along I-75 west ~~and north~~ of the Buckingham Rural Community Preserve, north of SR 82 and east ~~of the City of Fort Myers to I-75~~. This community contains ~~four two~~ areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The ~~Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area~~ Caloosahatchee Shores Planning Community has a more rural/historic character, but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated ~~Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.~~

The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately ~~14~~24,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is ~~expected to nearly will more than~~ double by 2020 ~~and the amount of industrial land is expected to increase by 10 fold.~~ Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. ~~There are two major s~~ Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Staff recommends that those changes not be made at this time. By amending the language as submitted a portion of the Fort Myers Shores planning community located west of I-75 has been eliminated and would no longer be accounted for. Although an explanation for the proposed increase in population projections has been offered, there is virtually no data and analysis to support the proposal. Staff recommends that the vision statements of each planning community be reviewed during the Evaluation and Appraisal report process beginning this month.

VISION STATEMENT:

~~Fort Myers Shores~~ Caloosahatchee Shores - ~~This Community is located south of the Caloosahatchee River, east west of Hickey Creek, and north of the Orange River; and, along I-75 west and north of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers to I-75. This community contains four two areas major neighborhoods: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores,~~

~~Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area Caloosahatchee Shores Planning Community has a more rural/historic character, but and is anticipated to grow slightly slower than the other areas of this community substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange.~~

~~The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 1424,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. There are two major s Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

4. **Fort Myers Shores** - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains four areas: Fort Myers Shores, Morse Shores, Tice and Olga. The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has a more rural/historic character and is anticipated to grow slightly slower than the other areas of this community. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

The Fort Myers Shores planning community contains two separate and distinct sub-areas that have been identified through two separate community planning efforts. Those areas have been identified as Caloosahatchee Shores and Palm Beach Boulevard and are separated by I-75.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and east to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations is Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

The existing Vision Statement for Fort Myers Shores has been supplemented by two sub-areas which have been identified through two separate community planning efforts. Namely, the Palm Beach Boulevard and Caloosahatchee Shores community plans. Staff recommends transmittal of the modified language above.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

~~Staff does not have a problem with the wording of Goal 13 other than the use of the word rural. The community is quickly becoming urbanized and with the addition of the Veranda, Hawks Haven and Buckingham 320 developments the area in question will not be considered rural by staff.~~

Staff recognizes that although some areas of the Caloosahatchee Shores planning area will become urbanized and will not appear what would be considered rural to many, some areas of the community will maintain a rural appearance. The revised language came about as a result of staff's meeting with community representatives and more accurately describes what the community seeks to maintain.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

Objective 13.1, as originally submitted, seemed to staff to imply that whatever land development code regulations that are submitted would be adopted. This is rarely the case so staff wanted to make it clear that those regulations would be considered for adoption, which is consistent with the process currently in use.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

Staff has no problem with Policy 13.1.1. It is clear that the Caloosahatchee Shores community will be responsible for drafting the regulations. Staff will assist with the development of those regulations, but will not be required to initiate the process.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

Staff feels that if vernacular Florida architectural styles is what the community wants then a policy encouraging the use of that style is appropriate.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

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

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

A decision to hire a staff architect would have to be made by the Board of County Commissioners as would funding the position. Staff does not feel that this belongs as a policy of the Lee Plan. A better method of obtaining this position, if needed, would be through meetings with appropriate staff and through discussions at public hearings that this policy will invoke.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage., and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

Staff generally agrees with Objective 13.2; however, does not agree with the use of the word must. Each development request is unique and has to be weighed on its own merits; therefore, the substitution of the word should is recommended. With respect to requiring staff to create regulations that provide for employment opportunities, that would be beyond the scope of the county to achieve. The private sector is responsible for creating employment opportunities.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

Staff is recommending that in addition to the intersection of SR 80 and DR 30 being added to map 19 "Commercial Site Location Standards" that the future land use category be changed from the Suburban category to the Urban Community category. That recommendation is based on both site location standards and on the communities desire to see commercial development at that site. Both State Route 80 and State Route 31 are listed as arterial roads on the County's functional classification list.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

This proposed policy will not prevent new retail uses along Buckingham Road, but can be used as a basis for discouraging those request by staff and for recommending for denial new commercial zoning requests by the hearing examiner. Staff recommends approval of this policy.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

The current distance from adjoining rights of way in Minor Commercial is 330 feet. This policy proposes to double that distance to 660 feet. Since the objective of this policy is to create commercial nodes in the community, staff does not think that increasing the distance is inconsistent with that aim and recommends approval of this policy.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

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

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

Staff's only concern with this policy is that the only thing it accomplishes is to put on notice to developers that assembling lots to extend from State Route 80 to First Street. The policy causes no apparent harm but does not appear to go very far in achieving the objective that it seeks.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County ~~must~~ will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

Staff suggests replacing the word "must" with "will". The reason for this recommendation is that staff currently evaluates adjacent uses, natural resources and access and recreational or open space criteria fairly strictly. This policy will not change the way staff reviews projects but will back staff on what criteria is currently being used.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

The Caloosahatchee Shores community desires to have enhanced buffer areas between residential and commercial uses and desires to create Land Development Code revisions to accomplish that goal. Staff supports that view and recommends approval of this policy.

POLICY 13.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

With the exception of mixed use developments this proposed policy prohibits higher density residential uses along SR 80 and Buckingham roads. Staff does not know what "higher" refers to and does not know what "along" SR 80 and Buckingham means. Further, this proposed policy seems to directly conflict with the following Policy 13.3.3. Staff does not recommend approval for this policy.

POLICY 13.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported, with a variety of incentives.

Policy 13.3.3 recommends higher density residential development along the intersections of SR 80 and SR 31 and along SR 80 and Buckingham Road. As with policy 13.3.2 staff does not know what "higher density" means and does not know what "along" the commercial nodes means. It does not seem logical to limit residential densities along the corridors in one policy and to encourage higher densities in the next. Staff does not recommend approval of this policy or policy 13.3.2 as they are currently written.

POLICY 13.3.2: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi story apartment buildings are prohibited. Mixed-use developments containing both commercial and residential uses within the same structure are strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. Mixed-use structures at those locations are limited to six dwelling units per acre.

Staff recommends transmittal of the revised Policy 13.3.2 which combines original policies 13.3.2 and 13.3.3. The revised policy is more specific in terms of allowable densities and to the locations at which increased density for mixed use development will be allowed. The revised policy also makes it clear that for the purposes of this policy a mixed use development will be defined as a mix of commercial and

residential uses within the same structure rather than scattered commercial and residential uses on the same site.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- **Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.**
- **Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.**

At the April 28 LPA meeting it was suggested that mixed use developments not be limited to mixed uses within the same building.

POLICY 13.3.4: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

Comprehensive Plan policies cannot be waived. Amendments to the Comprehensive Plan would be required; therefore, staff is recommending the elimination of reference to the Lee Plan in this policy. Also, it may be the intent of a specific regulation to inhibit the development of a mixed-use project and all

proposed projects should be reviewed on a case-by-case basis. Staff recommends approving this policy with the changes indicated above.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

This is a policy that might be better adopted County-wide rather than just for Caloosahatchee shores. The Board of County Commissioners has asked the Captiva Community Planning Panel to propose language regarding the treatment of wetlands and mangroves to the Board for consideration for adoption county-wide. Staff recommends not approving this policy at this time but to direct the community to work with staff and the Captiva Community Planning Panel to arrive at language that can be applied to all of Lee County.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

The same comment on Objective 13.4 applies to Policy 13.4.1. Staff recommends not approving this policy at this time.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

This policy directs Lee County to work with the Caloosahatchee Shores community to provide sufficient community facilities. This is certainly in the best interest of the County and Staff recommend approval of this objective.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

This policy would benefit all of the residents of Lee County and is supported by staff.

POLICY 13.65.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

This policy is directed toward public health and welfare and staff supports it's approval as amended at the April 28 LPA public hearing.

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Enclosed with this report are comments from the Lee County Department of Public Works objecting to this policy as it is proposed. The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) is the advisory board responsible for recommending how Conservation 20/20 lands will be managed and which lands will be acquired. It has been the policy of CLASAC to review these projects on a case-by-case basis after a thorough environmental site survey and analysis has been conducted. As written, proposed Policy 13.5.3 runs counter to existing CLASAC policies. Staff does not recommend approval of the policy as written, but offers the following language provided by CLASAC for approval with one change made by staff:

The Division of County Lands has reviewed revised policy 13.5.3 and thinks that this revision is consistent with the recommendation and concerns as expressed by CLASAC. Staff recommends transmittal of this policy. Staff recommends that the following previously recommended policy be struck and be replaced with the above mentioned revised originally submitted language.

Policy 13.5.3: Lands along the Orange River or ~~and~~ the Caloosahatchee River acquired through the 2020 Conservation Program are encouraged to provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

This policy would provide a community-wide benefit to all residents of Lee County and is supported by staff.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

Lee County currently provides information about its parks and recreational opportunities through the use of the County's web page, from pamphlets, and handouts and through the County television channel. Increasing the usage of the County recreational facilities will have a positive benefit to resident's health and welfare and staff supports this policy.

POLICY 13.5.6: ~~By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.~~

Lee County Department of Public Works objects to this proposed policy as written.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

Objective 13.6 and policies 13.6.1, 13.6.2 and 13.6.3 that follow are virtually identical to those Objectives and policies that have been adopted for both the Estero and Captiva communities. They provide for increased public notification regarding Land Development Code and Lee Plan amendments, create a document "clearing" house in the community where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection and will require the owner or agent for any Planned Development request within the Caloosahatchee Shores Community to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The

County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

LEE PLAN MAP 19: Staff recommends adding the intersection of State Route 80 and State Route 31 to map 19 of the Lee Plan, Commercial Site Location Standards.

Definition of Density: Staff recommends to following changes to the Definition of Density contained in the Lee Plan:

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, unless part of a fully integrated mixed use development with common utilities, drainage, parking and access ways, or a mixed-use building. Within the Caloosahatchee Shores community in the area identified by Policy 13.34.2 commercial development that includes commercial and residential uses within the same buildings project do not have to exclude the commercial lands from the density calculation.

The revised definition of density provided above is specific to nodes delineated in Policy 13.34.2. The policy will work in concert with policy 13.34.2 to provide further incentives for the creation mixed-use developments.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The Caloosahatchee Shores proposed a Future Land Use amendment for 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties be reclassified to the Outlying Suburban future land use category and be

limited to 2 dwelling units per acre for the area south of the Florida Power and Light (FPL) utility easement and 3 dwelling units per acre for the approximately 75 acres of land north of the FPL easement. That limitation would be nearly consistent with the Buckingham 320 master concept plan and the resolution approving said plan at just over 2 dwelling units per acre. The project was approved for 2 dwelling units per acre, but when calculating density the acres of wetlands on the site raises the overall density slightly. The net result of this Future Land Use category amendment would be a reduction of 823 allowable residential units.

~~Staff recommends for changing the Future Land Use Designation for property known as the Veranda located north of the Buckingham Community Preserve and South of State Route 80 from the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category.~~

At the March 24 LPA public hearing staff heard concerns that the property owner that would be effected by this Future Land Use change had not had enough time to evaluate its merits. In light of that concern, staff will evaluate this future land use change through the ongoing Evaluation and Appraisal Report for the Lee Plan.

Staff recommends Changing the Future Land Use Designation at the intersection of State Route 80 and State Route 31 from the Suburban Future Land Use Category to the Urban Community Future Land Use Category as depicted on the attached map.

FUTURE LAND DEVELOPMENT CODE AMENDMENTS

The Community Plan proposes several future amendments to Lee County's Land Development Code. Topics for potential LDC amendments range from compatibility of commercial uses with adjacent residences, sign regulations, building heights, and architectural standards for new development.

B. CONCLUSIONS

The proposed revised Vision Statement, Goal and Policies are the result of nearly a two-year long planning process. They directly reflect the vision that the Caloosahatchee Shores Community has for its future growth and development. Staff believes that this amendment should be viewed as another step in a continuous process that addresses planning needs in the Caloosahatchee Shores community. Many issues have been addressed through this amendment, but there are others, such as those policies (or portions thereof) that staff has recommended for deletion, that will require more consideration in the future.

C. STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners transmit the proposed amendment with staff's recommended language as shown in Part I, Section B.1 of this report.

PART III - LOCAL PLANNING AGENCY
REVIEW AND RECOMMENDATION

DATE OF PUBLIC HEARING: March 24, 2003

A. LOCAL PLANNING AGENCY REVIEW

The Local Planning agency met on March 24, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to work with community representatives to fine-tune some of the proposed policies and then continued the item to the April 28, 2003 public hearing.

DATE OF PUBLIC HEARING: April 28, 2003

The Local Planning Agency met for a second time on April 28, 2003 to review the proposed new Goal 13 of the Lee Plan and directed staff to further work on Policy 13.3.2 and the definition of density and then continued the item to the May 28, 2003 public hearing.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

NOEL ANDRESS

MATT BIXLER

SUSAN BROOKMAN

DAN DELISI

RONALD INGE

ROBERT PRITT

GORDON REIGELMAN

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

DATE OF TRANSMITTAL HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

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

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

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

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

CPA2002-04
BoCC SPONSORED AMENDMENT
TO THE
LEE COUNTY COMPREHENSIVE PLAN

STAFF RECOMMENDATION FOR TRANSMITTAL

Staff recommendation for transmittal a proposed revised Vision Statement for Fort Myers Shores, a new Goal 13 for the Caloosahatchee Shores Community and a revised definition of density.

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a

commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. Will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a somewhat rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee

Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for

amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to three dwelling units per acre. Multi-story apartment buildings are prohibited.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with

the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement.

At the March 24 LPA public hearing staff had recommended that Policy 13.5.3 not be transmitted. The revised recommendation includes portions of that policy that were in the original submittal from the applicant.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the

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

POLICY 13.6.2: The Caloosahatchee Shores Community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County’s failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

**CPA2002-04
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**LPA Public Hearing Document
for the
March 24, 2003 Public Hearing**

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

March 24, 2003

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2001-00018**



Text Amendment



Map Amendment

<input checked="" type="checkbox"/>	This Document Contains the Following Reviews:
<input checked="" type="checkbox"/>	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: March 14, 2003

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. SPONSOR/APPLICANT:

A. SPONSOR:

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

B. APPLICANT

THE EAST LEE COUNTY COUNCIL
REPRESENTED BY VANASSE & DAYLOR

2. REQUEST:

Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatche Shores Community Planning effort, establish a revised Vision Statement, establish a new Goal 13 and subsequent Objectives and Policies.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY:

1. RECOMMENDATION: Planning staff recommends that the Board of County Commissioners transmit the proposed amendment, with the modifications proposed by staff. Staff also recommends that the Board of County Commissioners amend the future land use map to reclassify 1,003 acres, more or less, from The Suburban and Rural Land future land use classifications to the Outlying Suburban future land use category with a maximum density of 2 dwelling units per acre. In addition, staff recommends that the Board of County Commissioners amend the future land use map to reclassify from the Suburban future land use category to the Outlying Suburban future land use category property known as "The Veranda" located east of I-75 and south of SR 80. Further, staff recommends that the intersection of SR 80 and SR 31 be reclassified to the Urban Community future land use category and that the intersection be added to map 19 of Lee Plan, "Commercial Site Location Standards". Both State Route 80 and State Route 31 are listed as Arterial roads on the County's functional classification list. There is no limit on square footage of commercial development in the Urban Community future land use category.

Those additional recommendations will both bring the Lee Plan future land use map more into line with what has been approved for development at the Veranda and will accommodate the desire of the community for commercial development at the intersection of State Route 80 and State Route 31.

The following recommended revisions to the Fort Myers shores planning community have been submitted by the applicant:

VISION STATEMENT:

Fort Myers Shores Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, ~~east west~~ of Hickey Creek, and north of the Orange River; and, along I-75 west ~~and north~~ of the Buckingham Rural Community Preserve, north of SR 82 and east ~~of the City of Fort Myers to I-75~~. This community contains ~~four two~~ two ~~areas~~ major neighborhoods: Fort Myers Shores, ~~Morse Shores~~, Tice and Olga. ~~The Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area~~ Caloosahatchee Shores Planning Community has a ~~more~~ rural/historic character, ~~but and~~ is anticipated to grow ~~slightly slower than the other areas of this community substantially over the life of this plan~~. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated ~~Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area,~~ and General Interchange.

The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately ~~14~~ 24,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building ~~is expected to nearly will more than double by 2020 and the amount of industrial land is expected to increase by 10 fold~~. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. ~~There are two major s~~ Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments

~~in the more urbanized areas for much of their commercial needs. During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

Staff recommends that those changes not be made at this time. By amending the language as submitted a portion of the Fort Myers Shores planning community located west of I-75 has been eliminated and would no longer be accounted for. Although an explanation for the proposed increase in population projections has been offered, there is virtually no data and analysis to support the proposal. Staff recommends that the vision statements of each planning community be reviewed during the Evaluation and Appraisal report process beginning this month.

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

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's

design guidelines or allow for the creation of a similarly qualified community review committee.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage., and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County must will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

POLICY 13.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

POLICY 13.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported with a variety of incentives.

POLICY 13.3.4: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review, and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Policy 13.5.3: Lands along the Orange River ~~or~~ and the Caloosahatchee River acquired through the 2020 Conservation Program may provide reasonable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County’s failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Caloosahatchee Shores Community Plan Update has been sponsored as a community service by the East Lee County Council.
- Financial assistance has been provided by the Board of County Commissioners.
- Caloosahatchee Shores boundaries are identical to that part of the Fort Myers Shores Planning Community located east of I-75.
- The Caloosahatchee Shores Community Plan creates a new Goal 13 and associated Objectives and Policies.
- The Caloosahatchee Shores Community Plan seeks to change the future land use map by changing a portion of the Rural land use category and a portion of the Suburban land use category to Outlying Suburban at a density of two dwelling units per acre and a portion of the Suburban land use category to Outlying Suburban at a density of three dwelling units per acre.
- The Veranda development is has been approved for a density of approximately one unit per acre. The project site is located within the Suburban Future Land Use category which allows up to six dwelling units per acre. The Outlying Suburban Category allows for one to three dwelling units per acre.
- The intersection of State Route 80 and State Route 31 has a Suburban Future Land Use designation which would only allow for up to Neighborhood Commercial type uses.

The Caloosahatchee Shores community, through recommendations contained in the Caloosahatchee Shores Community Plan has expressed a desire for the following actions:

- Following adoption of this Comprehensive Plan amendment the Caloosahatchee Shores community will undertake amending or adopting Land Development Code regulations to enhance landscaping, signage and architectural standards for the community.
- Encourage old Florida styles and discourage Mediterranean architectural styles.
- Discourage Lee County from approving deviations that would result in a loosening of architectural standards in the community.
- Requiring Lee County to hire a professional architect to interpret and implement design guidelines in the County.
- Designate the intersection of State Route 80 and State Route 31 as a commercial node to allow for greater commercial intensity.
- Discourage new retail uses along Buckingham Road outside the commercial node.
- Minor commercial uses, public facilities and recreational areas are encouraged near the intersection of Old Olga Road and South Olga Drive.
- require interconnections with adjacent commercial uses in an effort to reduce the access points onto primary road corridors.
- Promote the redevelopment of commercial uses along State Rout 80.
- Following adoption of the plan amendment the community will undertake amending or adopting Land Development Code revisions to enhance buffering between commercial uses and residential uses.
- With the exception of mixed use projects, higher density residential uses will be prohibited on State Route 80 and Buckingham road.
- Encourage mixed-use projects containing commercial and residential uses with pedestrian linkages at the commercial nodes of State Route 80 and State route 31 and at State Route 80 and Buckingham Road as well as the commercial strip between First Street and State Route 80 in Fort Myers Shores.
- The community will propose land development code revisions to encourage mixed-use development by the end of 2004.
- Lee County will work to ensure that wetland and native upland habitats and natural water bodies in the Caloosahatchee Shores community are protected.
- Lee County will work to provide alternative irrigation sources or provide financial incentives to provide non-potable irrigation water within the Caloosahatchee Shores community.

- The Caloosahatchee Shores community will work to provide passive recreational opportunities, parks, nature, pedestrian and equestrian trails within their community.
- Bikeways, pedestrian ways and equestrian trails along collector and arterial roads will be required to be separated from the edge of the pavement by a minimum 4 foot planting strip.
- Lee County will work with the community and private landowners to maintain and enhance public access to the Caloosahatchee River. Lee County will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 program will be required to provide access to the riverfront.
- Lee County will work to ensure that the development of new parks meets the needs of the community and that they are connected to other open space/recreational facilities with pedestrian, bicycle or equestrian linkages.
- Lee County will advertise the availability of parks in the community in an effort to increase community awareness and usage of community parks.
- Lee County will evaluate the boundaries of the Impact Fee Districts to ensure that money from within the Caloosahatchee Shores community remains within or benefits the area.
- As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Lee County will provide those groups with information regarding those pending amendments.
- The Caloosahatchee Shores community will establish a “document clearing house”, where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection.
- The owner or agent for any Planned Development request within the Caloosahatchee Shores community must conduct one public informational session where the agent will provide a general overview of the project for interested citizens.

C. BACKGROUND INFORMATION

The Caloosahatchee Shores Community Plan was initiated by the East Lee County Council with the help of Vanasse & Daylor as the East Lee County Community Plan in February of 2002. The Planning coincided with work done on the Palm Beach Boulevard Plan whose planning boundaries are contiguous to the west.

Four community workshops were held and stakeholder interviews were conducted to gain information about the community and to determine the important issues and concerns of Caloosahatchee Shores

residents. Workshops were held on February 21, 2002, March 16, 2002, May 2, 2002 and July 9, 2002. A final presentation was made by Vanasse & Daylor on August 26, 2002.

Some of the issues identified during the workshops and through stakeholder interviews were community identity, traffic, flooding, unwanted uses, desired uses, open space, landscaping, parks, architectural guidelines, real estate values and affordable housing.

Also of interest was 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties be reclassified to the Outlying Suburban future land use category and be limited to 2 dwelling units per acre for the area south of the Florida Power and Light (FPL) utility easement and 3 dwelling units per acre for the approximately 19 acres of land north of the FPL easement. That limitation of density would be nearly consistent with the Buckingham 320 master concept plan and the resolution approving said plan at just over 2 dwelling units per acre. The project was approved for 2 dwelling units per acre, but when calculating density the acres of wetlands on the site raises the overall density slightly.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

The proposed privately-initiated amendment application was received by the County on September 29, 2002. Planning staff provided copies of the proposed amendment and requested comments from various County departments, including:

- Public Safety
- EMS Division
- Lee County Sheriff
- Natural Resources Division
- Lee Tran
- Parks and Recreation
- School District of Lee County
- Lee County Department of Transportation
- Development Services Division
- Environmental Sciences Division
- Lee County Port Authority
- Economic Development
- Public Works Department
- Utilities Division
- Zoning Division
- Lee County Health Department

Comments were received from the Lee County Public Works Department, the Department of Transportation, Lee Tran and Lee County Utilities. Those comments are attached to this report.

The Caloosahatchee Shores Community Plan recommendations are organized into the six general areas listed below. The plan then identifies several more specific areas of concern which are summarized below by staff.

1. **Community Character** - Issues of concern that are identified in this objective are architectural standards, landscaping, buffering and signage guidelines.
2. **Commercial Land Uses** - The community desires to have the intersection of State Route 80 and State Route 31 designated as a commercial node and to discourage commercial uses outside of that node along Buckingham Road. The community desires interconnections between adjacent commercial developments and to promote the redevelopment of commercial uses along State Route 80 and first street in their community.
3. **Residential Uses** - The community requests increased buffering between commercial and residential properties in their community. With the exception of mixed-use developments the community wishes to prohibit multi-unit apartment buildings along State Route 80 and encourage mixed-use commercial/residential uses at the intersection of State Route 80 and State Route 31.
4. **Public Infrastructure** - The community desires to preserve wetland and native habitats and to provide alternative irrigation sources utilizing non-potable irrigation water in an effort to maximize the conservation of water.
5. **Community Facilities/Parks** - The community desires to work with the County, State and National Parks Service to provide passive recreational opportunities including parks, nature, pedestrian and equestrian trails and to ensure the separation of said trails from roadways through the use of a minimum of four foot wide planting strips. The community also desires increased access to the Caloosahatchee River. Other issues of importance to the community are interconnections to various recreational sites through the use of pedestrian, bicycle and equestrian linkages, increasing the publicity of recreational facility availability and the use of impact fee funds generated from development within the community to be used exclusively to benefit their community.
6. **Public Participation** - Virtually the same as what has been approved for the Estero and Captiva communities, the Caloosahatchee Shores community desires to register citizen groups to receive pertinent information on pending Land Development Code amendments and Lee Plan amendments. They also wish to establish a document "clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be housed for review by the public.

Staff's initial comments were forwarded to the consultant who then responded to each of the comments in a letter dated February 27, 2002. Staff's initial comments came from Lee County Utilities, Division of Natural Resources, Division of Public Safety, Department of Transportation, and the Florida/Lee County Health Department. The consultant's response included some revisions to the original submittal

addressing many of the comments. Those revisions have been incorporated into this report and where applicable, replace the original submittal language. The February 27, 2002 letter mentioned above highlights those changes and is included as an appendix to this report.

The following section of this report includes a proposed new Vision Statement, a new Goal 13, new Objectives and Policies under Goal 13. The report also contains future land-use map revisions for three areas of the County. Specifically, approximately 103 acres, more or less, north of the Buckingham Rural Community Preserve and East of Buckingham Road, the Veranda property located south of State Route 80 and north of the Orange River in the Fort Myers Shores planning community and, finally, the intersection of State Route 80 and State Route 31. With the exception of the Vision Statement staff's suggested changes to the applicants original language are in strike through, underline format. Following each modification are comments and suggestions from Staff. Please note that the word "shall" has been replaced with "will" or "must" throughout the proposal in order to correspond with current language in the rest of the Lee Plan.

VISION STATEMENT:

~~Fort Myers Shores~~ Caloosahatchee Shores - This Community is located south of the Caloosahatchee River, ~~east west~~ of Hickey Creek, and north of the Orange River; and, along I-75 west ~~and north~~ of the Buckingham Rural Community Preserve, north of SR 82 and east ~~of the City of Fort Myers to I-75~~. This community contains ~~four two~~ areas major neighborhoods: Fort Myers Shores, ~~Morse Shores~~, Tice and Olga. The ~~Fort Myers Shores, Morse Shores, and Tice areas are similar in character and will have similar development patterns for the next 20 years. The Olga area~~ Caloosahatchee Shores Planning Community has a ~~more~~ rural/historic character, ~~but and~~ is anticipated to grow ~~slightly slower than the other areas of this community~~ substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Rural, or Urban Community; however, there are some lands designated ~~Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area, and General Interchange~~.

The population of the Fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately ~~14~~ 24,000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building ~~is expected to nearly will more than~~ double by 2020 ~~and the amount of industrial land is expected to increase by 10 fold~~. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. ~~There are two major s~~ Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. ~~The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs.~~ During the life of this plan this community will continue to develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)

Staff recommends that those changes not be made at this time. By amending the language as submitted a portion of the Fort Myers Shores planning community located west of I-75 has been eliminated and

would no longer be accounted for. Although an explanation for the proposed increase in population projections has been offered, there is virtually no data and analysis to support the proposal. Staff recommends that the vision statements of each planning community be reviewed during the Evaluation and Appraisal report process beginning this month.

GOAL 13: CALOOSAHATCHEE SHORES. To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a rural unique identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

Staff does not have a problem with the wording of Goal 13 other than the use of the word rural. The community is quickly becoming urbanized and with the addition of the Veranda, Hawks Haven and Buckingham 320 developments the area in question will not be considered rural by staff.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

Objective 13.1, as originally submitted, seemed to staff to imply that whatever land development code regulations that are submitted would be adopted. This is rarely the case so staff wanted to make it clear that those regulations would be considered for adoption, which is consistent with the process currently in use.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

Staff has no problem with Policy 13.1.1. It is clear that the Caloosahatchee Shores community will be responsible for drafting the regulations. Staff will assist with the development of those regulations, but will not be required to initiate the process.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

Staff feels that if vernacular Florida architectural styles is what the community wants then a policy encouraging the use of that style is appropriate.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

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

POLICY 13.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

A decision to hire a staff architect would have to be made by the Board of County Commissioners as would funding the position. Staff does not feel that this belongs as a policy of the Lee Plan. A better method of obtaining this position, if needed, would be through meetings with appropriate staff and through discussions at public hearings that this policy will invoke.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions ~~must~~ should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations ~~must~~ should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

Staff generally agrees with Objective 13.2; however, does not agree with the use of the word must. Each development request is unique and has to be weighed on its own merits; therefore, the substitution of the word should is recommended. With respect to requiring staff to create regulations that provide for employment opportunities, that would be beyond the scope of the county to achieve. The private sector is responsible for creating employment opportunities.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

Staff is recommending that in addition to the intersection of SR 80 and DR 30 being added to map 19 "Commercial Site Location Standards" that the future land use category be changed from the Suburban category to the Urban Community category. That recommendation is based on both site location standards and on the communities desire to see commercial development at that site. Both State Route 80 and State Route 31 are listed as arterial roads on the County's functional classification list.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

This proposed policy will not prevent new retail uses along Buckingham Road, but can be used as a basis for discouraging those request by staff and for recommending for denial new commercial zoning requests by the hearing examiner. Staff recommends approval of this policy.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

The current distance from adjoining rights of way in Minor Commercial is 330 feet. This policy proposes to double that distance to 660 feet. Since the objective of this policy is to create commercial nodes in the community, staff does not think that increasing the distance is inconsistent with that aim and recommends approval of this policy.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

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

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

Staff's only concern with this policy is that the only thing it accomplishes is to put on notice to developers that assembling lots to extend from State Route 80 to First Street. The policy causes no apparent harm but does not appear to go very far in achieving the objective that it seeks.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County ~~must~~ will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

Staff suggests replacing the word “must” with “will”. The reason for this recommendation is that staff currently evaluates adjacent uses, natural resources and access and recreational or open space criteria fairly strictly. This policy will not change the way staff reviews projects but will back staff on what criteria is currently being used.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

The Caloosahatchee Shores community desires to have enhanced buffer areas between residential and commercial uses and desires to create Land Development Code revisions to accomplish that goal. Staff supports that view and recommends approval of this policy.

POLICY 13.3.2: ~~With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.~~

With the exception of mixed use developments this proposed policy prohibits higher density residential uses along SR 80 and Buckingham roads. Staff does not know what “higher” refers to and does not know what “along” SR 80 and Buckingham means. Further, this proposed policy seems to directly conflict with the following Policy 13.3.3. Staff does not recommend approval for this policy.

POLICY 13.3.3: ~~Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported, with a variety of incentives.~~

Policy 13.3.3 recommends higher density residential development along the intersections of SR 80 and SR 31 and along SR 80 and Buckingham Road. As with policy 13.3.2 staff does not know what “higher density” means and does not know what “along” the commercial nodes means. It does not seem logical to limit residential densities along the corridors in one policy and to encourage higher densities in the next. Staff does not recommend approval of this policy or policy 13.3.2 as they are currently written.

POLICY 13.3.4: Any existing or future regulation in the ~~Lee Plan or the Land Development Code~~ that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be ~~waived~~ given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit

regulations and policies for Lee County to review; and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

Comprehensive Plan policies cannot be waived. Amendments to the Comprehensive Plan would be required; therefore, staff is recommending the elimination of reference to the Lee Plan in this policy. Also, it may be the intent of a specific regulation to inhibit the development of a mixed-use project and all proposed projects should be reviewed on a case-by-case basis. Staff recommends approving this policy with the changes indicated above.

OBJECTIVE 13.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

This is a policy that might be better adopted County-wide rather than just for Caloosahatchee shores. The Board of County Commissioners has asked the Captiva Community Planning Panel to propose language regarding the treatment of wetlands and mangroves to the Board for consideration for adoption county-wide. Staff recommends not approving this policy at this time but to direct the community to work with staff and the Captiva Community Planning Panel to arrive at language that can be applied to all of Lee County.

POLICY 13.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within the Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

This policy directs Lee County to work with the Caloosahatchee Shores community to provide sufficient community facilities. This is certainly in the best interest of the County and Staff recommend approval of this objective.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

This policy would benefit all of the residents of Lee County and is supported by staff.

POLICY 13.5.2: Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

This policy is directed toward public health and welfare and staff supports it's approval.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must will provide reasonable public access to the riverfront where appropriate and feasible as determined by the Conservation Lands Acquisition and Stewardship Advisory Committee. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Enclosed with this report are comments from the Lee County Department of Public Works objecting to this policy as it is proposed. The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) is the advisory board responsible for recommending how Conservation 20/20 lands will be managed and which lands will be acquired. It has been the policy of CLASAC to review these projects on a case-by-case basis after a thorough environmental site survey and analysis has been conducted. As written, proposed Policy 13.5.3 runs counter to existing CLASAC policies. Staff does not recommend approval of the policy as written, but offers the following language provided by CLASAC for approval with one change made by staff:

Policy 13.5.3: Lands along the Orange River ~~or~~ and the Caloosahatchee River acquired through the 2020 Conservation Program may provide reasosnable public access to the riverfront. The appropriateness of public access will be evaluated in the management plan for each preserve area and will include public input.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

This policy would provide a community-wide benefit to all residents of Lee County and is supported by staff.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

Lee County currently provides information about its parks and recreational opportunities through the use of the County's web page, from pamphlets, and handouts and through the County television channel. Increasing the usage of the County recreational facilities will have a positive benefit to resident's health and welfare and staff supports this policy.

POLICY 13.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

Lee County Department of Public Works objects to this proposed policy as written.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

Objective 13.6 and policies 13.6.1, 13.6.2 and 13.6.3 that follow are virtually identical to those Objectives and policies that have been adopted for both the Estero and Captiva communities. They provide for increased public notification regarding Land Development Code and Lee Plan amendments, create a document "clearing" house in the community where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection and will require the owner or agent for any Planned Development request within the Caloosahatchee Shores Community to conduct one public informational session where the agent will provide a general overview of the project for any interested citizens

POLICY 13.6.1 As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2 The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3 The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

LEE PLAN MAP 19: Staff recommends adding the intersection of State Route 80 and State Route 31 to map 19 of the Lee Plan, Commercial Site Location Standards.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The Caloosahatchee Shores proposed a Future Land Use amendment for 1003 acres, more or less, of tracts of land located immediately east of Buckingham Road and immediately north of the Buckingham Rural Community Preserve. The future land use categories of those tracts are Suburban at up to 6 dwelling units per acre and Rural at up to 1 dwelling unit per acre. The community does not feel that those land use categories are compatible with one another or with the adjacent Community Preserve. The Community is requesting that those properties be reclassified to the Outlying Suburban future land use category and be limited to 2 dwelling units per acre for the area south of the Florida Power and Light (FPL) utility easement and 3 dwelling units per acre for the approximately 19 acres of land north of the FPL easement. That limitation would be nearly consistent with the Buckingham 320 master concept plan and the resolution approving said plan at just over 2 dwelling units per acre. The project was approved for 2 dwelling units per acre, but when calculating density the acres of wetlands on the site raises the overall density slightly. The net result of this Future Land Use category amendment would be a reduction of 823 allowable residential units.

Staff recommends for changing the Future Land Use Designation for property known as the Veranda located north of the Buckingham Community Preserve and South of State Route 80 from the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category.

Staff recommends Changing the Future Land Use Designation at the intersection of State Route 80 and State Route 31 from the Suburban Future Land Use Category to the Urban Community Future Land Use Category as depicted on the attached map.

FUTURE LAND DEVELOPMENT CODE AMENDMENTS

The Community Plan proposes several future amendments to Lee County's Land Development Code. Topics for potential LDC amendments range from compatibility of commercial uses with adjacent residences, sign regulations, building heights, and architectural standards for new development.

B. CONCLUSIONS

The proposed revised Vision Statement, Goal and Policies are the result of nearly a two-year long planning process. They directly reflect the vision that the Caloosahatchee Shores Community has for its future growth and development. Staff believes that this amendment should be viewed as another step in a continuous process that addresses planning needs in the Caloosahatchee Shores community. Many issues have been addressed through this amendment, but there are others, such as those policies (or portions thereof) that staff has recommended for deletion, that will require more consideration in the future.

C. STAFF RECOMMENDATION

Staff recommends that the Board of County Commissioners transmit the proposed amendment with staff's recommended language as shown in Part I, Section B.1 of this report.

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

DATE OF PUBLIC HEARING: March 24, 2003

A. LOCAL PLANNING AGENCY REVIEW

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

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

NOEL ANDRESS

SUSAN BROOKMAN

VACANT

RONALD INGE

GORDON REIGELMAN

MATT BIXLER

DAN DELISI

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

DATE OF TRANSMITTAL HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY

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

DATE OF ORC REPORT: _____

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

B. STAFF RESPONSE

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

DATE OF ADOPTION HEARING: _____

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

BOB JANES

RAY JUDAH

DOUG ST. CERNY



MEETING NOTICE LOCAL PLANNING AGENCY PUBLIC HEARING

Notice is hereby given that the Lee County Local Planning Agency (LPA) will meet on Wednesday, May 28, 2003. The meeting will be held in the Community Development/Public Works Building, First Floor, Conference Room 1B, at 1500 Monroe Street in downtown Fort Myers. The meeting will commence at 8:30 a.m.

AGENDA

1. Call to Order; Certification of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. Approval of Minutes from April 28, 2003
5. 2002/2003 Regular Round Plan Amendment Review:
 - A. CPA 2002-04 - Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a new Goal, Vision Statement and subsequent Objectives and Policies.
 - B. CPA2002-01 - Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the ALVA Inc. Community Planning effort, establish a revised Vision Statement and a new Goal and subsequent Objectives and Policies.
6. Small Scale Plan Amendment Review:
 - A. CPA 2003-03 - Amend the Future Land Use Map series, Map 1, page 5 of 5 for a specified 6.8+ acre parcel of land located in Section 19 Township 45 South, Range 28 East to change the boundary of Airport Noise Zone 3 to remove the subject property from that designation.
7. Spring 2003 Land Development Code Amendments

AN ORDINANCE AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE (LDC) TO AMEND CHAPTERS 2, 6, 10, 14, 30 AND 34; AMENDING CHAPTER 2 (ADMINISTRATION); AMENDING IMPACT MITIGATION (§2-485); AND

AMENDING CHAPTER 6 (BUILDINGS AND BUILDING REGULATION); CREATING COMPLIANCE WITH OUTDOOR LIGHTING STANDARDS (§6-113); BASIS FOR ESTABLISHING AREAS OF SPECIAL FLOOD HAZARD (§6-408); AND

AMENDING CHAPTER 10 (DEVELOPMENT STANDARDS); AMENDING DEFINITIONS AND RULES OF CONSTRUCTION (§10-1); AMENDING AND RENUMBERING GENERAL REQUIREMENTS (§10-7); AMENDING SPECIFIC REQUIREMENTS (§10-8); TRANSFER (§10-121); AMENDING AND RENUMBERING APPLICATION FORM AND CONTENTS (§10-153); ADDITIONAL REQUIRED SUBMITTALS (§10-154); AMENDING TYPES OF DEVELOPMENT ENTITLED TO LIMITED REVIEW (§10-174); FINAL INSPECTION AND CERTIFICATE OF COMPLIANCE (§10-183); REQUIRED (PLATS) (§10-211); LOT RECOMBINATIONS (§10-217); CONSTRUCTION OF SOIL CONDITIONS AND FLOOD HAZARDS (§10-253); BIKEWAYS AND PEDESTRIAN WAYS (§10-256); CONNECTION SEPARATION (§10-285); CONTROLLED ACCESS ROADS (§10-298); EXCAVATIONS (§10-329); SITE DESIGN STANDARDS AND GUIDELINES FOR COMMERCIAL BUILDINGS AND DEVELOPMENTS (§10-610); AND

AMENDING CHAPTER 14 (ENVIRONMENT AND NATURAL RESOURCES); AMENDING PURPOSE AND INTENT (CLEAN WATER PROVISIONS) (§14-471); PROHIBITIONS (§14-473); DEFINITIONS (§14-475); INDUSTRIAL ACTIVITY (§14-476); STORMWATER POLLUTION PREVENTION PLAN (SWP3) CRITERIA (§14-477); MONITORING (§14-478); ENFORCEMENT (§14-479); AND

AMENDING CHAPTER 30 (SIGNS); AMENDING PROHIBITED SIGNS (§30-5); PERMITS; INSPECTIONS (§30-54); TEMPORARY SIGNS (§30-151); AND

AMENDING CHAPTER 34 (ZONING); AMENDING PROVIDING FOR OR REMOVING DEFINITIONS OF "ANIMAL KENNEL", "AMBIENT LIGHT", "ARTIFICIAL LIGHT OR ARTIFICIAL LIGHTING", "AVERAGE LIGHTING", "BACK-LIGHTING", "BULB", "CANDELS OR CD", "CUMULATIVELY ILLUMINATED", "DIRECT LIGHT", "EXISTING OUTDOOR LIGHTING", "EXTERIOR LIGHTING", "FIXTURE", "FLOOD OR SPOT LIGHT", "FOOTCANDLE", "FULL CUTOFF", "FULLY SHIELDED", "HIGH PRESSURE SODIUM OR HPS", "ILLUMINANCE", "ILLUMINATING ENGINEERING SOCIETY OF NORTH AMERICA OR IESNA", "INDIRECT LIGHT", "LAMP", "LIGHT LOSS FACTOR OR LLF", "LIGHT POLLUTION", "LIGHTING", "LOW PRESSURE SODIUM OR LPS", "LUMINAIRE", "LUMEN", "MERCURY VAPOR", "METAL HALIDE OR MH", "NON-ESSENTIAL LIGHTING", "OUTDOOR LIGHTING", "PARTIALLY SHIELDED", "PHOTOMETRICS", "PLANNED DEVELOPMENT", "RECESSED", "SINGLE MANAGEMENT", "SKYGLOW", "UNIFIED CONTROL", "UNIFIED CONTROL COVENANT OF", "TELEPHONE BOOTH OR PAY TELEPHONE STATION", "UPLIGHTING" (§34-2); AMENDING FUNCTIONS AND AUTHORITY (BOARD OF COUNTY COMMISSIONERS) (§34-83); LOCAL PLANNING AGENCY (§34-111); MEMBERSHIP; TERM OF OFFICE (§38-112); COMPENSATION OF MEMBERS; FUNDING (§34-113); ORGANIZATION AND OPERATION (§34-114); FUNCTIONS AND AUTHORITY (LOCAL PLANNING AGENCY) (§34-115); FUNCTIONS AND AUTHORITY (HEARING EXAMINER) (§34-145); FINAL DECISION; JUDICIAL REVIEW (§34-146); AMENDING AND RENUMBERING GENERAL SUBMITTAL REQUIREMENTS FOR APPLICATIONS REQUIRING PUBLIC HEARING (§34-202); AMENDING ADDITIONAL REQUIREMENTS FOR APPLICATIONS REQUIRING PUBLIC HEARING (§34-203); APPLICATIONS (§34-373); DELETING COVENANT OF UNIFIED CONTROL AND RESERVING SECTION (§34-374); AMENDING PUBLIC HEARING (§34-377); EFFECT OF PLANNED DEVELOPMENT ZONING (§34-378); AMENDING AND RENUMBERING DURATION OF RIGHTS CONFERRED BY ADOPTED MASTER CONCEPT PLAN (§34-381); AMENDING PERFORMANCE STANDARDS, CREATION OF NUISANCE (§34-824); CREATING OUTDOOR LIGHTING STANDARDS (§34-825); AMENDING USE REGULATIONS TABLE FOR AGRICULTURAL DISTRICTS (§34-653); USE REGULATIONS TABLE FOR ONE AND TWO FAMILY DISTRICTS (§34-694); USE REGULATIONS FOR ONE- AND TWO- FAMILY RESIDENTIAL DISTRICTS (§34-694); USE REGULATIONS TABLE FOR MOBILE HOME DISTRICTS (§34-735); USE REGULATIONS TABLE FOR CONVENTIONAL COMMERCIAL DISTRICTS (§34-843); USE REGULATIONS TABLE FOR PLANNED DEVELOPMENT DISTRICTS (§34-834); DEFINITIONS (PLANNED DEVELOPMENT DISTRICTS) (§34-1033); TRUCKS AND COMMERCIAL VEHICLES IN RESIDENTIALLY AND AGRICULTURALLY ZONED DISTRICTS (§34-1181); ASSISTED LIVING FACILITIES (§34-1411); AMENDING PURPOSE OF SUBDIVISION (MINING) (§34-1674); CREATING APPENDIX "N" (POTENTIAL MINING AREAS OF LEE COUNTY) (§34-1672) AMENDING AND RENUMBERING PERMIT REQUIRED (§34-1873); GENERAL POLICIES FOR APPROVAL AND OPERATION (§34-1674); APPLICATION FOR A GENERAL MINING PERMIT; ISSUANCE OF PERMIT (§34-1675); APPLICATION FOR A MINING OPERATION PERMIT (§34-1678); DURATION OF MINING PERMIT (§34-1677); RENEWAL OF PERMITS (§34-1878); ADDITIONAL PHASE APPROVALS (§34-1679); INSPECTIONS (§34-1680); SITE REQUIREMENTS (§34-1681); AMENDING AND RENUMBERING RESERVED PROVISIONS (§§34-1681 - 34-1710); AMENDING REQUIRED SPACES (§34-2020); MINIMUM DIMENSIONS GENERALLY (§34-2221); AMENDING AND RENUMBERING RESERVED PROVISIONS (§§34-1681 - 34-1710); AMENDING REQUIRED SPACES (§34-2020); MINIMUM DIMENSIONS GENERALLY (§34-2221); AMENDING AND RENUMBERING RESERVED PROVISIONS (§§34-3051 - 34-3100); DELETING DIVISION 38 (TELEPHONE BOOTHS AND PAY PHONE STATIONS); DELETING LOCATION (§34-3070); DELETING LIGHTING AND SIGNAGE (§34-3071); RENUMBERING DIVISION 38 (USE, OCCUPANCY AND CONSTRUCTION REGULATIONS); AMENDING NUMBER OF PRINCIPAL BUILDINGS ON LOT (§34-3102); RENUMBERING DIVISIONS 40 THRU 42 AS 39 THRU 41; AND

PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

8. Update on Lee County's Evaluation and Appraisal Report process.
9. Other Business
10. Adjournment

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(8)(b), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

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

PO# 900585

NEWS-PRESS

Published every morning - Daily and Sunday
Fort Myers, Florida

Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared

Kieanna Henry

who on oath says that he/she is the

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

Display

In the matter of **LPA Public Hearing**

in the _____ Court

was published in said newspaper in the issues of

May 16, 2003

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

Kieanna Henry

Sworn to and subscribed before me this

16th day of **May** **2003** by

Kieanna Henry

personally known to me or who has produced

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

Notary Public *Brenda Leighton*

Print Name _____

My commission Expires:



Brenda Leighton
MY COMMISSION # DD169005 EXPIRES
February 14, 2007
BONDED THRU TROY FAIR INSURANCE, INC.

20 AM 8:55
LEE COUNTY
NOTARY PUBLIC

MEETING NOTICE LOCAL PLANNING AGENCY PUBLIC HEARING

Notice is hereby given that the Lee County Local Planning Agency (LPA) will meet on Monday, April 28, 2003. The meeting will be held in the Board of County Commission Chambers at 2120 Main Street in downtown Fort Myers. The meeting will commence at 8:30 a.m.

AGENDA

1. Call to Order; Certification of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. Approval of Minutes from March 24, 2003
5. Plan Amendment Review
 - A. CPA2002-01 - Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the ALVA Inc. Community Planning effort, establish a new Vision Statement, Goal and subsequent Objectives and Policies.
 - B. CPA2002-04 - Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a new Goal, Vision Statement and subsequent Objectives and Policies.
 - C. CPA 2002-06 - Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.
 - D. CPA2002-08 - Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.
 - E. CPA2002-13 - Amend the Transportation Maps of the Future Land Use Map Series and any related policy references to reflect the latest Lee County MPO 2020 Financially Feasible Transportation Plan map.
 - F. CPA2002-15 - Update Table 2(a), Constrained Roads/State and County Roads, to eliminate Old 41, which is now a City of Bonita Springs road.
 - G. CPA2002-19 - Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.
6. Update on Lee County's Evaluation and Appraisal Report process.
7. Other Business
8. Adjournment

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(8)(b), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

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

PO# 900565

NEWS-PRESS

*Published every morning - Daily and Sunday
Fort Myers, Florida*

Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared

Kieanna Henry

who on oath says that he/she is the

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

Display

In the matter of **LPA Public Hearing**

in the _____ Court

was published in said newspaper in the issues of

April 18, 2003

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

Kieanna Henry

Sworn to and subscribed before me this

18th day of April 2003 by

Kieanna Henry

personally known to me or who has produced

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

Notary Public

Brenda Leighton

Print Name

My commission Expires:



Brenda Leighton
MY COMMISSION # DD169005 EXPIRES
February 14, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

COMM. DEV.
WRKS. CNTR.
COND. FLOOR

APR 21 AM 9:00

RECEIVED
LEE COUNTY

NEWS-PRESS
Published every morning – Daily and Sunday
Fort Myers, Florida
Affidavit of Publication

STATE OF FLORIDA
COUNTY OF LEE

Before the undersigned authority, personally appeared
Kieanna Henry
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Asst. Legal Clerk of the News-Press, a daily newspaper,
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March 14, 2003

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Counties and published at Fort Myers, in said Lee County, Florida
and that said newspaper has heretofore been continuously published
in said Lee County, Florida, each day, and has been entered as a
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County, Florida, for a period of one year next preceding the first
publication of the attached copy of the advertisement; and affiant
further says that he/she has neither paid nor promised any person,
firm or corporation any discount, rebate, commission or refund for the
purpose of securing this advertisement for publication in the said
newspaper.

Kieanna Henry

Sworn to and subscribed before me this
14th day of March 2003 by

Kieanna Henry
personally known to me or who has produced

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

Notary Public *Brenda Leighton*
Print Name _____

My commission Expires:



Brenda Leighton
MY COMMISSION # DD169005 EXPIRES
February 14, 2007
BONDED THRU TROY FAIN INSURANCE, INC.

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LEE COUNTY
00:06 AM 17 MAR

LEE COUNTY
SOUTHWEST FLORIDA

**MEETING NOTICE
LOCAL PLANNING AGENCY
PUBLIC HEARING**

Notice is hereby given that the Lee County Local Planning Agency (LPA) will
meet on Monday, March 24, 2003. The meeting will be held in the Board of
County Commission Chambers at 2120 Main Street in downtown Fort Myers.
The meeting will commence at 8:30 a.m.

AGENDA

1. Call to Order; Certification of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. Approval of Minutes from February 24, 2003
5. Small Scale Plan Amendment Review:
 - A. CPA2003-01 - Amend the Future Land Use Map series for a specified 2.25 acre parcel of land located in Section 8 Township 46 South, Range 24 East to change the classification shown on Map 1, The Future Land Use Map, from "Industrial Development" to "Urban Community."
6. 2002/2003 Regular Round Plan Amendment Review
 - A. CPA2002-02 - Amend the Future Land Use Map series for a portion of a specified parcel of land located in Section 20, Township 46 South, Range 25 East to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Outlying Suburban." Amend Lee Plan Policy 1.1.6 by limiting the density in the reclassified area to 2 dwelling units per acre. Also, amend Table 1(a), Note 6 to require central sewer service for development in the subject property.
 - B. CPA2002-04 - Amend the Future Land Use Element of the Lee Plan, text and Future Land Use Map series to incorporate the recommendations of the Caloosahatchee Shores Community Planning effort, establish a new Goal; Vision Statement and subsequent Objectives and Policies.
 - C. CPA2002-11 - Amend Goal 17, Buckingham, of the Future Land Use Element by adding language that allows water lines to be extended to serve the Buckingham Rural Community Preserve on a voluntary basis, with costs of extension to be paid by the petitioner. Amend Map 6, Future Water Service Areas, to show all of the Buckingham Rural Community Preserve to be within the Future Water Service Areas of the County. Amend Map 7, Future Sewer Service Areas, to add certain public facility sites to the Future Sanitary Sewer Service Areas that have existing sewer service from Lee County Utilities or have an interlocal agreement with the City of Fort Myers for sewer service.
7. Update on Lee County's Evaluation and Appraisal Report process.
8. Communication Tower Master Plan and Ordinance
AN ORDINANCE AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE (LDC) TO AMEND CHAPTER 34 (ZONING); AMENDING THE DEFINITION OF "COMMUNICATION TOWER" (§34-2); FUNCTIONS AND AUTHORITY (BOARD OF COUNTY COMMISSIONERS) (§34-83); REHEARING OF DECISIONS (§34-84); FUNCTIONS AND AUTHORITY (HEARING EXAMINER) (§34-145); FINAL DECISION; JUDICIAL REVIEW (§34-146); ADDITIONAL REQUIREMENTS FOR APPLICATIONS REQUIRING PUBLIC HEARING (§34-203); AMENDING USE ACTIVITY GROUPS - ESSENTIAL SERVICE FACILITIES (§34-622); AMENDING USE REGULATIONS TABLE FOR AGRICULTURAL DISTRICTS (§34-653); FOR ONE- AND TWO-FAMILY RESIDENTIAL DISTRICTS (§34-694); FOR MULTIPLE-FAMILY RESIDENTIAL DISTRICTS (§34-714); FOR MOBILE HOME DISTRICTS (§34-735); FOR RECREATIONAL VEHICLE DISTRICTS (§34-791); FOR COMMUNITY FACILITIES DISTRICTS (§34-813); FOR CONVENTIONAL COMMERCIAL DISTRICTS (§34-843); FOR MARINE-ORIENTED DISTRICTS (§34-873); FOR INDUSTRIAL DISTRICTS (§34-903); FOR PLANNED DEVELOPMENT DISTRICTS (§34-934); AMENDING PRIVATE RECREATIONAL FACILITIES PLANNED DEVELOPMENTS (§34-941); AMENDING MODIFIED LAND DEVELOPMENT REGULATIONS, MASTER SITE PLAN - THE NORTH TAMiami REDEVELOPMENT OVERLAY DISTRICT (§34-1124) REPEALING AND REPLACING SATELLITE DISHES AND AMATEUR RADIO ANTENNA/TOWERS (§34-1175) AND CREATING A NEW SECTION ENTITLED: SATELLITE EARTH STATIONS AND AMATEUR RADIO ANTENNAS, THAT PROVIDES FOR PURPOSE, APPLICABILITY, DEFINITIONS AND PROPERTY DEVELOPMENT REGULATIONS (§34-1175); REPEALING AND REPLACING ARTICLE VII, DIVISION 11, COMMUNICATION TOWERS IN ITS ENTIRETY (§§34-1441 - 34-1446); CREATING ARTICLE VII, DIVISION 11, ENTITLED WIRELESS COMMUNICATION FACILITIES; PROVIDING FOR PURPOSE AND INTENT (§34-1441); DEFINITIONS (§34-1442); APPLICABILITY AND EXEMPTIONS (§34-1443); PERMISSIBLE WIRELESS COMMUNICATION FACILITY LOCATIONS (§34-1444); REVIEW AND APPROVAL PROCESS (§34-1445); APPLICATION SUBMITTAL REQUIREMENTS (§34-1446); CREATING DEVELOPMENT REGULATIONS PERTAINING TO ANTENNA-SUPPORTING STRUCTURES, COLLOCATIONS, ROOF-MOUNTED ANTENNA-SUPPORTING STRUCTURES, SURFACE-MOUNTED ANTENNAS AND STEALTH WIRELESS COMMUNICATION FACILITIES (§34-1447); PROVIDING FOR EXPERT REVIEW (§34-1448); MONITORING AND EVALUATION (§34-1449); FEES AND INSURANCE (§34-1450); DISCONTINUED USE (§34-1451); NONCONFORMING ANTENNA-SUPPORTING STRUCTURES (§34-1452); AND VARIANCE CRITERIA (§34-1453); RENUMBERING RESERVED PROVISIONS §§34-1447 - 34-1470 TO §§34-1454 - 34-1470 (§§34-1447 - 34-1470); AMENDING EXCEPTIONS TO HEIGHT LIMITATIONS FOR CERTAIN STRUCTURAL ELEMENTS (§34-2173); AMENDING ARTICLE VIII NONCONFORMITIES (APPLICABILITY); AND PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.
9. Other Business
10. Adjournment

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(8)(b), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to find a plan amendment in compliance.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

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

PO# 900565

RESUBMITTAL

ON

1/29/03

January 29, 2003

Matt Noble
Principal Planner
Lee County - Community Development
P.O. Box 398
Fort Myers, FL 33902-0398

RE: CPA2002-00004
VanasseDaylor Project 80485

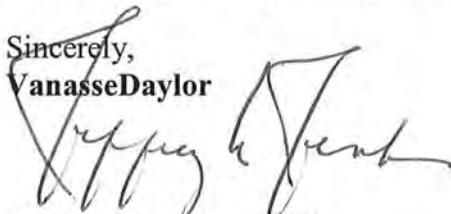
Dear Mr. Noble:

Attached herewith please find 6 copies of the revised application which now reflects me as the authorized agent.

I would appreciate it if you would keep us informed as to the date this will be presented to the LPA.

Should you have any questions, please do not hesitate to call.

Sincerely,
VanasseDaylor



Jeffrey R. Jenkins, AICP
Director of Planning & Design

C: Jim Mudd

CPA 2002-00004

RECEIVED

JAN 29 2003

COMMUNITY DEVELOPMENT



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (941) 479-8585
FAX: (941) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D: _____

REC'D BY: _____

APPLICATION FEE: _____

TIDEMARK NO: _____

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

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

Request No: _____

APPLICANT PLEASE NOTE:

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

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

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

DATE 1/28/03

[Signature]
SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

CPD 2002-00000
RECEIVED
JAN 29 2003
COMMUNITY DEVELOPMENT

I. APPLICANT/AGENT/OWNER INFORMATION

East Lee County Council

APPLICANT
c/o Mike Roeder, 1625 Hendry Street, Suite 301

ADDRESS
Fort Myers Florida 33901

CITY STATE ZIP
(239) 334-2722 (239) 334-1446

TELEPHONE NUMBER FAX NUMBER

Jeffrey R. Jenkins, AICP

AGENT* 12730 New Brittany Blvd.

ADDRESS
Ft. Myers FL 33907

CITY STATE ZIP
(239) 437-4601 (239) 437-4636

TELEPHONE NUMBER FAX NUMBER

See Appendix E

OWNER(s) OF RECORD

ADDRESS

CITY STATE ZIP

TELEPHONE NUMBER FAX NUMBER

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

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

2002-00004

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

A. TYPE: (Check appropriate type)

☒ Text Amendment

☒ Future Land Use Map Series Amendment
(Maps 1 thru 19)
List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

**This is a community plan for the Ft. Myers Shores Planning Community east of I-75,
renamed "Caloosahatchee Shores". This amendment designates commercial
nodes, reallocates residential density along Buckingham Road, and creates general
development guidelines for the Caloosahatchee Shores community.**

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

A. Property Location:

1. Site Address: N/A

2. STRAP(s): See Appendix E

B. Property Information

Total Acreage of Property: ~12,131 acres

Total Acreage included in Request: ~12,131 acres

Area of each Existing Future Land Use Category: See Page 27

Total Uplands: N/A

Total Wetlands: N/A

Current Zoning: See Appendix B

Current Future Land Use Designation: See Appendix B

JAN 29 2003

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Existing Land Use: N/A

- C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: _____

Airport Noise Zone 2 or 3: _____

Acquisition Area: _____

Joint Planning Agreement Area (adjoining other jurisdictional lands): _____

Community Redevelopment Area: The proposed change aims to update the CRA and further implement its goals.

- D. Proposed change for the Subject Property:

Create Objectives and Policies for growth

- E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

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

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density	<u>Decrease of approximately 823 units</u>
Commercial intensity	<u>Increase of 300,000 square feet allowable retail area</u>
Industrial intensity	<u>N/A</u>

IV. AMENDMENT SUPPORT DOCUMENTATION

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

JAN 29 2003

2002-00004

A. General Information and Maps

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

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

1. Provide any proposed text changes. See Appendix B
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. See Appendix B
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. N/A
4. Map and describe existing zoning of the subject property and surrounding properties. See Appendix B
5. The legal description(s) for the property subject to the requested change. N/A
6. A copy of the deed(s) for the property subject to the requested change. N/A
7. An aerial map showing the subject property and surrounding properties. See Appendix B
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. N/A

B. Public Facilities Impacts N/A

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

1. Traffic Circulation Analysis

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

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;

JAN 28 2013

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- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
- Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

JAN 29 2003

[Handwritten signature]

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2. Provide an existing and future conditions analysis for: N/A
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space.

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

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - d. Mass Transit; and
 - e. Schools.

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

C. Environmental Impacts N/A

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map with property boundaries and 100-year flood prone areas

2002-00004

JAN 29 2003

indicated (as identified by FEMA).

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Lee Plan See Community Plan Narrative

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

F. Additional Requirements for Specific Future Land Use Amendments See Narrative

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,

CRA 2002-00004

JAN 29 2003

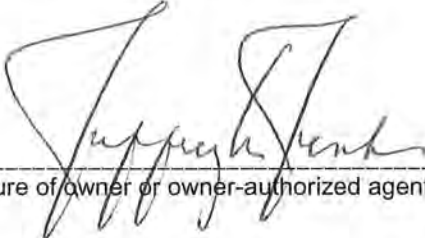
- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4. N/A
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist. See Plan Narrative
 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2. N/A
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element. N/A
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis. See Community Plan Narrative

Item 1: Fee Schedule

Map Amendment Flat Fee	\$500.00 each
Map Amendment > 20 Acres	\$500.00 and \$20.00 per 10 acres up to a maximum of \$2,255.00
Text Amendment Flat Fee	\$1,250.00 each

AFFIDAVIT

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



 Signature of owner or owner-authorized agent

1/28/03

 Date

JAN 29 2003

 2002-00004

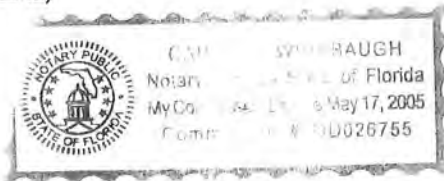
Jeffrey R. Jenkins

Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 28th day of Jan. 2003,
by Jeffrey R. Jenkins who is personally known to me or who has produced
as identification.

(SEAL)



Carol L. Wirebaugh

Signature of notary public

Carol L. Wirebaugh

Printed name of notary public

RECEIVED
JAN 29 2003
COMMUNITY DEVELOPMENT

CMA

2002-00004

APPLICATION

SUBMITTAL

CALOOSAHATCHEE SHORES

COMMUNITY PLAN

September 2002



Prepared by:

VanasseDaylor
12730 New Brittany Blvd., Suite 600
Fort Myers, FL 33907
(239) 437-4601

CALOOSAHATCHEE SHORES

COMMUNITY PLAN

CONTENTS:

1.0 INTRODUCTION / SUMMARY

2.0 HISTORY

3.0 INTENT

4.0 VISIONING PROCESS

5.0 COMMUNITY CHARACTERISTICS

6.0 RECOMMENDATIONS

7.0 CONCLUSION

8.0 LEE PLAN AMENDMENT

APPENDIX A – CHARRETTE QUESTIONNAIRE

APPENDIX B – GIS MAPS

APPENDIX C – COMMERCIAL LAND USE LANGUAGE

APPENDIX D – COMMUNITY NOTICES

APPENDIX E – COMMUNITY STRAP LIST

APPENDIX F – LEE PLAN AMENDMENT APPLICATION

APPENDIX G – FINAL WORKSHOP/DISCUSSION

APPENDIX H – BIBLIOGRAPHY AND SUGGESTED READING

1.0 Introduction

The Caloosahatchee Shores Community Plan was generated by a grass roots effort, and coordinated by the East Lee County Council (ELCC), a coalition organization that represents neighborhood civic associations along State Road 80 (Palm Beach Boulevard) extending from the eastern boundary of the City of Fort Myers to the east end of Lee County (including Alva).

The Community Plan is partially funded by Lee County through a matching grant program, while the remaining fees are funded through a combination of private contributions and funds managed by the ELCC.

The Caloosahatchee Shores Community Plan aims to guide the future growth, character and quality of life within the Caloosahatchee Shores Community by adopting guiding principles into the Lee Plan and specific development regulations into the Lee County Land Development Code. These policies will provide direction on land use and infrastructure decisions, thereby ensuring that future development remains consistent with the stated vision of the community and encourages approved development to strive towards these goals.

2.0 History

The Caloosahatchee Shores Community consists of various residential neighborhoods and commercial strip development east of I-75 (see Appendix B, Map 1). This community is distinct from rural Alva, Buckingham, Bayshore and North Fort Myers to the east, south, and north, and the urban Palm Beach Boulevard corridor to the west. Caloosahatchee Shores consists of scattered residential neighborhoods including historic Olga, Fort Myers Shores, Hickey's Creek and several new residential developments and subdivisions currently under construction.

Until recently, the Caloosahatchee Shores community has been thought of and characterized both as part of Tice, located to the west, and Alva and Buckingham located to the east and south. The region was primarily used for citrus farming, cattle grazing as well as for lumber production. Both the Caloosahatchee River and the Orange River provided excellent means of transportation of goods for sale and trade. Trading posts existed in Olga, Alva and Buckingham.

As Lee County developed, SR 80 became a major commercial corridor and is now characterized by strip development from the intersection of Seaboard Street in the City of Fort Myers, through the Caloosahatchee Shores community. In 1990, Lee County created a Community Redevelopment Area (CRA) for State Road 80 extending from the Fort Myers border east to the border of Alva. The CRA conducted planning studies in the early to mid-1990s for both Tice and the SR 80 corridor. Most of the problems identified by the studies still pervade the community today, and several frustrated residents commented that the only concrete accomplishment of the CRA was enhanced landscaping along the SR 80 corridor. The CRA's attempt to address façade improvements for structures along the corridor through a matching grant program failed from lack of participation, and was ineffective in promoting redevelopment.

With development pressure building along SR 80 east of I-75, residents have a renewed interest in planning for growth in East Lee County. Business along State Road 80 can benefit from the new residential development to the east, coupled with the recent resurgence of redevelopment activity in historic downtown Fort Myers to the west. The key identity issue that the residents aimed to address in this plan is how to promote new development and redevelopment while maintaining some part of the historic rural identity of Olga and the surrounding communities of Alva and Buckingham.

3.0 Intent

The Caloosahatchee Shores Community Plan Phase I aims to begin addressing the future growth, character and quality of life within the Caloosahatchee Shores Community by adopting guiding principles into the Lee Plan. These guiding principles will provide direction on land use and infrastructure decisions, thereby ensuring that future development remains consistent with the stated vision of the community, and encourage approved development to strive towards achieving these goals.

This amendment marks an important first step in a long-term process. The provisions recommended by this Community Plan will guide the development of future Land Development Code regulations, as well as future site-specific residential and commercial projects. As identified above, the anticipated schedule for Phase I includes submittal by September 30, 2002 with adoption expected by the beginning of 2004.

The Community Plan will include two phases, as outlined below:

Phase I: Phase I is a preliminary evaluation of the major issues facing the future growth management of the Caloosahatchee Shores Community. This evaluation will include collection of data and analysis, public input and coordination with Lee County representatives. The result of this initial effort will be the establishment of a Community Vision, and the submission of a Lee County Comprehensive Plan Amendment to add Goals, Objectives and Policies to the Lee Plan to provide additional direction in evaluating future development approval requests, and revise the Lee County Future Land Use Map to designate commercial nodes and lower residential densities along Buckingham Road.

Phase II: Phase II includes the preparation of Land Development Code regulations addressing issues ranging from landscaping and signage, to incentives for redevelopment. Phase II, if necessary will be adopted as amendments to the existing SR 80 CRA overlay in the Lee County Land Development Code.

4.0 Visioning Process

The community vision will provide the basis for land use planning decisions in Caloosahatchee Shores. The vision articulated by the community and described in this document will allow the community to better communicate their desires and expectations for development in Caloosahatchee Shores.

The East Lee County Council selected VanasseDaylor to develop and facilitate the community visioning process, which lasted over a period of eight months and consisted of stakeholder interviews, and three community workshops and an all-day community design charrette. The VanasseDaylor Design Team is comprised of a multi-disciplinary group of designers and planners. They are as follows:

□ **TEAM LEADERS**

Daniel DeLisi, AICP, Project Manager
Planner

C. Chad Elkins, Charrette Facilitator
Landscape Architect

□ **CHARRETTE FACILITATORS**

Noor Ismail
Planner / Architect

Jeffrey Jenkins, AICP
Planner

Fred Learned, RLA
Landscape Architect

Brian Smith
Landscape Architect

Wayne Robinson, RLA
Landscape Architect

□ **VOLUNTEER FACILITATORS**

Mitch Hutchcraft, AICP, RLA
Landscape Architect, Planner
Bonita Bay Group

Antonio Caliendo
Architect

METHODOLOGY

□ **STAKEHOLDER INTERVIEWS**

The VanasseDaylor Design Team initiated the visioning process by interviewing a series of community leaders, business owners, and government officials. Conducting personal interviews with various interest groups within the community is essential for accurately understanding the major issues faced in this community. Additionally, identifying and including all stakeholder groups helps to ensure that the visioning process is organized and facilitated in an inclusive equitable manner.

□ **COMMUNITY WORKSHOPS**

The East Lee County Council and VanasseDaylor organized a total of four (4) community workshops for the East Lee Community. The initial workshop and the charrette were advertised through public notices in the News-Press, sign boards along State Road 80 and a mailing that the East Lee County Council sent to every property owners within the study area (Appendix D).

Mid-way through the interview process, the East Lee County Council and VanasseDaylor organized the first workshop on February 21, 2002 to introduce and explain the visioning process to the community. The workshop provided a forum for the community to identify initial issues of concern. Using the issues identified in the first community workshop and the results of the stakeholder interviews, the East Lee County Council and the VanasseDaylor Design Team identified four general issues for in-depth discussion at the community design charrette – the second workshop. The community design charrette was a day long event, on March 16, 2002, to assist the community to graphically represent their ideas for the future growth of East Lee.

The 2 (two) refinement workshops were designed as follow up workshops to refine the information and begin drafting an amendment to the Lee Plan. The purpose was to solicit additional input on more specific topics that the community identified in the previous two workshops. The refinement workshops were held on May 2, 2002 and July 9, 2002 followed by a final presentation on August 26, 2002.

□ **QUESTIONNAIRE**

During the charrette, participants were asked to fill out a questionnaire, which was designed to identify perceived problems or constraints and opportunities within the Caloosahatchee Shores Community. Note: the questionnaire was not designed to be a statistical survey. It was used as a means to gather input only.

STAKEHOLDER'S REPORT

INTRODUCTION

The Stakeholder Analysis was the first step in the comprehensive public participation process for the Caloosahatchee Shores Community. The findings of the report were used in preparing the community design charrette and providing the design team with initial ideas. The Stakeholder Analysis, similar to a Conflict Assessment in the field of conflict resolution, is a commonly used tool in consensus building to ensure that all interests are represented before the initiation of the formal process. The report provides recommendations for the process to become more inclusive in order to create a plan that first incorporates the visions and knowledge of a more diverse group, and second, has a broader base of support to aid in a smooth implementation process.

Interviews were conducted to examine the issues of concern to the community and to further identify the stakeholder groups. This report outlines the results of interviews (supplemented by the first public meeting which attracted over 150 people) conducted by VanasseDaylor staff to identify issues of concern to residents and property owners.

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

FINDINGS

During the interviews, participants were asked to identify general issues of concern to themselves or the community. County and state officials were asked to identify issues perceived by the community and impediments to solving the identified problems. Overall, there was a general agreement on issues facing the community, though there was some disagreement on desired land uses.

GENERAL ISSUES

Many of the issues of concern to the community are the result of the relatively sudden large scale development occurring in this area. The Caloosahatchee Shores Community is experiencing rapid growth and development pressure for new residential communities. Hawks Haven was recently approved to build 1,598 residential units, the Bonita Bay Group recently received permitting for Verandah, a golf course community with 1,500 residential units, Buckingham 320 was approved for 640 units and there is discussion of a fourth large residential community to the east of Buckingham Road.

Community Identity

- ❑ Most of those interviewed, and also the general consensus among active members of the East Lee County Council, recognize that development is coming and is inevitable. However, the community expressed a desire to retain its rural identity and ensure that new development be compatible with the existing rural character of the area.
- ❑ Included within the sentiment of retaining a rural identity is an awareness by some and an attachment to a historic identity for the area. Historic Olga lies within this community boundary and was one of several areas that were used as a trading post along the region's major transportation corridor – the Caloosahatchee River. As part of this issue of community identity, many of those interviewed expressed a desire to make the river a larger part of the community, as it was historically.

Traffic

- ❑ With the increased development occurring in the area, traffic is becoming an issue on two levels: maintaining the current level of service and creating a safer environment for pedestrians and bicycles. SR 80 is a major transit corridor, linking Ft. Myers to Florida's east coast. Residents are starting to see an increase in accidents around Riverdale High School. The perception of some of the residents was that multiple accidents occur each week due to the overflow of traffic on existing roads and speeding traffic.

Flooding

- ❑ Interviewees identified flooding as a major issue of concern. Along the Orange River, flooding causes water to back up into the Buckingham Rural Preserve, the community directly to the south of the Caloosahatchee Shores Planning boundary. Interviewees perceived increased development occurring in the area as having the potential to increase the flooding problem. Additionally, many believed that Lehigh Acres, a community built at a higher elevation, causes flooding in the area.

LAND USES

Unwanted uses

- ❑ Few people expressed problems with specific land uses. Generally, interviewees believed that the specific land use was less important than the appearance of that land use. The community wants to move away from the strip commercial *appearance* that currently exists along SR 80.

Specifically desired uses

- ❑ Residents expressed a desire to see both the existing commercial development revitalized and new shopping opportunities locate to the area. Some participants suggested that the intersection of SR 80 and Buckingham Road was the center of the community and envisioned this area as a major focus for development, although others expressed the opinion that policy limiting commercial in the Suburban land use category was appropriate at this intersection. Several people who were interviewed envisioned more opportunity for larger types of retail at the intersection of SR 80 and SR 31 because much of the intersection was under single ownership and the size of the property would allow for larger types of commercial uses and shopping centers. “Big box” retail was also mentioned (Wal-Mart and Home Depot). Some of those interviewed wanted to encourage “big box” retail to locate to this area to provide the desired shopping opportunities along this corridor. Others specifically did not want “big box” retail because of aesthetic reasons and out of fear that “big box” would diminish opportunities for “mom and pop” businesses. However, the general feeling of the community was that if “big box” developments were to locate in this community they should be at or west of State Road 31.

Open Space

- ❑ Interviewees generally felt that the need for community open space should be limited because existing residents in the established rural community are on larger size lots that already provide for their open space needs. The general sentiment was that people moved out to the rural communities in East Lee County to have a big lot and get away from masses of people. However, several interviewees stated that new commercial development could create the need for usable open space for gathering in areas developed as commercial or mixed use. Some talked about having recreation facilities spread throughout the area.

Landscaping

- ❑ The majority of those interviewed expressed a preference for typical native Florida landscaping similar to what currently exists along the Caloosahatchee and Orange Rivers (without the exotics). Many expressed a desire to see the rural character preserved in landscaping and hardscape materials and did not want to see development alter the community’s character to a typical Mediterranean style.

The following were additional issues that interviewees mentioned:

- ❑ Major disconnect in the Community – There are many well-to-do land/business owners in the area and many more low-income laborers. The area has lost much of its sense of community.

- ❑ Olga Mall on Old Olga Road – Good example of "Mom and Pop" business. Olga Mall is an example of the size of the historical trading posts along the river.
- ❑ Real estate values rising above affordable costs for low-income home buyers
- ❑ Business areas only allowed certain floor area to be developed. Size should not be limited
- ❑ Architectural guidelines, redevelopment
- ❑ Preserve buildings, community center needs to be developed
- ❑ Need parks
- ❑ Preserve Buckingham Country Store (outside of study area)
- ❑ Apartments or townhouses needed
- ❑ Desired quality in building design

STAKEHOLDER RECOMMENDATIONS

- ❑ Following the stakeholder interviews, we instituted a process as we moved forward whereby the Community Planning Panel would not be a decision making body, but only a group facilitating logistics. The reason was that we needed to maintain as diverse a group as possible when decisions were made as to the content of Lee County policy changes. The East Lee County Council is already a very diverse organization, consisting of neighborhood civic associations, businesses, religious leaders and real estate developers. While the Community Planning Panel is similarly diverse and has been effective in organizing a representative cross section of people to attend the visioning workshops, it lacked diversity in its *active* membership.

At the first follow up workshop, we asked for volunteers to serve on a small working group. Since that time, all policy decisions were made through discussions with this larger group in meetings that were advertised and open to the general public. As the process continues, all meetings where input is gathered will similarly be conducted with this group of residents and property owners.

Interviewees:

1. Don Blackburn, Lee County Development Services Division
2. Bill Burdette
3. Reverend Feliciano
4. Lucy Feliciano
5. Pam Houck, Lee County Zoning Division
6. Marcia Moller Hunter
7. Richard Shafer, Principal, Riverdale High school
8. Debbie Paul
9. Mike Rippe, Florida Department of Transportation
10. Bruce Strayhorn
11. David Tinder, Manatee World
12. Barbara Ware
13. Grover Widden, Florida Power and Light

COMMUNITY CHARRETTE

Following the stakeholder interviews and the initial community workshop, VanasseDaylor, along with the East Lee County Council, identified four (4) major themes for the charrette (the design problems). Each facilitator researched the themes as they applied to the Caloosahatchee Shores Community to facilitate discussion. At the beginning of the charrette, VanasseDaylor gave an educational presentation with planning ideas and possibilities to prepare the community for each workshop.

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

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

The findings and recommendations summary for each design problem are discussed sequentially within this report. The four (4) design problems were:

- ❑ **Problem 1:** Parks and Open Spaces
(Facilitators: Dan DeLisi and Fred Learned)
- ❑ **Problem 2:** Commercial Development/Redevelopment Opportunities
(Facilitators: Chad Elkins and Brian Smith)
- ❑ **Problem 3:** Community Attractors and Theming
(Facilitators: Noor Ismail and Antonio Caliendo)
- ❑ **Problem 4:** Land Use Density / Intensity
(Facilitators: Jeff Jenkins and Mitch Hutchcraft)

EAST LEE COMMUNITY

Design Problem 1

PARK AND OPEN SPACES

Problem #1 is designed to determine if the open space and green space needs of the East Lee Community are being met. *What types of open space and green space opportunities would you like in your neighborhood?* First we will need to look at what open space and green space means.

Open Space and Green Space in your Neighborhood:

Open space and Green space are very broad terms used to define land that is not developed and will not be developed. Open space is usually considered to be lands that are preserved as open areas, which in many instances can be used by people in many ways (i.e. paved courtyards, play areas, parks, golf courses, rivers, lakes, campgrounds, wetlands and preserves). Parks and green spaces along commercial corridors are often located to act as anchors for development and resting areas for pedestrian activity. Green spaces are open space lands that are green (typically landscaped or preserved indigenous vegetation). The East Lee community has several park areas designated for waterfront activities, preserves, pedestrian or bike trails, and athletics.

To complete this problem your group will be asked to discuss the uses of open space that exist in the community and the positive and negative elements that they bring. *How can these areas be improved? What are the additional areas, if any that could be used for green space?* As a group you will need to discuss what type of open spaces or green spaces are needed, desired and/or appropriate for your neighborhood. You will need to design the space with all desired elements. You will need to consider the open space's relationships with existing commercial and residential uses. You will need to determine the connections to the open space for both pedestrian and vehicular interaction. The group will need to create a design sketch of the site plan for this open space to include all desired uses and landscape features.

In addition the group should also prepare a plan of park linkages between open space areas that suggest a line of movement for the pedestrian. The linkages can offer green space between uses that are landscaped, viewed as a park and/or passages for animal movement. The linkages will soften the hard lines of development offering a holistic environment for the East Lee Community.

The facilitator will help the group prepare the sketches and written descriptions for presentation at the end of the workshop. The group facilitator and a community member will present this information at the end of the design process. You can present verbiage in bullet form or actual graphic sketches.

FINDINGS AND RECOMMENDATIONS SUMMARY:

- ❑ Open space / Water resource
- ❑ Implement rural character and stop urban sprawl
- ❑ Creation of agricultural districts based on historical land use
- ❑ Recreational uses for children with playgrounds, ball-fields and river access
- ❑ Under-utilized existing river access park land
- ❑ Preservation of existing wooded areas and large historic trees
- ❑ Sidewalks in Olga/ Riverdale High School/ Fort Myers Shores
- ❑ Bike paths connected to schools and parks
- ❑ Green space in commercial areas
- ❑ Increase depth of lots of commercial parcels for future expansion and the incorporation of green space
- ❑ Revitalize, rehabilitate SR 80 visual eye-sores
- ❑ Equestrian activity/center for shows

EAST LEE COMMUNITY

Design Problem 2

LAND USE DENSITY / INTENSITY

Problem #2 is designed to gather specific information concerning how the community perceives and feels about residential density and commercial intensity. First we must understand what density looks like and distinguish between density and appearance. We then need to look at specific areas within the community and identify what types of densities or commercial intensities are most appropriate.

Residential Density

The group will need to start by discussing what type of character they envision for the East Lee community and define the differences between East Lee and surrounding areas. The facilitators will present a series of pictures and aerial photographs to help guide discussions and identify what different densities can look like. The facilitators will also explain the concept of “cluster development” – the technique of using higher density development clustered in specific areas in order to preserve open space, natural areas or recreational areas. What is the difference between “cluster development” and “sprawling development”?

The facilitators will review the existing Lee County Future Land Use Map (FLUM - the map that defines density and land use in Lee County) and the current allowable densities in each area.

Commercial Intensity

The facilitators will start out by defining different types of commercial development and the necessary areas for these uses. The facilitators will then review the existing FLUM and identify areas that need to be changed, if any, to allow for the type of commercial development that the community envisions.

Village Center/ Mixed Use Area:

Mixed-use developments are developments that combine multiple land uses such as: residential (single-family and multi-family), commercial (retail, office, restaurant, medical) and open space (ball fields, parks, picnic areas, fishing piers). A mixed-use development can be either a mix of uses within one single building or multiple buildings developed in close proximity, and typically provides an increase in daily activity within a neighborhood, and provides convenience through the commercial uses and additional housing opportunities for the neighborhood. A village center is a common setting for mixed uses.

Some local examples of mixed use developments are: Ft. Myers Beach along San Carlos Boulevard, 5th Avenue South in Naples, St. Armand's Circle near Long Boat Key, and downtown Fort Myers. All of these areas of development have residential uses within very close proximities to high intensity commercial areas, or have residential uses mixed with office and retail uses.

To complete this problem your group needs to discuss how they would like to see the residential and commercial areas interact. Do you enjoy walking to the store or would you find it convenient to do so? What types of commercial uses are compatible with residential? What types of commercial uses are not compatible with residential?

FLUM

The facilitator will assist the group to recolor the Future Land Use Map based on the community's vision. The group facilitator and a community member will present this information at the end of the design process. You can present verbiage in bullet form and/or the re-colored FLUM.

FINDINGS AND RECOMMENDATIONS SUMMARY:

- ❑ Convert First Street to service road to encourage more upscale commercial.
- ❑ Prohibit car dealerships
- ❑ Unify lighting districts
- ❑ Development of riverfront to include greenway and fishing pier
- ❑ Controlled access on SR 80
- ❑ Sound proofing/buffer wall for noise screening, landscaping, conversion to higher quality commercial
- ❑ No high density residential on SR 80
- ❑ Alternate routes to SR 80, want back entrances
- ❑ Limit height on commercial
- ❑ Discourage low income residential apartments
- ❑ Review existing uses
- ❑ Establish design criteria
- ❑ Commercial locations at Old Olga (on SR 80)
- ❑ No storage locations on SR 80
- ❑ Mix use – residential/commercial along SR 80
- ❑ Transitional residential – to consider small residential standards consisting of “mother-in-law” apartments and flats
- ❑ Nice upscale Industrial Park
- ❑ Commercial to be clustered with larger ratios, service roads and back entrances
- ❑ Limit rental home and HUD homes in Fort Myers Shores
- ❑ Strengthen code enforcement
- ❑ Major river access for fishing, active and passive recreational areas for kites, horses etc.
- ❑ Expand, improve standards for parks
- ❑ Improve security standards and lighting
- ❑ Commercial design standards
- ❑ Establish architectural review board

EAST LEE COMMUNITY

Design Problem 3

COMMUNITY ATTRACTORS AND THEMING

Problem #3 is designed to gather specific information about how you perceive your community, potential attractors or the identity of the community, and the potential of gateway features to define the identity of East Lee.

First we must define the multiple types of roadways and design elements within the community and the general perception of the community. List adjectives that describe the general resident and outside perception of the East Lee community. *How do people identify and relate to the community? What draws people to the community?*

Second, we want to understand what a Gateway is and how it works. We must ask ourselves the question; *Do we want a Gateway to define the identity and boundaries of the community? Do we want an identifiable entrance into the community? How should it look? Do we want an identifiable architectural character for the community (Mediterranean, Old Florida Cracker...)?*

Gateway

A gateway can be viewed as an entrance to an area. Just as someone enters a home into a foyer or vestibule at a church, that specific area is designed to mark the beginning and end of a visit. An area can be defined with hard-scape, planting material or architectural elements to distinguish the East Lee Community's identity. Developing elements at the gateway areas will be useful when creating a cohesive design for the community.

Please locate the gateway areas on the aerial provided and describe both graphically and in bullet form what the gateway will be.

Theming (Provide Bullets and Sketches)

Third, we want to identify elements of the community that can be used for identification or attractors. In planning we call this exercise "theming". Some of the ideas that have already been mentioned are the revitalization of "historic Olga", providing a stronger connection with the river, creating horse trails and amenities, etc.

To complete the problem your group needs to discuss how you want people to identify with the community and ideas for creating that kind of community. If possible, identify where in East Lee each type of feature would be appropriate. Your group should provide areas of concentration for immediate and long-term concern. In addition, think of potential names that are more descriptive to identify this community (The Lee County Comprehensive Plan refers to this area as the Ft. Myers Shores Planning Community, we are referring to this area as East Lee).

The group facilitator and a community member will present this information at the end of the design process. You can present verbiage in bullet form or actual visual pictures.

FINDINGS AND RECOMMENDATIONS SUMMARY:

- Gateway into Community – Participants agreed not to create any physical gateway into the community, but preferred to have more indigenous plants landscaped/planted within the vicinity and creating a rural theme throughout the community. The additional plantings will subconsciously demarcate the boundaries of the geographical location of the area. Plants to include indigenous plants not limited to the following: Palmetto, Oak and Wax Myrtle.
- Architectural Theme - Vernacular Architecture, e.g.: Florida Cracker, Southern Architecture, extended overhangs, pitch roof, corridor, tin metal roofing and others

Not to exceed 3 stories in height



Architectural theme:
Vernacular Architecture
e.g. Florida Cracker with
extended roof overhangs,
metal roofing, shaded
corridors and other
distinctive features

- Height restrictions to be placed on buildings – not to exceed three (3) stories in height
- Gateway into Neighborhoods – The community agreed to distinct monumental markers demarcating the entry into the various neighborhoods. This can be a standardized simple form or a “free for all structure” that has a rural characteristic instilled within it. The community agreed that they should find a common name for the East Lee Community for future references.



Wood
frame



Tin roof

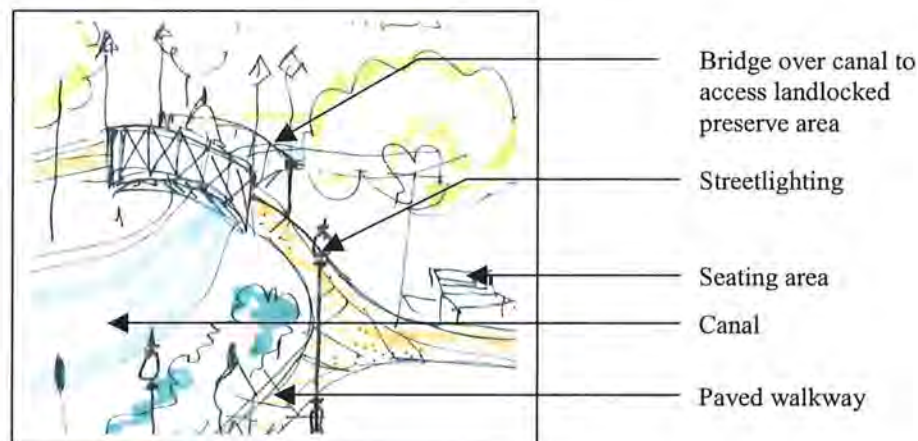
Masonry and
rocks with
creeping vines

Gateways into neighborhoods to depict a rural, “rustic” theme throughout.
(The sketches above are merely quick artist conceptual illustrations to depict theme)

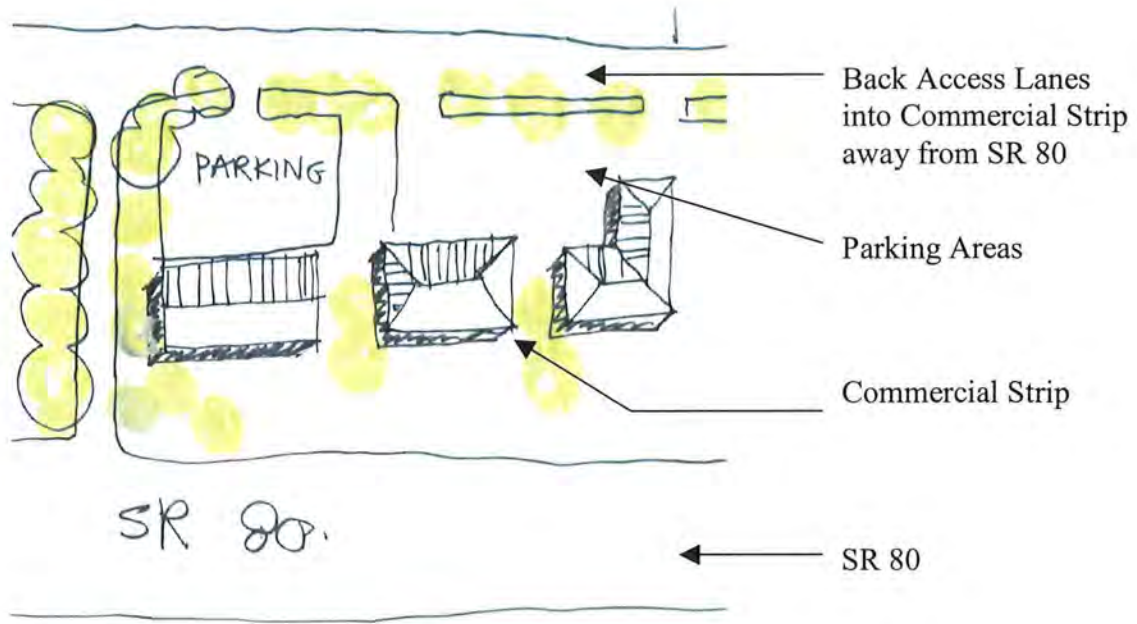
- Streetscaping – lined-up palm trees and adequate landscaping at ground level. Streetscaping to break away from the monotony to create focal points where appropriate
- Speed limit on SR 80 to be maintained in view of the proposed six lane expansion plans



- ❑ No big box development, stick with rural architectural theme, more "Mom and Pop" establishments
- ❑ Village Center to be away from SR 80 – to include basic amenities such as post office, library and other basic amenities
- ❑ Public access to riverfront – While it is important to maintain public access to riverfront, the community agreed that access should be restricted. Issues to be addressed include the following: maintenance of shore-line, preservation issues, enforcement, control issues, buffering and screening of neighborhoods
- ❑ Active/passive recreational activities should fit in with the rural type image. The community agreed that emphasis should be on canoeing, horse trails, kayaking and walking trails.
- ❑ Proposed park at two areas:
 - ❑ Northeast of defined geographical boundaries of East Lee Community on agricultural lands
 - ❑ Land-locked area of preserves behind Methodist Church that is surrounded by canal. Ideal for walking trails, connected bridges and seating areas. Centrally located and easily accessible by the various neighborhoods surrounding the area



- ❑ Adequate lighting in neighborhood and public areas for crime prevention
- ❑ Davis Boat Ramp to be cleaned up
- ❑ Trailer parks to be spruced up or screened
- ❑ No used car lots
- ❑ Back street access into commercial strip away from SR 80



- ❑ No Billboards
- ❑ Library - Community is requesting that the existing library be given a new lease, or create a free-standing library within the community

EAST LEE COMMUNITY

Design Problem 4

COMMERCIAL DEVELOPMENT / REDEVELOPMENT OPPORTUNITIES

Problem #4 is designed to determine how your community feels about commercial land use and its development. To complete this problem you must understand what commercial land uses are. Below, examples are given that define existing commercial land use developments. An aerial has been provided for the group to develop its vision of a commercial property. Please identify where parking should be located. Also, determine on which street the development fronts and where there will be access to the businesses. Please note that these are hypothetical examples of commercial development. This exercise will inform us of how the community would ideally like to see commercial uses being developed in different areas of East Lee – what kind of uses and what types of site designs.

Commercial Land Uses:

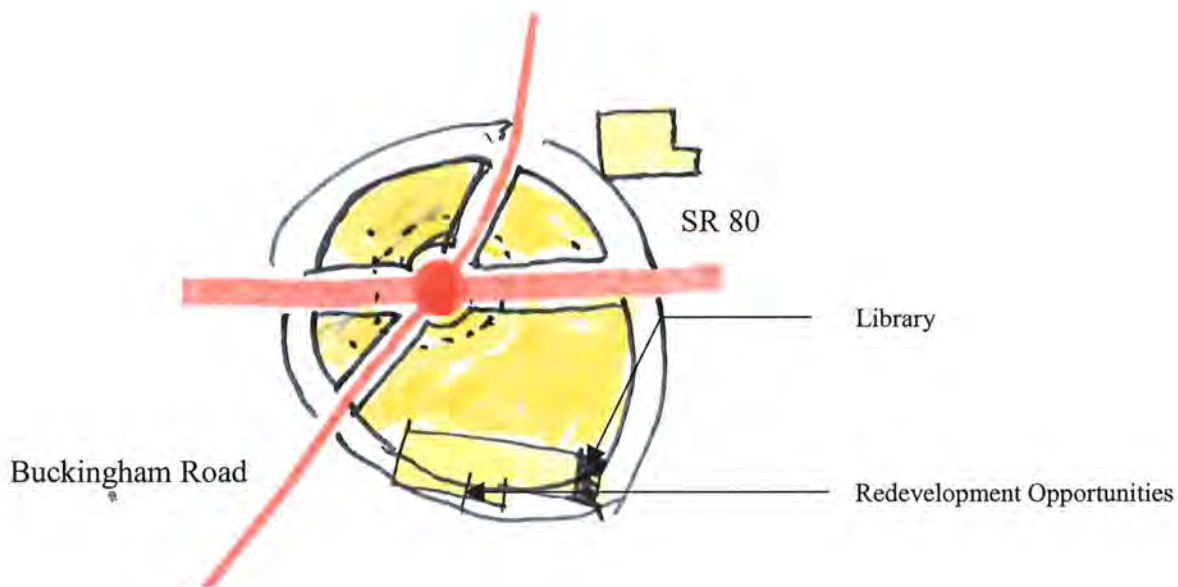
Publix Shopping Center, Winn-Dixie Shopping Center, SR 80 “strip development”, Wendy’s, historic retail are a few examples of commercial land use.

For the aerials provided, determine how the commercial areas need to be developed.

- A. Intersection of Buckingham Road and SR 80
- B. Intersection of SR 80 and SR 31
- C. “Historic Olga” – Old Olga Road

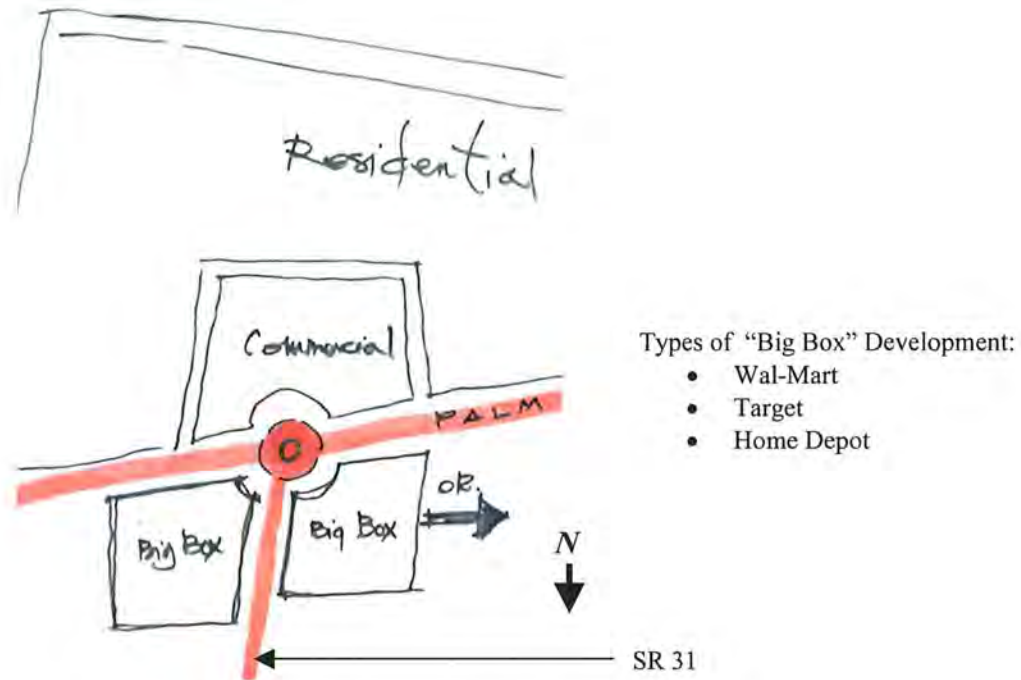
FINDINGS AND RECOMMENDATIONS SUMMARY:

- ❑ Commercial uses tied to community needs
- ❑ Enhanced existing commercial areas
- ❑ Connectivity of community with sidewalks
- ❑ Improvement plan sidewalk
- ❑ Transition from Suburban to Rural to Outlying Suburban
- ❑ Updated design standards for older residential
- ❑ Commercial identity through identification of community name
- ❑ Town Center at intersection of SR 80/ Buckingham Road
- ❑ Town Center to incorporate restaurants, farmer's market/vegetable stand, retail shops, community center, antiques, café, post-office, library, youth center, elderly center, bowling and recreation



Conceptual Layout: VILLAGE CENTER

- ❑ Buffer between commercial/residential areas.
- ❑ Signage to be uniform throughout. No neon lights and low signage to be provided throughout (like Wellington). All signage structures to match/be compatible with informational signage.
- ❑ Big box development (such as Target, Wal-Mart, Home Depot) to be developed strictly in line with architectural guidelines

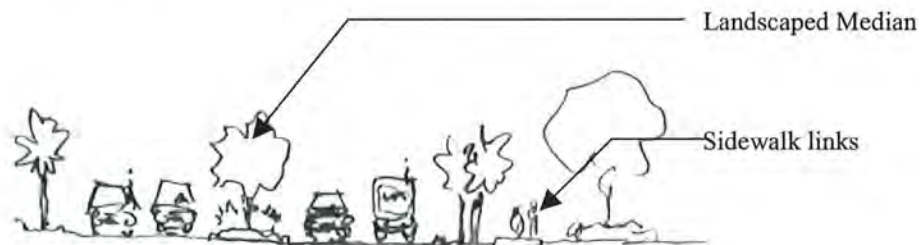


Types of "Big Box" Development:

- Wal-Mart
- Target
- Home Depot

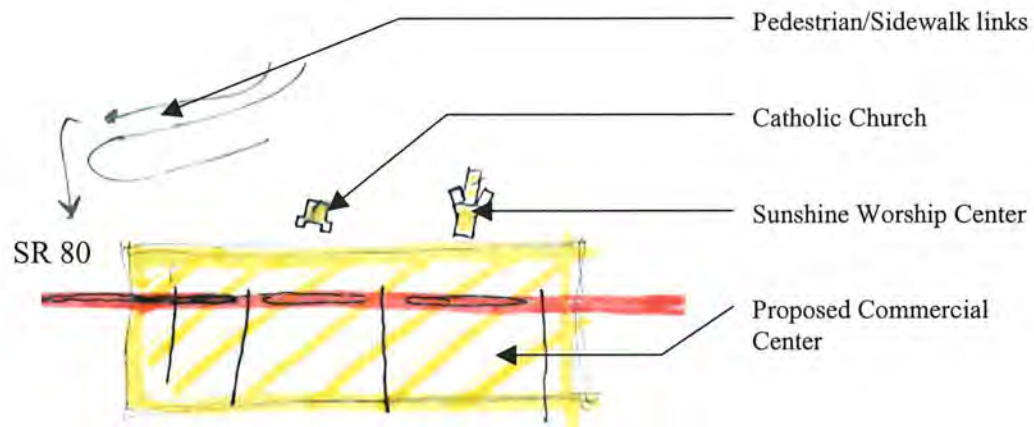
Conceptual Layout: SR80 / SR31 Intersection

- ❑ Streets to incorporate medians and limit access (curb cuts) where possible
- ❑ Pedestrian links from residential to commercial areas



Conceptual Layout: Streetscaping

- ❑ Commercial areas to include bike paths, pedestrian sidewalks, parking lot with trees. Parking areas to be in the back
- ❑ Commercial outlets to depict rural vernacular Florida architecture with a two-story height limitation, rural theme throughout



Conceptual Layout: Proposed Commercial Center

□ Do not want list:

- Adult entertainment – strip clubs, adult book stores, pornography stores
- No bars
- Limit/prohibit franchise outlets
- Limit Big Box via design and area
- No more used car lots

5.0 Community Characteristics

The East Lee County Council initiated the community plan under the realization that development is coming to the Caloosahatchee Shores area, and there is a need to ensure that new development be allowed in line with the community vision. The current Lee County Comprehensive Plan projected only a minimal increase in population for the Caloosahatchee Shores Community. Note that the current Lee County Comprehensive Plan designates this area as part of the “Fort Myers Shores Planning Community”, which also includes a small area west of I-75. The Fort Myers Shores Planning Community is projected to increase in population from 12,000, as was estimated in the base year of the Comprehensive Plan, to 15,000 people by the year 2020 (Table 1). According to census data, this slow growth rate is fairly accurate (Table 2).

Table 1: 2020 Population Projections for the Ft. Myers Shores Community

Year	Population
1998	12,617
1999	12,867
2020(Forcast)	15,135

Source: Lee County Department of Community Development

Table 2: Census Projections for the Caloosahatchee Shores Community

Year	Population
1990	11,830
2000	14,115

Source: US Census Bureau

However, over the last three years there has been a significant increase in entitlements for residential developments in the Caloosahatchee Shores Community. The following table shows the projected population increase based on the three recently approved residential developments in the Caloosahatchee Shores community. What the tables show are that even if there are no new developments proposed in this community, there will be a 85% increase in population over the next ten years, based on build-out projections of Verandah, Hawks Haven and Buckingham 320.

Table 3: Permitted Increase in Residential Units

	Development	# of Multi-Family	# of Single Family	Total DU
1	Hawks Haven	250	1,348	1,598
2	Verandah	375	1,125	1,500
3	Buckingham 320	320	320	640
Total New Units		945	2,793	3,738

Source: Lee County Department of Community Development

Table 4: Projected Increase in Population by 2012

Unit Type	# of Units	Population Multiplier	Population Projection
Multi-Family	945	2.02	1,909
Single Family	2,793	2.74	7,653
Total			9,562

Note: Population figures are based on multipliers obtained from the Lee County Planning Division. These multipliers are fairly consistent with data obtained from the US Census Bureau and located in Maps 2 and 3 of Appendix B

The increase in population is significant for a number of reasons. First, the idea of creating a community plan originated with the rezoning of the 320-acre property originally proposed for a total of 1,320 units. Residents rallied against the rezoning based on concerns for residential density, compatibility with the surrounding communities, and the Buckingham Rural Preserve land use category which is directly to the south of the property. Therefore, one common theme that was reiterated by residents throughout the planning process was that growth and development are acceptable as long as the density is compatible with existing density, and the rapid increase in development does not place an undue burden on the existing communities.

The second theme we heard constantly throughout the planning process was a desire for increased and enhanced shopping opportunities within the community. Residents expressed concern about having to go outside the community for much of their shopping needs, creating situations where residents drive longer distances and create more traffic on the roads in their community and surrounding communities. The population increase is significant in that it has created the expectation and hope that larger retail establishments will now, with an increased customer base, locate larger shopping opportunities in the area.

Finally, with the increased population and desire for more regional-type shopping opportunities, residents wanted to retain some of their historic rural identity. In the following plan amendment, we have attempted to do that by locating the increased retail designation at the largest intersection and closest to I-75, created a change that aims to locate higher density residential development away from Buckingham Road, which is presently rural in nature, and establish policies to address community character to ensure that new development promote the vision of the community.

Community Identity and Historic Resources

The Caloosahatchee Shores Community is a mix of rural, suburban and strip commercial development. In the minds and hearts of the residents this community is still rural in nature. However, it is clearly a transitional area, from the rural areas to the east in Alva, to the intense commercial development directly to the west of I-75.

The Caloosahatchee Shores Community has a historic identity that the community wants to preserve. The identity of the community is tied to the waterfront and the rural farming character that is now fading. Historic structures and historic uses do exist in this community and should be preserved where possible. Much of the focus on maintaining the historic rural identity for the area translated into retaining the historic Florida Vernacular architectural style or Florida Cracker. The Lee Plan currently provides for the preservation of historic structures and Lee County and the Lee Trust for Historic Preservation currently work to ensure that historic buildings of value are preserved. Buildings already preserved include the Olga Community Center, the Flint House and the Olga Mall. This should continue; however, we do not feel there is anything additional to propose at this time that would significantly help historic preservation in the Caloosahatchee Shores Community.



Above: View of the Caloosahatchee River from Marina 31

Maintaining the community's historic connection to the waterfront, however, will add significant value to residents and visitors of this area. Connection to the community's rivers defined a large part of the area's past, both from the Caloosahatchee River that bounds the community on the north and the Orange River which bounds the community on the south. The neighborhood "Fort Myers Shores" was clearly named to maintain the neighborhood's connection with the riverfront. Despite this, the waterfront aspect of the community is not readily apparent from properties setback away from the water. Public access is fairly



Above: View of the Caloosahatchee River from a house in the Fort Myers Shores neighborhood

limited to Manatee Park, Franklin Locks, and at one time, the Florida Power and Light Power Plant. The community still retains some of the historic water dependent uses such as Marina 31, Manatee World, and several other areas located on Lee Plan Map 12, the Water Dependent Overlay Zone; however, public connections to the water can be enhanced.

Projected Demographic Shift

The development of Verandah, Hawks Haven and Buckingham 320 will undoubtedly alter the demographics of the Caloosahatchee Shores Community. According to Map 4 in Appendix B, the Projected Median Property Values in 1999 (using Claritas data obtained from Lee County) ranged from \$112,000 at the high end for properties located along the Caloosahatchee River to approximately \$60,000 for properties located closer to State Road 80 (note however, that the highest valued properties, the high end outliers, located on the waterfront can exceed \$400,000 in value). Verandah alone, with 1,500 units, projects an average present value for properties (excluding higher end outliers along the Orange River) of \$360,000 in the first year. The low end homes, the Coach Home product will sell for approximately \$200,000. Even without Hawks Haven, which like Verandah, is a golf course community, and Buckingham 320, both of which will likely have property values slightly less than Verandah, the Caloosahatchee Shores Community will face rapid increase in average property values due to new high priced homes locating in the area. With the new higher end residential units coming to the community, retail developers will see a greatly expanded customer base and significantly increased community purchasing power.

Transportation:

Transportation was not among the major areas of concern to the community, and then mostly in terms of pedestrian safety, aesthetics, and character of the roadway. Creating a walkable area along State Road 80, the major spine road of the community, was discussed as well as limiting the number of commercial access points along the corridor. Residents expressed concern over high traffic speed, and generally wanted a corridor with enhanced landscaping. Residents wanted to maintain the rural character of Buckingham Road, the other major roadway in the community.

Planned Developments:

Map 5 in Appendix B shows the existing planned developments in the Caloosahatchee Shores Community. The striking aspect of this exhibit is that the three recent residential and mixed use developments, Hawks Haven, Buckingham 320 and Verandah, occupy a substantial amount of the remaining undeveloped land – over 3,600 acres. Much of the remaining land is occupied by the existing residential neighborhoods of Fort Myers Shores, Olga, the Florida Power and Light Power Plant, and the existing commercial strip centers along State Road 80.

Future Land Use Map

The Future Land Use Map (FLUM) currently identifies a hodgepodge of fairly intensive land use categories along the western end of the community along I-75. Generally, the land use categories become less intense to the east. Map 19 of the Lee County Comprehensive Plan also designates the intersection of State Road 80 and Buckingham Road a Commercial Node. The Future Land Use Map shows the Buckingham Rural Preserve adjacent to the south of the

Caloosahatchee Shores Community, and, with the exception of Lehigh Acres, rural lands to the east.

Table 5: Future Land Use Category Acreages

Future Land Use	Acreage
Suburban	4,550
Rural	3,926
Urban Community	1,160
Wetlands	1,082
Public Facilities	411
Industrial Development	410
Central Urban	272
Upland Conservation Lands	146
Intensive Development	75
General Interchange	59
Outer Islands	19
Wetland Conservation Lands	16
Industrial Development	5
Approximate Total	12,131

Table 5 shows the Future Land Use categories that exist in the Caloosahatchee Shores Community, and the total approximate acreage of each category, while Map 6 in Appendix B shows the future land uses within the community and surrounding area. Most of the area that the community envisioned for development is currently in the Suburban land use category, including the future residential developments and the two commercial nodes at SR 80 and Buckingham and SR 31 and SR 80. The “Suburban” category allows for moderate residential densities, and limits commercial intensities to developments less than 100,000 square feet of retail area.

Generally, the existing designations are appropriate for guiding the future growth of the community, provided that Lee County gives further direction on where and how commercial uses should be developed, and a methodology to encourage a mix of residential uses and community uses in the smaller parcels along key corridors.

However, two modifications that are necessary are:

1. Lower the allowable density along Buckingham Road
2. Allow for increased commercial development at the SR 80/SR 31 commercial node.

6.0 Recommendations

Based on the compilation of responses, evaluation of existing conditions, and mapping and data analysis, a Community Vision was defined and multiple “Action Items” were created. These Action Items represent general or specific steps that the community has identified for immediate action or future detailed evaluation. Presented below is a summary of the key issues identified by the participants of the study. However, in order to give the Community a clear expectation of how each of these Action Items will be addressed, when they will be addressed, and who is responsible for implementing them, each Action Item has been categorized in one of the following three categories:

- Lee Plan Amendment
- Land Development Code Amendment
- Community Responsibility

LEE PLAN AMENDMENT

The Action Items listed in this category can be addressed, even if only preliminarily, in the Lee Plan Amendment scheduled for submittal on September 30, 2002. These are typically issues that are visionary in nature, and can be adopted in Goal, Objective and Policy format. They will then serve as “enabling” language for future, more detailed community planning efforts, and also address areas within the current Lee Plan that would inhibit the Caloosahatchee Shores vision from becoming reality. These Action Items will help form the Community Vision, and will serve as the cornerstone for future development and project approvals.

Timeframe: Initiated September 30, 2002; Approved early 2004

a. Community Character - See Objective 21.2

- Enable the adoption of enhanced design standards
- Encourage the use of Florida Vernacular styles of architecture

b. Commercial Corridor Concepts – See Objective 21.2

- Establish the intersection of SR 80 and SR 31 as a commercial node allowing for Community Commercial Levels of development.
- Preserve the historic retail use (the Olga Mall) at the intersection of Old Olga Road and South Olga Drive, and encourage other village center uses (see Exhibit # 1).
- Require the provision of pedestrian and vehicular interconnects between uses.
- Encourage the redevelopment of SR 80 to use First Street as a reverse frontage road, and redevelop by aggregating parcels to deepen lots.

Exhibit 1: Artist rendering of the intersection of Old Olga Road and South Olga Drive



c. Residential Areas – See Objective 21.3

- Enable the community to draft enhanced buffer requirements when projects are not mixed use in nature.
- Discourage multi-story apartment buildings along SR 80 and Buckingham Road.
- Encourage and provide incentives for mixed-use developments at the commercial nodes – SR 80/SR 31 and SR 80/Buckingham Road. Grant deviations from or change any policies that would inhibit or discourage mixed-use developments (ie. Glossary Change).

d. Community Facilities/Parks - See Objective 21.5

- Encourage the creation and expansion of parks, nature trail, equestrian trails and river access.

f. Public Participation - See Objective 21.5

- Encourage Public Workshops prior to the Hearing Examiner proceedings and increased access to rezoning information.

g. General Amendments

- Update the Vision Statement to reflect current conditions in the Caloosahatchee Shores Community.

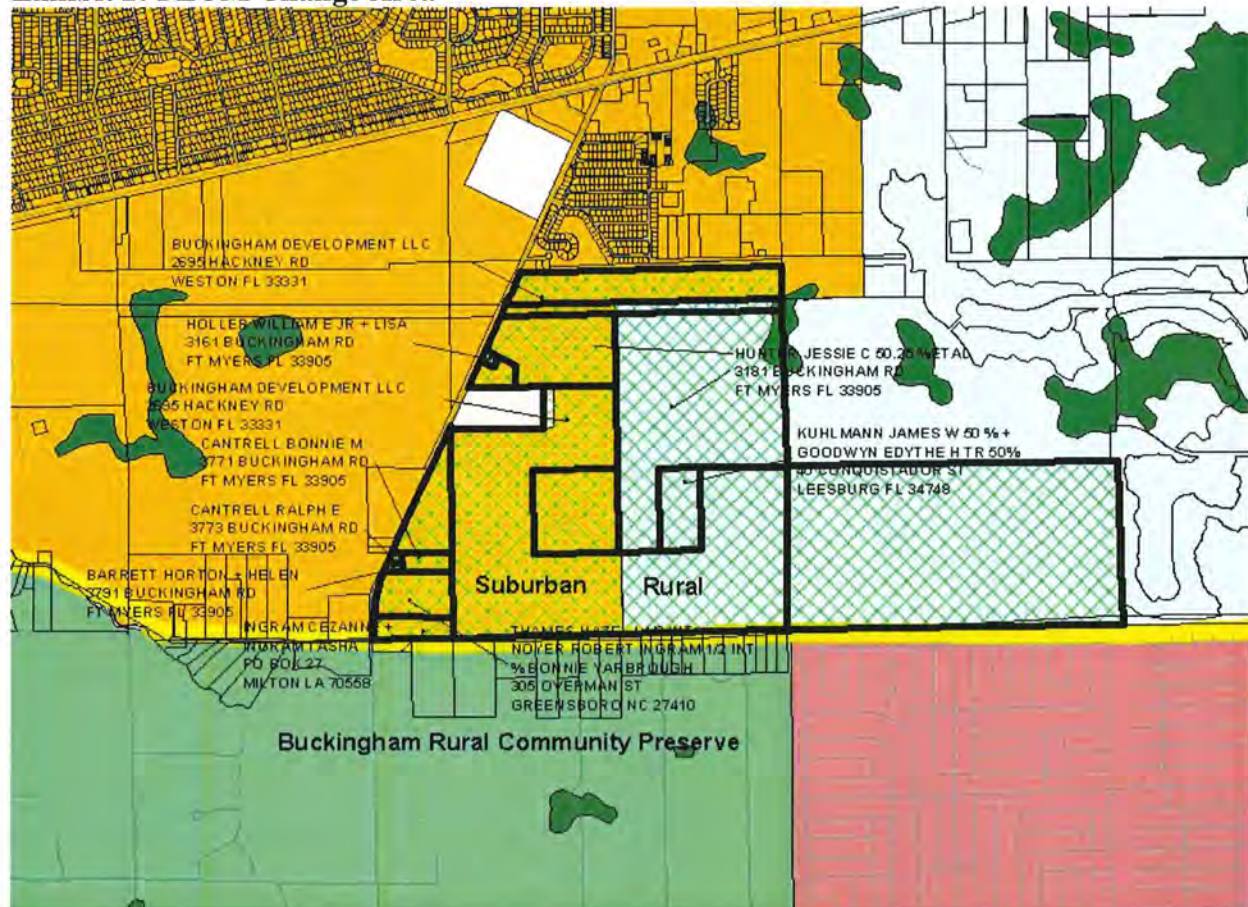
Map Change

As stated earlier in this report, the East Lee County Council initiated the community planning process after its successful opposition to a Residential Planned Development (Buckingham 320) located adjacent to the Buckingham Rural Preserve and along Buckingham Road. Residents expressed two major concerns during the Buckingham 320 zoning process that became central themes during the community plan visioning process.

First, the feeling of the community at that time and throughout this visioning process was that there needs to be an area of “transitional density from the Rural Preserve area in Buckingham (1 dwelling unit per acre) to the Suburban Land Use category (6 dwelling units per acre). The community feels strongly that jumping from an area of 1 unit per acre immediately to 6 units per acre is incompatible. In the Buckingham 320 RPD rezoning, the Lee County Hearing Examiner and the Board of County Commissioners agreed with the community and limited the development to approximately 3 units per acre in the portions of the development that are within the Suburban Land Use Category.

Second, residents generally wanted to see Buckingham Road remain rural in character, keeping lower densities along Buckingham Road and higher densities, if permitted, set back from Buckingham Road. Exhibit 1 below shows the section of the Future Land Use map that is of concern to the community. Currently, the Suburban Land Use category extends past Buckingham Road between 1/3 and 3/4 of a mile. Lee Plan Policy 5.1.11 allows for planned developments to aggregate the allowable densities for each land use category, *except* for portions of a property that are within a non-urban land use category (Rural). The net effect of this policy on large residential Planned Developments to the east of Buckingham Road (such as Buckingham 320) is that the higher density areas of the development must be placed along Buckingham Road, while the lower density areas must be set back in the areas that are in the Rural Land Use Category. Even though Buckingham 320 is under single ownership and has been proposed as a master planned community with primary access on Buckingham Road, the Lee Plan will not allow the project to shift the higher density units away from the road to the Rural land use areas.

Exhibit 2: FLUM Change Area



In order to allow for unified projects to shift their higher density units away from Buckingham Road, and also to ensure that future projects do not develop higher density units along Buckingham Road, this plan proposes a Land Use Map change for the parcels highlighted in Exhibit 2 from Suburban and Rural to Outlying Suburban – not to exceed two dwelling units per gross acre. This would call for an amendment to Lee Plan Table 1a, footnote 6, which limits specific Outlying Suburban areas to two units per acre. In order to create a transition density, the northern most rectangular parcel identified in Exhibit 3 would be allowed up to 3 units per acre, consistent with the standard density for the outlying Suburban category. Exhibits 3 and 4 show what the FLUM would look like after the change.

This map change would create a “transitional” Land Use Category and also lead to a net reduction in the total allowable density on the Future Land Use Map. Table 6 below calculates the maximum allowable density under the current Future Land Use Map and the total allowable density with the proposed change. Please note that because we have not surveyed each property, all calculations are approximate in terms of acreage and allowable density.

Table 6: Density Reduction Under Proposed FLUM

Property	Rural Acres	Suburban Acres	Total Acres
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Hunter, et. al.	169	86	
	320	6	
Total	489	92	581

Buckingham Development LLC	119	176	
		49*	
		21	
Total	119	246	365

James Kuhlmann	20		
Bonnie and Ralph Cantrell		6	
William Holler		1	
David Peck		1	
Thames Hazel		19	
Ingram Cezanne		10	
Total	20	37	57

Total	628	375	1,003
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Maximum Total Units	628	2,250	2,878
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Total With Map Change*	2,055		
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Total Reduction	823		
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* Property that is proposed for 3 du/acre. This accounted for in the "Total After Map Change."
Source: Lee County Property Appraiser

Exhibit 3: Proposed FLUM

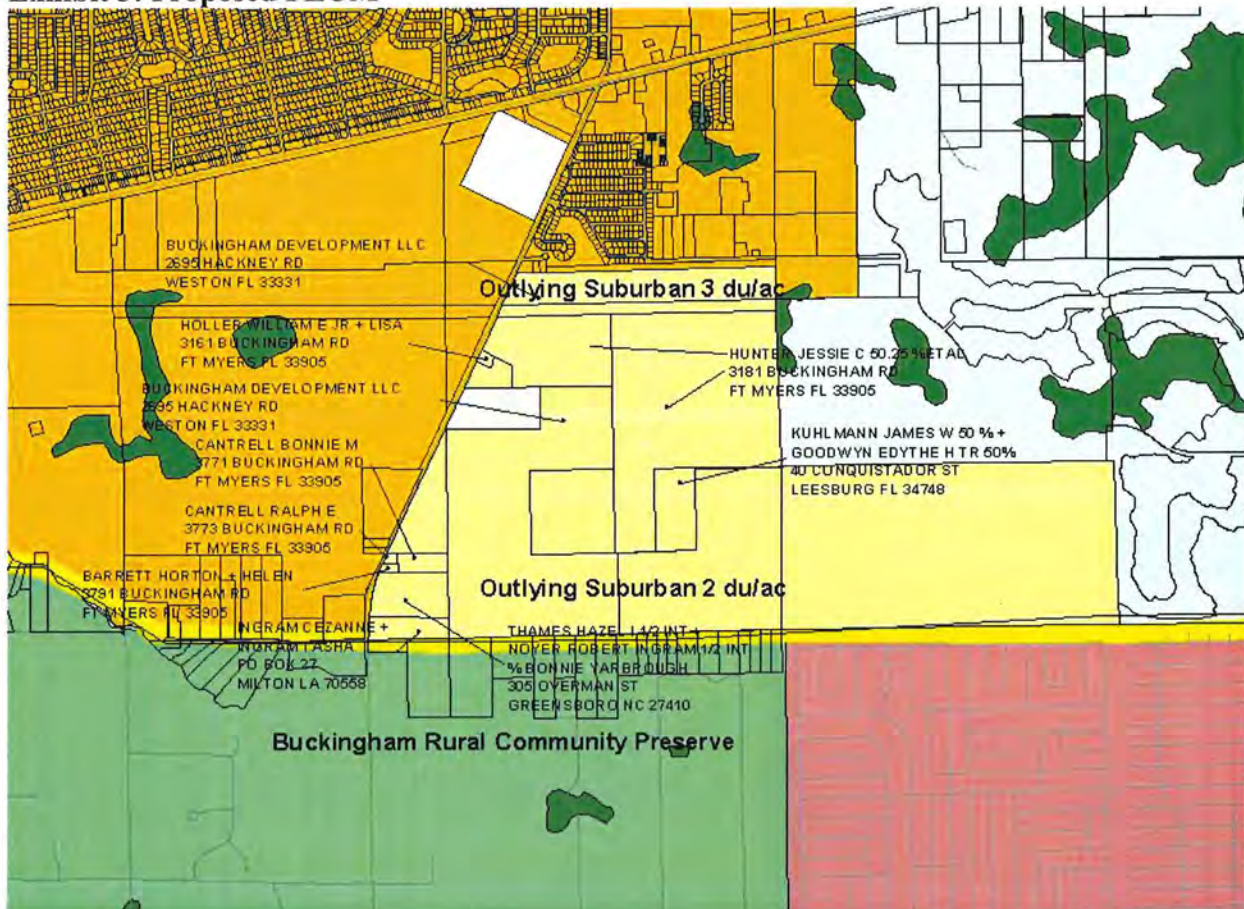
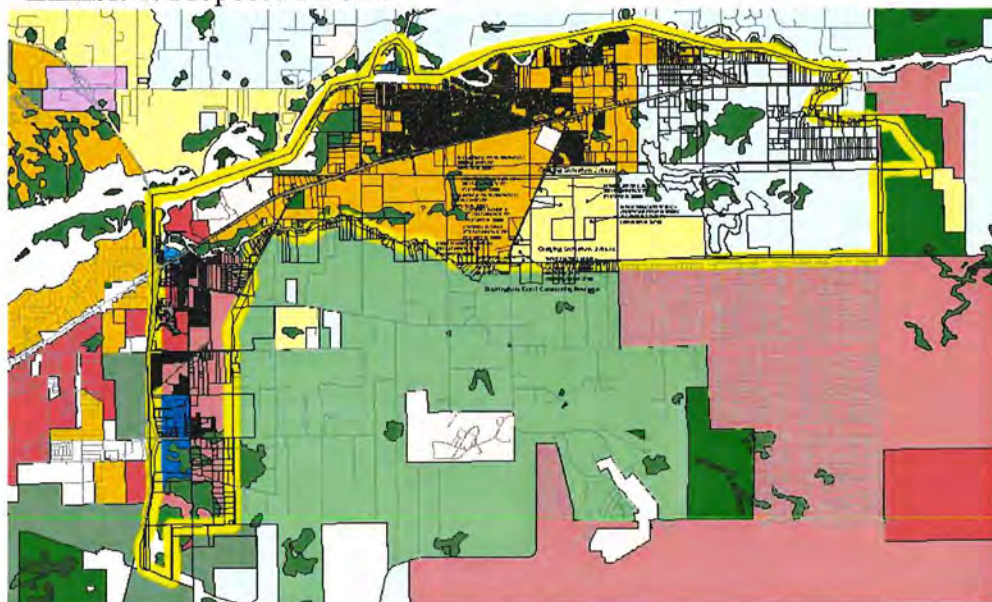


Exhibit 4: Proposed FLUM



Commercial Node Designation

One of the central themes that pervaded the visioning process was the desire for increased commercial shopping opportunities. While there was much discussion on what type of commercial shopping the community wanted to see, many residents specifically stated “big box” development was a desired use. Wal-Mart, Home Depot and Lowes were specifically mentioned through the visioning processes by residents both within this community and by residents living along State Road 80 west of I-75. Residents wanted the opportunity to stay within the community to fulfill their shopping needs. It is important to note that *although there is currently retail establishments and vacant land zoned for retail in the area, residents expressed interest in a diversity of retail uses that specifically included large retail outlets as well as small neighborhood stores.*

With the rapid change in population and demographics that Caloosahatchee Shores is experiencing, larger retail developments will become more viable in this area. Furthermore, with restrictions on retail development in Alva to the East and Bayshore to the north, larger retail uses that attract a customer base from the surrounding communities are desired by the community and will allow residents to stay closer to home to fulfill shopping needs. The larger retail developments that the community expressed interest in would likely require retail floor areas of over 100,000 square feet (see Table 7). However, currently the Lee County Comprehensive Plan allows for this intensity of retail development only in the portions of the community that are within the General Interchange, Central Urban and Urban Community Land Use Categories. The Suburban Land Use category, the predominant land use category in this community, does not allow for retail establishments greater than neighborhood centers (a maximum of 100,000 square feet of retail floor area). The areas within Future Land Use categories that currently would allow for this intensity of development are either currently built out, or would not be suitable due to road infrastructure constraints to handle this type of development.

From a planning perspective, intensive retail development should be located where the road infrastructure can support the level of traffic, and where there is sufficient current and projected traffic flow to make retail establishments viable. At the same time, the residents of the Caloosahatchee Shores Community did not want to see larger retail uses extend too far east past State Road 31. From the perspective of the residents that participated in the community design charrette and many of those who were interviewed in the stakeholder analysis, the intersection of State Road 31 and State Road 80 is the location where community levels of retail are desired.

Table 7 shows the floor area needed for the community commercial uses that residents desire, and a conversion of floor area to total site acreage, based on real experience developing in Lee County, accounting for water detention, open space, parking, etc. As Table 7 demonstrates, a minimum of 12.5 acres are necessary for a parcel to be viable for the desired community commercial development. It should also be understood that this floor area is solely for the anchor store. Any successful development will need to have retail shops in addition to the anchor tenant. Therefore, in order to attract a community commercial use, parcels will need to be substantially larger than 12.5 acres to accommodate the tenant retail uses necessary to create a viable development.

Existing conditions seem to support the community's desire to designate the SR 80/SR 31 intersection of community levels of retail. Map 6 in Appendix B shows parcels in the Caloosahatchee Shores Community and the surrounding areas, highlighting parcels that are 15 acres or greater – parcels that are viable for community commercial development. The intersection of State Road 80 and State Road 31 stands out as the best and probably only location that has both sufficient parcel size and sufficient road infrastructure to allow for a viable community commercial center.

Table 7: Major Non-Department Store Anchors

Selected Store Types	Size Range (Square Feet)	Required Land (Acres)
Biggs, IKEA	> 150,000	>18.75
Warehouse Clubs (Sam's, Costco)	110,000 – 135,000	13.8 – 16.9
General Discounters (Kmart, Venture, Wards, Wal-Mart, Target)	100,000 – 130,000	12.5 – 16.3
Home Improvement (Home Depot, Lowe's, Hechinger)	100,000 – 130,000	12.5 – 16.3
Supercenters	125,000 – 180,000	15.6 – 22.5
Combo Stores (Kroger, Albertson's, Vons, Giant, Fiesta, Ukrops)	55,000 – 75,000	6.8 – 9.4
Sporting Goods (Sportstown, Oshmans, Sports Authority, REI)	50,000 – 60,000	6.3 – 7.5
Catalog Showroom (Service Merchandise)	50,000	6.3

Source: Shopping Center Development Handbook, Urban Land Institute

Note: We assume that 1-acre will allow for 8,000 square feet of retail floor area, based on actual experience.

In order to allow for and encourage community levels of commercial development at the intersection of State Road 80 and State Road 31, we are suggesting an amendment to Policy 6.1.2.3(f) to allow for an exception for Community Levels of commercial at this intersection, even though it is in the Suburban Land Use Category. There is already precedent for this in North Fort Myers. We are simply adding one intersection to the exception. This seems to be the easiest way to allow for the community vision without changing the land use category and "spot planning". The second option is to change the underlying land use category from Suburban to Urban Community – the next intense land use. This is not preferable because it would allow for uses including light industrial that are outside of the community vision. The third option is to create a new land use category for commercial uses only. We have attached recommended language in Appendix C. From the community's perspective, it does not matter which way we choose to allow community commercial levels of development at this intersection, only that the community can have increased shopping opportunities in an appropriate location, without having to drive outside the area.

Redevelopment of State Road 80

The redevelopment of the commercial lots along State Road 80 is a difficult and complex task that Lee County has been attempting to address for over a decade. Similar to the strip commercial development that characterizes State Road 80 west of I-75, the lots east of I-75 are generally too shallow and lacking the lot dimensions to create viable businesses opportunities. Many of the commercial lots were originally platted as part of residential communities and therefore are not properly configured to provide for many types of commercial development. The 1991 Community Redevelopment Agency Plan for State Road 80 found that, *"Many of the commercial lots are of insufficient size in both the Tice and Fort Myers Shores areas. The C-1 zoning which exists in these areas requires*

a minimum of 7,500 square feet of area, 75 feet of width, and 100 feet of depth... Many of the lots fail to meet the minimum requirements, and would have significant difficulty being developed under current regulations." (State Road 80 CRA, Lee County Redevelopment Agency, 1991). Dimensional requirements not only affect legal conformity with the zoning codes, but the ability to redevelop. Commercial lots that are 50 feet x 100 feet will find great difficulty in developing, and thus the scattered vacant lots continue to contribute to a condition of blight.



Above: Aerial view of the commercial strip along State Road 80

In addition to the vacant lots and underachieving business along State Road 80, the residents who participated in the visioning process identified the multi-family units that are located directly adjacent to the north of the commercial lots, and on the south side of First Street, as contributing to blight in the neighborhood. During the community design charrette, two groups addressed ways to redevelop the commercial businesses along State Road 80. Following the charrette, VanasseDaylor created a conceptual sketch based on the community input (Exhibit #5). The sketch depicts State Road 80 at the southern edge with expanded commercial lots to the north that aggregate the current multi family lots. First Street is used as a reverse frontage road, which will limit the number of access ways along State Road 80. Also note the enhanced landscaping and sidewalks on both State Road 80 and First Street, safely separated from the edge of pavement with a planning strip, consistent with community input.

Exhibit 5: Conceptual Rendering of Expanded Commercial Lots on SR 80



Land Development Code Amendments:

Following the submission of the amendment to the Lee Plan, the next step is to draft Land Development Code amendments. These policies will be more specific parameters by which projects can develop. Amendments can include design guidelines, incentives for mixed use developments, sign guidelines, and administrative procedures for public participation. Because the former Lee County Community Redevelopment Agency already established a zoning overlay for this area, it may not be necessary to wait until the adoption of the Lee Plan amendment to proceed with Land Development Code changes.

Timeframe: Initiated December 2002; Approved August 2003

Community Responsibility:

These are undertakings that do not fall within the “jurisdiction” of the local regulatory structure. These Action items are identified in this report, but will require the active involvement of the Community to implement. The following are suggestions based on community desires for improvements in the community.

a. Parks and Recreation

- Work with the Lee County and the National Parks Service to create a nature trail through the community. The nature trail should have riverfront access at some point and be open to pedestrian, bicycle and equestrian traffic.

b. Community Policing

- Work with the Lee County Sheriff's Office to create a police substation in the Caloosahatchee Shores Community, and to increase the number of highway patrol officers to ticket speeding traffic.

c. Roadway Landscaping

- Work through the Lee County Roadway Landscape Advisory Committee (RLAC) to submit and attract additional county funding for enhanced street landscaping. The monies are currently available and could create an enormous aesthetic enhancement to the roadway corridors in the Caloosahatchee Shores Community.

d. Special Assessment Districts

- Unify the lighting districts and create a common theme for community landscaping, lighting and signage improvements.

All of these desires are efforts that must be undertaken by the residents and Key Stakeholders of the Community. Lee County has limited ability to mandate any change that would result in the achievement of these goals.

7.0 Conclusion

Over the last nine months working with the residents and property owners of the Caloosahatchee Shores community, the main theme that continued to pervade discussions in the community was the community's desire to allow and encourage growth while retaining as much of its historic identity as possible. Residents expressed a desire to direct growth toward a specific vision: historic preservation, including preservation of rural Old Florida styles of architecture; commercial redevelopment and increased shopping opportunities at specific nodes; low density residential development along Buckingham Road; and the creation of community "village" areas through mixed use development and preservation of historic neighborhood commercial uses such as the Olga Mall. This plan attempts to both articulate the community's vision for Caloosahatchee Shores and begin implementing it through the adoption of language into the Lee County Comprehensive Plan.

Where policies in a growth management plan cannot by themselves implement a community's vision for growth, we included a mechanism for increased public involvement in the development process, and suggested additional non-policy efforts that the community should consider. This plan should therefore be thought of as merely the community's first step in an on-going process for preservation and growth in Caloosahatchee Shores.

8.0 Lee Plan Amendment

The recommendations from Phase I of the Caloosahatchee Shores Community Plan are targeted at establishing a vision for the community, and to provide the Lee Plan with guidance for future community development issues within Caloosahatchee Shores. The proposed Lee Plan amendments fall into five primary categories: Community Character, Commercial Land Use, Residential Land Use, Community Facilities/Parks, and Public Participation. Presented below are the proposed Goals, Objectives and Policies intended to begin to establish the type of community envisioned by the residents.

Vision Statement (Strikethrough/underline from the existing Fort Myers Shores Vision Statement in the Lee Plan):

"This community is located south of the Caloosahatchee River, ~~east-west~~ of Hickey Creek, and north of the Orange River; and, along I-75 ~~west~~ and north of the Buckingham Rural Preserve, north of SR 82 and east ~~of the city of Ft. Myersto I-75~~. This community contains ~~four~~two ~~areasmajor neighborhoods~~: Fort Myers Shores, ~~Morse Shores, Tee~~ and Olga. The ~~Fort Myers Shores, Morse Shores, and Tee areas are similar in character and will have similar development patterns for the next 20 years. The Olga area has~~ The Caloosahatchee Shores Planning Community has a ~~more~~ rural/historic character, ~~but~~ and is anticipated to grow ~~slightly slower than the other areas of this community~~substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land is designated Suburban, Rural, or Urban Community; However, there are some lands designated ~~Intensive Development, Central Urban~~, Public Facilities, ~~Industrial Interchange Area~~, and General Interchange.

The population of the Caloosahatchee Shores community is expected to grow from a 1996 population of 12,000 to approximately ~~1424~~000. Due to the rapid rise in population and limitations on commercial development by surrounding communities, However, the amount of commercial building ~~is expected to nearly~~ will more than double by 2020 ~~and the amount of industrial land is expected to increase by 10 fold~~. Currently this community contains commercial outlets, which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. ~~There are two major s~~Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy resident's primary commercial needs. ~~The residents of this community still utilize commercial developments in the more urbanized areas for their commercial needs.~~ During the life of this plan this community will continue to develop as a commercial/ employment center for the adjacent communities which will retain their rural character."

GOAL21: CALOOSAHATCHEE SHORES

To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1.

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

Policy 21.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review, amend or adopt as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

Policy 21.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

Policy 21.1.3: Lee County is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

Policy 21.1.4: By the end of 2004, Lee County will either hire a professional architect licensed in the State of Florida to interpret and implement the county's and the community's design guidelines or allow for the creation of a similarly qualified community review committee.

Objective 21.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions must promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage, and provide for employment opportunities. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

Policy 21.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

Policy 21.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

Policy 21.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designed through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

Policy 21.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

Policy 21.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

Objective 21.3: RESIDENTIAL USES: Lee County must protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access, and recreational or open space.

Policy 21.3.1: By the end of 2004, The Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review, amend or adopt as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

Policy 21.3.2: With the exception of mixed-use projects, higher density residential uses, including multi-story apartment buildings are prohibited along SR 80 and Buckingham Road.

Policy 21.3.3: Mixed use developments that provide for an integration of commercial with residential uses with pedestrian linkages will be strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. In these areas, higher density residential development, especially to accommodate affordable housing opportunities, will be supported with a variety of incentives.

Policy 21.3.4: Any existing or future regulation in the Lee Plan or the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be waived. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review, amend or adopt as Land Development Code regulations that encourage mixed-use developments.

Objective 21.4: PUBLIC INFRASTRUCTURE: Lee County will work with appropriate governmental agencies to ensure that key wetland and native upland habitats as well as natural water bodies in the Caloosahatchee Shores Community are protected.

Policy 21.4.1: Lee County, or another authorized agency, will work to provide alternative irrigation sources (re-use, Aquifer Storage and Recovery Water, or mixed-non-potable) or financial incentives to provide non-potable irrigation water to uses within The Caloosahatchee Shores Community. This is desired to discourage the proliferation of private, single user wells and maximize the conservation of groundwater.

Objective 21.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

Policy 21.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

Policy 21.5.2: Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

Policy 21.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant, The Franklin Locks and marinas that are open to the public. Lee County Parks and Recreation will emphasize the acquisition of waterfront property for new parks. Lands along the Orange River or the Caloosahatchee River acquired through the 2020 Conservation Program must provide reasonable public access to the riverfront. All new development of commercial, industrial

or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

Policy 21.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

Policy 21.5.5 Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

Policy 21.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

Objective 21.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

Policy 19.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the County's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

Policy 19.6.2: The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

Policy 19.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Subsequent to this meeting, the applicant must provide County staff with a meeting summary document that contains the following information: the date, time, and location of the meeting; a list of attendees; a summary of the concerns or issues that were raised at the meeting; and a proposal for how the applicant will respond to any issues that were raised.

Modifications to current Lee Plan Provisions:

The following section contains proposed amendments to existing Lee Plan provisions to better implement the intent of the Caloosahatchee Shores Community Plan.

Policy 6.1.2.3(f): Notwithstanding prohibitions contained elsewhere in this plan, community commercial development may be granted as follows:

- 1) In the Suburban land use category at the intersection of SR 80 and SR 31, consistent with Goal 21 of the Lee Plan; and
- 2) In in a portion of the suburban land use category in North Fort Myers lying between the Cape Coral city limits and the old S.A.L. railroad grade and north of the junction of the 41s upon the approval of an application for Commercial Planned Development rezoning if the Board of County Commissioners makes a formal finding that the proposed project:
 - (1) a. Is located on an existing arterial road;
 - (2) b. Is located at the intersection of that arterial with a future arterial road that is indicated on the official Traffic ways Map; and
 - (3) c. Will provide (or at least not interfere with) an acceptable alignment for the future roadway which is the justification for the approval, relative to both extensions of that future roadway from the point of intersection with the existing road.

XII GLOSSARY

Density – The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, unless part of a fully integrated mixed use development with common utilities, drainage, parking and access ways; or a mixed-use building.

ATTACHMENT #1



Appendix A – Charrette Questionnaire

Question: (How would someone find your house? What landmarks help determine directional mapping?)

The first exercise in the community design charrette was used to help the VanasseDaylor Design Team understand what the participants think about the community's character through identifying existing landmarks - one way of describing an existing character. We asked that everyone draw a map locating his or her home. The following landmarks identified in the community were:

Dyess Cove	S.R. 80	Domino's Pizza	Ft. Myers Shores
Ft. Myers Motel	Buckingham Comm. Center	Walter's Appliances	Orange River
Buckingham Store	Bank of America	Wendy's	Speedway
Huntington Bank	I-75	Cracker Barrel	Olga Mall
Fire Station	FPL	Winn Dixie	Riverdale Nursery
River Boat Landing	Davis Public Boat Ramp	Charlie's Drug Store	McDonald's
Sunshine Worship Center	Verandah	Dyess Orange Grove Stand	Riverdale High
Ace Hardware	Ike's Pizza	SunTrust	Caloosahatchee River

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School

Q1: List and briefly describe the three most important physical problems in your neighborhood.

- ☐ Crime
- ☐ Speeding cars
- ☐ Low income rental property
- ☐ Commercial blight on SR 80
- ☐ Uninteresting/ unattractive commercial malls
- ☐ No definitive architectural theme / Lack of continuity
- ☐ No shopping diversity
- ☐ Land use
- ☐ Access to Waterfront (River access)
- ☐ Trash and trash pick-up
- ☐ Shallow commercial lots along SR 80
- ☐ Narrow streets
- ☐ No sidewalks / safe trails
- ☐ No bikeways
- ☐ Commercial development requires physical rehabilitation and revitalization
- ☐ Empty commercial buildings (Hickey Creek, SR 80, Shores area, etc.)
- ☐ Buses in gravel motor parks creates dusts and noise
- ☐ Lack of identity
- ☐ Community has no name
- ☐ Code enforcement
- ☐ Police enforcement and protection
- ☐ Neighborhood lacks identity
- ☐ Traffic and noise from SR 80
- ☐ No recreation areas
- ☐ Sprucing up neighborhoods
- ☐ Parking lot at Riverdale and upkeep of curbs
- ☐ Lack of rental housing
- ☐ Requires recreational facilities (e.g. movie theater, theater for plays and musicals, dance hall for the young, ballroom/country/rock dancing for the older population, sports arena)
- ☐ Requires another supermarket to balance prices
- ☐ Unattractive used car lots
- ☐ Unattractive storage areas
- ☐ Vandalism
- ☐ Unsightly and unsupervised trailer parks
- ☐ Lack of trees
- ☐ Road conditions
- ☐ Destruction of natural habitat
- ☐ Neighborhood blight - lack of enforcement on unkempt vacant homes / rental property / neighborhood
- ☐ Overgrown properties
- ☐ Lack of lighting at entrance of SR 80 into South Olga
- ☐ No community meeting places
- ☐ No green space between neighborhoods
- ☐ Narrow streets and no sidewalks
- ☐ Traffic access to SR 80

- ☐ Jet skis
- ☐ Sewer systems east of Ft. Myers Shores is a hindrance to development
- ☐ Taverns and hang outs
- ☐ Above ground utilities
- ☐ Unattractive street-scaping
- ☐ Eye-sores at Tropic Avenue
- ☐ Lack of commercial outlets / stores
- ☐ No traffic lights at intersection of SR 80 and neighborhoods
- ☐ No multilevel buildings at riverfront
- ☐ Street lights not in good working order
- ☐ Utility upkeep (water leak repairs, telephone wiring)
- ☐ High level of debris within neighborhoods
- ☐ Drainage not maintained
- ☐ Junk yards along SR 80
- ☐ Drainage
- ☐ Too much clearing/leveling during development and construction
- ☐ Change name to 'Shores Neighborhood'. All neighborhoods within vicinity to add "Shores" after their name
- ☐ Fishing piers on river

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School



List and briefly describe the three best opportunities for your neighborhood.

- ☐ Quiet rural living
- ☐ River access
- ☐ Limited houses
- ☐ Gateway to Hickey / Oak Creek neighborhood
- ☐ Redevelopment of old Winn Dixie
- ☐ Rezone 2nd lots north of SR 80 to provide better commercial opportunities
- ☐ Olga Community
- ☐ Ski's store as Historic Sites
- ☐ Opportunity to create a self sustained community with adequate mix uses
- ☐ Rural theme and feel – Old Florida
- ☐ Opportunity to do things right for the first time
- ☐ Access to Caloosahatchee River
- ☐ Provide better shopping facilities and local post office
- ☐ The opportunity to provide better planning
- ☐ Creation of green areas in neighborhoods
- ☐ Limits on shopping centers
- ☐ Orange River
- ☐ Verandah
- ☐ Secluded neighborhood and safe environment
- ☐ Good neighbors
- ☐ Single family homes
- ☐ Land availability for development
- ☐ Retails stores – limit numbers and areas to built in
- ☐ Park to accommodate dogs and horse-riding
- ☐ Bus park and ride at Riverdale
- ☐ Adding buffer zones
- ☐ Preserve more land
- ☐ Need police substation /policing
- ☐ Opportunity to provide some recreational amenity for the young
- ☐ Walking trails
- ☐ Boat ramp hours of operation
- ☐ Housing revitalization projects
- ☐ Beautiful landscape and natural features
- ☐ Caring community
- ☐ Near stores, banks, churches etc.
- ☐ Magnet academy
- ☐ Multi use – mix family development
- ☐ Individual neighborhoods – not cookie cutter houses
- ☐ Small scale theater
- ☐ Ability to plan future opportunities
- ☐ Light commercial uses for residential development not located on SR 80
- ☐ Large beautiful trees
- ☐ Accessibility to SR 80 for basic amenities
- ☐ Maintain individual identity
- ☐ Empower river access to more people
- ☐ Pedestrian and bike ways facility to be constructed in conjunction with Verandah

- ☐ Community boundaries and identity
- ☐ Control, limit number of gas stations
- ☐ Golf course
- ☐ Home depot and Wal-mart
- ☐ Opportunity for growth
- ☐ Flexibility in growth expansion
- ☐ Bicycle paths to be away from SR 80
- ☐ Extend Luckett all the way to Lehigh and SR 31 through to South Lee
- ☐ Orange groves – spice, wildlife and aroma
- ☐ Upscale low density developments
- ☐ More local parks
- ☐ Historic character
- ☐ Gated golf course community
- ☐ Streetscaping that would include sidewalks, street lightings and more stop signs.
- ☐ Develop affordable housing on vacant lots
- ☐ Develop parks on publicly owned lands on Caribbean Blvd.
- ☐ Privacy
- ☐ Natural environment

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School

Q3: What do you as residents want the community and surrounding area to look like in ten years? List three examples of surrounding area communities (such as town and cities around East Lee) that best fit the east Lee character.

- ☐ Middle class residential area with local shopping opportunities
- ☐ Keep rural nature intact – limit large chain stores and promote small family owned businesses, with pedestrian friendly neighborhoods
- ☐ Boston
- ☐ Downtown Fort Myers
- ☐ Florida cracker theme – tin roofs, porches, siding, white rail fences
- ☐ Parks and green space
- ☐ Mixed Uses
- ☐ No Adult entertainment
- ☐ Bonita Spas
- ☐ Miromar Lakes
- ☐ Bonita
- ☐ Old Olga
- ☐ Pine Island
- ☐ Sanibel Island
- ☐ Green and Attractive – No golf courses
- ☐ Unique
- ☐ No high rises
- ☐ Lots of native landscaping
- ☐ Quaint and attractive
- ☐ Not a lot of lights
- ☐ Sidewalks
- ☐ Residential and commercial theme that fits into a country atmosphere
- ☐ Las Olas
- ☐ Fort Lauderdale theme- waterfront, sidewalks, boat taxis, storefront
- ☐ Keep it small – small town
- ☐ Well planned quiet residential
- ☐ Arcadia
- ☐ Bartow
- ☐ Keep outlying areas rural – homes on acreage
- ☐ More cultural activity
- ☐ Developments should incorporate need for green areas and decent buffer zones
- ☐ Village center in Olga
- ☐ Free standing library
- ☐ Keeping large retail out – small business is key to the community
- ☐ Farming and open lands
- ☐ Historic preservation
- ☐ Protected habitats and wildlife corridors
- ☐ Village feel clustered in areas so that native areas are not disturbed
- ☐ Keep out large commercial projects
- ☐ No high density projects
- ☐ Commercial areas beautifully landscaped
- ☐ Maintain it as it is now

- ☐ Charming elements of real Florida “Built Environment”
- ☐ Parks
- ☐ Not many commercial establishments
- ☐ Not Sanibel – cross between Three Oaks and Estero
- ☐ Attractive well maintained building and grounds
- ☐ Less like the present strip mall corridor, no big box stores
- ☐ Conform to good architectural standards and reduced signs
- ☐ Pedestrian and transit features to be of high priority
- ☐ Like a State Park
- ☐ Naples
- ☐ Punta Gorda
- ☐ Fort Myers – new plans
- ☐ Community theme – for small businesses
- ☐ Decrease noise and lights
- ☐ Slower traffic patterns
- ☐ Eliminate First Street dwelling units and make it a parallel corridor for local use to local markets – utility road
- ☐ Diversity of housing styles and opportunity for smaller houses
- ☐ Rural areas to maintain rural
- ☐ No urban/suburban development
- ☐ Small town center entertainment
- ☐ Centered village concept area and leave the rest of the residential areas residential with orange groves
- ☐ Pedestrian friendly areas
- ☐ Lake Placid
- ☐ Bonita
- ☐ New buildings
- ☐ FPL to restore their riverfront
- ☐ Alva
- ☐ Labelle
- ☐ Arcadia

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School

Q4: Would you like to see public access to riverfront?

50 total responses

36 Yes
12 No
2 No responses

Comments:

- ☐ FPL to restore waterfront
- ☐ Riverfront to be closer to Second Street in Fort Myers Shores
- ☐ Limited riverfront access with waterfront village/shopping area
- ☐ Only for canoe and kayaks – no speed boats
- ☐ Not via canals but actual riverfront
- ☐ Well defined at specific locations and does not impinge on private landowners nor take private property
- ☐ Should be controlled and only in designated areas
- ☐ As much as reasonably possible
- ☐ Community should acquire more canals and put it in public trust
- ☐ Two (2) or three (3) within 8 miles so that it could be accessible on foot/walking distance
- ☐ Should have a fishing pier
- ☐ River park access
- ☐ Limited access to waterfront
- ☐ No large marinas
- ☐ Manatee preservation
- ☐ Maintenance and code enforcement very essential
- ☐ Has to be located in high visible areas
- ☐ Public boat ramps
- ☐ Upgrade Davis Blvd.
- ☐ Upgrade and expand Franklin Locks

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School

Q5: Would you like to see more open / green space developed in your community?

50 total responses

36 Yes
5 No
4 Enough already/ Preserve existing
5 No responses

Comments:

- ☐ Retain and preserve existing rather than develop
- ☐ Lee County LDC addresses adequate green space requirements for big development projects
- ☐ Within reason as long as it does not devalue the property of existing landowners

EAST LEE COMMUNITY CHARRETTE

Survey Responses For Questions 1-6 on March 16, 2002

Riverdale High School



Would you like to see the history of East Lee preserved?

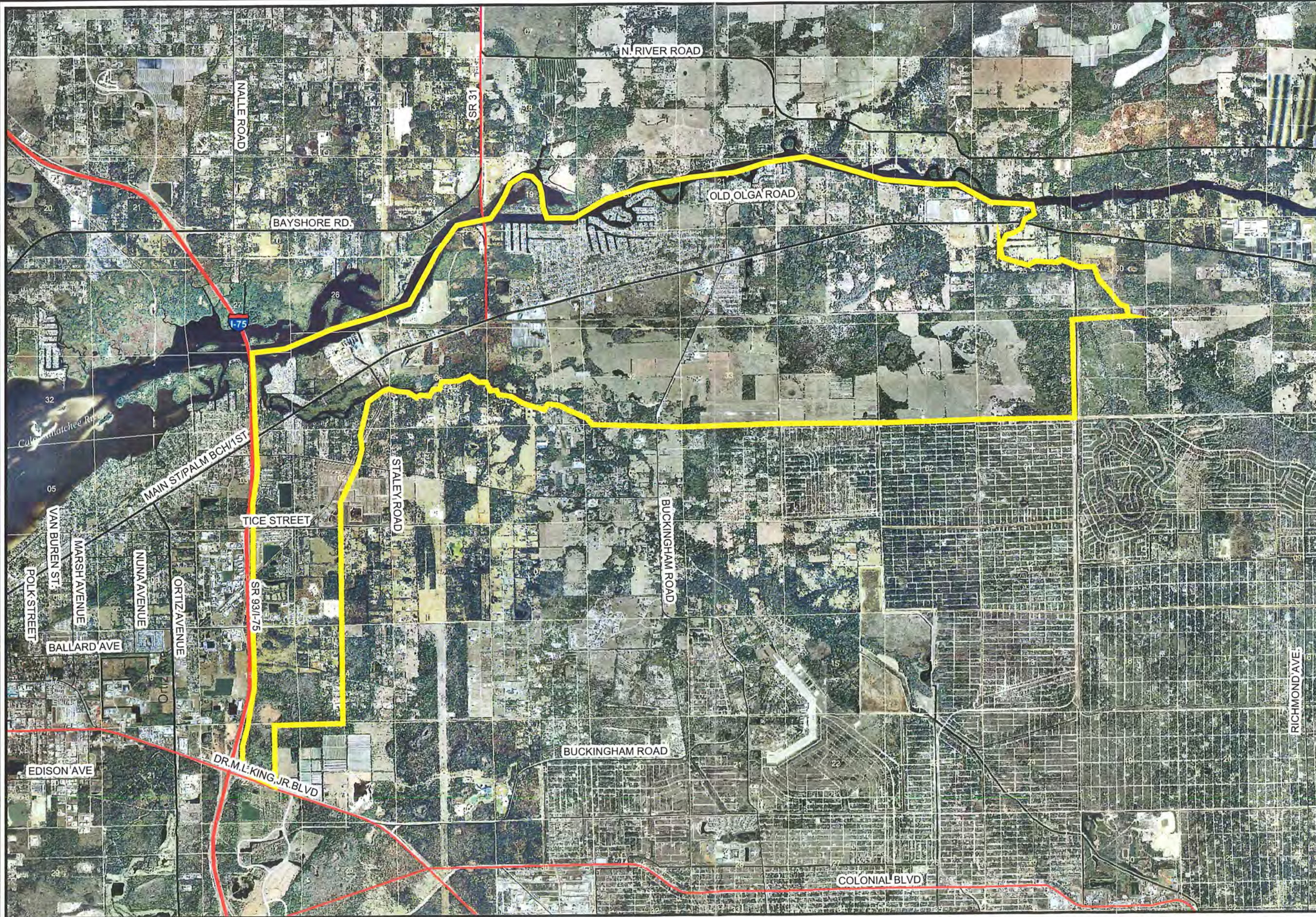
50 total responses

38	Yes
6	No
2	Not sure
4	No responses

Comments:

- ☐ Preserve Olga Community Center
- ☐ Olga Mall
- ☐ Buckingham Commercial Center
- ☐ Old Florida theme
- ☐ Expand on the historical factor
- ☐ Areas east of Fort Myers Shores
- ☐ Need artifacts, oral history and a place for exhibits
- ☐ Existing buildings should be preserved and new ones should fit in with the theme, such as the Old Florida Theme
- ☐ Other significant places
- ☐ Not to ever emphasize
- ☐ Farmland and animal husbandry
- ☐ Preservation of land marks, however not to affect individual property owner

Appendix B – GIS Maps



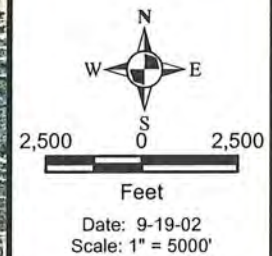
Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336



**Vanasse
Daylor**

Sources: Lee Co. Property Appraiser & Aerials Express
It is the end user's responsibility to verify the data contained hereon.

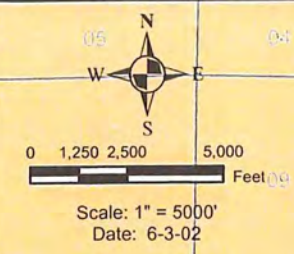
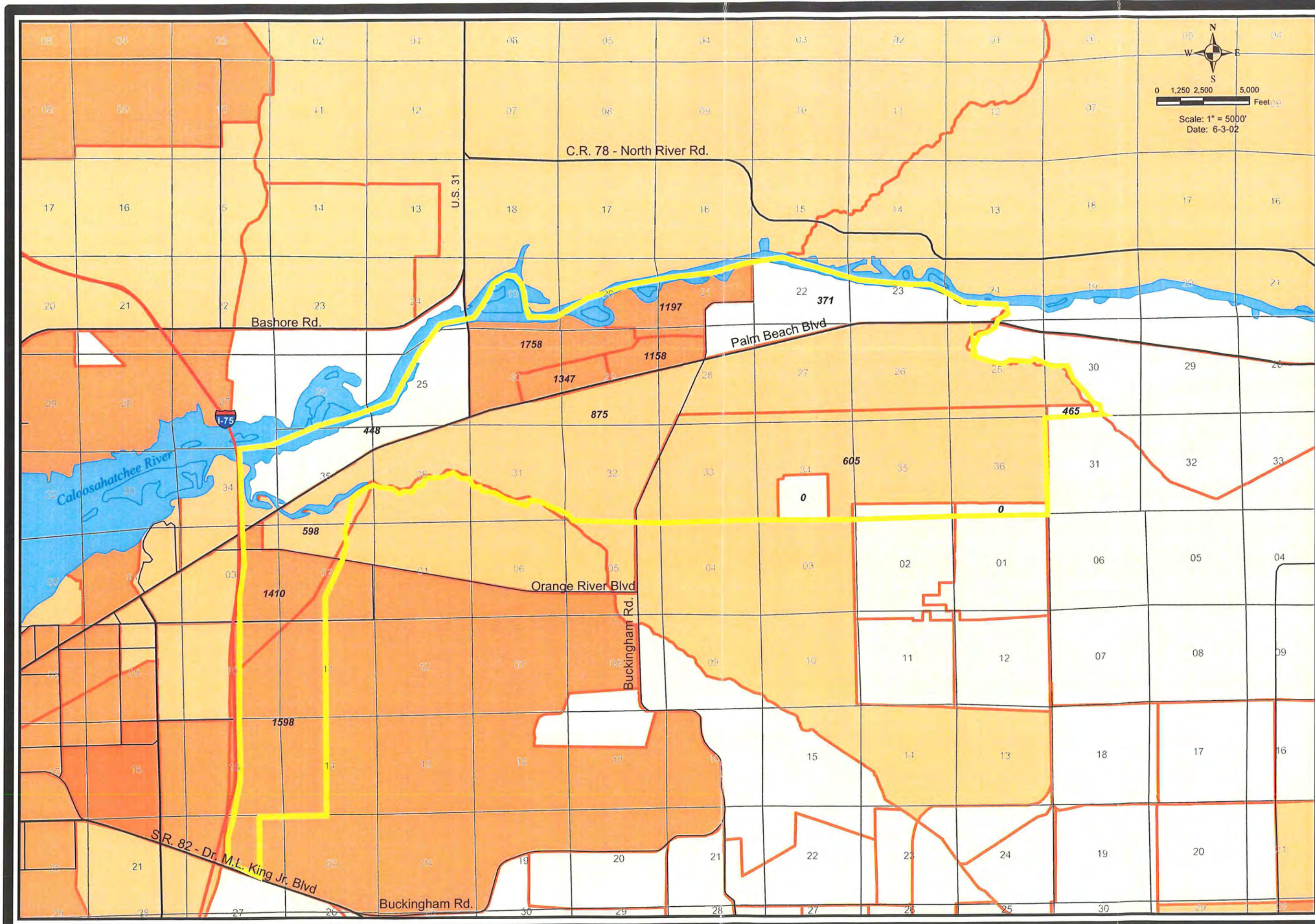
LEGEND:



East Lee County Plan

Aerial Photo Date: March 2001

Map 1



Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

**Vanasse
Daylor**

Sources: Lee County Property Appraiser & U.S. Census Bureau
It is the end user's responsibility to verify the data contained hereon.

Legend

POP1990

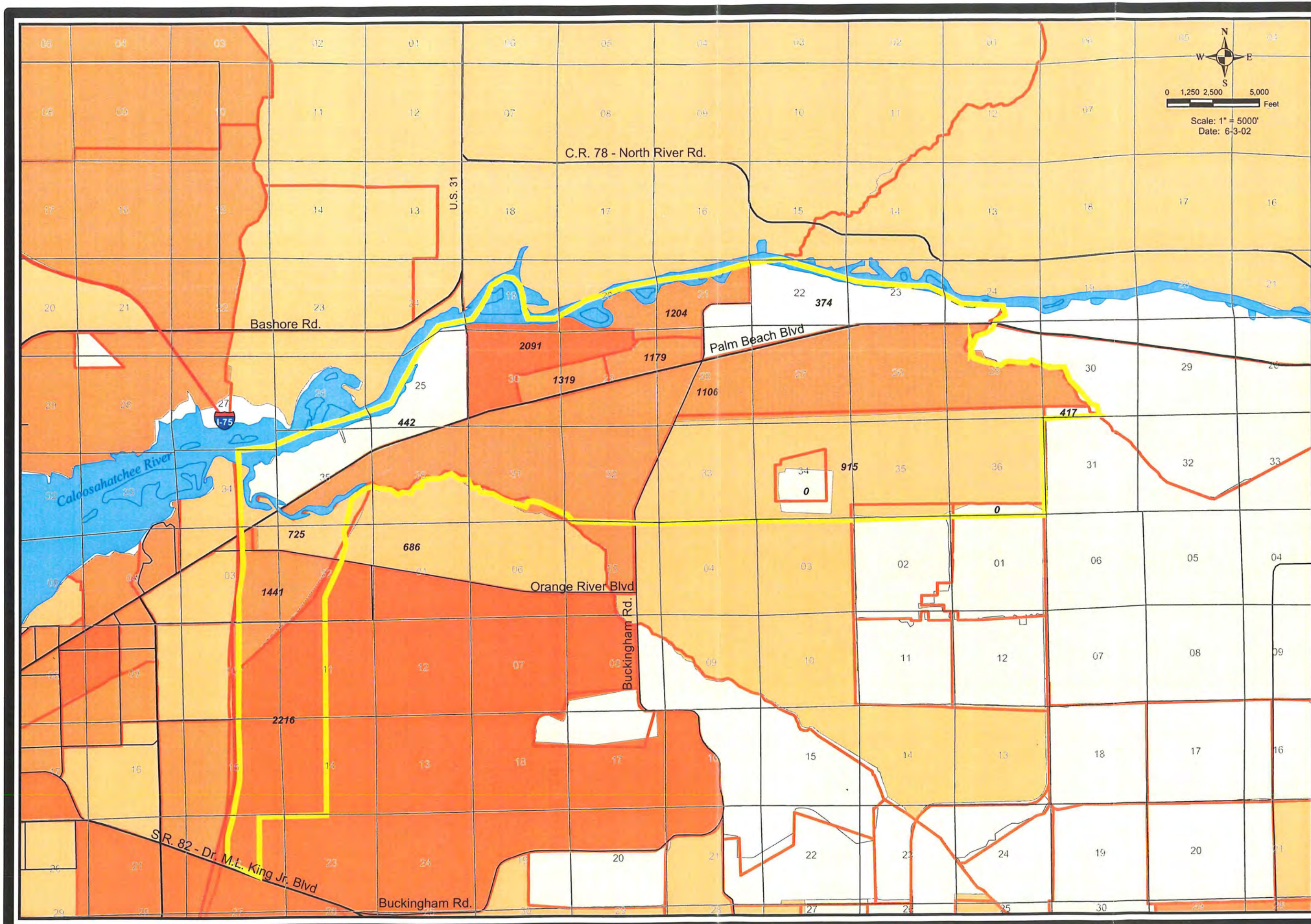
- 0 - 500
- 501 - 1000
- 1001 - 2000
- 2001 - 5000
- 5001 - 25000

100 Population 1990

*Total Population Within
East Lee Plan Boundary
is 11,830 for 1990

East Lee County Plan
Population of 1990

Map 2



Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

**Vanasse
Daylor**

Sources: Lee County Property Appraiser & U.S. Census Bureau
It is the end user's responsibility to verify the data contained hereon.

Legend

POP2000

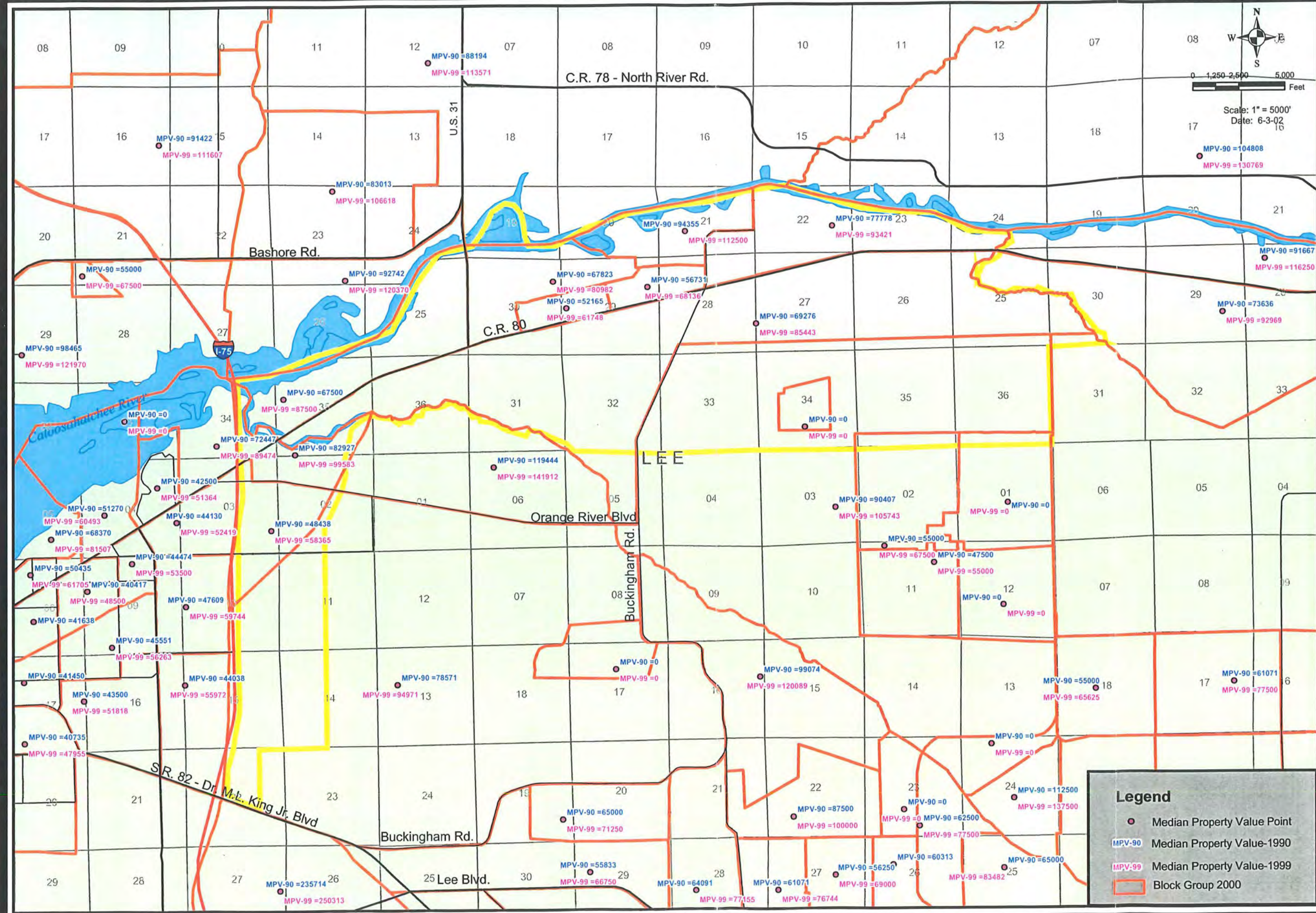
- 0 - 500
- 501 - 1000
- 1001 - 2000
- 2001 - 5000
- 5001 - 25000

100 Population 2000

*Total Population Within
East Lee Plan Boundary
is 14,115 for 2000

East Lee County Plan
Population of 2000

Map 3



Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

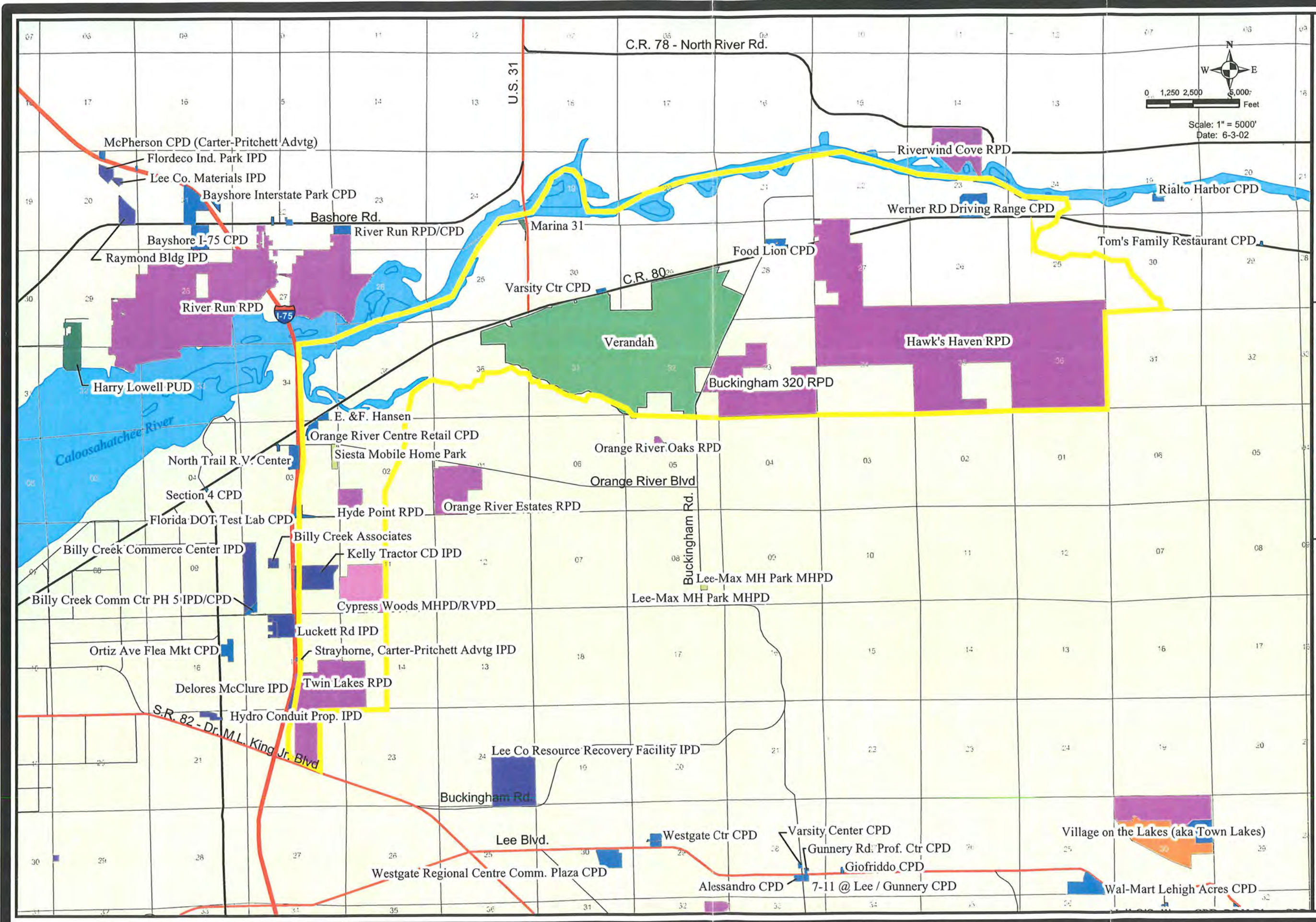
**Vanasse
Daylor**

Sources: Lee County Property Appraiser & Claratis
It is the end user's responsibility to verify the data contained hereon.

Legend

- Median Property Value Point
- MPV-90 Median Property Value-1990
- MPV-99 Median Property Value-1999
- Block Group 2000

East Lee County Plan
Median Property Value for
1990 and 1999
Map 4



Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

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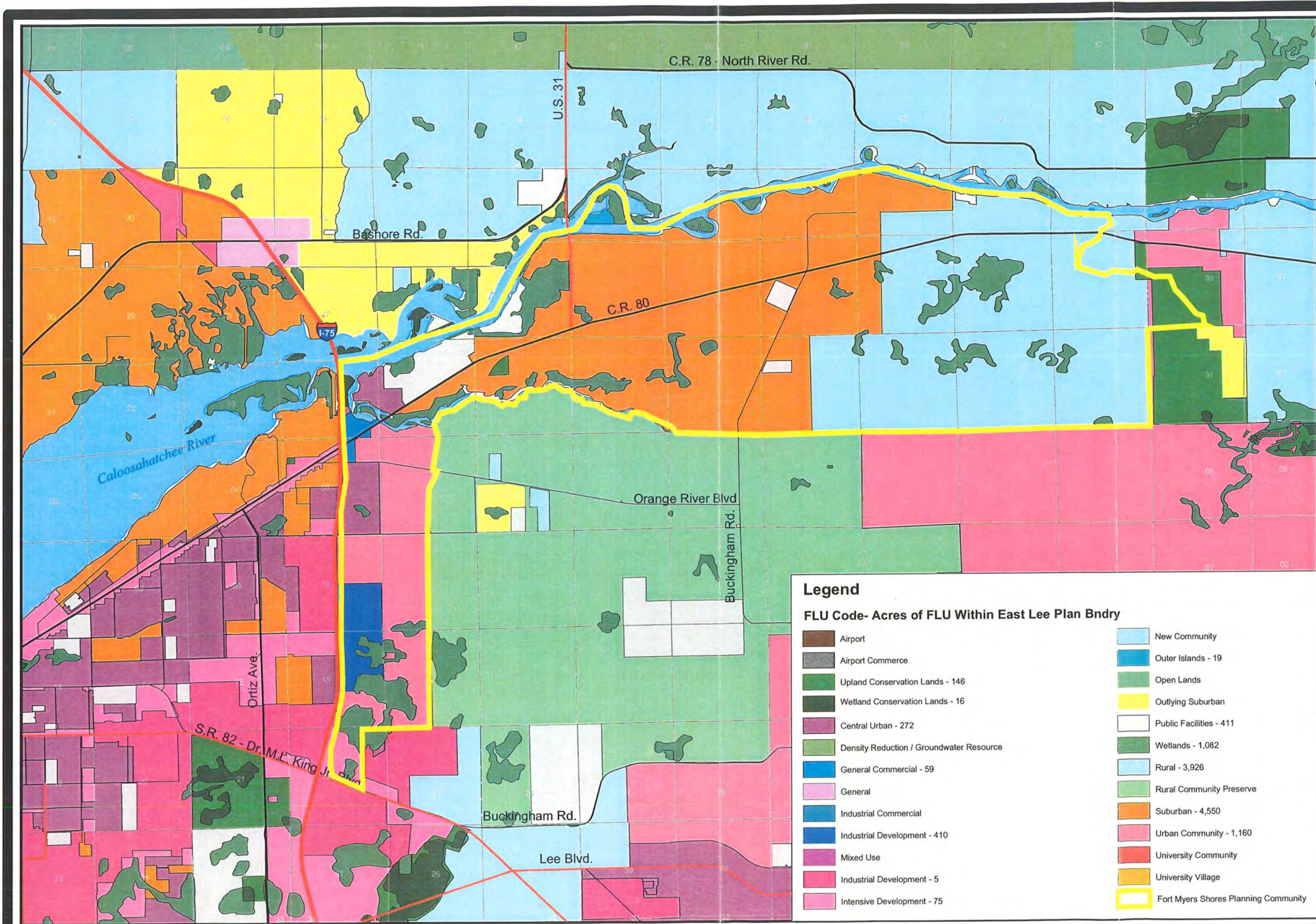
Sources: Lee County Property Appraiser
It is the end user's responsibility to verify the data contained hereon.

- Legend**
- Planned Developments**
- AOPD
 - CFPD
 - CFPD-RPD
 - CPD
 - IPD
 - MHPD
 - MHPD-RVPD
 - MPD
 - PUD
 - RPD
 - RVPD
 - Verandah - Pending PUD

East Lee County Plan

Planned Developments

Map 5



Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

**Vanasse
Daylor**

Sources: Lee County Property Appraiser
It is the end user's responsibility to verify the data contained hereon.

LEGEND:

0 1,250 2,500 5,000
Feet

Scale: 1" = 5000'
Date: 6-3-02

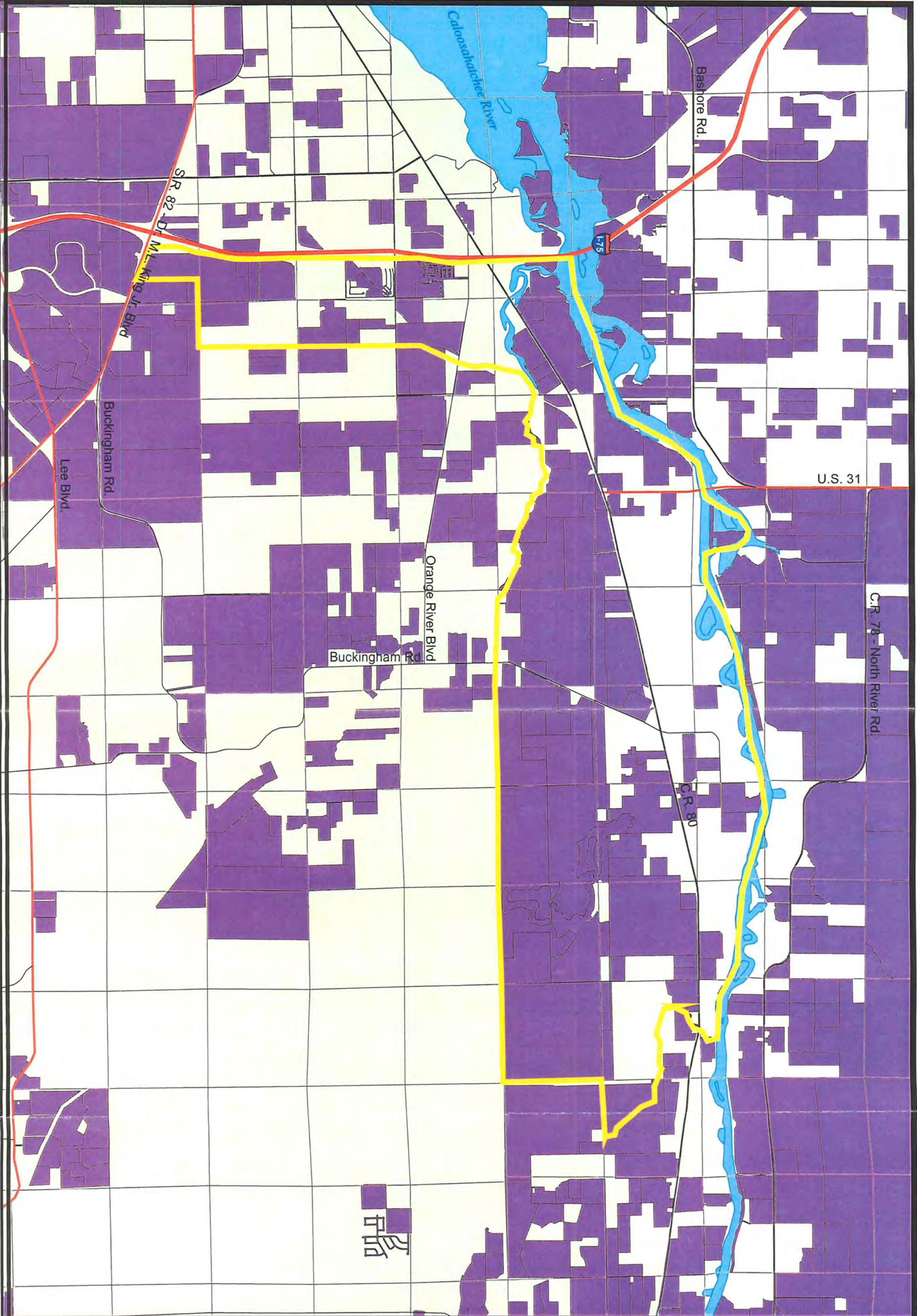
Legend

FLU Code- Acres of FLU Within East Lee Plan Bndry

Airport	New Community
Airport Commerce	Outer Islands - 19
Upland Conservation Lands - 146	Open Lands
Wetland Conservation Lands - 16	Outlying Suburban
Central Urban - 272	Public Facilities - 411
Density Reduction / Groundwater Resource	Wetlands - 1,082
General Commercial - 59	Rural - 3,926
General	Rural Community Preserve
Industrial Commercial	Suburban - 4,550
Industrial Development - 410	Urban Community - 1,160
Mixed Use	University Community
Industrial Development - 5	University Village
Intensive Development - 75	Fort Myers Shores Planning Community

**East Lee County Plan
Future Land Use Map**

Map 6



East Lee County Plan
Parcels 15 Ac. & Above
Map 7

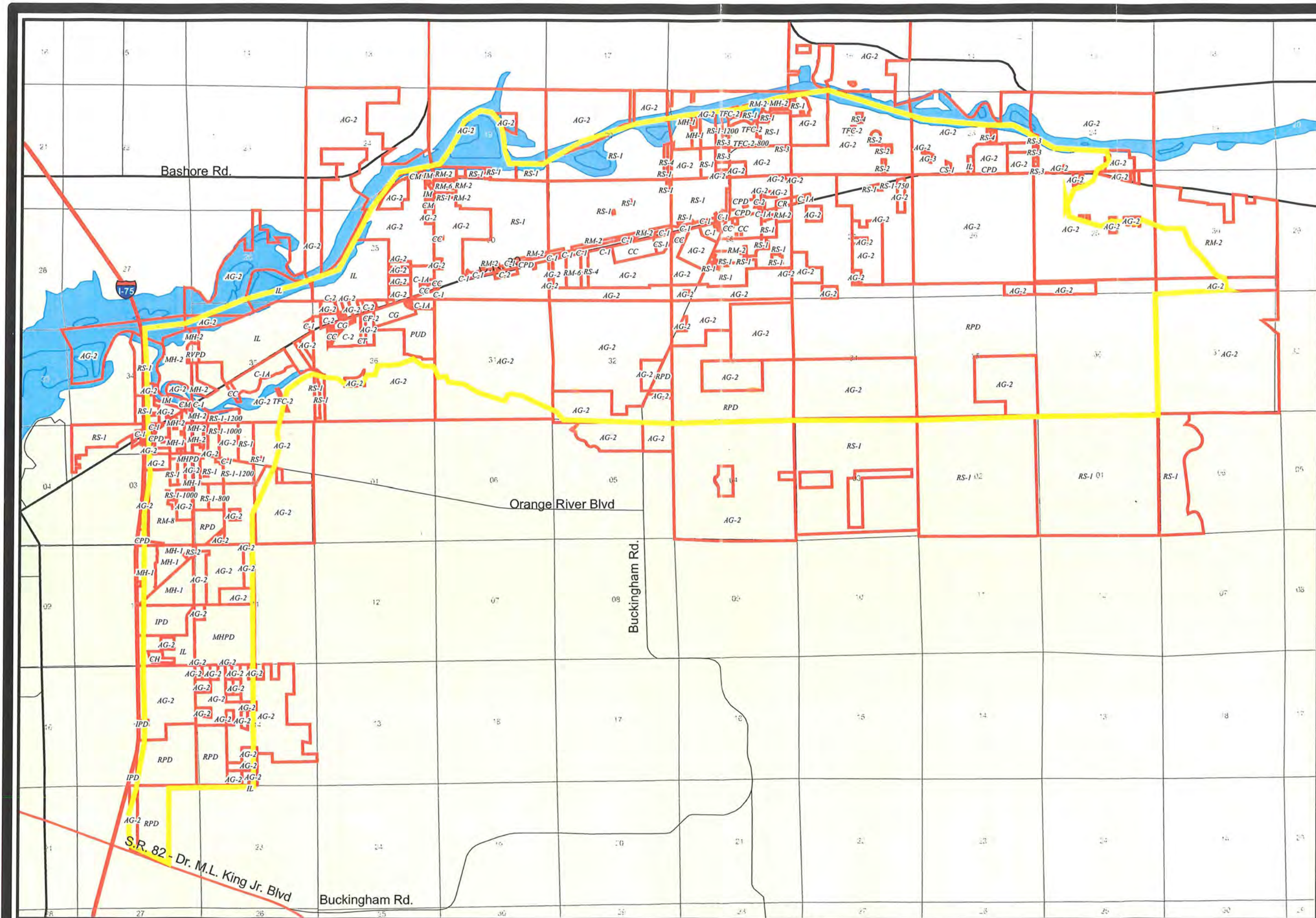


Legend
 ■ Parcels 15 Ac. & Above

Vanasse Daylor

Urban Planning
 Landscape Architecture
 Civil Engineering
 Traffic Engineering
 Environmental Science
 FL 336

Sources: Lee County Property Appraiser
 It is the end user's responsibility to verify the data contained hereon.



Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

**Vanasse
Daylor**

Sources: Lee County Property Appraiser
It is the end user's responsibility to verify the data contained hereon.

LEGEND:

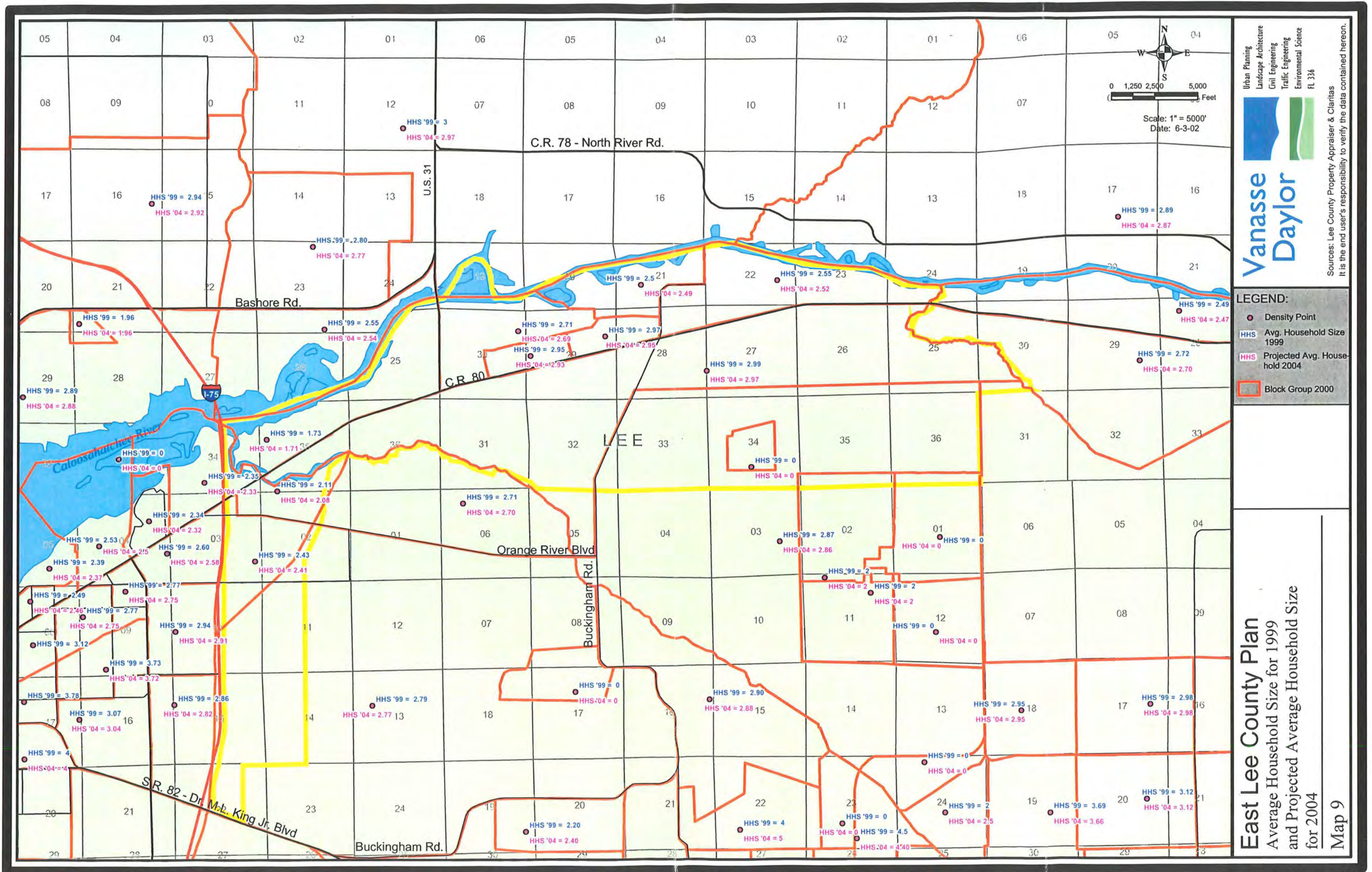
Zoning

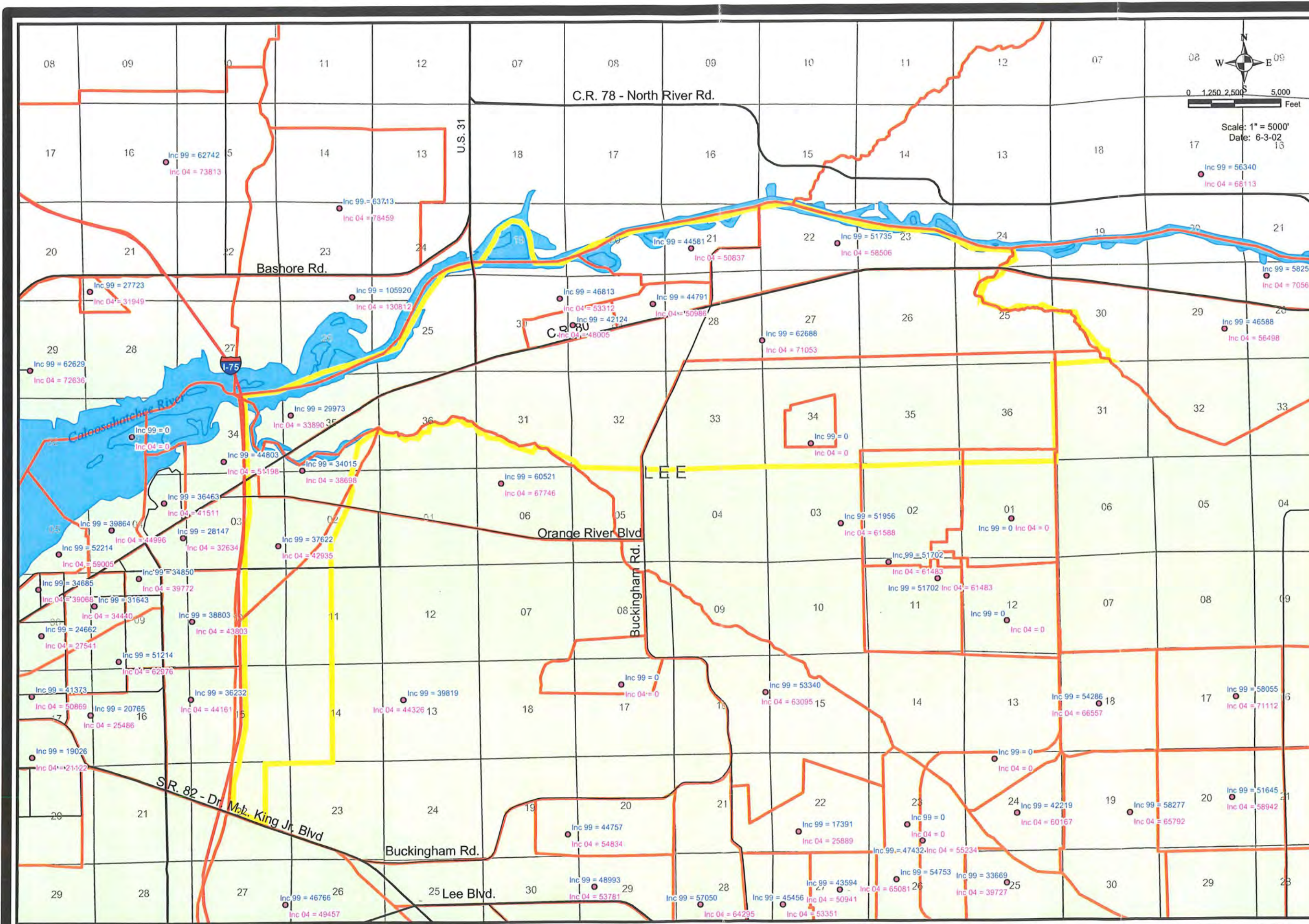
0 1,000 2,000 4,000 Feet

Scale: 1" = 4000'
Date: 6-3-02

**East Lee County Plan
Existing Zoning Map**

Map 8





Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

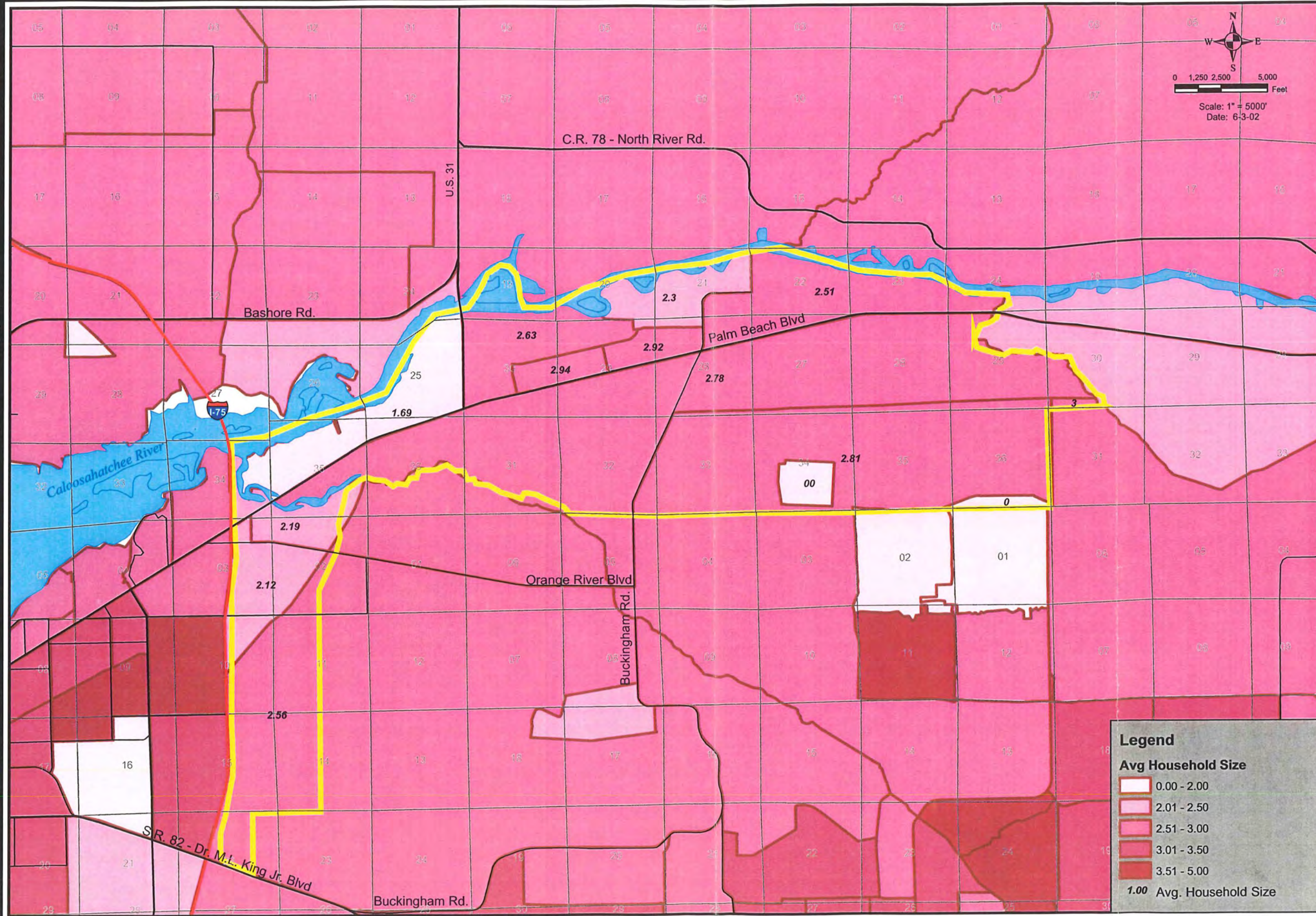
**Vanasse
Daylor**

Sources: Lee County Property Appraiser & Claritas
It is the end user's responsibility to verify the data contained hereon.

LEGEND:

- Income Point
- Inc 99 Avg. Household Income 1999
- Inc 04 Projected Avg. Household Income 2004
- Block Group 2000

East Lee County Plan
Income for 1999 and Projected
Income of 2004
Map 10

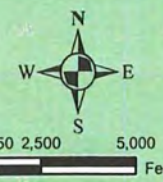
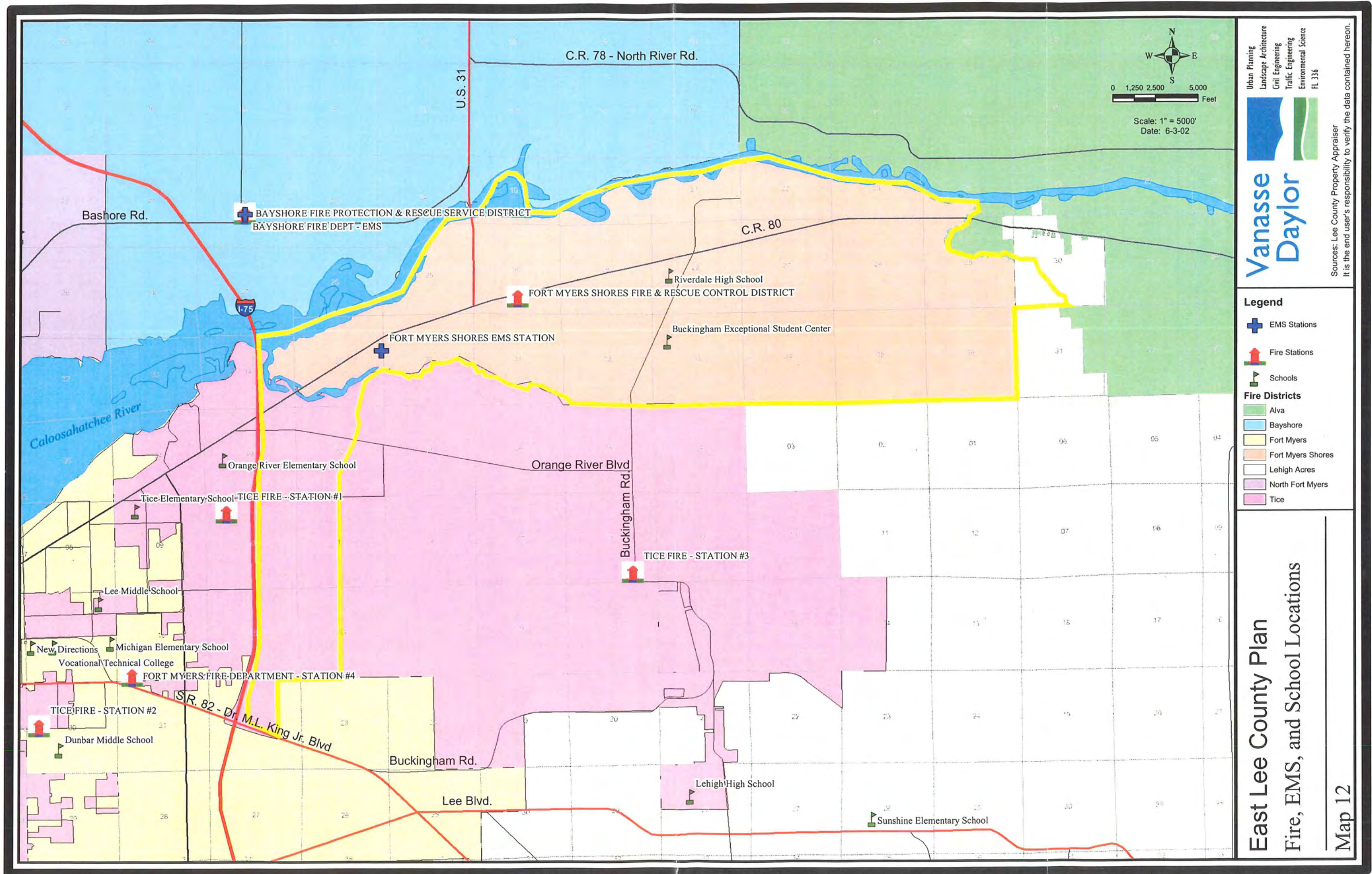


Urban Planning
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Civil Engineering
Traffic Engineering
Environmental Science
FL 336

**Vanasse
Daylor**

Sources: Lee County Property Appraiser & U.S. Census Bureau
It is the end user's responsibility to verify the data contained herein.

East Lee County Plan
Average Household Size for 2000



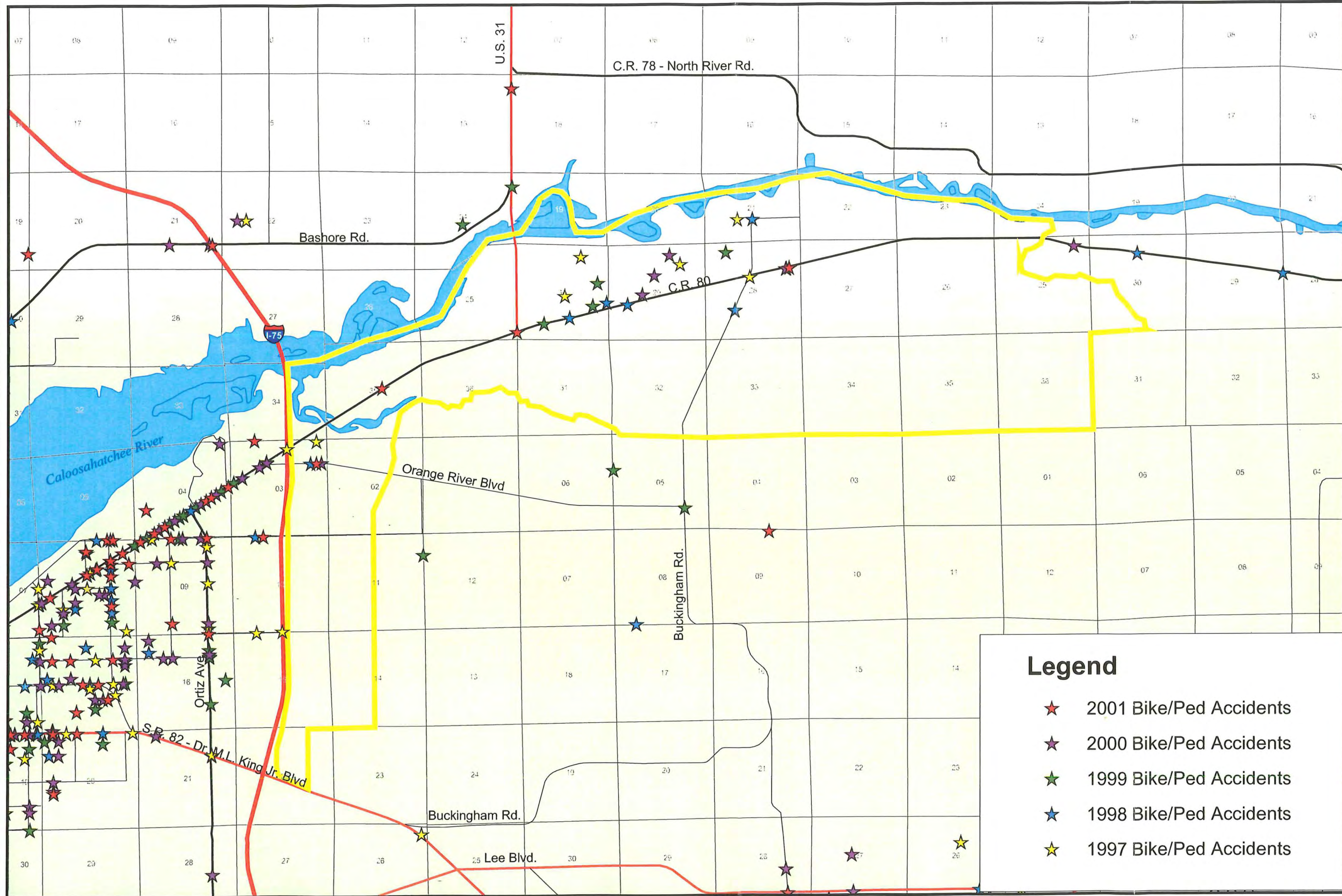
Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

**Vanasse
Daylor**

- Legend**
- EMS Stations
 - Fire Stations
 - Schools
 - Fire Districts**
 - Alva
 - Bayshore
 - Fort Myers
 - Fort Myers Shores
 - Lehigh Acres
 - North Fort Myers
 - Tice

East Lee County Plan
Fire, EMS, and School Locations

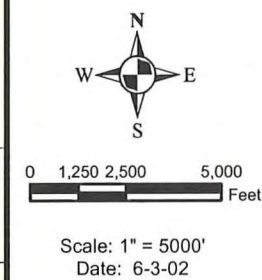
Sources: Lee County Property Appraiser
It is the end user's responsibility to verify the data contained hereon.

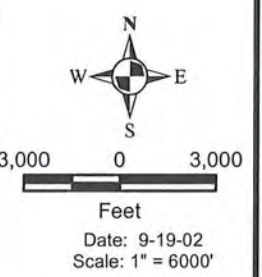
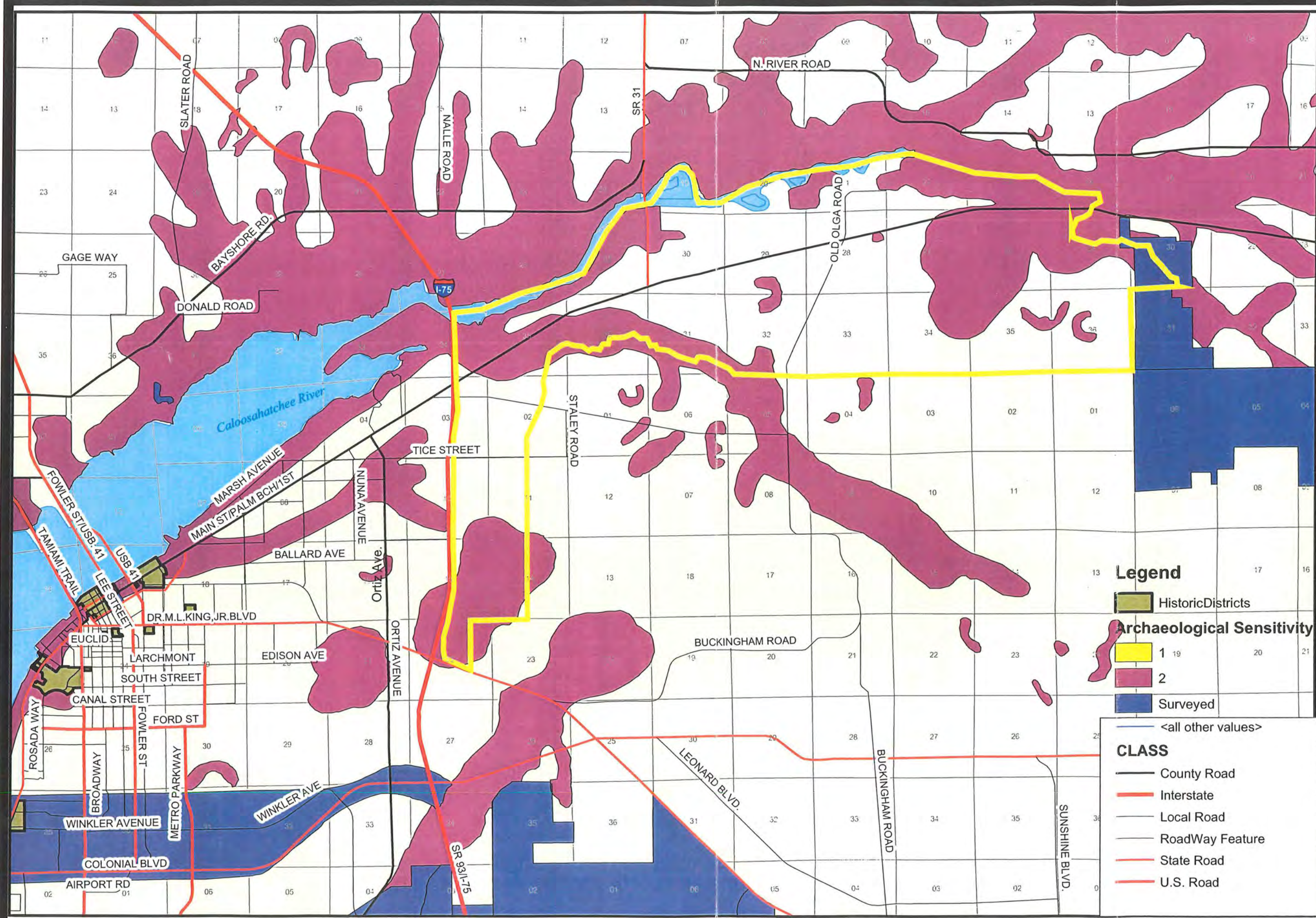


Legend

- ★ 2001 Bike/Ped Accidents
- ★ 2000 Bike/Ped Accidents
- ★ 1999 Bike/Ped Accidents
- ★ 1998 Bike/Ped Accidents
- ★ 1997 Bike/Ped Accidents

LEGEND:



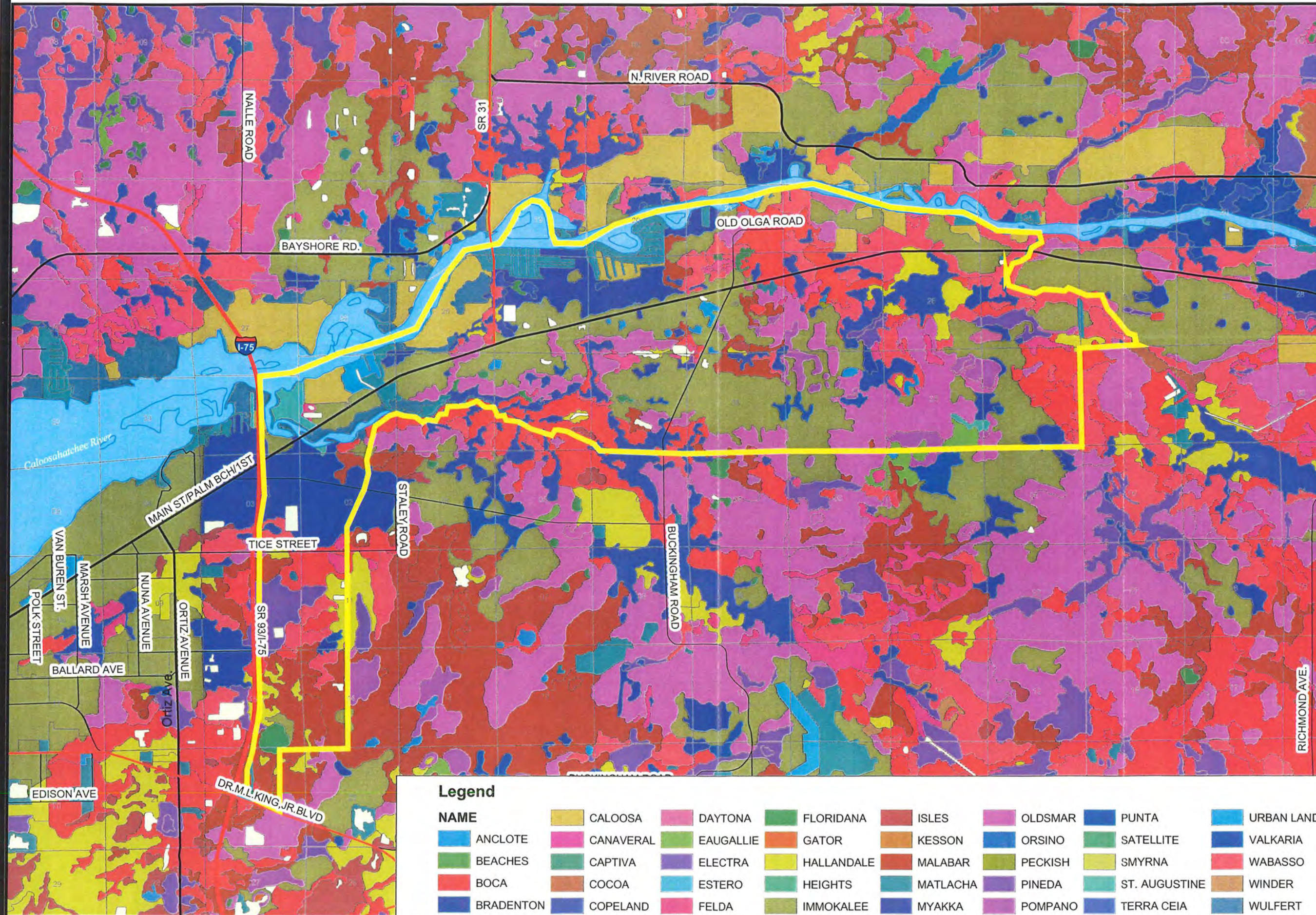


- Legend**
- Historic Districts
 - Archaeological Sensitivity
 - 1
 - 2
 - Surveied
 - <all other values>
 - CLASS**
 - County Road
 - Interstate
 - Local Road
 - RoadWay Feature
 - State Road
 - U.S. Road

East Lee County Plan

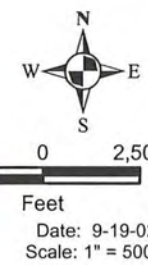
Archaeological and Historical District Map

Map 14



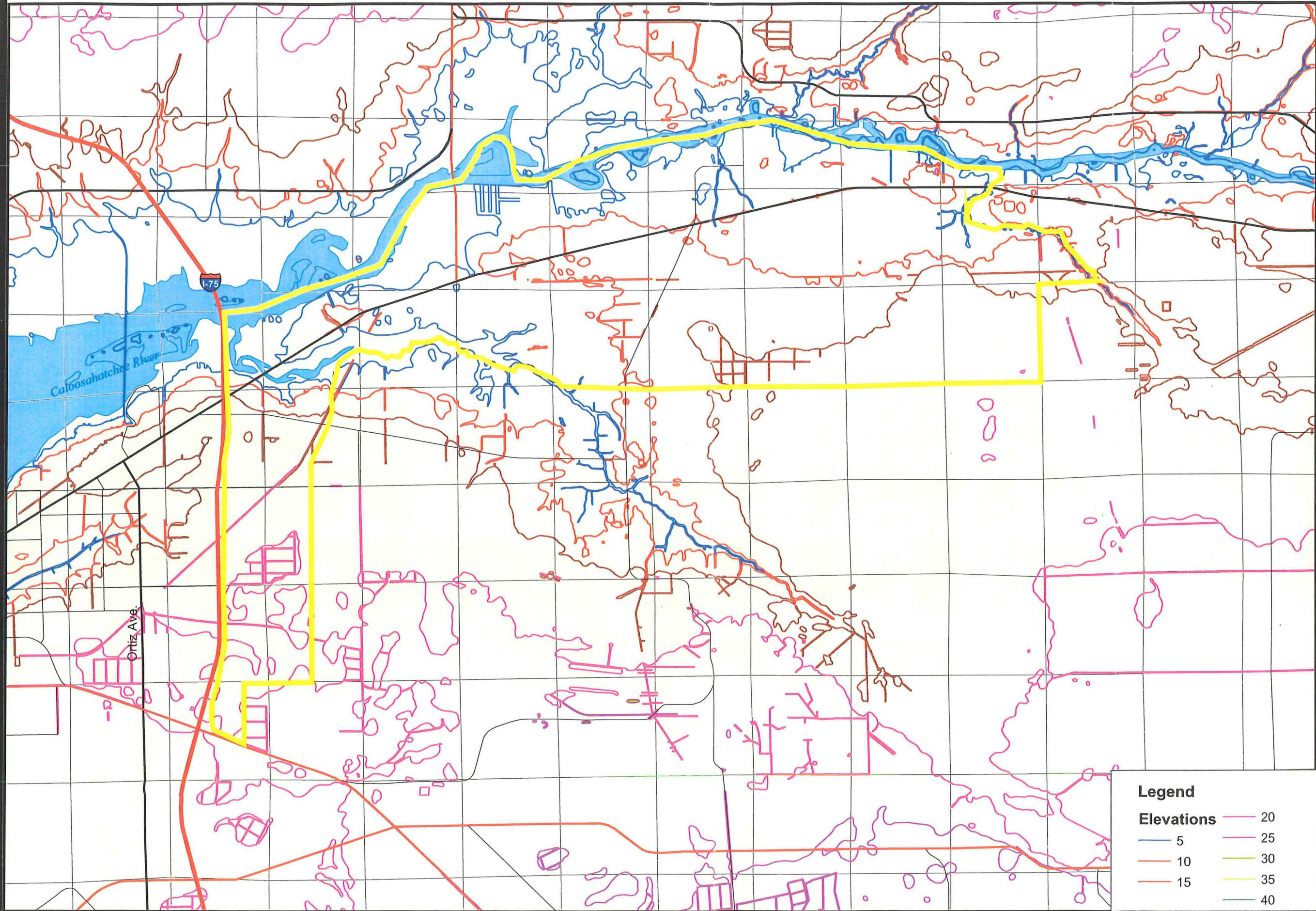
Legend

NAME	CALOOSA	DAYTONA	FLORIDANA	ISLES	OLDSMAR	PUNTA	URBAN LAND
ANCLOTE	CANAVERAL	EAUGALLIE	GATOR	KESSON	ORSINO	SATELLITE	VALKARIA
BEACHES	CAPTIVA	ELECTRA	HALLANDALE	MALABAR	PECKISH	SMYRNA	WABASSO
BOCA	COCOA	ESTERO	HEIGHTS	MATLACHA	PINEDA	ST. AUGUSTINE	WINDER
BRADENTON	COPELAND	FELDA	IMMOKALEE	MYAKKA	POMPAÑO	TERRA CEIA	WULFERT



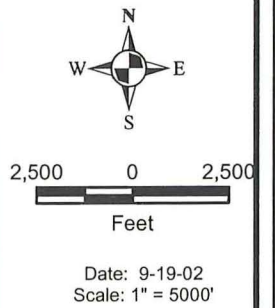
East Lee County Plan

Soils Map



Legend

Elevations	
5	20
10	25
15	30
	35
	40



East Lee County Plan

Topography Map

Map 16

**Vanasse
Daylor**

Urban Planning
Landscape Architecture
Civil Engineering
Traffic Engineering
Environmental Science
FL 336

Sources: Lee County Property Appraiser & ESRI
It is the end user's responsibility to verify the data contained hereon.

Appendix C – Land Use Language

COMMERCIAL DISTRICT

The Commercial District is for areas strategically located within Lee County that serve as ideal locations for Community Commercial centers due to existing road infrastructure and existing parcel size. Commercial District areas are located to allow for access to outlet shopping opportunities within communities or areas that lack these types of facilities. Commercial District areas are suitable for and can accommodate retail uses at Community Commercial levels, while allowing for office and service uses. The Commercial District does not permit residential uses and industrial uses. Adult living facilities, hotels, and bread and breakfast facilities are permitted. All development within the Commercial District must be permitted as a commercial planned development.

Appendix D – Community Notices

East Lee County Council Unveils Community Plans

Public Information Meeting Scheduled for *East Lee County Community Plan and Palm Beach Blvd. Community Plan* August 26, 2002 at 6:30 PM at Olga Community Center

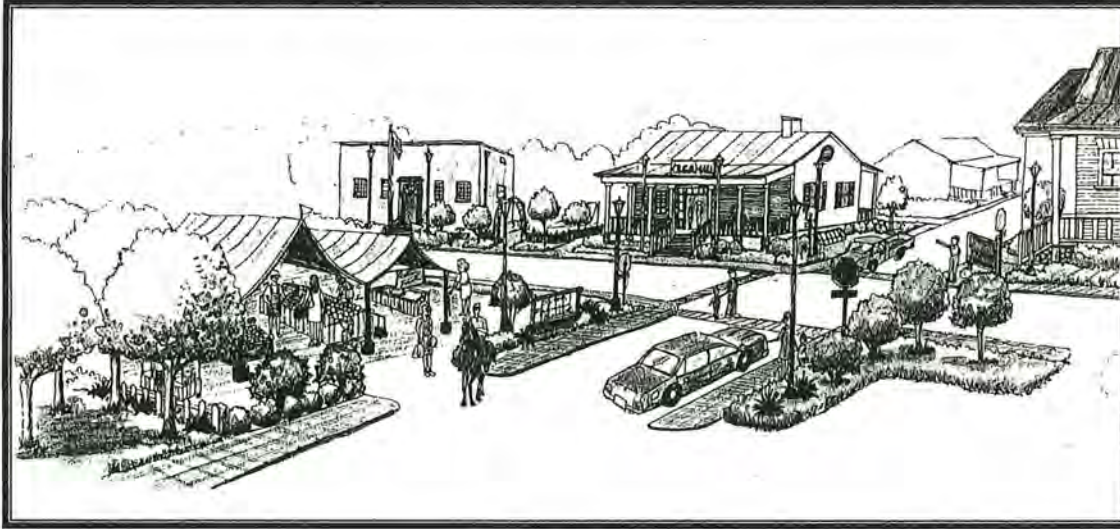
The East Lee County Council is pleased to announce that on Monday, August 26, 2002 at 6:30 PM, two draft community plans affecting the future of the Palm Beach Boulevard/SR 80 Corridor will be presented at the Olga Community Center, 2325 South Olga Drive. The East Lee County Council is a grassroots organization representing 16 neighborhood and civic associations along State Road 80 from Russell Park to Hickey Creek.

The East Lee County Community Plan study boundary encompasses the area east of I-75 to Hickey Creek, north to the Caloosahatchee River and south to Lehigh/Buckingham including the areas surrounding SR 80 and adjacent to I-75, except properties west of I-75.

After several community workshops including a full day design charrette, the plans are ready to move forward into the approval process. General concepts were developed by the community during the public workshops and are included in the plan.

Highlights of the *East Lee County Community Plan* are:

Community Character: Considerations are to preserve and capitalize on the area's rural look, capitalize on historical assets and encourage the old "Florida Cracker" look through architectural restrictions/incentives.



Olga Community Center and Olga Mall

Open Space & Recreation: Maximize use of existing facilities within the community planning area. Consider ways to make the river more a part of the community.

Land Use & Density: Land use changes are under consideration to reduce the overall density for the area.

Commercial Development & Redevelopment: Redevelopment along SR 80 is the primary issue with considerations for more viable commercial development along with pedestrian issues, accessibility, and medians. Use incentives to deepen the lots for more viable commercial, use reverse frontage road with sidewalks for pedestrian access from Fort Myers Shores, and more controlled access. Consider some medians in the center left turn lane to beautify the area and increase safety. Look at appropriate uses for the Buckingham/SR 80 node. The intersection of SR 31 and SR 80 is an appropriate location for commercial development in all four quadrants.

The Palm Beach Boulevard Community Plan encompasses the area from Billy's Creek in the City of Ft. Myers to I-75 and north to the Caloosahatchee River and south to the commercially zoned areas along Palm Beach Boulevard.

Illustrations and further details of the two plans are available by calling Dan Delisi at 437-4601

Handout
for
posting

PUBLIC INFORMATION WORKSHOP

EAST LEE COUNTY COMMUNITY PLAN

FEBRUARY 21, 2002 AT 6:00 PM

RIVERDALE HIGH SCHOOL AUDITORIUM
2600 BUCKINGHAM ROAD

A Public Information Workshop will be held to on February 21, 2002 at 6:00 PM at Riverdale High School Auditorium to provide information about the planning process for the East Lee County Community Plan. The workshop will describe the six-month planning process and the opportunities for public participation in developing the plan.

The East Lee County Community Plan is a communitywide initiative that will lead to a plan incorporating the community's vision of what East Lee County will look like in the future. The Community Plan will be a plan developed for our community by our community. It will be a plan that encompasses what we want to see in our community in the future. The plan might include elements such as allowable densities, landscaping, pedestrian/bicycle/horse facilities and other land use determinations – it will be whatever we as a community decide.

This is a very important project for East Lee County. The East Lee County Council (ELCC) is an organization that is made up of homeowner's association representatives. The ELCC has received a grant from Lee County to fund the development of the Community Plan for East Lee County.

The boundary of the plan is the Fort Myers Shores Planning Community surrounding SR 80 and adjacent to I-75, except properties west of I-75. The study area basically encompasses the area east of I-75 to Hickey's Creek, north to the Caloosahatchee River and Lehigh/ Buckingham to the south as shown below.



Need
map from
Co. GIS

Your participation is needed, so *please* plan on attending the workshop.

PUBLIC INFORMATION WORKSHOP - EAST LEE COUNTY COMMUNITY PLAN

FEBRUARY 21, 2002 AT 6:00 PM
RIVERDALE HIGH SCHOOL AUDITORIUM - 2600 BUCKINGHAM ROAD

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PUBLIC INFORMATION WORKSHOP - EAST LEE COUNTY COMMUNITY PLAN
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RIVERDALE HIGH SCHOOL AUDITORIUM - 2600 BUCKINGHAM ROAD

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ollier sheriff says his office never
ms against school official / 2B

|| **HEALTH WATCH:** Medigap among the highest in the
nation for those living in Florida / 2B

|| **POLITICS:** Republicans far outdistance Democrats in
raising funds for governor's race / 4B

The News-Press

Local & State

SECTION

B

MONDAY, AUGUST 26, 2002

Plans in works to make Palm Beach Boulevard more safe

By **DON RUANE**
druane@news-press.com

After years as a grimy, asphalt corridor crossed haphazardly by pedestrians, Palm Beach Boulevard now is a candidate for landscaped medians and sidewalks decorated with streamers.

The proposals are part of a plan making its public debut tonight and soon to be submitted to the Fort Myers City Council and the Lee County Commission for conceptual approval.

A sister plan called the

Caloosahatchee Shores Community Plan calls for an old Florida look along Palm Beach Boulevard east of the interstate and reduced densities.

The Palm Beach and Caloosahatchee plans will be available tonight during a public meeting of the East Lee County Council at the Olga Community Center. They were created by community members with the help of \$50,000 from Lee County and support from the city of Fort Myers over

IF YOU GO

■ **WHAT:** View Palm Beach Boulevard and Caloosahatchee Shores community plans

■ **WHEN:** 6:30 p.m. tonight

■ **WHERE:** Olga Community Center, 2325 South Olga Drive, Fort Myers Shores

■ **CONTACT:** Dan Delisi, senior planner, VanasseDaylor, 437-4601

the past year.

"We had exceptional public input," said Councilwoman Tammy Hall, who helped to develop the Palm

Beach plan for the area between Billy's Creek and Interstate 75. "There was a real presence of place. We had a wonderful sense of

teamwork."

Most of the plan focuses on Palm Beach Boulevard, which also is known as State Road 80. Traffic calming strategies such as medians, landscaping and paving stones for pedestrian crossings are proposed, said Doug Vaught, president of the East Lee County Council and a member of the steering committee for the Palm Beach plan.

"There's a real safety issue driving that," said Mike Rippe, director of the Florida

Department of Transportation's Fort Myers Office.

Palm Beach Boulevard has one of the highest accident rates in the region for pedestrians, he said. During the three-year period from 1997-1999 there were 900 crashes involving pedestrians and bicycles, according to the latest available state statistics.

Some money for projects that improve safety is available, Rippe said. Beautification would be a bonus of that work, he said.

See **PLAN / 2B**

ched all six Florida Lotto numbers over to an estimated \$40 million, officials said Sunday. The winning numbers were 1, 2, 3, 4, 5 and 6. The jackpot was \$4.50 million.

GET INVOLVED

■ **HELPING OUT:** VolunteerLee needs volunteers to direct other volunteers to sites within the community after a disaster strikes. Participants attend meetings and practice exercises. Call 275-4427.

YOUTH EVENT

■ **BOY SCOUTS:** Boy Scouts of America representatives will present "School Night for Scouting" at 6:30 p.m. Thursday in the cafeterias of Lee County public elementary schools; except for Pine Island and Orange River elementary schools. The program will be presented at those schools at 6:30 p.m. Wednesday, Sept. 4. Call 936-8072.

SCHOOL DAYS

■ **REUNION:** Cypress Lake High School Class of 1972 will have its 30-year reunion Friday, Sept. 20, and Saturday, Sept. 21, at Diamondhead Beach Resort on Fort Myers Beach. Call (800) 900-3577.

DISCUSSION

■ **TRAFFIC SAFETY:** The Community Traffic Safety Team will meet at 10 a.m. Wednesday at Lee County Extension Service at Terry Park, 3406 Palm Beach Blvd., Fort Myers. Call 338-2829.

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Published every morning - Daily and Sunday
Fort Myers, Florida

Affidavit of Publication

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COUNTY OF LEE

Before the undersigned authority, personally appeared

Kieanna Henry

who on oath says that he/she is the

Asst. Legal Clerk of the News-Press, a daily newspaper,
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attached copy of advertisement, being a

Legal Notice

In the matter of Public Information Workshop on 2/21/02
in the _____ Court

was published in said newspaper in the issues of

February 19, 2002

Public Information
Workshop
East Lee County Com-
munity Plan, February
21, 2002 at 6:30 p.m.,
Riverdale High School
Auditorium, 2600 Buck-
ingham Road, Fort My-
ers, Florida 33905
Feb 19 No. 13329

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

Kieanna Henry

Sworn to and subscribed before me this

19th day of February 2002 by

Kieanna Henry

personally known to me or who has produced

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

Notary Public

Brenda Leighton

Print Name _____

My commission Expires:



Brenda Leighton
MY COMMISSION # CC808905 EXPIRES
February 14, 2003
BONDED THRU TROY PAIR INSURANCE, INC.

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Affidavit of Publication

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Kieanna Henry

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Kieanna Henry

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Notary Public

Brenda Leighton

Print Name _____

My commission Expires:



Brenda Leighton
MY COMMISSION # CC808905 EXPIRES
February 14, 2003
BONDED THIRD TROY PAID INSURANCE, INC.

East Lee County Council in conjunction with the Lee County Department of Community Development will hold a Planning Charette on Saturday March 16, 2002 from 9 AM until 2PM at the Riverdale High School Cafeteria at 2600 Buckingham Road, Lee County, Florida. The workshop will be a "brainstorming" session to develop ideas to formulate the East Lee County Community Plan. The East Lee County Community Plan is a community-wide initiative that will lead to a plan incorporating the community's vision of what East Lee County will look like in the future.
Mar 9 No. 42455

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In the matter of East Lee County Meeting on 4/1/02
in the _____ Court
was published in said newspaper in the issues of
March 29, 2002

East Lee County Council Planning and Steering Committee meeting for the East Lee County Community Plan will be held Monday, April 1, 2002 at 6:00 PM at 17371 Oak Creek Road, Lee County, (Alva), Florida.
Mar 29 No. 32132

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Notary Public Brenda Leighton

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February 14, 2003
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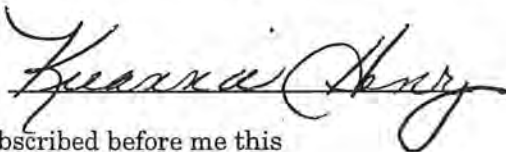
in the _____ Court

was published in said newspaper in the issues of

July 1, 2002

East Lee County Council in conjunction with the Lee County Department of Community Development will hold a Planning Workshop on Tuesday, July 9, 2002 at 6:30 PM at Riverdale High School at 2600 Buckingham Road, Lee County, Florida. The Draft East Lee County Community Plan will be presented reviewed and public comments will be solicited. The public and interested parties are invited to attend.
Jul 1 No. 8068

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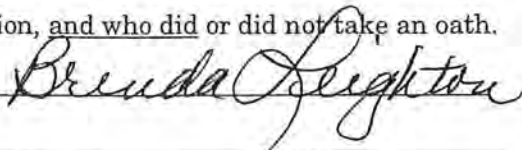
1st day of July 2002 by

Kieanna Henry

personally known to me or who has produced

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

Notary Public



Print Name _____

My commission Expires:



Brenda Leighton
MY COMMISSION # CC808905 EXPIRES
February 14, 2003
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Affidavit of Publication

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COUNTY OF LEE

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In the matter of Re: Claim against Aqua Sports

Unlimited, FMB Inc.

in the _____ Court

was published in said newspaper in the issues of

August 3, 2002

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5th day of August 2002 by

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Notary Public

Brenda Leighton

Print Name _____

My commission Expires:

East Lee County Council Planning and Steering Committee meeting for the East Lee County Community Plan will be held August 5, 2002 at 5:30 PM at 13140 Bird Road, Lee County, (Buckingham), Florida.
Aug 3 No. 24772



Brenda Leighton
MY COMMISSION # CC808905 EXPIRES
February 14, 2003
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In the matter of Public Notice

in the _____ Court

was published in said newspaper in the issues of

August 25, 2002

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

Kieanna Henry

Sworn to and subscribed before me this

26th day of August 2002 by

Kieanna Henry

personally known to me or who has produced

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

Notary Public

Brenda Leighton

Print Name _____

My commission Expires:



Brenda Leighton
MY COMMISSION # CC808905 EXPIRES
February 14, 2003
BONDED THRU TROY FAIN INSURANCE, INC.

PUBLIC NOTICE

PUBLIC INFORMATION MEETING SCHEDULED FOR:

EAST LEE COUNTY COMMUNITY PLAN
PALM BEACH BOULEVARD COMMUNITY PLAN

DATE: MONDAY, AUGUST 26, 2002

TIME: 6:30 PM

PLACE: OLGA COMMUNITY CENTER
2325 SOUTH OLGA DRIVE

The East Lee County Council is pleased to announce that on Monday, August 26, 2002 at 6:30 PM, two draft community plans affecting the future of the Palm Beach Boulevard/SR 80 Corridor will be presented at the Olga Community Center.

EAST LEE COUNTY COMMUNITY PLAN

PUBLIC WORKSHOP NO. 1

FEBRUARY 21, 2002

NAME	REPRESENTING	ADDRESS	EMAIL ADDRESS
GABRIELLE FORMAN	Riverdale	15822 Key GRASS LN SE Ft Myers 33905	
Lina Silcox		4182 Skates Cir Ft My Fl 33505	
MARY Edmonds	Riverdale	14360 Bigelow Rd Ft Myers FL 33905	
Edward J. Meyer Jr.	—	14368 Cristobal Street, Fort Myers, 33905-2335	
Rayola Moore	Ft. Myers Shores	2038 Barbados Ft. Myers 33901	
John Williams	Ft Myers Shores	2162 Dominica Ave Ft Myers FL 33905	
Margaret Sanovic		2236 River Pine Dr. Ft. Myers FL 33905	
Luis + Evelyn (Amo)	Ft Myers Riverdale	2968 Ribbon Ct Fort Myers FL 33905	

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$$\begin{array}{r} 47 \\ 23 \end{array}$$

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145

101

Dan Delisi
437 4636

9 pages

**EAST LEE COUNTY COMMUNITY PLAN
PUBLIC WORKSHOP NO. 1
FEBRUARY 21, 2002**

[illegible]

**EAST LEE COUNTY COMMUNITY PLAN
PUBLIC WORKSHOP NO. 1
FEBRUARY 21, 2002**

NAME	REPRESENTING	ADDRESS	EMAIL ADDRESS
ANTONIO CALIENDO	"CALUSA WOODS"	16990 LAURELIN CT., 33917	BETTERPLACES@SUN.COM
REES BRYN		13244 THIRD ST	RBRYN1013@AOL.COM
LUCIEN VARDA		2156 DOMINICA AV.	LUCIENVARDA@AOL.COM
RAY STEELE	CALUSA WOODS	17151 LAURELIN CT 33917	N.A.
David Sargent		14907 WINE WAY	
Duane Fleming		14903 WINE WAY	
Park Sowdy		14320 CEMETERY RD	
Michelle Vaughn		15802 Keygrass Ln 05	
Christine DeBona		2981 Renee Ct, FM 33905	
Jan Harvill		2006 E. Tobago Circle	Phcather2000@aol.com
Howard & Donna Renner		2054 Banks Barbados Ave	
Margaret Cash		13631 Second ST 33905	
NEU. JIMINO + LUCY FELICIANO	ROSA DE SARRON CITICUA	13235 PALM BEACH BLVD. 33905	JIMINO@YAHOO.COM
Pat Skulock		2196 Havana Cir 33905	PatSkulock@aol
DAS ASRANI		13414 Marquette Blvd 33905	PASRANI@MSN
Margaret ASRANI		13414 " " "	
JOE D'DONNEDON			
JANE BRALLIER		2253 DAVIS BLVD.	
Janet Jones		17210 Oak Creek Rd 33920	alva11 alva@msn.com
Stan Winters		2137 St. Croix 33905	
TOM WILSON		4580 LITTLE RIVER LN FM 33905	

**EAST LEE COUNTY COMMUNITY PLAN
PUBLIC WORKSHOP NO. 1
FEBRUARY 21, 2002**

NAME	REPRESENTING	ADDRESS	EMAIL ADDRESS
F. D'ONOFUE	MEMBER	PO Box 272 33920	FRANCES127@go.com
P. Lanier	self	13043 Caribbean Bl. SE	
Doug McEachie	FMSPD	12345 Palm Bch Blvd	
Shirley Hester	myself	17341 Frank Road	Geraci@guix.net.net
Mike Buff	self	PO Box 485 Alva, FL 33920	
DAVID L. LINDEN	Coastal Marine Mgmt	5605 Palm Beach Blvd PM FL 33905	
Janet Vupp	self	2190 Santiago Ave 33905	
Betty Byrnes	self		
Bill Byrnes	Alva Community Club	714926 Randeoph Dr SE Ft Myers 33905	
Bill Byrnes	self	15817 Keygrass Ln Ft Myers 33905	
Mrs & Mrs ACE	RES Self Storage & Rent a Box	12644 PALM BEACH BLVD FT MYERS FL	
Laura Baucom	self	3191 Kaine Baucom Rd Fm 33905	
PAT BLECKLEY	Warren-Ft Myers Sh Assn	1980 BAHAMA AVE Ft Myers FL 33905	
DONNA REPICH	homeowner	2115 W TOBAGO CIR " " "	
Kimber Braatz	homeowner	14691 Drowdy Rd. FM FL 33905	
FRED Smith	Homeowner	2960 Rencott SE FM 33905	
Robert GAYNOR	Homeowner	19300 Mabel Ln FM FL 33917	
Mary Kira	self	19861 N River Rd Alva FL 33920	
Alex. Chavarria	Riverdale Land Trust	13528 MARQUETTE BLVD Fort Myers FL 33905	
Bill Reed	self	2302 Park Ave. WJFREEDER@ATT.NET	
JOHN KISERN	Lee County Morale Park	7330 GARNER DR. 33905	

**EAST LEE COUNTY COMMUNITY PLAN
PUBLIC WORKSHOP NO. 1
FEBRUARY 21, 2002**

NAME	REPRESENTING	ADDRESS	EMAIL ADDRESS
<i>Gusard Charest</i> LARRY MCGUIRE		15479 Spring Lane Ln.	
LARRY MACHAK		17371 OAK CREEK RD ALVA FL 33920	
Barbara Parsons		15678 BUCKEYE DR FT MYERS	
Lee & Betty Smizer		2150 Barbados Ave SE Ft Myers FL 33905	
Missy Lippincott		2020 Bahama Ave. Ft. Myers, FL 33905	
* Cherrie + Tom Fischer	Fischer Marine	14144 Caribbean Blvd. Ft. Myers, FL 33905	
Wilbert Mary Collier		13400 PALM BEACH BLVD FT MYERS 33905	
Nick + Georganna Belfiore	FT Myers Civic Shores ASSOC.	149371 Randolph Ln Ft Myers 33905	
Paul Williams		12519 RIVER RD. - 33905	
Dr Richard D Pickett	FT MYERS Shore Civic	2981 Ribbon CT #1	
MICHAEL BARRY		2144 St Croix Ave FT MYERS 33905	
BILL WATSON		2225 Lily Rd SE FT MYERS, FL 33905-1748	
Indy Miller		2238 ISLE OF PINES FT. MYERS 33905	
Marcia Bunte Hoffer	Hunter Ranch	2250 Marilyn Ln FTM 33905	
Gregory Hunter	" "	3161 Bucknham Rd FTM 33905	CROOKED KNEE RANCH (20) MSX 12
DON Gibson	SONSHINE	12602 3rd ST FTM 33905	
* Bernadette & Gary Rashford	Ike's Pizza	6391 Astoria Ave. Fm. 33905	
BOB ARMSTRONG		2100 Brown Rd Alva 33920	
Sharon DeCillo	Speed & Assoc Realty	7841 Palu Bch Blvd 33901	

**EAST LEE COUNTY COMMUNITY PLAN
PUBLIC WORKSHOP NO. 1
FEBRUARY 21, 2002**

[illegible]

**EAST LEE COUNTY COMMUNITY PLAN
PUBLIC WORKSHOP NO. 1
FEBRUARY 21, 2002**

NAME	REPRESENTING	ADDRESS	EMAIL ADDRESS
Jim Green	ELCC / self	PO BOX 218 ALVA FL 33920	jgreen@cyberstreet.com
Verena Gadiol		13814 Palm Beach Blvd. Boca	
Eugene Usberghi, Jr., DO.	- self -	14801 Palm Beach Blvd; Suite 401; Ft. Myers, FL. 33905	
DAVID LONG	ELCC		
HAL WATERS	ELCC	9513 Windsor Club Circle Ft MYERS	
Fran Bradley	ourselves	2197 Havana Ave Ft. Myers	
Phelley "	"	" " "	
John Paul F. Mejias	ourselves	17219 Castleview Dr. N. Ft Myers FL 33917	
KAREN M MATTISON	myself	13576 Horseshoe LN Ft. Myers KMMORRISON@EARTHLINK.NET	
Carol Wilson	ORH	4580 Little River Ln, Ft. Myers 33905	
FRANK W. MATCHNER JR	MYSELF	2019 CLARKE AVE. FT. MYERS 33905	
Archie Pellicer	myself	10030 Orange River Bl. Ft. Myers, FL 33905	
Julie Potter	Olga Community	2020 Clarke Ave Ft Myers, 33905	
Charles Potter	Olga Community	2020 Clarke Ave Ft Myers, 33905	
Carolyn Weeks	SELF	2610 West Rd 33905	
Letha Giacanti	SELF	2601 West Rd 33905	
BONNIE CHASE		2209 HAVANA AVE 33905 bonnie@homesintleecounty.com	
John MASHKA	SELF	1728 SE 46 TH ST CAPE CORAL FL 33904	
AP DeSalvo	Hunter Ranch	3960 Via Del Rey Bonita Springs FL 34134	
Tyler Hill	Self	4814 Palm Bch Blvd	
Maria Buins			
Wes Gella			

**EAST LEE COUNTY COMMUNITY PLAN
PUBLIC WORKSHOP NO. 1
FEBRUARY 21, 2002**

NAME	REPRESENTING	ADDRESS	EMAIL ADDRESS
Mary Ann Munroe	Self	13032 Caribbean	
Dennis & Rebecca Hillan	T&C CANVAS	14024 Palm Bch Blvd.	TCCANVAS92@AOL.com
Diana-Dawia Richard	D's Rich Pots	2457 Cook Ln-	ALVAL FLA 33902
SANDRA CAUWANAUGH	Neighbor Watch	12350 4 th St SE	
Puey Duncan	EMSFD	15561 Old Olga Rd	
STEVEN J BARTAL	13814 Palm Bch Blvd	FT MYERS FL.	
Kay M. Loughlin	SELF	1521 Linwood Ave ALVA, FL 33920	
Sharon Wilson	"	2238 Davis Blvd	33905
Stanold Wilson	"	"	"
Richard + Ann Fitzgerald		2201 Marilyn Ln	33905
James + Mindy Leah Wilkinson	Selves	15545 Horseshoe Lane	33905
Rev. Bobby CALVERT	SUNSHINE WORSHIP CENTER	12925 Palm Beach BLVD. 33905	BCAL777@AOL.COM
Mrs. Elizabeth Worthington	Clara-Randolph	14950 Randolph Dr. SE Ft Myers	33905
Mrs. A. Corbett	self	14056 Barcelona Ave, Ft. MYERS	33905
A.M. Fitzgibbon	self	2026 Bahama Ave. Ft. Myers FL	33905
George R. Lee	SELF	2241 Davis Blvd - S.E. FT MYERS FLA.	33905
Wm. "Butch" Rounsifer	Family	P.O. Box 50354, Ft. Myers, FL 33990	cowboy-butch@yahoo.com
OTTO SCHWANKE	SELF	2200 SANTIAGO AVE FT MYERS FL 33905	OTTO75@EARTHWIDE.NET
SHERRY + MIKE NASSOY	SELF	2137 DAVIS BLVD. FT. MYERS	MNASSOY@PEGANE.CO
MIKE RIPPES	"	13140 BIRD ROAD FT. MYERS, FL	33905

**EAST LEE COUNTY COMMUNITY PLAN
PUBLIC WORKSHOP NO. 1
FEBRUARY 21, 2002**

[illegible]

East Lee Charlotte

<u>Name</u>	<u>Address</u>			
'Nannette Walker	2017 Clarke Ave	St Myers Fl	33905	
Bill & Katherine	WATSON - 2238 ISLE OF PINES AVE -	FT	33905	
Margaret Janovic	2236 River Pine Dr.		33905	
ROBERT W. WILLIAMS	3281 PALM BEACH BLVD	FT. MYERS, FL	33916	768-2013
F. DONOHUE	PO Box 272	33920		694 5251
Mike Rippe	13140 BIRD ROAD	FT. MYERS,	33905	
Julie Potter	2020 Clarke Ave	Ft. Myers,	33905-7103	693-5116

East Lee

Name

Address

Burl Mantz
Bernadette Rashford
Amber Braatz

2613 CARAJENA AVE, 33905
6391 Astoria AVE, 33905
14691 Drawdy Rd. FM, FL 33905

amber@webfl.com 693-2775

Stan Wise
JOE Fanelli
Bob McWilliams

14949 Randolph Dr. FM 33905 StanWise@compag.net
694-2052
13849 Sleepy Hollow Ln. Ft Myers 33905
13855 Sleepy Hollow Ln. Ft Myers 33905

East Lee

<u>Name</u>	<u>Address</u>
Janet Mysip	2190 Santiago Ave 33905
Janet Jones	17221 Oak Creek Rd Alva 33920
Fran W. Bradley	2197 Havana Ave - Ft. Myers Shores 33905
Peggy Asrani	13414 Marquette Blvd. Ft. Myers, FL 33905-1832
Green Hunter	5240 Foxfield Dr - Ft. Myers, FL 33916
Kitty Green	Bonita Bay Group 3451 Bonita Bay Blvd, Ste 202, Bonita Sprgs 3413
A Ernest Hansen	PO Box 50903 5415 Palm Beach Blvd Ft. Myers 33905
Dennis Singer	13439 Caribbean Blvd. E. Ft. Myers, 33905

East Lee

Name

Address

DR. RICHARD D. PICKETT 2144 ST. CROIX AVE 33905

East Lee

<u>Name</u>	<u>Address</u>
MARY Edmonds	14360 Bigelow Rd.
Barbara Crosby	6321 Greenbriar Farms Rd 33905
STEVEN BARTAL	13814 Palm Bch Blvd FT MYERS 33905
DIRK KRUZAN REBECCA HAMILTON	17651 FRANK Rd. ALVA, FL. 33920

East Lee
RIVER SHORES EAST

Name

MARION Hunter Moller
Sherry & Michael Nassoiv
MARY KAUFFMAN

Tony Rodio
HAL COPE

Address

PO Box 419 Scottsville TX 75688
2137 DAVIS BLVD, Ft. Myers FL 33905
9930-16 SAILVIEW COURT, FT. MYERS, FL 33905
15615 Spring Line Lane
17721 FRANK RD ALVA 33920

crookedfenceoranch@msu.co
mnassoiv@peganet.com
EMBEEKAY44@AOL.COM

Trodio @ AOL.COM
SHOOTERS HILL @
EARTH LINK
NE,

East Lee

Name

Mike Reed

Darwin Cavanagh

Eugene and Maria Usberghi

Address

1625 Henry St Ft Myers 33901

12350 4th St South East 33905

14801 Palm Beach Blvd. 33905

East Lee

<u>Name</u>	<u>Address</u>
DAVID KRAIZGREN	BUCKINGHAM 320
EDDY GARCIA	BUCKINGHAM 320
EDDY MENDOZA	" "
Bedwin Muny	13030 3rd St. SE Ft. Myers shore
Charles Potter	2020 CLARKE Ave. OLGA
Dan Moser	1449 Linhart Ave, Fm 33901
Andy Tilton	18810 Serenoa Court, Alva 33920

East Lee

Name

Address

DAVID BURR

14400 Cemetery Rd Fm 33905

SANDRA CAVANAUGH

12350 4th St. SE FM33905 693-2711

**EAST LEE COUNTY AND PALM BEACH BOULEVARD COMMUNITY PLAN
PUBLIC WORKSHOP
AUGUST 26, 2002**

NAME	REPRESENTING	ADDRESS	EMAIL ADDRESS
BOB Shellman Greene Hunter	HOMES FOR ALL Hunter Family Ranch	13180 N Cleveland Ave Suite 136 N. Ft Myers Buckingham Rd. Ft. Myers, FL	
Bob & Peg Reist		16120 Old Olga Rd ALVA 33920	
JIM WARREN		13331 Marguerite Fort myer	
MARV WARREN		13476 MARQUETTE FT MYERS	
Gene & Dolly Hebergh		11860 Hampton Greene Dr. Ft-myca, 33913	
PAT SHERLOCK		2196 HAVANA AV 33905	
AUSTON SAIBROCK		13451 Marguerite BLVD	
L DiMatteo	Ft Meyers Civic Ass	2237 Violet DR FT MYERS 33905	
HUGH GREEN	Russell Park Civic Assoc	#2509 SWAMP CHAMAGECT. EDISON CR #205 FM 33901	
Chester Young		2190 Santa Fe Ave 33905 Strip 210 Jc us	
Dave Aronberg		13414 Marguerite Blvd. Ft Myers 33905	
Janet Trapp		4610 Palm Beach Blvd Ft Myers FL 33905	
Rossy Aslan	TREE FOODWAY / Price Buster Food Mart		
SANJES SAPP			

**EAST LEE COUNTY AND PALM BEACH BOULEVARD COMMUNITY PLAN
PUBLIC WORKSHOP
AUGUST 26, 2002**

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**EAST LEE COUNTY AND PALM BEACH BOULEVARD COMMUNITY PLAN
PUBLIC WORKSHOP
AUGUST 26, 2002**

[illegible]

**EAST LEE COUNTY AND PALM BEACH BOULEVARD COMMUNITY PLAN
PUBLIC WORKSHOP
AUGUST 26, 2002**

NAME	REPRESENTING	ADDRESS	EMAIL ADDRESS
Fred Smith		2960 RENE CT.	FREDS @ COCONET.COM
Roy SANDERS	F.M.SCA	13092 8th St.	ROYALSAND @CS.COM
JACK MENDENHALL	F.M.SCA	2231 BAHAMA AVE	JANJACK @VEI.NET
Margaret Miller	"	13601 Marquette Blvd.	Damarg7@aol.com
MURRY E. KAUFFMAN	SELF	9930-16 SALVIA CT - PINE RIDGE CONDO -	
Deane Hammy	Self	14903 Wise Way	
CATHY REESE	RIVERDALE H.S.	2600 BUCKINGHAM	CATHYFR@LEE.K12.FL.US
Jim Fowler	Self	244 LAGOON DRIVE FM.	JTFOWLER@INFORMANT.NET
Philip E. St Jean	Self	5460 NEAL RD	Buckingham
B. Burt			
DOT BURT	SELF	12301 RIVER RD. S.E - F.M. 33905	
Don Burt	"	"	
David KAS	SELF	2224 Violet Dr Ft Myers 33905	
Kim GRIS	SELF	- SAME -	
MARK CARR			
Tony & Donna Rodio	Self	15615 Springline La 33705	
WILLIAM DEYORRA	VILLAGES AT BUCKINGHAM	15717 SPRING LINE LN	WDEYORRA AOL.COM
CHAROLYN FURNESS	SELF	2232 ISLE OF PINES AV FM 33905	WALK1497@aol.com
BARBARA SAYLORS	SELF	2227 HAVANA AVE FM 33905	Gratofc@aol.com
FRANK PIGOTT	Homes For All	13180 N. CLEVELAND AV F/36 N. FM	

Appendix E – Community STRAP List

Appendix F – Amendment Application



LEE COUNTY
SOUTHWEST FLORIDA



Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (941) 479-8585
FAX: (941) 479-8519

APPLICATION FOR A COMPREHENSIVE PLAN AMENDMENT

(To be completed at time of intake)

DATE REC'D: 9/30/02

REC'D BY: HL

APPLICATION FEE: none

TIDEMARK NO: CPA20020004

THE FOLLOWING VERIFIED:

Zoning ☐

Commissioner District ☐

Designation on FLUM ☐

(To be completed by Planning Staff)

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

Request No: _____

APPLICANT PLEASE NOTE:

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

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

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

DATE

SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

9/30/02

I. APPLICANT/AGENT/OWNER INFORMATION

East Lee County Council

APPLICANT		
c/o Mike Roeder, 1625 Hendry Street, Suite 301		
ADDRESS		
Fort Myers	Florida	33901
CITY	STATE	ZIP
(239) 334-2722		(239) 334-1446
TELEPHONE NUMBER		FAX NUMBER

Daniel DeLisi, AICP

AGENT* 12730 New Brittany Blvd.		
ADDRESS		
Ft. Myers	FL	33907
CITY	STATE	ZIP
(239) 437-4601		(239) 437-4636
TELEPHONE NUMBER		FAX NUMBER

See Appendix E

OWNER(s) OF RECORD		
ADDRESS		
CITY	STATE	ZIP
TELEPHONE NUMBER		FAX NUMBER

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

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

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

A. TYPE: (Check appropriate type)

☒ Text Amendment

☒ Future Land Use Map Series Amendment
(Maps 1 thru 19)
List Number(s) of Map(s) to be amended

B. SUMMARY OF REQUEST (Brief explanation):

**This is a community plan for the Ft. Myers Shores Planning Community east of I-75,
renamed "Caloosahatchee Shores". This amendment designates commercial
nodes, reallocates residential density along Buckingham Road, and creates general
development guidelines for the Caloosahatchee Shores community.**

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

A. Property Location:

1. Site Address: N/A

2. STRAP(s): See Appendix E

B. Property Information

Total Acreage of Property: ~12,131 acres

Total Acreage included in Request: ~12,131 acres

Area of each Existing Future Land Use Category: See Page 27

Total Uplands: N/A

Total Wetlands: N/A

Current Zoning: See Appendix B

Current Future Land Use Designation: See Appendix B

Existing Land Use: N/A

- C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: _____

Airport Noise Zone 2 or 3: _____

Acquisition Area: _____

Joint Planning Agreement Area (adjoining other jurisdictional lands): _____

Community Redevelopment Area: The proposed change aims to update the CRA and further implement its goals.

- D. Proposed change for the Subject Property:

Create Objectives and Policys for growth

- E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density N/A

Commercial intensity N/A

Industrial intensity N/A

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density Decrease of approximately 823 units

Commercial intensity Increase of 300,000 square feet allowable retail area

Industrial intensity N/A

IV. AMENDMENT SUPPORT DOCUMENTATION

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

A. General Information and Maps

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

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

1. Provide any proposed text changes. See Appendix B
2. Provide a Future Land Use Map showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources. See Appendix B
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. N/A
4. Map and describe existing zoning of the subject property and surrounding properties. See Appendix B
5. The legal description(s) for the property subject to the requested change. N/A
6. A copy of the deed(s) for the property subject to the requested change. N/A
7. An aerial map showing the subject property and surrounding properties. See Appendix B
8. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner. N/A

B. Public Facilities Impacts N/A

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

1. Traffic Circulation Analysis

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

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;

- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
 - b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program;
- Projected 2020 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
- c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.

2. Provide an existing and future conditions analysis for: N/A
 - a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space.

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

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2020 LOS under existing designation;
- Projected 2020 LOS under proposed designation;
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).

3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - c. Solid Waste;
 - d. Mass Transit; and
 - e. Schools.

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

C. Environmental Impacts N/A

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

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map with property boundaries and 100-year flood prone areas

indicated (as identified by FEMA).

4. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
5. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

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

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

E. Internal Consistency with the Lee Plan See Community Plan Narrative

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

F. Additional Requirements for Specific Future Land Use Amendments See Narrative

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,

- c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4. N/A
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist. See Plan Narrative
 3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2. N/A
 4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element. N/A
- G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis. See Community Plan Narrative

Item 1: Fee Schedule

Map Amendment Flat Fee	\$500.00 each
Map Amendment > 20 Acres	\$500.00 and \$20.00 per 10 acres up to a maximum of \$2,255.00
Text Amendment Flat Fee	\$1,250.00 each

AFFIDAVIT

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



Signature of owner or owner-authorized agent

9/30/02

Date

Daniel DeLisi

Typed or printed name

STATE OF FLORIDA)
COUNTY OF LEE)

The foregoing instrument was certified and subscribed before me this 30th day of Sept. 10, 2002
by Daniel DeLisi, who is personally known to me or who has produced
as identification.

(SEAL)



Carol L. Wirebaugh
Signature of notary public

Carol L. Wirebaugh
Printed name of notary public

Appendix G – Final Workshop/Discussion

East Lee Community Plans

August 26, 2002

Final Presentation for the:
Palm Beach Blvd. Redevelopment Plan
Caloosahatchee Shores Plan

Olga Community Center

Prepared by:
Vanasse Daylor

The Caloosahatchee Shores Community Plan

- ♦ Visioning began in January 2002 – will be a longer adoption process
- ♦ Intro Workshop
- ♦ One-on-one Interviews
- ♦ Charrette
- ♦ Follow-up Workshop/Meetings

Reasons for Plan: Development and New Population

Development	# of Multi-Family	# of Single Family	Total DU
1. Backs Eleven	250	1,348	1,598
2. Verradah	175	1,125	1,300
3. Buckingham 330	330	330	660
Total New Units	945	2,793	3,738

Unit Type	# of Units	Population Multiplier	Population Projection
Multi-Family	945	2.02	1,906
Single Family	2,793	2.54	7,093
Total Project Population Increase			9,562

♦ Population will nearly double from 12,000 to over 22,000 in the next 10 years

Lee Plan Amendment

- ♦ Purpose: To implement Vision
- ♦ Need Name of Geographic Area
- ♦ Caloosahatchee Shores
 - Default name is Ft. Myers Shores – does not represent Olga or Hickey Creek
 - Can not use “East Lee”
 - Name only applies to the Lee Plan
 - “Caloosa Shores” is taken....



What We Heard

- ◆ New Commercial area will be required to accommodate current and future population
- ◆ Wanted more shopping opportunities without having to drive outside of the community
- ◆ Wanted new commercial uses to enhance community character, not detract from it.



Aesthetically Appealing Shopping Opportunities



Commercial Amendment

- ◆ Create a commercial node at the intersection of SR 31 and SR 80 to allow for increased commercial.



Preserve and Enhance Mixed Use Opportunities



Existing commercial next to residential can create a pedestrian oriented community.

- ◆ Deepen lot depths to promote redevelopment





SR 80 Retail District



Lee Plan Amendment

- ◆ Promote retail uses at the commercial nodes – Discourages strip development.
- ◆ Encourages interconnects between developments
- ◆ Encourages Redevelopment along SR 80 to be consistent with the First Street reverse Frontage Road idea.



Create Historic Civic/Commercial Center



Commercial Village

- ◆ Currently the Lee Plan would not allow the Olga Mall.
- ◆ Amendment would add language to promote neighborhood related retail and community facility uses at this intersection.



What We Heard

- ◆ Understood that development will happen, but wanted to retain the rural and historic character of East Lee/Olga.
- ◆ Enhanced pedestrian, bicycle and equestrian facilities will be necessary to ensure public safety



What we heard – Gateway signs and median landscaping



Community member
(Frances) vision





Signs - Identification monuments



Lee Plan - Community Character

- ◆ Directs the county and community to adopt enhanced landscaping, signage and architectural standards
- ◆ Promotes use of Florida vernacular architecture
- ◆ Requires the county to either hire a licensed architect to review or allow the community to review design guidelines





Historic Waterfront Community

- ◆ Lee Plan Amendment to encourage connections to the waterfront

Community Facilities/Parks

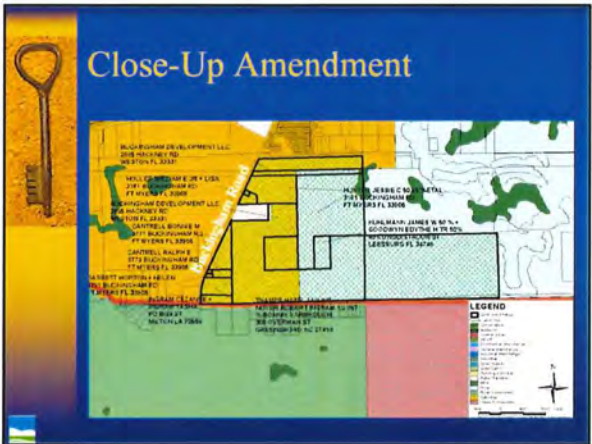
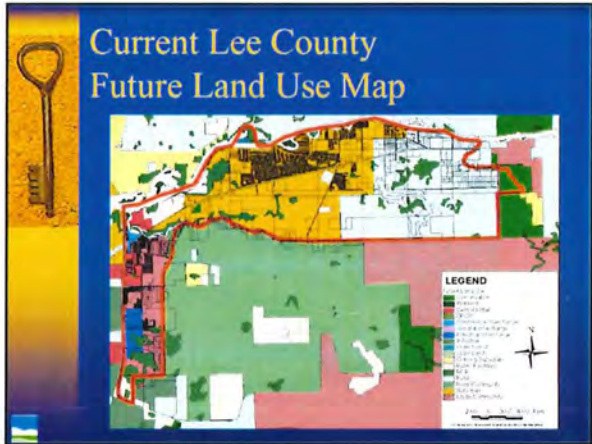
- ◆ Directs Lee County to work with the community and other agencies to provide parks and trails
- ◆ Requires separation between road and sidewalk/trail
- ◆ Encourages public access to the waterfront

What We Heard

- ◆ Lower developments nearer to Buckingham and along Buckingham Road
- ◆ “Transitional density homes” to the north

Lee Plan Amendment-Residential

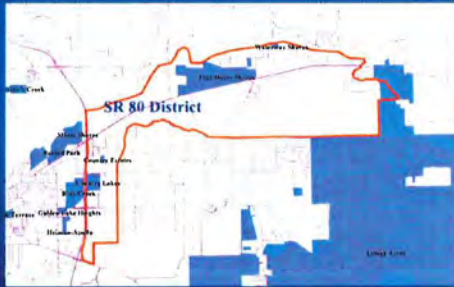
- ◆ Lowers total allowable density east of Buckingham Rd., South of SR 80
- ◆ Discourages multifamily uses along Buckingham and SR 80, with the exception of affordable housing and mixed use developments.
- ◆ Encourages mixed use developments.



Total Density Decrease

	Rural Acres	Suburban Acres	Total Acres
100%	100	0	100
90%	90	10	100
80%	80	20	100
70%	70	30	100
60%	60	40	100
50%	50	50	100
40%	40	60	100
30%	30	70	100
20%	20	80	100
10%	10	90	100
0%	0	100	100
Maximum Total Acres	100	100	200
Total Density Decrease	100	100	200

Other Implementation Strategies Unified Lighting Districts



Assessment Districts

- ◆ Lighting Districts already exist
- ◆ All along SR 80, Ft. Myers Shores, etc.
- ◆ Need to unify districts, create a common theme and use the districts to implement the plan.
- ◆ Entryway signage, community identity, landscaping, lighting, etc.

Next Steps

- ◆ Submit Lee Plan Amendment to Lee County
- ◆ Move forward with Lighting Districts to implement aesthetic elements.

Appendix H – Bibliography / Suggested Reading

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

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

Design and Development Principals for Livable Suburban Arterials; Design Center for American Urban Landscape; College of Architecture and Landscape Architecture; University of Minnesota; 2001

Susskind, Lawrence, “The Consensus Building Handbook”, 1999, SAGE Publications, Inc.

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

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

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

CALOOSAHATCHEE SHORES LEE PLAN AMENDMENT LANGUAGE
ADOPTED OCTOBER 23, 2003

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, west of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Outlying Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan. This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I-75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources

and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 5 in the Appendix.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new

retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to no more than four dwelling units per acre.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and

a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- ☐ Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- ☐ Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.3: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.4: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2: The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space,

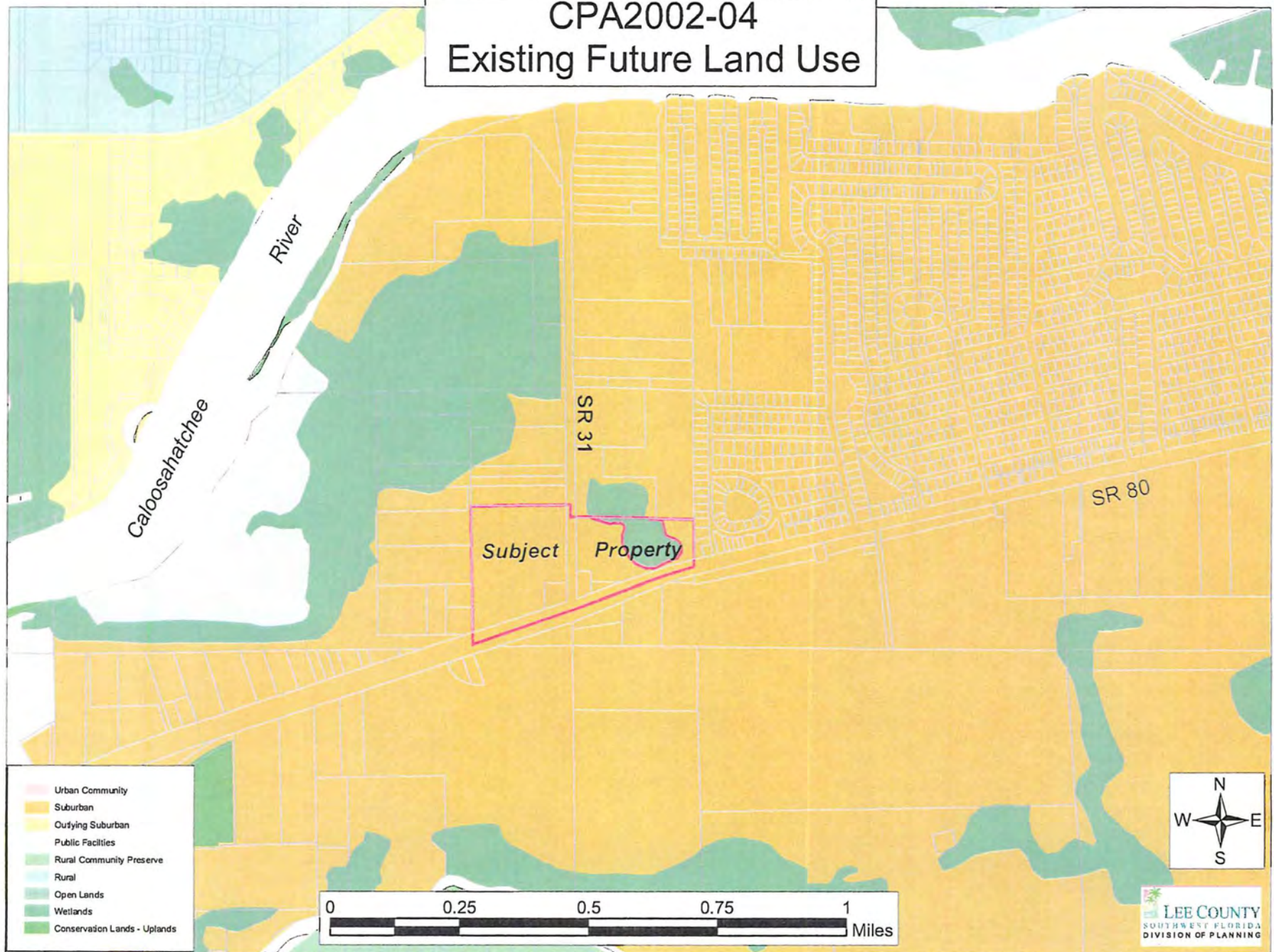
schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

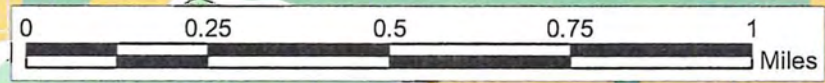
The BoCC adopted a Future Land Use amendment for lands located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban future land use category, limited to 3 dwelling units per acre, and for approximately 928 acres located south of the above mentioned tract of land and east of Buckingham Road from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use category amendment would be a reduction of approximately 823 allowable residential units.

The BoCC also adopted a Future Land Use amendment for five tracts of land located immediately east and west of SR 31 and immediately north of State Route 80 containing approximately 42 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category and added those tracts of land to Map 19 of the Lee Plan, Commercial Site Location Standards.

CPA2002-04 Existing Future Land Use

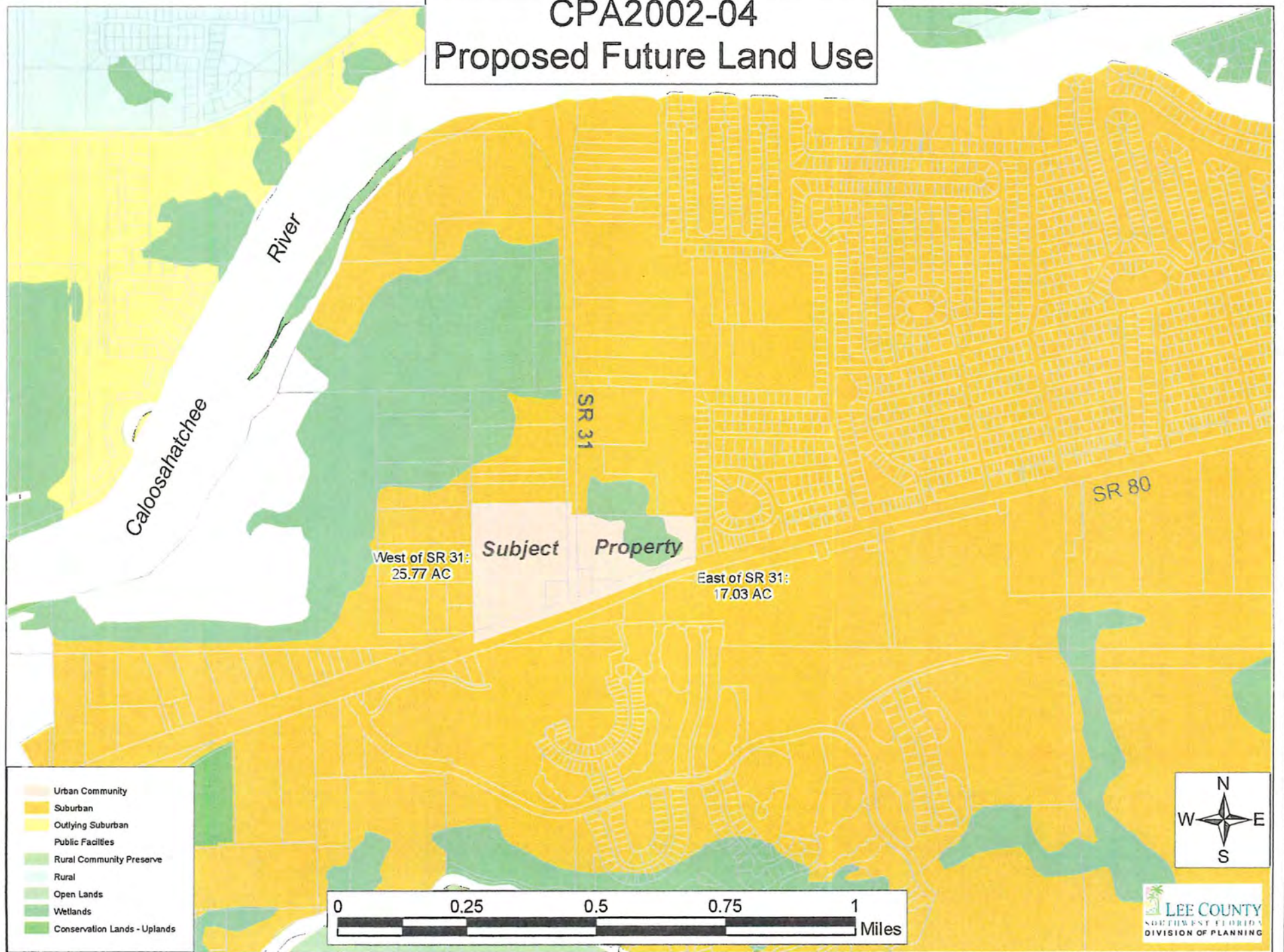


- Urban Community
- Suburban
- Outlying Suburban
- Public Facilities
- Rural Community Preserve
- Rural
- Open Lands
- Wetlands
- Conservation Lands - Uplands

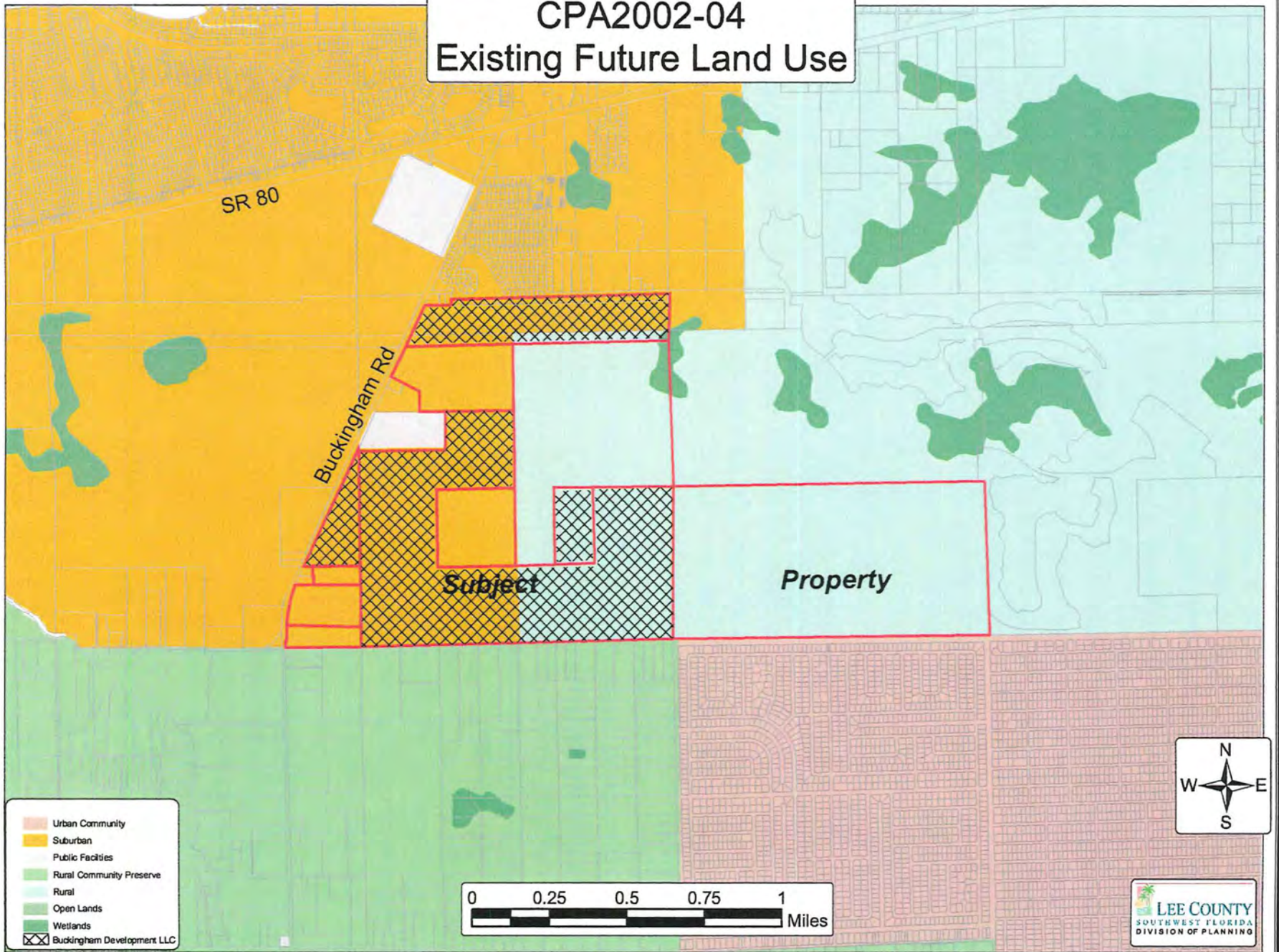


LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

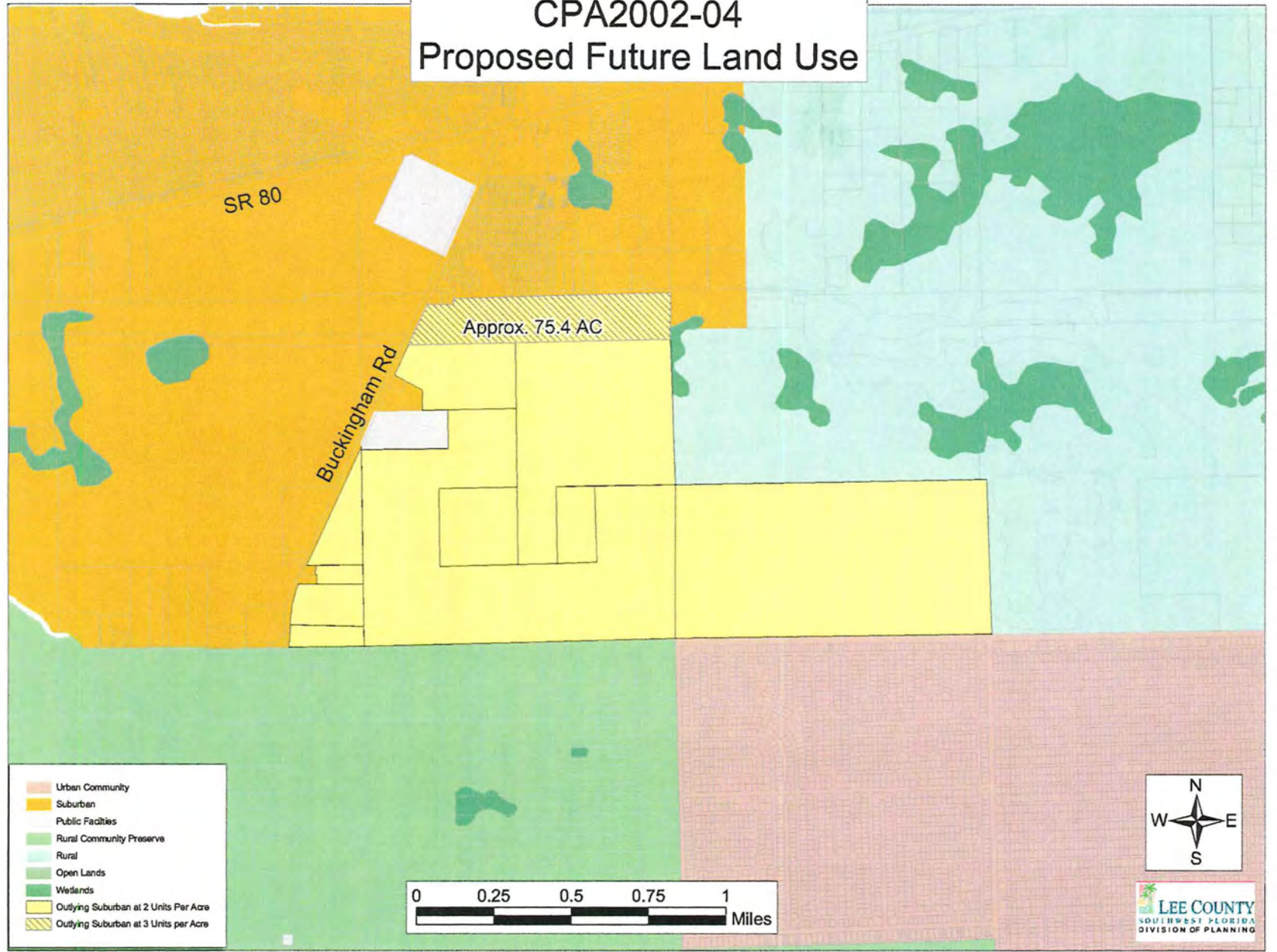
CPA2002-04 Proposed Future Land Use



CPA2002-04
Existing Future Land Use



CPA2002-04 Proposed Future Land Use



DIVISION OF PLANNING



LEE COUNTY

MEMORANDUM

SOUTHWEST FLORIDA

to: Lee County Board of County Commissioners
from: Rick Burris, Principal Planner
subject: CPA2002-04, Caloosahatchee Shores Community Plan
Assessment of Residential Allocations
date: June 25, 2003

The Caloosahatchee Shores Community Plan includes a proposal to re-designate a portion of the area within the plan boundaries from Suburban and Rural to Outlying Suburban. If approved, this change creates the first area of land designated Outlying Suburban within the Fort Myers Shores Planning Community. Currently, no residential allocation has been made for this future land use classification in the Fort Myers Shores Planning Community. If this proposed future land use map change is adopted, Planning Staff recommends that a residential allocation of 300 acres be made on Table 1(b) in the Outlying Suburban category to accommodate anticipated future residential development. To maintain the existing residential accommodation of the Lee Plan Future Land Use Map, staff recommends a reduction of the residential allocation for the Intensive Development, Urban Community category. Staff has calculated that 44 acres of residential allocation from the Intensive Development category and 41 acres of residential from the Urban community category could be re-allocated to the Outlying Suburban residential allocation without adversely impacting development in these areas. Staff's research has not shown that current development trends in the Fort Myers Shores Planning Community on properties within these two land use categories are substantially different than those in the Outlying Suburban category countywide. At this time, staff can only propose that these acreages be re-allocated at an acre to acre transfer. Therefore, there is a difference of 215 acres between staff's projected allocation need in the Outlying Suburban allocation and the potential allocation reductions that staff has identified as appropriate. Between the transmittal hearing and the adoption hearing, staff proposes that a closer look at this allocation transfer be made to determine where this difference can be corrected.

OUTLYING SUBURBAN ALLOCATION NEED

There is one approved planned development and one proposed planned development in the area to be reclassified as Outlying Suburban. Buckingham 320 is an approved planned development of 325 acres and 640 units. The pending project is the 75 acres tract of land known as Buckingham Gardens seeking approval of 300 multi-family units.

Staff initially calculated the allocation demand for these projects based on a methodology that

analyzed the total project size. An analysis of all Lee County planned developments approved in areas designated Outlying Suburban shows that, on average, 46% of the project's land area dedicated to residential uses that will draw down the residential allocation on Table 1(b). Likewise, a review of developed/actively developing projects indicates that uses that have drawn down the residential allocation on Table 1(b) account for 41% of the acreage in those developments. Of the two analysis', the second calculation reflects the actual impact on the allocation table. Applying the results of this analysis to the 2 developments located in the area to be re-designated to the Outlying Suburban category indicates a needed residential allocation between 164 and 184 acres ($325 \text{ acres} + 75 \text{ acres} = 400 \text{ acres} \times 41\% - 46\% = 164 - 184 \text{ acres}$).

A second method to determine the appropriate residential allocation is to consider potential/proposed units and the assumed net acreage per unit figure. County wide, developments in the Outlying Suburban category have been approved/developed at a net density of 5 units per acre. Staff cautions that this calculation not be confused with the Lee Plan maximum density figures which are based on gross acres.

Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development.(Lee Plan Glossary XII-2)

Residential allocations and the existing inventory are based on "net densities" which exclude lands used for streets and street rights of way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development.

Based on these trends, the two proposed developments that are located in the area to be designated OS would require 188 acres of residential allocation. ($940 \text{ units}/5 = 188$) Given the increased development activity/interest in this area of the Fort Myers Shores Planning Community, staff proposes to allocate sufficient acreage for both of these areas.

The proposed acreage to be re-designated to Outlying Suburban is 1,021 acres (of that, 637 acres are currently designated as Rural and 384 are designated as Suburban). Although the amount of Suburban and Rural designated lands will be reduced by this re-designation to Outlying Suburban, staff's analysis of development patterns shows that there has been an increase in development interest in these areas and the allocations should be modified to reflect this market change. (See Below) To accommodate some additional development beyond what has been approved and requested, staff recommends that the total Outlying Suburban residential allocation in the Fort Myers Shores Community be 300 acres. This allocation would accommodate development of 65% to 75% of the entire area if these developments followed the development patterns of other projects in the Outlying Suburban

areas of Lee County. Staff also estimates that this allocation would accommodate 1,500 units. This allocation would be for the entire area designated Outlying Suburban within the Fort Myers Shores Planning Community and not specifically tied to any one development.

ALLOCATION TRANSFER

In order to maintain the current population accommodation of the Lee Plan Future Land Use Map (FLUM), it will be necessary to reduce one of the other allocations on Table 1(b). Generally, staff attempts to maintain the balance of the allocation table by "shifting" within one planning community between FLUM categories. The logical shift for this proposal would be to reduce the residential allocations made for Suburban and Rural residential. Staff has analyzed these areas of the Fort Myers Shores and concluded that reducing the allocation for residential uses is not recommended.

SUBURBAN

The current Suburban allocation for residential uses is 1,803 acres and the existing inventory of residential uses in this area is 1,266 acres. Therefore, only 537 acres of the allocation remain vacant and available for future development. This allocation will be significantly impacted by development in the area north of SR 80 and the Verandah. There are existing/undeveloped residential approvals for 516 acres of residential uses in planned developments and 220 acres of vacant lots in existing conventionally zoned subdivisions. While staff does not anticipate the area will build out prior to the next major evaluation of the overlay allocations, there does not appear to be excess residential allocation in the suburban category in the Fort Myers Shores Planning Community.

RURAL

The current Rural allocation for residential uses is 783 acres and the existing inventory of residential uses in this area is 322 acres. Therefore, only 461 acres of the allocation remain vacant and available for future development. This allocation will be significantly impacted by development in the planned Hawk's Haven project. This residential component of this development in addition to the remaining vacant land in existing platted subdivisions is approximately 550 acres. While staff does not anticipate the area will build out prior to the next major evaluation of the overlay allocations, there does not appear to be excess residential allocation in the Rural category in the Fort Myers Shores Planning Community.

CENTRAL URBAN & GENERAL INTERCHANGE

Staff next evaluated the remaining categories within the Fort Myers Shores Planning community and concluded that there was no potential transfer from the Central Urban or General Interchange allocations. The General Interchange allocation only accommodates the existing residential uses and the Central Urban allocation would be exceeded if all of the existing vacant residentially zoned lots in the area are developed. Given that this accounts for only 11 acres of residential use, staff does not recommend refining this allocation.

INTENSIVE DEVELOPMENT

The current Intensive Development allocation for residential uses is 89 acres and the existing inventory of residential uses in this area is 31 acres. Therefore, 58 acres (65%) of the allocation remain vacant and available for future development. This allocation was made to

accommodate residential uses along SR 80 between the city limits and I-75. Currently there are less than 3 vacant acres zoned for residential uses and 23 vacant acres zoned commercial but with categories that allow residential (26 total acres) remaining in this area. Given the configuration of the commercially zoned lots, staff does not anticipate much of this property will be developed with residential uses. Most of the lots in question front on Palm Beach Blvd or are in the Lexington Commerce Center located adjacent to I-75 between Tice St. and Palm Beach Blvd. Staff recommends that this allocation be reduced to 45 acres which will accommodate all of the infill residentially zoned property and retain some potential for mixed use projects that contain a residential component. The original allocation methodology assumed the residential density for the Intensive Development category in the Fort Myers Shores Planning Community would be the same as other areas in the planning community. Therefore, this acreage transfer should not be adjusted to address density differences.

URBAN COMMUNITY

The area of the Fort Myers Shores Community that is designated Urban Community is clearly an area that was anticipated to intensify over the life of the Lee Plan. Existing development trends show that this is occurring in the area. There are currently $1,500 \pm$ lots consisting of $1,300 \pm$ acres in this area of the planning community. Over 90% of the numbers of lots are zoned with a non-ag zoning category; however, less than 55% of the land area is zoned non-ag. The current Urban Community allocation for residential uses is 633 acres and the existing inventory of residential uses in this area is 274 acres. Therefore, only 359 acres of the allocation remain vacant and available for future development. There are currently less than 100 acres of vacant land platted for residential uses in this area. There are a total of 575 acres of property in this area that remain vacant or are in passive agricultural uses. This equates to 475 acres of land not committed to an existing development. Staff's research of planned development approvals in the Urban Community FLUM category show that residential uses (those uses that would "draw down" the residential allocations) account for 46% of these approvals. Applying this average to the available acreage listed above generates and anticipated residential acreage of 218 acres. Adding this figure to the currently committed acreage figure shows the built out residential acreage in the Urban Community Future Land Use Category in the Fort Myers Shores Planning Community to be 318 acres. Therefore, the current allocation exceeds the build out need by 41 acres. Staff recommends that the Urban Community residential allocation be reduced by 41 acres to 592 acres and that the 41 acres be re-allocated to the Outlying Suburban residential allocation. The original allocation methodology for the land use allocations assumed the residential density for the Urban Community area in the Fort Myers Shores Planning Community are consistent with those in existing developments county wide in the Outlying Suburban land use category. Therefore, this acreage transfer should not be adjusted to address density differences.

cc: Planning File

PLANNING DIVISION
M E M O R A N D U M



to: Board of County Commissioners
from: Jim Mudd, AICP, Principal Planner *Jm*
subject: Caloosahatchee Shores Community Plan
date: June 6, 2003

The Local Planning Agency held three public hearings for the Caloosahatchee Shores proposed Lee Plan amendments. Those meetings were held on March 24, April 28 and May 28, 2003. Because of the need to keep an historical record of the proceedings, the staff report has become somewhat difficult to understand; therefore, staff has enclosed along with the staff report a "clean" summary of the LPA recommendation for transmittal.

With the exception of Policy 13.5.2, staff is in agreement with the LPA recommendation for transmittal. DOT staff does not recommend transmittal of that policy.

Also enclosed are the following:

- Map 1 that is referenced in GOAL 13: CALOOSAHATCHEE SHORES
- Attachment 1 that is referenced in Policy 13.2.5
- Maps of current future land use designations and proposed amendments
- Caloosahatchee Shores Community Plan

**Local Planning Agency recommendation for transmittal of the
Caloosahatchee Shores Comprehensive Plan Amendment, CPA2002-04**

VISION STATEMENT:

4. Fort Myers Shores - This Community is located south of the Caloosahatchee river, east of Hickey Creek, and north of the Orange river; and, along I-75 west of the Buckingham Rural Community Preserve, north of SR 82 and east of the City of Fort Myers. This community contains two distinct areas: Caloosahatchee Shores, located east of I-75 and Palm Beach Boulevard, located west of I-75. This area also has a mixture of future land use designations. The majority of the land is designated Suburban, Outlying Suburban, Rural, or Urban Community; however, there are some lands designated Intensive Development, Central Urban, Public Facilities, Industrial Interchange Area and General Interchange.

~~The population of the fort Myers Shores community is also expected to grow from a 1996 population of 12,000 to approximately 14,000. However, that amount of commercial building is expected to nearly double by 2020 and the amount of industrial land is expected to increase by 10 fold. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva and Buckingham. There are two major shopping areas in this community to satisfy resident's primary commercial needs. The residents of this community still utilize commercial establishments in the more urbanized areas for much of their commercial needs. During the life of this plan this community will develop as a commercial/employment center for the adjacent communities which will retain their rural character. (Added by Ordinance No. 99-15)~~

Caloosahatchee Shores: This community is located south of the Caloosahatchee River, west of Hickey's Creek, and north of the Orange river; and along I-75 east to the Buckingham Rural Preserve, north of SR82 and west to I-75. This community contains three neighborhoods: Fort Myers Shores, Olga, and the Riverdale neighborhood around the intersection of Buckingham Road and SR 80. The Caloosahatchee Shores planning community has a more rural character, but is anticipated to grow substantially over the life of this plan . This area also has a mixture of future land use designations. The majority of land use designations are Suburban, Outlying Suburban, Rural or Urban Community; however, there are some lands designated public facility and industrial interchange.

Due to the rapid rise in population and limitations on commercial development in surrounding communities, the amount of commercial buildings will more than double by 2020. Currently, this community contains commercial outlets which accommodate the needs of its residents as well as those from neighboring communities such as Alva, Bayshore and Buckingham. Shopping areas in this community are concentrated along the SR 80 corridor with specific commercial nodes for higher intensity development to satisfy residents primary commercial needs. During the life of this plan, Fort Myers Shores will continue to develop a

commercial/employment center for the adjacent communities.

Palm Beach Boulevard: The Palm Beach Blvd. Community actually encompasses part of the City of Fort Myers and is bounded by Billy's Creek on the west and south, I-75 on the east, and Caloosahatchee River on the north. This is one of the older urban areas of Lee County and Fort Myers, and it has experienced significant demographic and economic change over the last decade. The future vision is of an attractive, mixed-use community with an abundance of employment and shopping opportunities. Palm Beach Blvd. will be improved with medians and landscaping, and an effort will be made to renovate and beautify aging commercial centers along the corridor. Opportunities for mixed use developments within obsolete commercial centers and a general upgrading of the housing stock will be a priority.

GOAL 13: CALOOSAHATCHEE SHORES: To protect the existing character, natural resources and quality of life in Caloosahatchee Shores, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments. This Goal and subsequent objectives and policies apply to the Caloosahatchee Shores boundaries as depicted on Map 1, page 2 of 5 in the Appendix.

OBJECTIVE 13.1: COMMUNITY CHARACTER. The Caloosahatchee Shores community will draft and submit regulations, policies and discretionary actions affecting the character and aesthetic appearance of the Caloosahatchee Shores for Lee County to consider for adoption and enforcement to help create a visually attractive community.

POLICY 13.1.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations for Lee County to review and consider for amendment or adoption as Land Development Code regulations that provide for enhanced landscaping, signage and architectural standards consistent with the Community Vision.

POLICY 13.1.2: In order to maintain the Old Florida rural identity for the Caloosahatchee Shores Community, commercial developments are encouraged to use vernacular Florida architectural styles for all buildings. The use of Mediterranean styles of architecture is discouraged.

POLICY 13.1.3: Lee county is discouraged from approving any deviation that would result in a reduction of landscaping, buffering, signage guidelines or compliance with architectural standards.

OBJECTIVE 13.2: COMMERCIAL LAND USES. Existing and future county regulations, land use interpretations, policies, zoning approvals, and administrative actions should be undertaken in an effort to promote the goal of commercial redevelopment along

SR 80 and increased commercial opportunities to service the needs of the Caloosahatchee Shores community and surrounding areas. County regulations must should attempt to ensure that commercial areas maintain a unified and pleasing aesthetic/visual quality in landscaping, architecture, lighting and signage. Commercial land uses must be designed to be compatible with and further the historic character and identity of existing rural Old Florida and Florida Vernacular styles of architecture and the historic identity of Olga.

POLICY 13.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in Policy 6.1.2 of the Lee Plan.

POLICY 13.2.2: In order to protect the rural residential character of Buckingham Road, new retail uses along Buckingham Road outside the commercial node identified on Map 19, will be discouraged.

POLICY 13.2.3: Minor commercial uses, public facilities, and recreational areas are encouraged at or near the intersection (within 660 feet of the adjoining rights of way of the intersection roads) of Old Olga Road and South Olga Drive. Minor commercial uses that are intended to service the needs of the immediate neighbors, are designated through landscaping, architectural standards and pedestrian facilities to be visually and functionally compatible with surrounding residential uses, and are designed to promote the vision of a pedestrian oriented village, are encouraged and are not required to meet the retail site location standards in Policy 6.1.2 at this intersection.

POLICY 13.2.4: Commercial developments within the Caloosahatchee Shores Community must provide interconnect opportunities with adjacent commercial uses in order to minimize access points onto primary road corridors; and residential developments should provide interconnect opportunities with commercial areas, including but not limited to bike paths, pedestrian access ways and equestrian trails.

POLICY 13.2.5: To promote the redevelopment of commercial uses along SR 80, Commercial uses are encouraged to increase lot depth and size by extending north of SR 80 to First Street. Lee County will encourage the use of First Street as a reverse frontage Road to provide access. This policy hereby adopts Attachment #1 as a conceptual redevelopment plan for this corridor.

OBJECTIVE 13.3: RESIDENTIAL USES: Lee County will protect and enhance the residential character of the Caloosahatchee Shores Community by strictly evaluating adjacent uses, natural resources, access and recreational or open space.

POLICY 13.3.1: By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as regulations in the Land Development Code to provide for greater buffering between distinctly different adjacent commercial and residential properties, modified however when a project is of mixed use nature.

OBJECTIVE 13.4: MIXED USE DEVELOPMENT. Lee County will encourage mixed-use developments in specific areas of the Caloosahatchee Shores planning area through a variety of incentives.

POLICY 13.4.1: With the exception of mixed-use projects, residential uses fronting SR 80 and Buckingham Road are limited to no more than four dwelling units per acre.

POLICY 13.4.2: Mixed-use developments, as defined in the Lee Plan, and mixed-use developments containing both commercial and residential uses within the same structure and a that provide for an integration of commercial with residential uses with pedestrian linkages re strongly encouraged at the commercial nodes of SR 80 and SR 31 and SR 80 and Buckingham Road, as well as the commercial strip between First Street and SR 80 in Fort Myers Shores. With the exception of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed-use developments will be limited to six dwelling units per acre at those locations.

- Bicycle & Pedestrian facilities will be provided throughout the development. Connections between all uses are required to facilitate these alternative modes of transportation. When possible, connections to adjacent developments will be provided.
- Vehicular connections between residential and non-residential uses will be provided to facilitate the internal capture of trips. When possible, connections to adjacent developments will be made to provide alternative access to the non-residential components of this development other than the arterial interchange of SR 80 and SR 31. Non-residential components at SR 80 and Buckingham Road should, when possible, provide alternative access off of Buckingham Road and Non-residential components at SR 80 and First Street should, when possible, provide alternative access off of First Street.

POLICY 13.4.3: Any existing or future regulation in the Land Development Code that is shown by the applicant of a planned development to inhibit the development of a mixed-use project will be given strong consideration for a waiver. By the end of 2004, the Caloosahatchee Shores community will draft and submit regulations and policies for Lee County to review and consider for amendment or adoption as Land Development Code regulations that encourage mixed-use developments.

OBJECTIVE 13.5: COMMUNITY FACILITIES/PARKS. Lee County will work with the Caloosahatchee Shores Community to provide and facilitate the provision of a broad mix of Community Facilities.

POLICY 13.5.1: The Caloosahatchee Shores Community will work with Lee County, the State of Florida and the National Parks Service to provide appropriate passive recreational opportunities, parks, nature, pedestrian and equestrian trails, potentially enhanced by public/private partnerships. This may include easy access, parking, trails, and other non-intrusive uses.

POLICY 13.5.2: Where practicable, Bikeways, pedestrian ways and equestrian trails along collector or arterial roads should be separated from the edge of pavement.

Policy 13.5.2 was recommended for transmittal by the LPA at the April 28 public hearing and DOT staff agreed to that language at that time. After further consideration, DOT staff recommended at the May 28 LPA public hearing that Policy 13.5.2 not be transmitted. The LPA recommendation for transmittal has not changed.

POLICY 13.5.3: Lee County will work with the community and private landowners to identify opportunities to maintain and enhance public access to the Caloosahatchee River, including access through the Florida Power and Light Plant. All new development of commercial, industrial or public facility properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.

POLICY 13.5.4: Lee County will work with the community to ensure that the development of new parks or enhancement of existing parks meets the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights of way or through adjacent developments.

POLICY 13.5.5: Lee County Department of Parks and Recreation will work with the residents of the Caloosahatchee Shores to publicize and increase the usage of existing public parks and recreation facilities.

OBJECTIVE 13.6: PUBLIC PARTICIPATION. Lee County will encourage and solicit public input and participation prior to and during the review and adoption of county regulations, Land Development Code provisions, Lee Plan provisions, and zoning approvals.

POLICY 13.6.1: As a courtesy, Lee County will register citizen groups and civic organizations within the Caloosahatchee Shores Planning Community that desire notification of pending review of Land Development Code amendments and Lee Plan amendments. Upon registration, Lee County will provide registered groups with

documentation regarding these pending amendments. This notice is a courtesy only and is not jurisdictional. Accordingly, the county's failure to mail or to timely mail the notice, or failure of a group to receive mailed notice, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.2: The Caloosahatchee Shores Community will establish a "document clearing house", where copies of selected zoning submittal documents, staff reports, Hearing Examiner recommendations and resolutions will be provided for public inspection. The County's failure to provide or to timely provide documents to the document clearing house, or failure of the document clearing house to receive documents, will not constitute a defect in notice or bar a public hearing from occurring as scheduled.

POLICY 13.6.3: The owner or agent for any Planned Development request within the Caloosahatchee Shores Community must conduct one public informational session where the agent will provide a general overview of the project for any interested citizens. Lee County encourages zoning staff to participate in such public workshops. This meeting must be conducted before the application can be found sufficient. The applicant is fully responsible for providing the meeting space and providing security measures as needed.

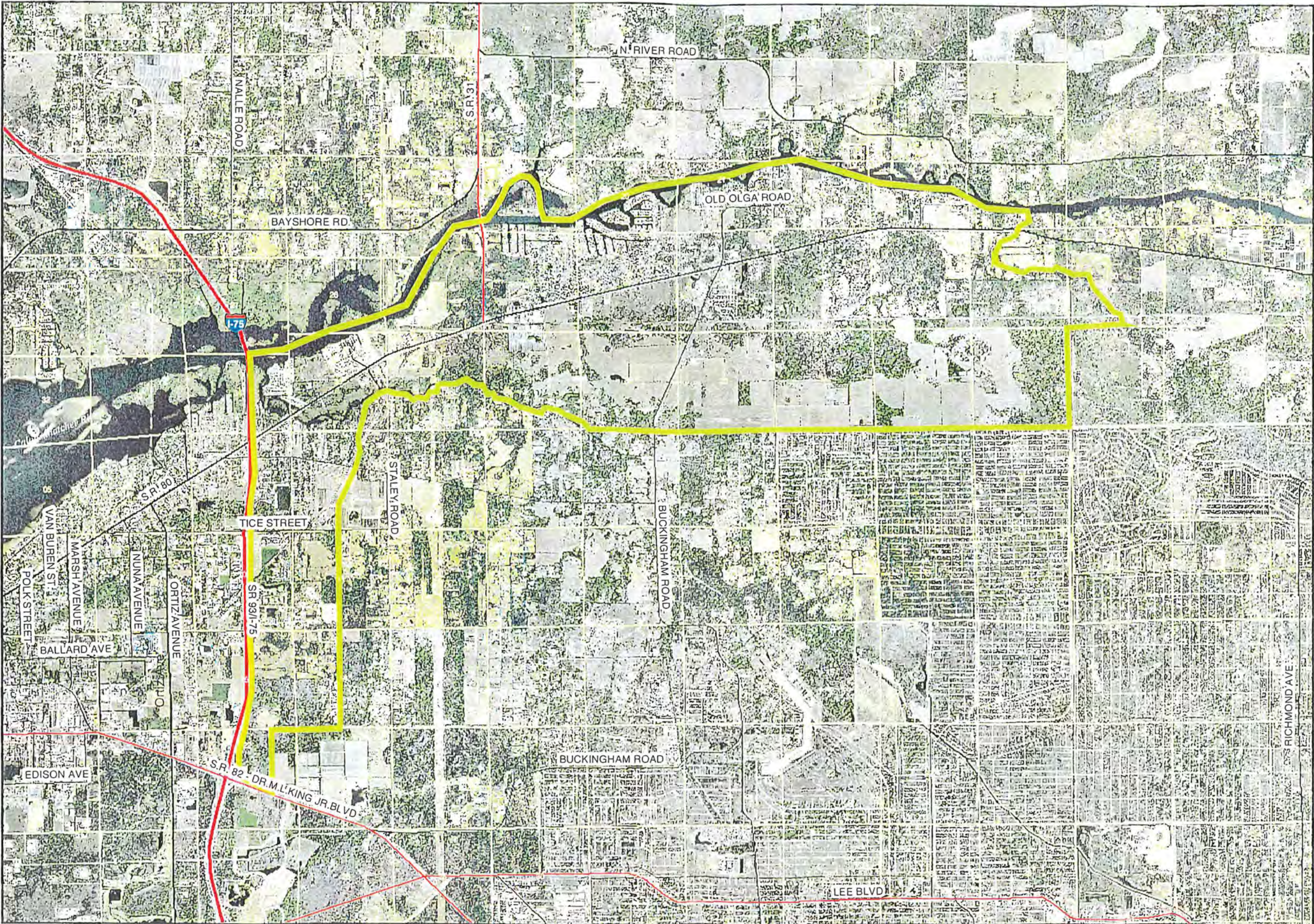
Density - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights of way, utility right-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing man-made water bodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included. Within the Caloosahatchee Shores community in the areas identified by Policy 13.4.2 commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation.

PROPOSED FUTURE LAND USE MAP AMENDMENTS

The LPA recommended transmittal of the proposed a Future Land Use amendment for lands located south of Drawdy Road and east of Buckingham Road containing approximately 75 acres from the Suburban Future Land Use Category and the Rural Future Land Use Category to the Outlying Suburban future land use category, limited to 3 dwelling units per acre, and for approximately 946 acres located south of the above mentioned tract of land and east of Buckingham Road from the Rural Future Land Use Category and the Suburban Future Land Use Category to the Outlying Suburban Future Land Use Category, limited to 2 dwelling units per acre. The net result of this Future Land Use category amendment would be a reduction of approximately 823 allowable

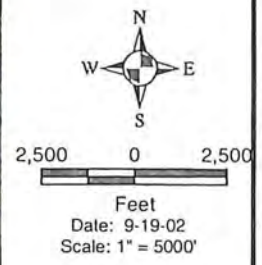
residential units.

The LPA also recommended transmittal of the proposed Future Land Use amendment for five tracts of land located immediately east and west of SR 31 and immediately north of State Route 80 containing approximately 42 acres from the Suburban Future Land Use Category to the Urban Community Future Land Use Category and recommends adding those tracts of land to Map 19 of the Lee Plan, Commercial Site Location Standards.



Sources: Lee Co. Property Appraiser & Aerials Express
It is the end user's responsibility to verify the data contained herein.

LEGEND:



Caloosahatchee Shores Community Plan

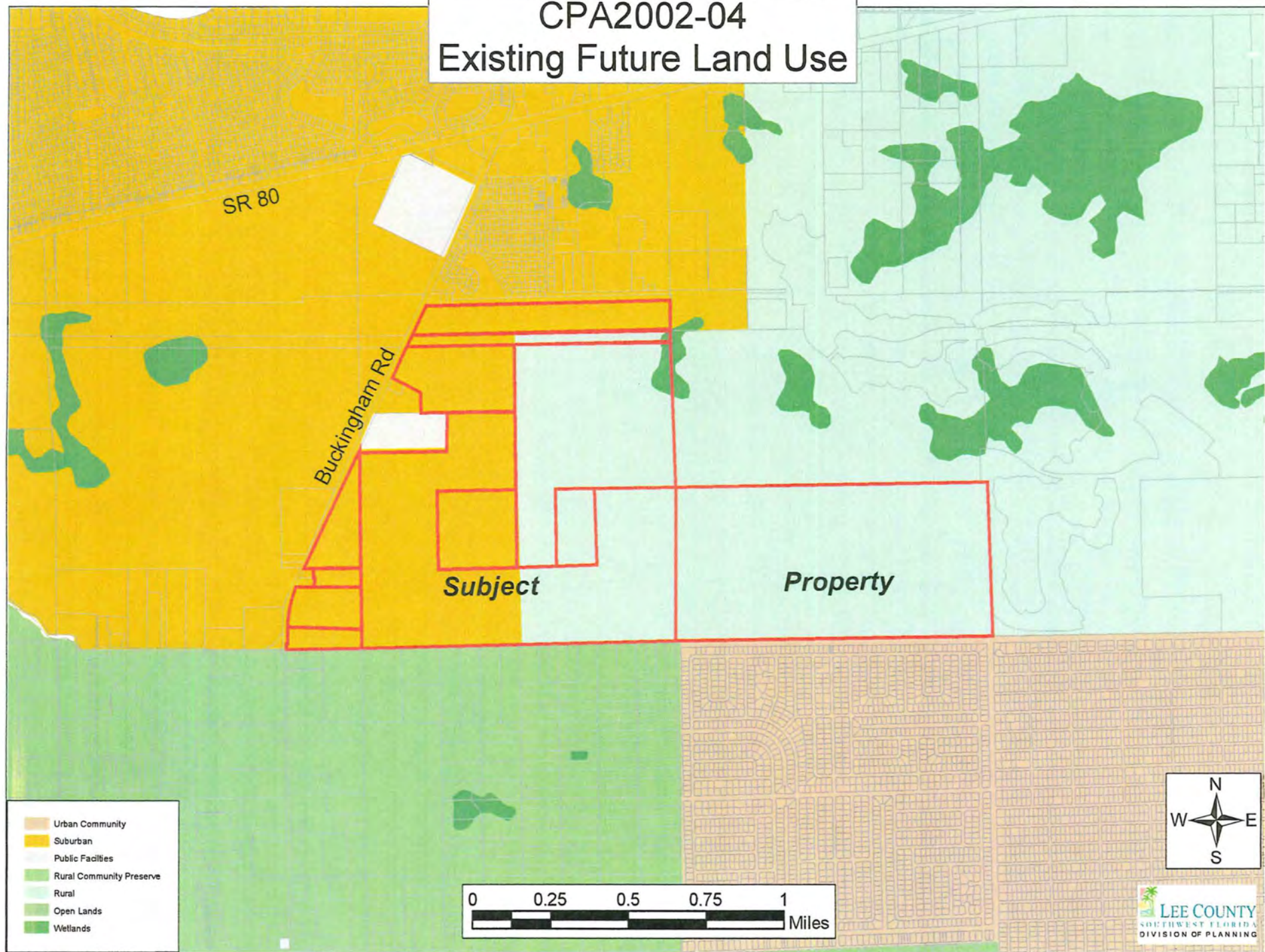
Aerial Photo Date: March 2001

Map 1

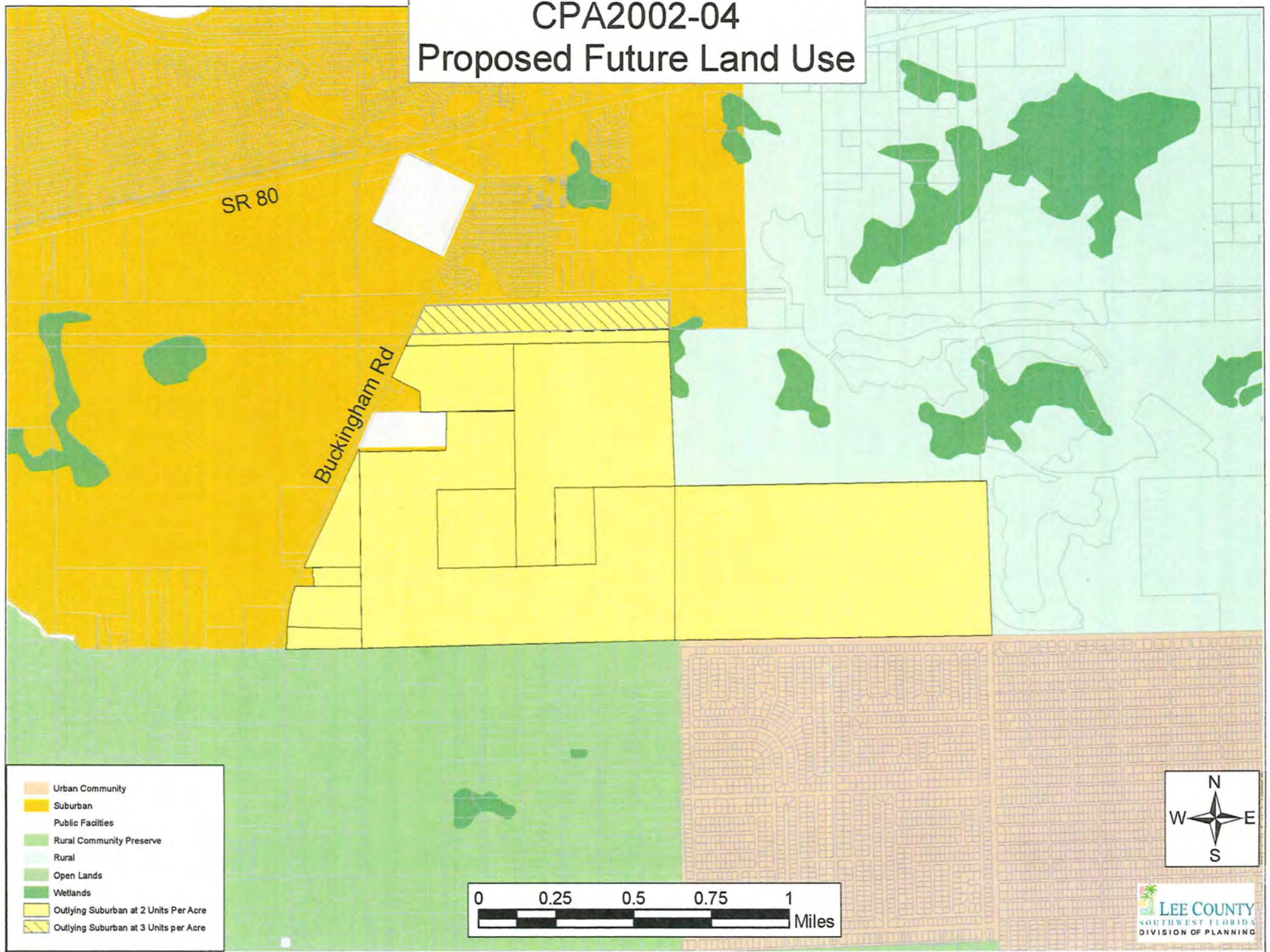
ATTACHMENT #1



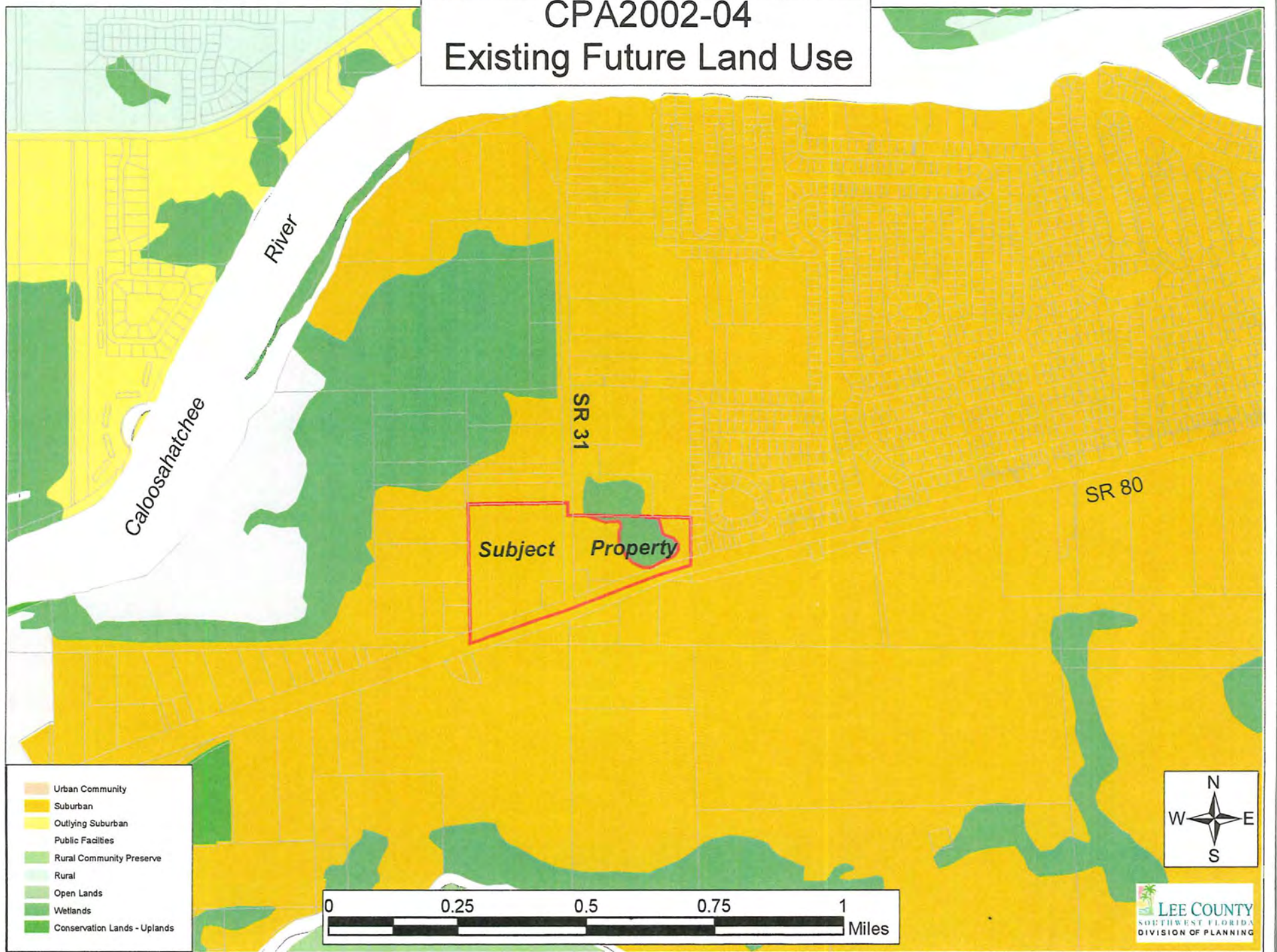
CPA2002-04 Existing Future Land Use



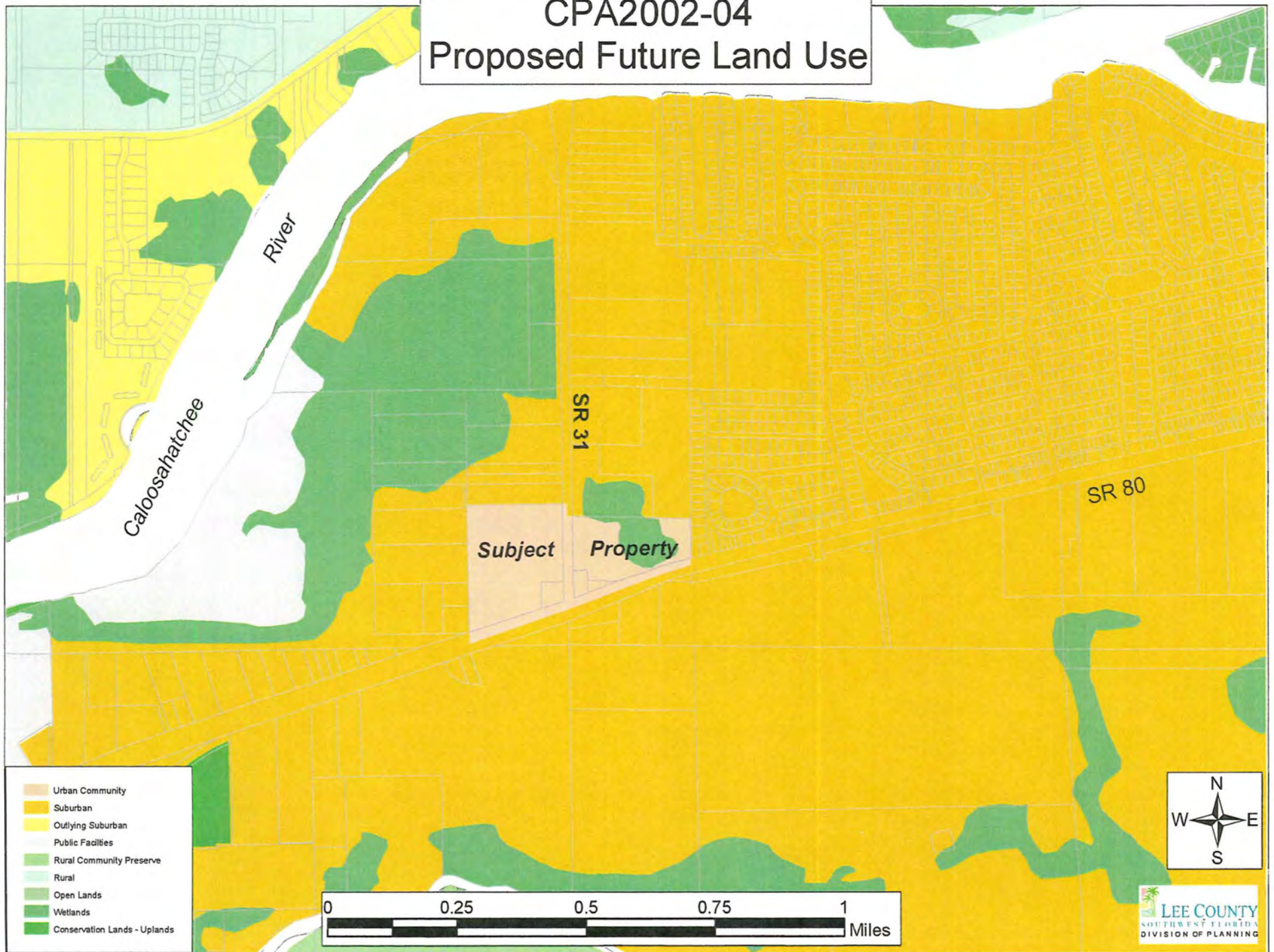
CPA2002-04 Proposed Future Land Use



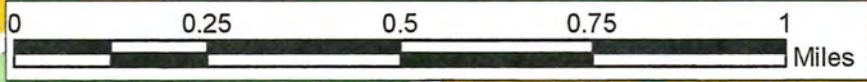
CPA2002-04 Existing Future Land Use



CPA2002-04 Proposed Future Land Use



- Urban Community
- Suburban
- Outlying Suburban
- Public Facilities
- Rural Community Preserve
- Rural
- Open Lands
- Wetlands
- Conservation Lands - Uplands



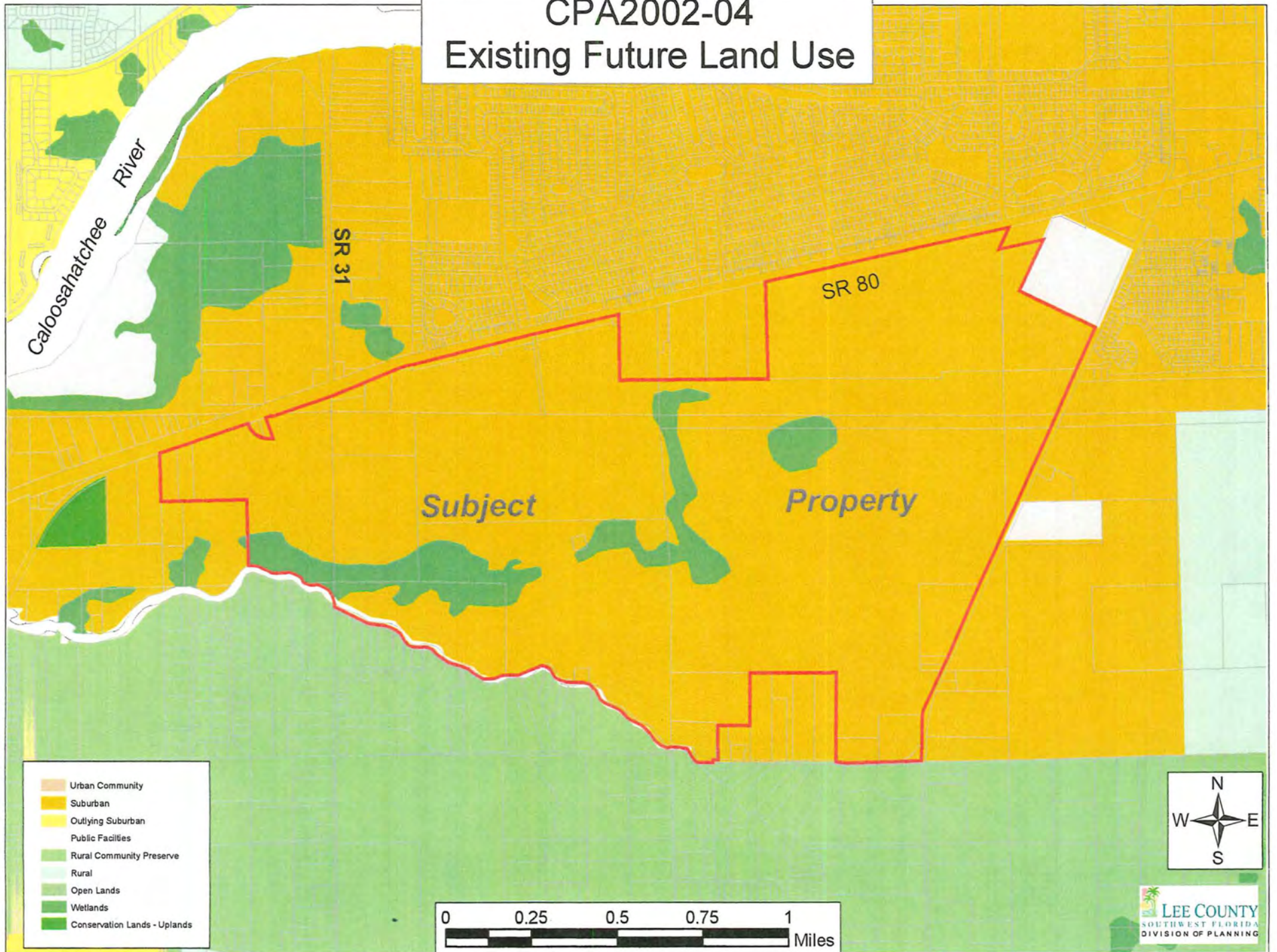






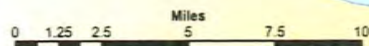


CPA2002-04 Existing Future Land Use



COMMERCIAL SITE LOCATION STANDARDS

(Lee Plan Map 19)



Legend

- Intersection (Arterials)
- Intersection (Collector & Arterials)



MEMORANDUM

from the
TRANSIT DIVISION



Your Ride Is Here.

DATE: February 6, 2003

TO: Jim Mudd, AICP

FROM: Steve Myers

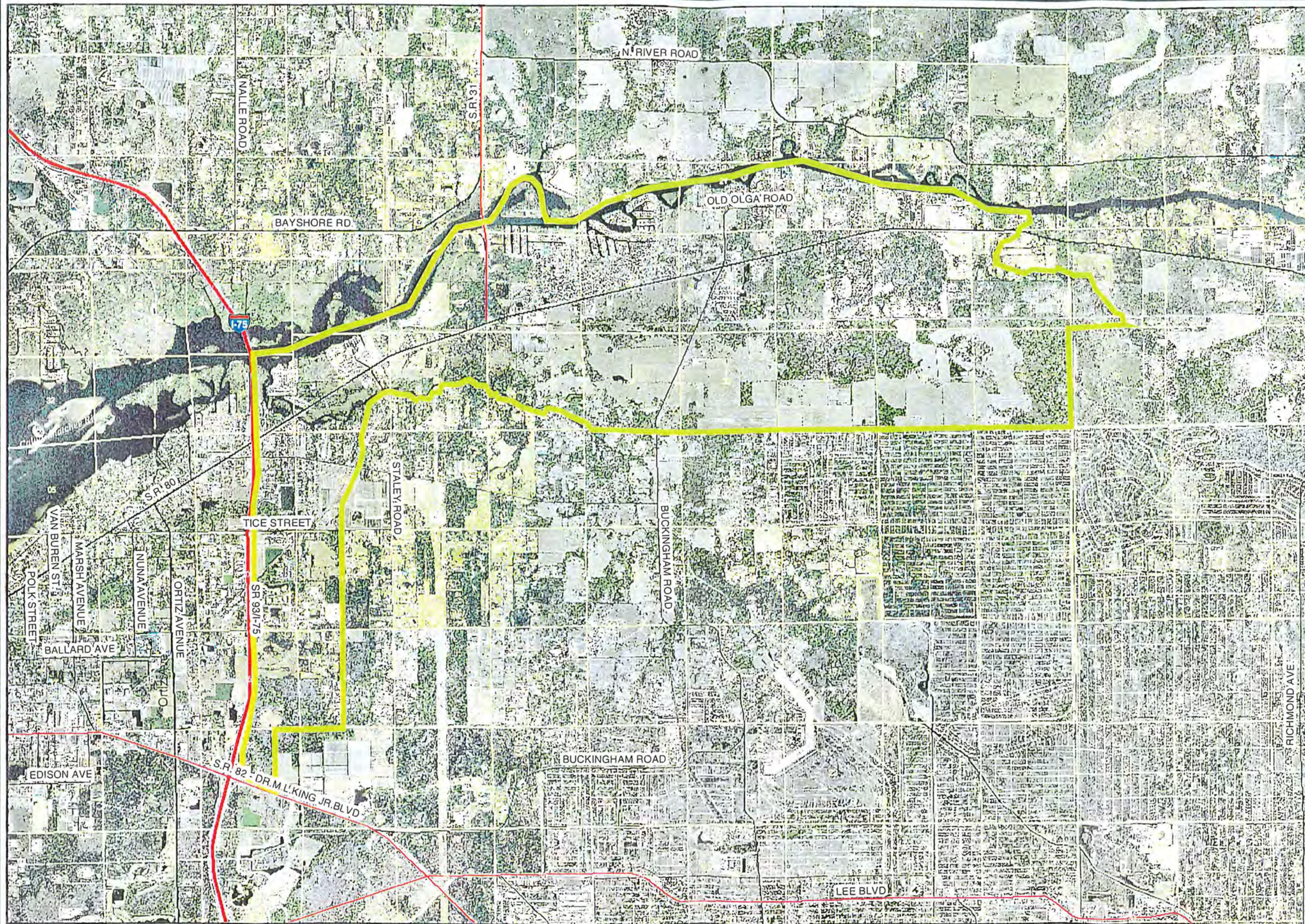
RE: Alva Community Plan
Caloosahatchee Shores Community Plan
Palm Beach Boulevard Community Plan

Lee Tran staff has reviewed the above referenced draft community plans and proposed policies and has determined that the proposed amendments would have no fiscal or human resources impact for the transit division of Lee County.

Public transportation is currently not available in the area described as the Alva Community and the proposed amendments to the Alva Community Plan do not address the formation of transit services to the area.

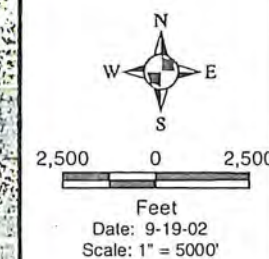
The Caloosahatchee Shores Community Plan does address transit use in a minor way. The opportunities for a "park and ride" were well liked by the residents of the community attending the community charrette, and Lee Tran anticipates continued service in this area via SR 80 east to Old Olga Road. The community should keep transit-oriented development in mind when designating certain areas as commercial nodes. (i.e. Policy 23.2.1 and policy 23.3.3)

Finally, with regard to the Palm Beach Boulevard Community Plan, Lee Tran looks forward to participating in the redesign work of the section of SR 80 recommended for redevelopment; a corridor with heavy transit use. Lee Tran envisions transit amenities such as bus stop bump outs or pull off lanes, and more passenger shelter and bench use for this area.



Sources: Lee Co. Property Appraiser & Aerials Express
It is the end user's responsibility to verify the data contained hereon.

LEGEND:



Caloosahatchee Shores Community Plan

Aerial Photo Date: March 2001

Map 1

ATTACHMENT #1





LEE COUNTY
SOUTHWEST FLORIDA

**DEPARTMENT OF
TRANSPORTATION**

Memorandum

To: Jim Mudd, Principal Planner

From: David M. Loveland, Manager, Transportation Planning

Date: February 4, 2003

Subject: **LCDOT REVIEW OF CALOOSAHATCHEE SHORES
COMMUNITY PLAN**

COMM. DEV.
PUB. WORKS. CNTR.
SECOND FLOOR

03 FEB -5 AM 11:00

LEE COUNTY
RECEIVED

The Lee County Department of Transportation has reviewed the Caloosahatchee Shores Community Plan, draft dated September 2002 as included on the County's web page. We offer the following comments.

Proposed Policy 23.5.2: Bikeways, pedestrian ways and equestrian trails along collector or arterial roads must be separated from the edge of pavement by a minimum 4 foot planting strip.

DOT staff does not feel the plan documentation supports this particular policy. The creation of a fixed-width planting strip along roadways is not referenced in the Stakeholder's Report portion of the plan document, and is not referenced as a desire in the Findings/Recommendations from the Community Charette. The Recommendations section of the plan document (Section 6.0) summarizes the community desires on page 30 as "Encourage the creation and expansion of parks, nature trails, equestrian trails and river access." It is quite a leap from that recommendation to a policy that requires a fixed-width planting strip between roads and paths.

DOT staff is concerned that the requirement may create expensive problems when paths are put in on collectors and arterials with limited right-of-way widths. In order to fit a sidewalk or bike path in a narrow right-of-way, in addition to the roadway pavement and drainage needs, it may be necessary to move the path closer to the edge of pavement; otherwise you may have to spend hundreds of thousands of dollars to acquire additional right-of-way just to accommodate this desired planting strip, or compromise the drainage system in a way that significantly complicates (and makes more expensive) the maintenance. We recognize that the separation may be desirable from a safety standpoint, but the policy as written is too rigid and could be very costly. Also, we are a little concerned about the reference to the equestrian trails along County collectors

and arterials, and would note that such facilities have not been funded in Lee County with public transportation dollars.

Given the issues outlined above, we recommend deletion of the policy.

Proposed Policy 23.5.6: By the end of 2003, Lee County will reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee money from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area.

DOT staff strongly objects to this policy proposal as it relates to road impact fee districts. Again, we find nothing in the plan document that supports this proposed policy. By definition, the collection and expenditure of funds within the boundaries of a road impact fee district benefit the residents of that district – that is why impact fees are not collected on a county-wide basis. The Caloosahatchee Shores community currently falls with Road Impact Fee Benefit District 3, with all funds collected in the district spent within the district (or in an adjacent district if the road improvement is demonstrated to benefit District 3). While admittedly a large district, the residents of the Caloosahatchee Shores community surely travel throughout the boundaries of the district (and beyond) and benefit from improvements there – they don't limit their travel to the community planning boundaries.

The road impact fee structure is actually being updated now, as part of the regular three-year update cycle, and the road impact fee district boundaries are being reviewed. The update will be completed by this summer. If the intent of the policy is to have the County draw a smaller district around the Caloosahatchee Shores community planning boundary, that is not likely to happen. There are some inherent problems with drawing district boundaries too small, mainly that they don't generate enough revenues to make the needed multi-million dollar road improvements in a timely manner. It is quite possible that the result of the County's current evaluation effort will be a re-dividing of the County into fewer districts, but we are still awaiting our consultant's recommendations.

DOT staff recommends deleting this policy.

Thank you for this opportunity to comment on the Caloosahatchee Shores Community Plan.

DML/mlb

cc: Paul Wingard, LCDOT Deputy Director
John Davis, LCDOT Traffic Engineering Manager
Andy Getch, LCDOT Senior Engineer

MEMORANDUM
FROM THE
DEPARTMENT OF
PUBLIC WORKS

DATE: January 21, 2003

To: Jim Mudd, AICP
Principal Planner, Lee County
Planning Division

FROM: Michael P. Pavese
Principal Planner

RE: **LEE PLAN TEXT AMENDMENTS**
ALVA COMMUNITY PLAN
CALOOSAHATCHEE SHORES COMMUNITY PLAN

Thank you for the opportunity to review the proposed Lee Plan text amendments associated with the above referenced community plans. The proposed text amendments associated with the Alva Community Plan are acceptable to Parks and Recreation staff.

The proposed changes associated with the Caloosahatchee Shores Community Plan referenced in Policy 23.5.3 would mandate that Lee County Parks and Recreation provide "reasonable" public access to the riverfront through any lands which are located along the Caloosahatchee River or Orange River and are acquired through the 2020 Conservation Plan

The Conservation Lands Acquisition and Stewardship Advisory Committee (CLASAC) is the advisory board that is charged with the responsibility for recommending how Conservation 20/20 lands will be managed as well as which lands are acquired. It has been the policy of CLASAC to determine the appropriateness of public access on 20/20 properties on a case-by-case basis after a thorough environmental site survey and analysis has been conducted and with public input at the management plan public meeting. The mandatory nature of the language proposed as part of this amendment may preclude these site specific reviews.

Further, the majority of the 20/20 lands that have been acquired on the Orange River and Caloosahatchee River have significant barriers to public access, including large wetland systems along the shoreline and FP&L power line easements. In addition, Planning staff should consider how the term "lands" will be defined. The current language may be interpreted to mean that each and every "parcel" acquired must provide an individual access to the river front. Due to the nature of multiple property ownerships along our waterfront, the County has acquired many lands in somewhat of a piecemeal fashion to form meaningful preserves. Consideration should also be given as to how this policy may affect the management funding priorities that have been approved on the Conservation 20/20 properties.

Staff recommends that the Planning Division contact Anik Smith to schedule this proposal for the

next CLASAC Management Sub-Committee for its review. Both the Management Sub-Committee and the full CLASAC should be provided the opportunity to review the proposed policy before it is presented to the Board of County Commissioners.

Staff would recommend deleting or revising the proposed language included in Policy 23.5.6 which would require that the county reevaluate the boundaries of the Impact Fee Districts to ensure that impact fee monies generated from new development in the Caloosahatchee Shores community remains within or benefits the Caloosahatchee Shores area. This language could be interpreted to require the county to establish a separate impact fee district for this community or to preclude distribution of these funds to other areas within the existing Impact Fee Benefit District (Lehigh/East Lee County). In the same manner, this language could also be interpreted to limit the distribution of Regional Park Impact Fees to this area of Lee County.

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

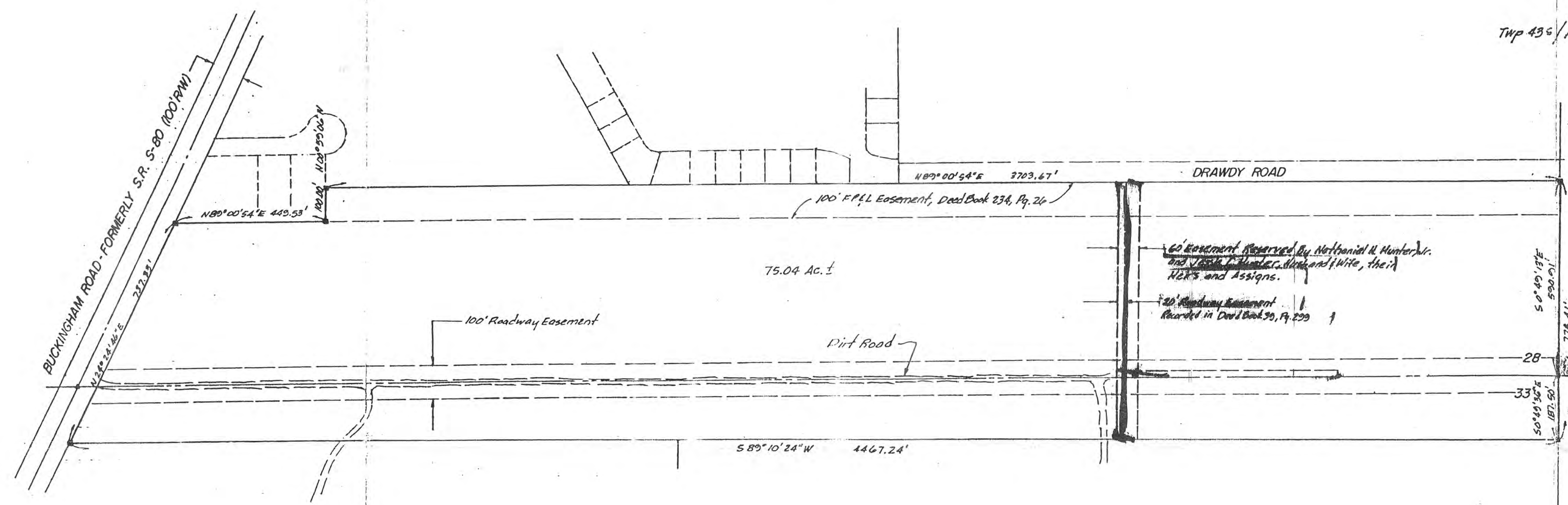
cc: Jim Lavender, Director, Department of Public Works
John Yarbrough, Director, Lee County Parks and Recreation
Lynda Riley, Conservation 2020 Program Coordinator, Division of County Lands



CPA 2002-04 BACKUP
COMP PLAN DRAWER

Deed Bearings

Twp 43S / Rge 26E



- NOTES:
1. Description as furnished by client. No search of the Public Records was conducted by this firm.
 2. Elevations as shown are based on N.G.V.D. 1928 datum unless otherwise stated.
 3. Bearings are based on plat or deed.
 4. Encroachments are based on plat.
 5. There may be other easements not shown hereon recorded in the Public Records of governing county.
 6. No Determination of Hazardous Waste Materials has been made by this firm.
 7. Signor limits Liability only up to the cost of the survey.
 8. This survey is protected by copyright and all rights are reserved.

LEGAL DESCRIPTION:
A TRACT OR PARCEL OF LAND, LYING IN SECTIONS 28 and 33, Township 43 South, Range 26 East, Lee County, Florida, said Tract or Parcel is further described as follows:

Begin at the Northeast corner of said Section 33; thence run S 00 degrees 49'36" East, along the East line of said Section 33, for 187.50 feet; thence run S 89 degrees 10'24" West, at right angles to said East line of Section 33, for 4,467.24 feet to a point 50.00 feet East of the center line of Buckingham Road, "formerly known as S.R. #S-80;" thence run North 24 degrees 24'46" East along a line which is parallel to and 50.00 feet East of the center line of Buckingham Road for 737.33 feet, more or less to a point on the South line of the former Seaboard all Florida Railway R.O.W.; thence run North 89 degrees 00'54" E., along said South line of R.O.W., for 449.53 feet, more or less, to a concrete monument being the S.E. corner of parcel as recorded in Deed Book 233, at Page 481, Public Records of Lee County, Florida; thence run North 00 degrees 59'06" W, for 100.00 feet to a concrete monument on the North line of said former Seaboard all Florida Railway R.O.W.; thence run North 89 degrees 00'54" E., along said North line of R.O.W. for 3,703.67 feet, more or less, to a concrete monument on the East line of said Section 28, Township 43 South, Range 26 East; thence run South 00 degrees 49'13" E., along said East line of Section 28 for 590.91 feet, more or less, to the S.E. corner of said Section 28 and the P.O.B.

CERTIFICATION:
I HEREBY CERTIFY THAT THIS SKETCH OF SURVEY OF THE HEREON DESCRIBED PROPERTY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY MADE UNDER MY DIRECTION, AND THAT SAID SURVEY IS ACCURATE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF, AND UNLESS OTHERWISE SHOWN THERE ARE NO VISIBLE ENCROACHMENTS. I FURTHER CERTIFY THAT THE SURVEY REPRESENTED HEREON MEETS THE MINIMUM TECHNICAL STANDARDS FOR LAND SURVEYING IN THE STATE OF FLORIDA, ESTABLISHED PURSUANT TO CHAPTER 61C17-6, FLORIDA ADMINISTRATIVE CODE.

CERTIFY TO: MARCEL H. PADOU

Subject Property Located in
FEMA Flood Zone "B"
Panel #125124-0250-B
Dated: 9/19/84

- LEGEND
- o = 1/4" Iron/Cap Set
 - = 1/4" Iron Rod Found
 - = PK Nail Set
 - = PK Nail Found
 - # = Concrete Monument Found
 - P.U.E. = Public Utility Easement
 - D.E. = Drainage Easement
 - P.C. = Point of Curve
 - P.T. = Point of Tangent
 - P.R.C. = Point of Reverse Curve
 - R/W = Right of Way
 - P.O.B. = Point of Beginning
 - P.O.C. = Point of Commencement
 - C.B.S. = Concrete Block Stucco
 - N.G.V.D. = National Geodetic Vertical Datum (1929)
 - P.P. = Power Pole
 - T.PED. = Telephone Pedestal
 - F.H. = Fire Hydrant
 - C.B. = Catch Basin
 - - - = Center Line
 - D = Deed
 - M = Measured
 - C = Calculated
 - P = Plat

BOUNDARY SURVEY

Added F&L and Roadway Easements. Dec. 4, 1997

DATED: DECEMBER 3, 1997
SCALE: 1"=200'
JOB: 11657

BY: *R.L. Schumann*
R.L. SCHUMANN, ELS
FLORIDA REC. #2239

S & S LAND SURVEY COMPANY
13591 MCGREGOR BLVD., SUITE 21
FT. MYERS, FLORIDA 33919