

**LEE COUNTY**

SOUTHWEST FLORIDA

PLANNING DIVISION

M E M O R A N D U M

to: Board of County Commissioners
from: *Paul C. Connor* Gov
Paul C. Connor, AICP, Director, Division of Planning
subject: Lee County's 2000/2001 Regular Comprehensive Plan Amendment Cycle
date: December 21, 2001

Attached are the agenda and a portion of the staff reports for the public hearing to be held beginning at 9:30 A.M. on Thursday, January 10th, 2001. This is an adoption hearing for the 2000/2001 Comprehensive Plan Amendment Cycle. The Board of County Commissioners transmitted the 2000/2001 Lee Plan amendments to the State for review on September 12, 2001. The Department of Community Affairs (DCA) issued its Objections, Recommendations and Comments (ORC) Report on November 21, 2001. The DCA did not pose any objections, recommendations, or comments on 22 of the 24 transmitted amendments. The two amendments that were objected to were PAM 98-06 and CPA2000-02.

The DCA offered objections to PAM 98-06, which is a privately-initiated request to 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," and also, to amend Lee Plan Policy 1.1.6 and Table 1(a), Note 6. This amendment has been placed on the Administrative Agenda. Staff is still working with the applicant in their efforts to respond to the objections of DCA, although staff has not received any new information as of this writing that would change the original staff recommendation. The staff report and applicant's response to the objections of the DCA will be provided to the BoCC under a separate cover next week.

The DCA also offered an objection to CPA2000-00002, which is a privately-initiated amendment to amend Goal 15, Gasparilla Island, to limit commercial and industrial uses within those portions of the Boca Bay Community that contain the Port District zoning designation. Staff is currently working with representatives from DCA and the applicant to resolve this issue, and anticipates that the outstanding issues will be resolved to the satisfaction of the DCA. The staff report and response to DCA's objections will be provided to the BoCC under a separate cover next week.

Three other amendments have been revised to reflect recent updates that have occurred since the transmittal hearing. One of these, CPA2000-00019, is the amendment addressing the Estero Community Planning Effort. Representatives of the Estero Community Planning Panel submitted several proposed modifications to the transmittal language on December 21, 2001. Staff is still reviewing these modifications and will provide recommendations on them as part of the adoption staff report. The staff report for this amendment will be provided to the BoCC under a separate cover next week.

Another amendment that will require modification between the transmittal hearing and the adoption hearing is CPA2000-00027, which proposes to update the Capital Improvements Program (CIP) in

the Lee Plan. Planning staff will be receiving the latest CIP from Budget Services staff, and will incorporate this document into the Lee Plan. The staff report for this amendment will be provided to the BoCC under a separate cover next week.

The final amendment that might require modification from the transmittal stage is CPA2000-00015, which proposes to modify setbacks for golf course maintenance facilities from public roadways and adjacent residential properties in the Density Reduction/Groundwater Resource areas. Staff is still finalizing its recommendation on this amendment. The staff report and final recommendation will be provided to the BoCC under a separate cover next week.

Other than these 5 amendments that will require modifications as noted above, the remaining documents were simply updated to reflect that there were no objections, recommendations, or comments by the DCA. As stated previously, the staff reports and other background materials for these 5 amendments will be provided to the Board next week, and should be added to the materials received with this correspondence.

If you have any questions regarding the adoption hearing, do not hesitate to call me at 479-8309.

cc: *Donald Stilwell, County Administrator*
 Mary Gibbs, Director, Department of Community Development
 Minutes
 Lee Cares
 Tim Jones, Assistant County Attorney
 Janet Watermeier, Director, Economic Development
 Dave Loveland, DOT
 Diana Parker, County Hearing Examiner

**CPA 2000-31
BoCC SPONSORED
AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

**BoCC Public Hearing Document
for the
January 10th Adoption Hearing**

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

November 21, 2001

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA 2000-31**

☒

Text Amendment

☐

Map Amendment

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

STAFF REPORT PREPARATION DATE: June 18, 2001

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS
REPRESENTED BY LEE COUNTY DIVISION OF PLANNING AND THE LEE
COUNTY ATTORNEYS OFFICE

2. REQUEST:

Amend Policy 1.7.1, Airport Noise Zones, of the Future Land Use Element by removing language pertaining to the dedication of noise and aviation easements to Lee County within noise zones 2 and 3. Also amend the Lee Plan by deleting Policy 32.2.6. pertaining to the Aviation Easements Program. In addition, amend the Lee Plan Glossary by removing the definition of the term aviation easement as it will no longer apply in the Lee Plan.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Planning staff recommends that the Board of County Commissioners transmit the proposed policy as amended:

Policy 1.7.1: The Airport Noise Zones cover areas subject to varying levels of airport-related noise. In addition to meeting the requirements of the underlying Future Land Use Map categories, Airport noise Zone 2 does not permit mobile homes; and Airport Noise Zone 3 does not permit any residential units, churches, libraries, schools, hospitals, correctional institutions, or nursing homes. ~~Prior to the issuance of all building permits and development orders in both zones, noise and avigation easements must be dedicated to Lee County.~~

~~**Policy 32.2.6:** The County and Port Authority will implement the avigation easements program for property located in close proximity to the Southwest Florida International Airport subject to overflights and potential noise exposure, consistent with the approved Airport Master Plan and state and federal guidelines. (Amended by Ordinance No. 99-15)~~

Staff also recommends amending the Lee Plan by deleting the definition of the term "avigation easement" from the glossary:

~~AVIGATION EASEMENT - The transference by grant of a property owner's legal property pertaining to the airspace above his property, and the waiving of any possible claims for damages resulting from the operation of aircraft above the surface of the Grantor's property; to include, but not be limited to: noise, vibrations, fumes, dust, fuel particles, and any other effects that may be caused due to present and future aircraft flights over the Grantor's property.~~

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The proposed amendment does not change any Airport Noise Zones, zoning categories, or Future Land Use categories.
- Inappropriate land uses near the airport are already addressed by existing land use regulations.
- The term "avigation easement" appears only in Lee Plan Policies 1.7.1, 32.2.6, and the Lee Plan Glossary.

C. BACKGROUND INFORMATION

The proposed amendment was initiated at the request of the Lee County Attorneys Office because concerns about inappropriate land uses in the Airport Noise Zones are already addressed by existing land use regulations.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

INTRODUCTION

Currently, Lee Plan Policy 1.7.1 requires all development in Airport Noise Zones 2 and 3 to sign a document dedicating an avigation easement on the property to Lee County. This easement grants Lee County property rights pertaining to the airspace above the owners property and waives possible claims for damages resulting from the operation of aircraft over the subject property. The easement must be granted prior to the issuance of any building permits or development orders.

Lee Plan Policy 32.2.6 implements the avigation easement program referred to in policy 1.7.1.

In a memorandum dated May 30, 2001, the Lee County Attorney's Office requested that Lee Plan Policy 1.7.1 be deleted (Attachment 1). The Attorney's Office also requested that the term "Avigation Easement" be deleted from the Lee Plan Glossary. The County Attorney's office also requested the deletion of Policy 32.2.6.

TRANSPORTATION ISSUES

Removing the avigation easement requirement neither increases nor decreases the traffic trip generation in the Airport Noise Zones. Therefore, it has no effect on traffic volumes or the transportation infrastructure.

PUBLIC SAFETY ISSUES

EMS and Fire Protection Services

The proposed amendment does not create or remove any residential units in the Airport Noise Zones. Consequently, it does not increase or decrease the demand on EMS or Fire Protection Services.

Hurricane Evacuation

As the removal of the avigation easement requirement would not add or subtract any residents to the Airport Noise Zones, the proposed amendment has no effect on hurricane evacuation times. It also has no effect on the number of evacuating people and vehicles or the amount of needed hurricane shelter space.

UTILITIES

The proposed amendment does not create any additional demand for either potable water or sanitary sewer service. Consequently, it has no effect on utility providers.

ENVIRONMENTAL ISSUES

The proposed amendment creates no environmental concerns.

DEVELOPMENT ISSUES

The proposed amendment does not increase or limit the permitted number of residential units or commercial space within the Airport Noise Zones. Therefore, it has no effect on either development intensity or residential density in the Airport Noise Zones.

POPULATION ACCOMMODATION

The proposed amendment does not change the population accommodation of the Airport Noise Zones.

HISTORIC PRESERVATION ISSUES

The proposed amendment creates no historic preservation concerns.

B. CONCLUSIONS

The proposed amendment has no effect on existing or future land uses.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed policy as amended:

Policy 1.7.1: The Airport Noise Zones cover areas subject to varying levels of airport-related noise. In addition to meeting the requirements of the underlying Future Land Use Map categories, Airport noise Zone 2 does not permit mobile homes; and Airport Noise Zone 3 does not permit any residential units, churches, libraries, schools, hospitals, correctional institutions, or nursing homes. ~~Prior to the issuance of all building permits and development orders in both zones, noise and aviation easements must be dedicated to Lee County.~~

~~**Policy 32.2.6:** The County and Port Authority will implement the aviation easements program for property located in close proximity to the Southwest Florida International Airport subject to overflights and potential noise exposure, consistent with the approved Airport Master Plan and state and federal guidelines. (Amended by Ordinance No. 99-15)~~

Staff also recommends amending the Lee Plan by deleting the definition of the term "aviation easement" from the glossary:

~~**AVIGATION EASEMENT** - The transference by grant of a property owner's legal property pertaining to the airspace above his property, and the waiving of any possible claims for damages resulting from the operation of aircraft above the surface of the Grantor's property; to include, but not be limited to: noise, vibrations, fumes, dust, fuel particles, and any other effects that may be caused due to present and future aircraft flights over the Grantor's property.~~

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

DATE OF PUBLIC LPA HEARING: June 25, 2001

A. LOCAL PLANNING AGENCY REVIEW

There was no discussion by the LPA.

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

1. RECOMMENDATION:

The LPA recommended the Board of County Commissioners transmit this amendment that modifies Policy 1.7.1, Airport Noise Zones, of the Future Land Use Element by removing language pertaining to the dedication of noise and aviation easements, amends the Lee Plan by deleting Policy 32.2.6. pertaining to the Aviation Easements Program and amends the Lee Plan Glossary by removing the definition of the term "aviation easement."

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

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

C. VOTE:

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

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

DATE OF TRANSMITTAL HEARING: August 29, 2001

A. BOARD REVIEW: One commissioner asked if this amendment was necessary. The commissioner said that he felt that the avigation easement purchases provided the legal protection that the county needed from noise lawsuits. The County Attorneys stated that the proposal was recommended by the litigation department due to litigation that could have large impacts on the county. The attorney's office also said that the Airport Noise Zones will limit the types of development that would be negatively affected by airport noise. The attorney's office also stated that sellers of property in the Noise Zones should be required to inform potential buyers of the pertinent regulations.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

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

C. VOTE:

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

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

DATE OF ORC REPORT: November 21, 2001

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS:

The DCA had no objections, recommendations, or comments concerning this amendment.

B. STAFF RESPONSE

Adopt the amendment as transmitted.

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

DATE OF ADOPTION HEARING: January 10, 2002

A. BOARD REVIEW:

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION

ANDREW COY

RAY JUDAH

BOB JANES

DOUG ST. CERNY

LEE COUNTY
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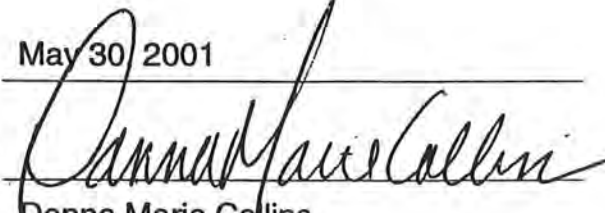
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COMM. DEV/
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MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY

DATE: May 30 2001

To: Paul O'Connor
Director, Planning Division

FROM: 
Donna Marie Collins
Assistant County Attorney

RE: Bluesheet requested to include Amendment to Glossary and
Lee Plan Policy 1.7.1. into Current Round of Plan Amendments

Pursuant to the attached memorandum from John Renner of the Litigation Division of the County Attorney's Office, we wish to amend the Lee Plan Policy 1.7.1. to delete the requirement that property owners dedicate an avigation easement in areas adjacent to the airport. We should also amend the Glossary to delete the definition of avigation easement.

John Renner has rendered an opinion that there could potentially be a rational nexus problem in some instances since there is no provision for a variance from the requirement of the dedication prior to the issuance of a building permit. In addition, he has opined that since the concerns regarding inappropriate uses of land near the airport are already addressed by existing land use regulations, the mandatory dedication requirement appears unnecessary. Tim has requested that I follow up on John Renner's request that the Land Development Code and Lee Plan be revised to delete the dedication requirements. Accordingly, we request that the Planning Division prepare a bluesheet requesting the Board to include such an amendment to the Plan as part of the current round of Lee Plan Amendments.

By copy of this memorandum, I request that John Fredyma and Bob Gumham note that Land Development Code Sections 34-1006(b)(2)a. and (b)(3) specifically require the dedication of an avigation easement as a condition of subdivision approval or the issuance of a building permit. Land Development Code Section 34-1003 (Definitions) includes the definition of avigation easement. These sections should be revised consistent with this memorandum. Kindly ensure that amendments to these sections are included in the Fall package of Land Development Code amendments.

If I may be of any assistance with regard to the above, do not hesitate to contact me.

DMC/amp

Attachment: John Renner's memorandum dated May 8, 2001

Paul O'Connor
May 30, 2001
Page 2

Re: Bluesheet requested to include Amendment to Glossary and
Lee Plan Policy 1.7.1. into Current Round of Plan Amendments

cc: Timothy Jones, Assistant County Attorney
John Renner, Assistant County Attorney
John Fredyma, Assistant County Attorney
Mary Gibbs, Director, Department of Community Development
Robert Gurnham, Principal Planner, Development Services Division
Matt Noble, Planner, Planning Division

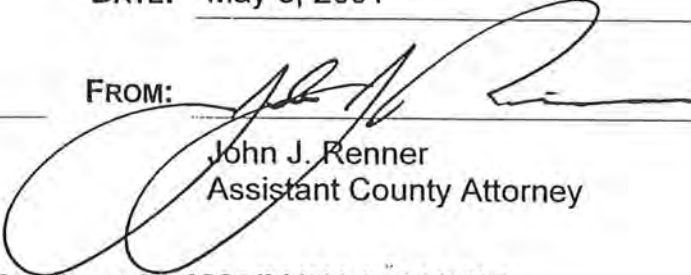
**MEMORANDUM
FROM THE
OFFICE OF COUNTY ATTORNEY**

DATE: May 8, 2001

TO: TIM JONES

Assistant County Attorney

FROM:


John J. Renner
Assistant County Attorney

RE: Lee County Development Code Sections 34-1006(b)(2)(a), (b)(3)(a)

Sections 34-1006(b)(2)(a) and (b)(3)(a) require the dedication of avigation easements as a condition to subdivision approval or the issuance of a building permit. There is no provision for a variance from this requirement should an applicant wish to question the rational nexus between the dedication and the permit or approval. Moreover, since the concern over inappropriate uses of land close to the airport can, and are, addressed by existing land use regulations, the mandatory dedication requirement appears unnecessary.

I would request the Board amend the Land Development Code to delete the mandatory dedication requirements.

JJR:bg

LEE COUNTY ORDINANCE NO. 01-__

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN" AS ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT CERTAIN SPECIFIC AMENDMENTS APPROVED IN CONJUNCTION WITH ADOPTION OF LEE COUNTY'S 2000/2001 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO THE ADOPTED TEXT AND MAPS; PROVIDING FOR PURPOSE AND SHORT TITLE; PROVIDING FOR ADOPTION OF THE SPECIFIED AMENDMENTS TO THE LEE COUNTY COMPREHENSIVE PLAN; PROVIDING FOR THE LEGAL EFFECT OF "THE LEE PLAN"; PROVIDING FOR GEOGRAPHICAL APPLICABILITY; PROVIDING FOR SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

WHEREAS, the Lee County Comprehensive Plan (hereinafter referred to as the "Lee Plan") Policy 2.4.1 and Chapter XIII, provides for adoption of Plan Amendments with such frequency as may be permitted by applicable state statutes, in accordance with such administrative procedures as the Board of County Commissioners may adopt; and,

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

WHEREAS, the Lee County Local Planning Agency (hereinafter referred to as the "LPA") held statutorily prescribed public hearings pursuant to Chapter 163, Part II, Florida Statutes, and Lee County Administrative Code AC-13-6 on January 22, 2001, February 26, 2001, March 26, 2001, April 23, 2001, June 4, 2001, June 25, 2001, and July 23, 2001; and,

WHEREAS, the Board of County Commissioners, pursuant to Chapter 163, Part II, Florida Statutes, and Lee County Administrative Code AC-13-6, held a statutorily prescribed public hearing for the transmittal of the proposed amendments on August 29, 2001; and at that hearing approved a motion to send, and did later send, the proposed

amendments to the Florida Department of Community Affairs (hereinafter referred to as "DCA") for review and comment pursuant to Chapter 163, Part II, Florida Statutes; and,

WHEREAS, at the August 29, 2001 meeting, pursuant to Chapter 163, Part II, Florida Statutes, the Board of County Commissioners did announce its intention to hold a public hearing after the receipt of DCA's written comments commonly referred to as the "ORC Report," which were later received on November 21, 2001 by the Chairman of the Lee County Board of County Commissioners; and,

WHEREAS, the Board of County Commissioners during its statutorily prescribed public hearing for the plan amendments on January 10, 2002, moved to adopt the proposed amendments 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, has conducted a series of public hearings to review the proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt those 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 Plan, as hereby amended, will continue to be the "Lee Plan." This ordinance may be referred to as the "2000/2001 Regular Comprehensive Plan Amendment Cycle Consent Ordinance."

SECTION TWO: ADOPTION OF LEE COUNTY'S 2000/2001 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE

The Lee County Board of County Commissioners hereby amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting amendments, as revised by the Board of County Commissioners on January 10, 2002, known as PAT 99-14, PAT 99-20, CPA 2000-03, CPA 2000-06, CPA 2000-07, CPA 2000-08, CPA 2000-09, CPA 2000-10, CPA 2000-11, CPA 2000-13, CPA 2000-14, CPA 2000-17, CPA 2000-21, CPA 2000-22, CPA 2000-23, CPA 2000-25, CPA 2000-26, CPA 2000-29, and CPA 2000-31, which amend the text of the Lee Plan as well as the Future Land Use Map series, the Transportation Map series, and the tables of the Lee Plan.

In addition, the above-mentioned Staff Reports and Analysis, along with all attachments for these amendments are hereby adopted as "Support Documentation" for the Lee County Comprehensive 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 so 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 any joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION FIVE: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board of County Commissioners that this ordinance would have been adopted had such 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 such other appropriate word or phrase in order to accomplish such intention; and regardless of whether such 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 Administration 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 it 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 which 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 ____ who moved its adoption. The motion was seconded by Commissioner ____ and, when put to a vote, the vote was as follows:

JOHN MANNING	_____
DOUGLAS ST. CERNY	_____
RAY JUDAH	_____
ANDREW COY	_____
JOHN ALBION	_____

DONE AND ADOPTED this 10th day of January, 2002.

ATTEST:
CHARLIE GREEN, CLERK

LEE COUNTY
BOARD OF COUNTY COMMISSIONERS

BY: _____
Deputy Clerk

BY: _____
Chairman

DATE: _____

Approved as to form by:

County Attorney's Office

Area 1

Area 2

Area 3

Area 4

Area 5

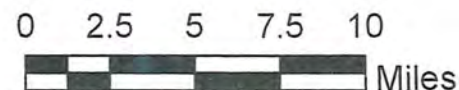
Area 6

Area 7

Future Land Use Categories

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial Interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land-Upland
- Wetland
- Conservation Land-Wetland

CPA2000-09 Index Map



LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

Map Created: 9-4-01

CPA2000-09
 Area 1
 Future Land Use Map
 (Existing)

Future Land Use Categories

Intensive Development

Central Urban

Urban Community

Suburban

Outlying Suburban

Industrial

Public Facility

University Community

Industrial interchange

General Interchange

General Commercial Interchange

Industrial Commercial Interchange

University Village

Mixed Use Interchange

New Community

Airport Commerce

Airport

Rural

Rural Community Preserve

Outer Island

Open Lands

Density Reduction/ Groundwater Resource

Conservation Land--Upland

Wetland

Conservation Land--Wetland

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Miles

LEE COUNTY

SOUTHWEST FLORIDA

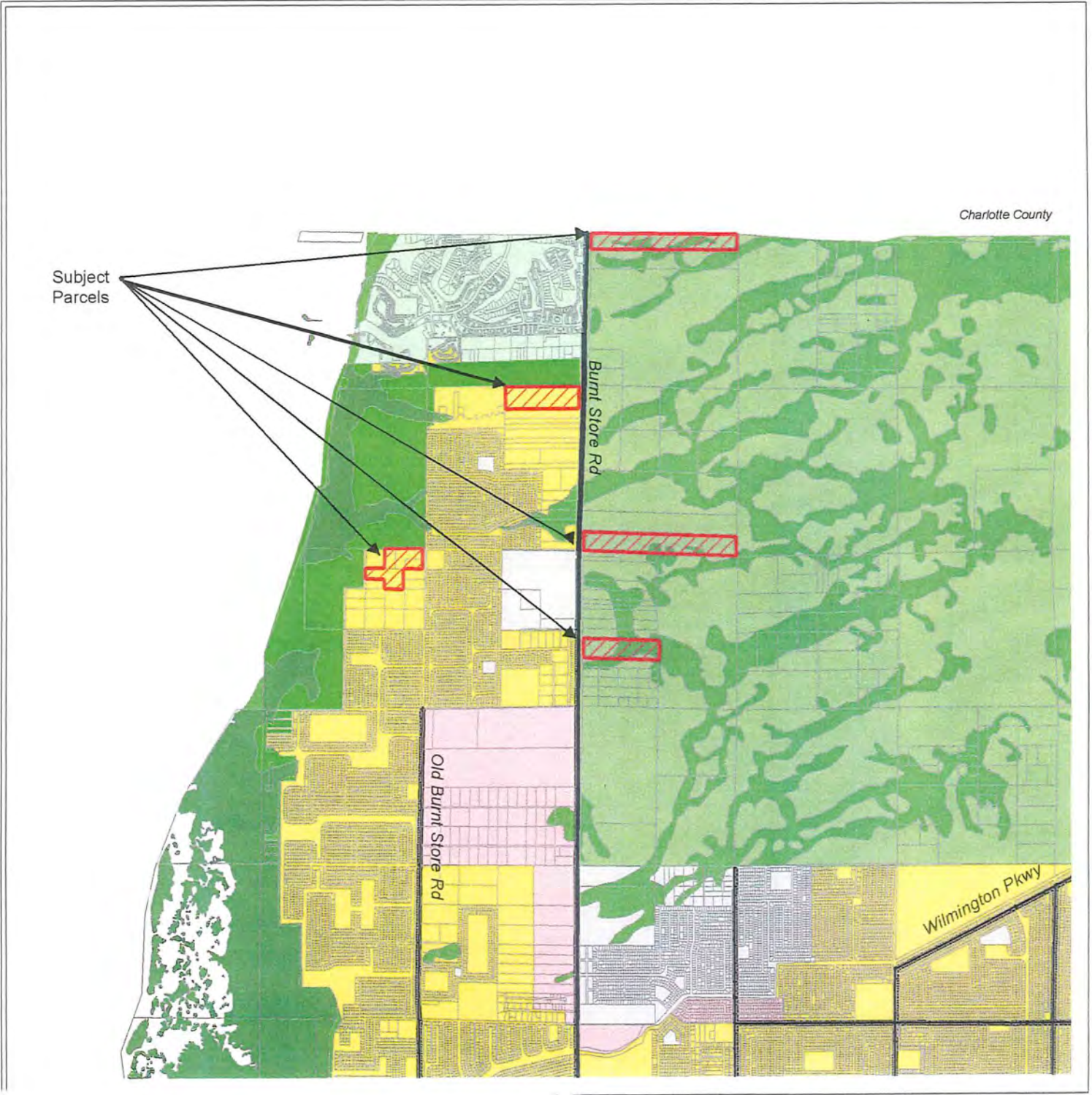
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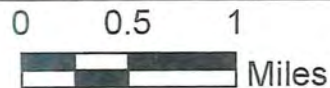
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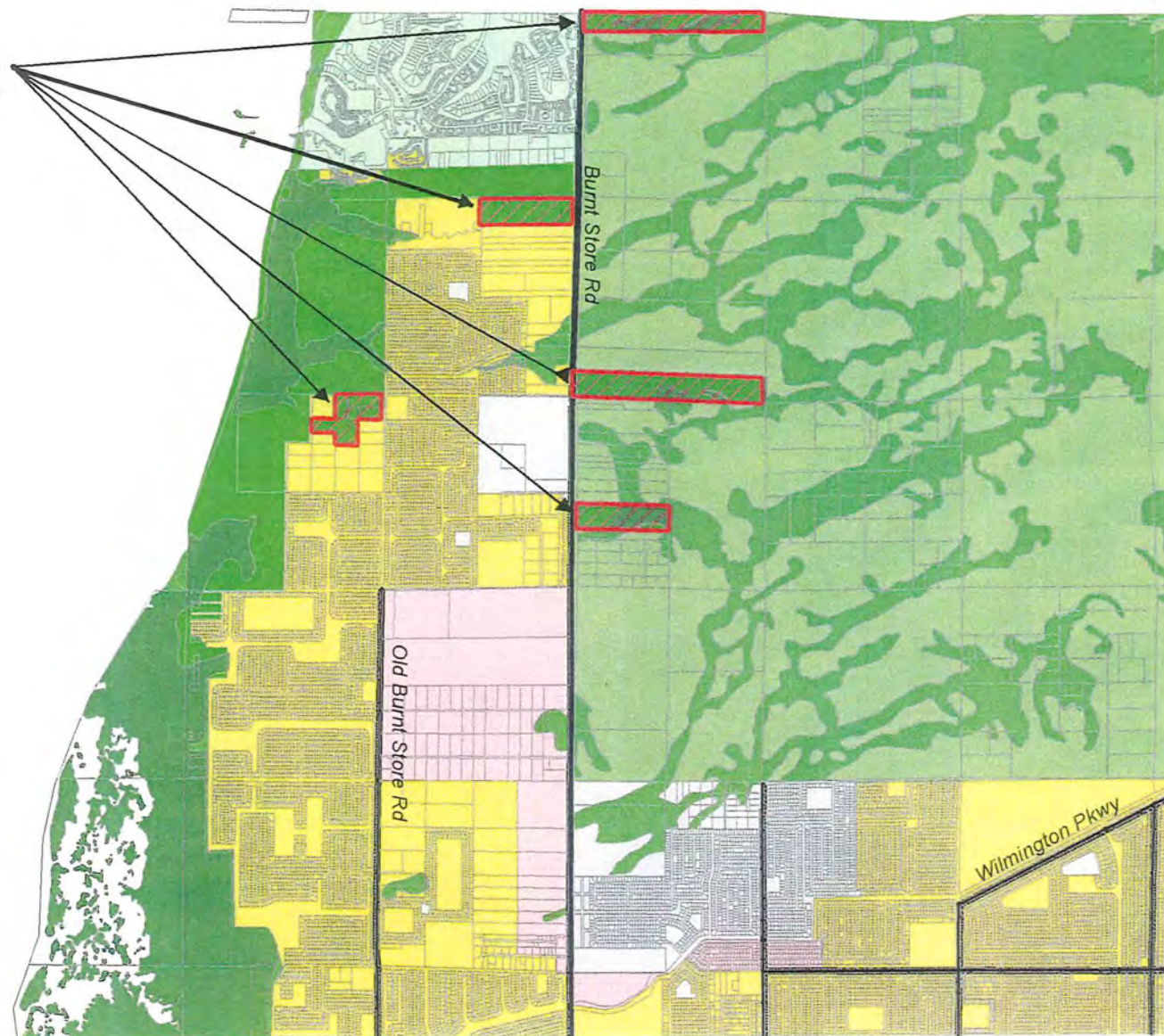
Future Land Use Map (Proposed)

Future Land Use Categories

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land--Upland
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Subject
Parcels



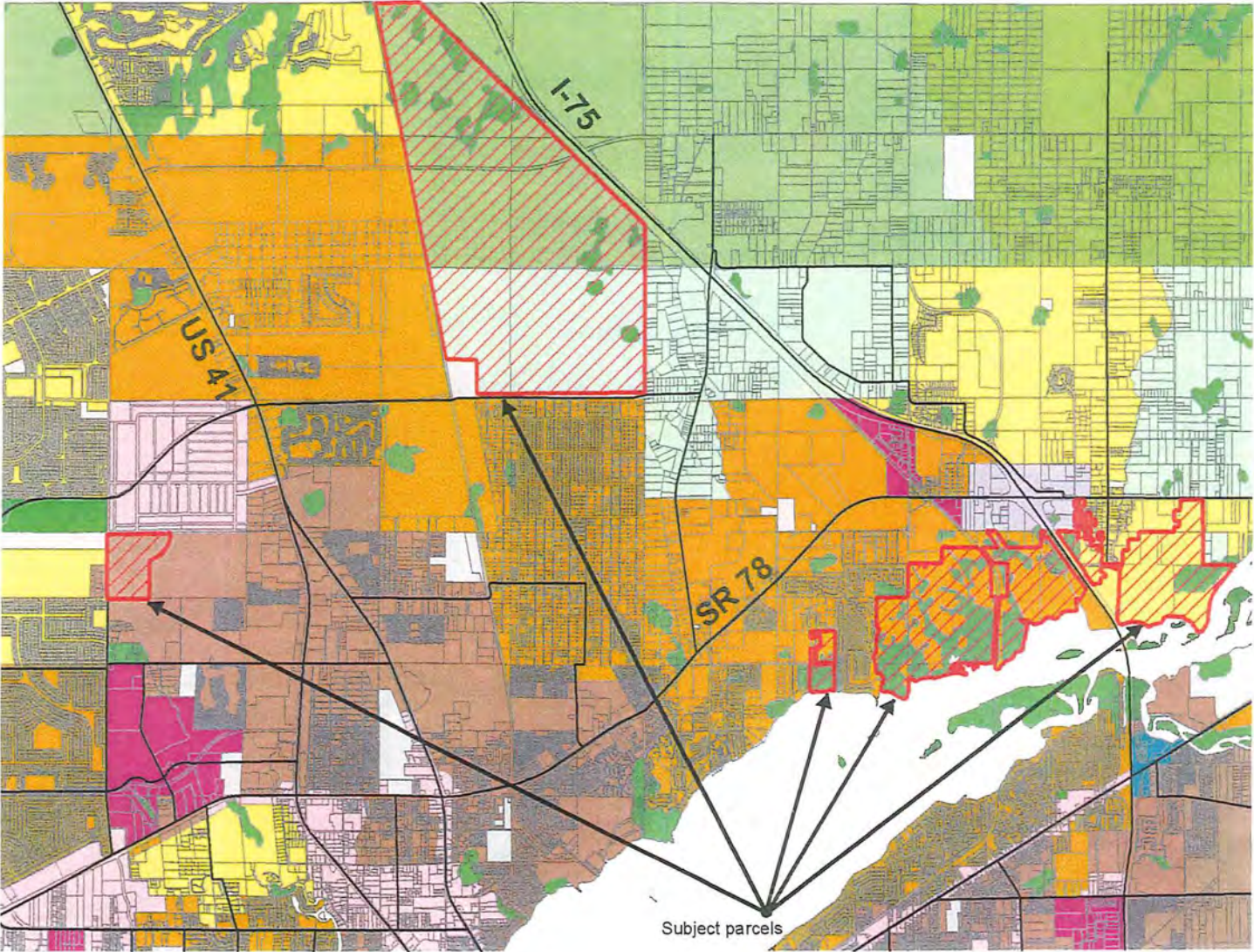
CPA2000-09
Area 2
Future Land Use Map
(Existing)

Future Land Use Categories

- Intensive Development
- Central Urban
- Urban Community
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- Outlying Suburban
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Charlotte County



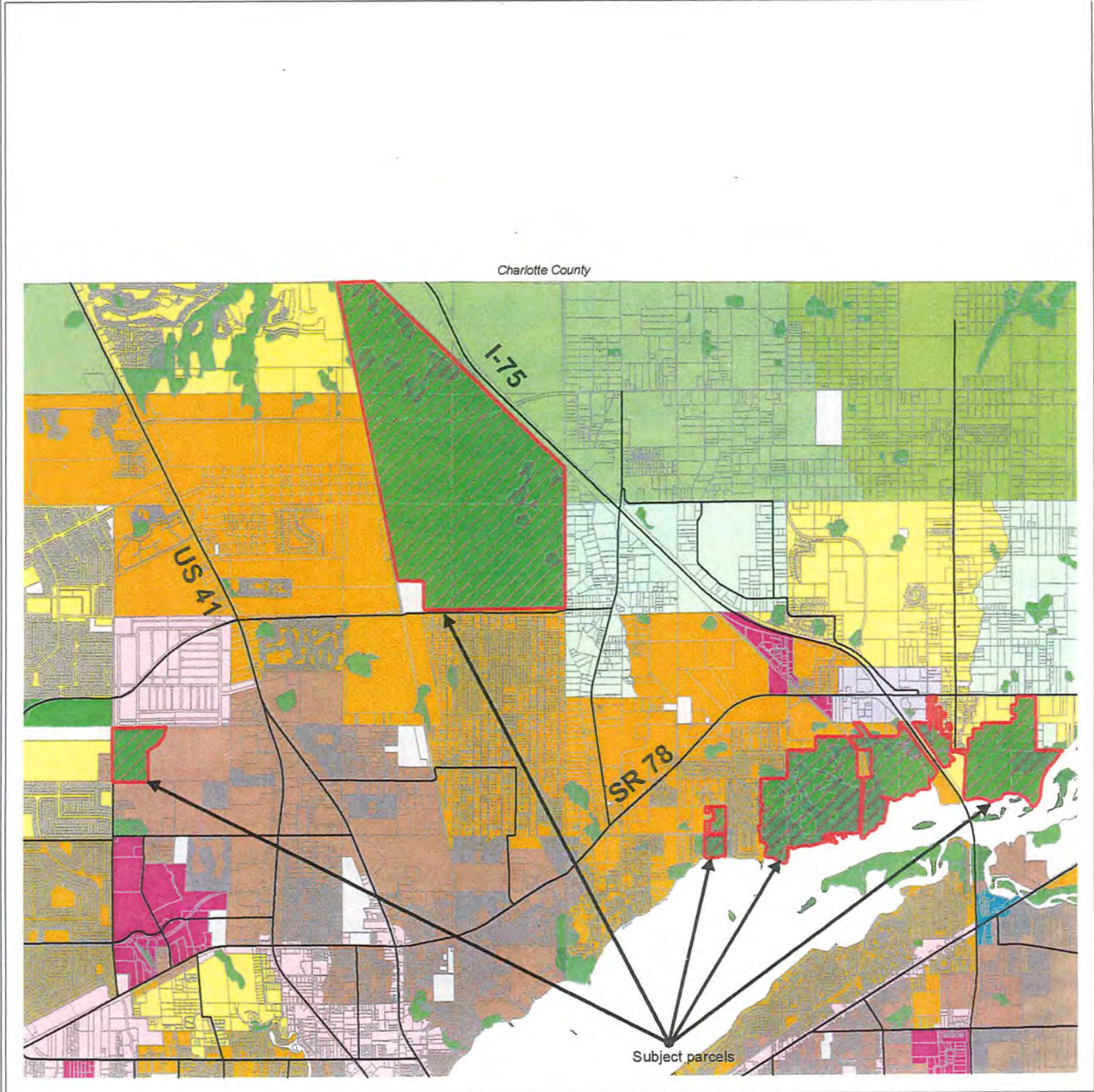
CPA2000-09
Area 2
Future Land Use Map
(Proposed)

Future Land Use Categories

- Intensive Development
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- Conservation Land--Wetland

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LEE COUNTY
SOUTHWEST FLORIDA
DIVISION OF PLANNING

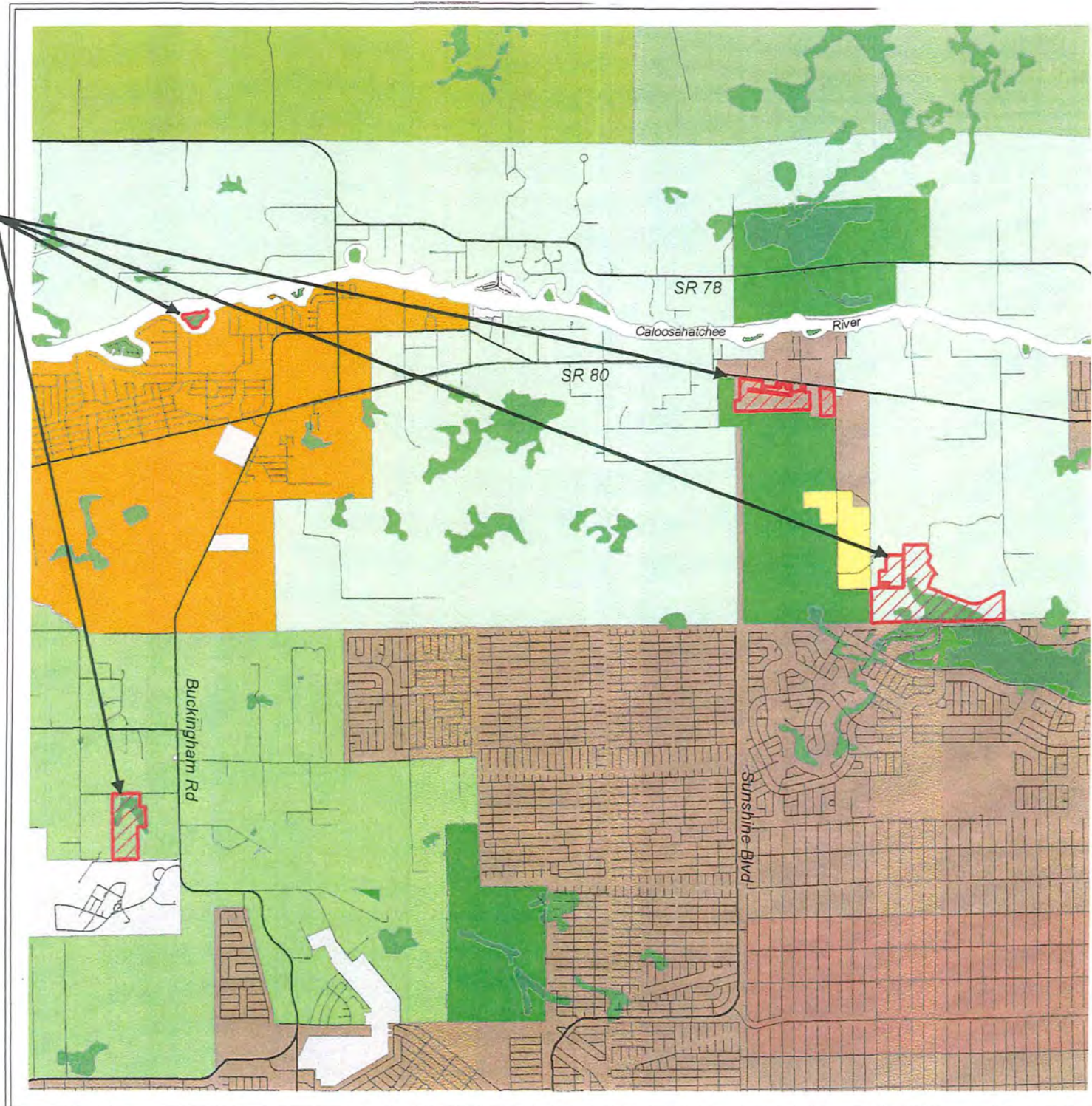


CPA2000-09
Area 3
Future Land Use Map
(Existing)

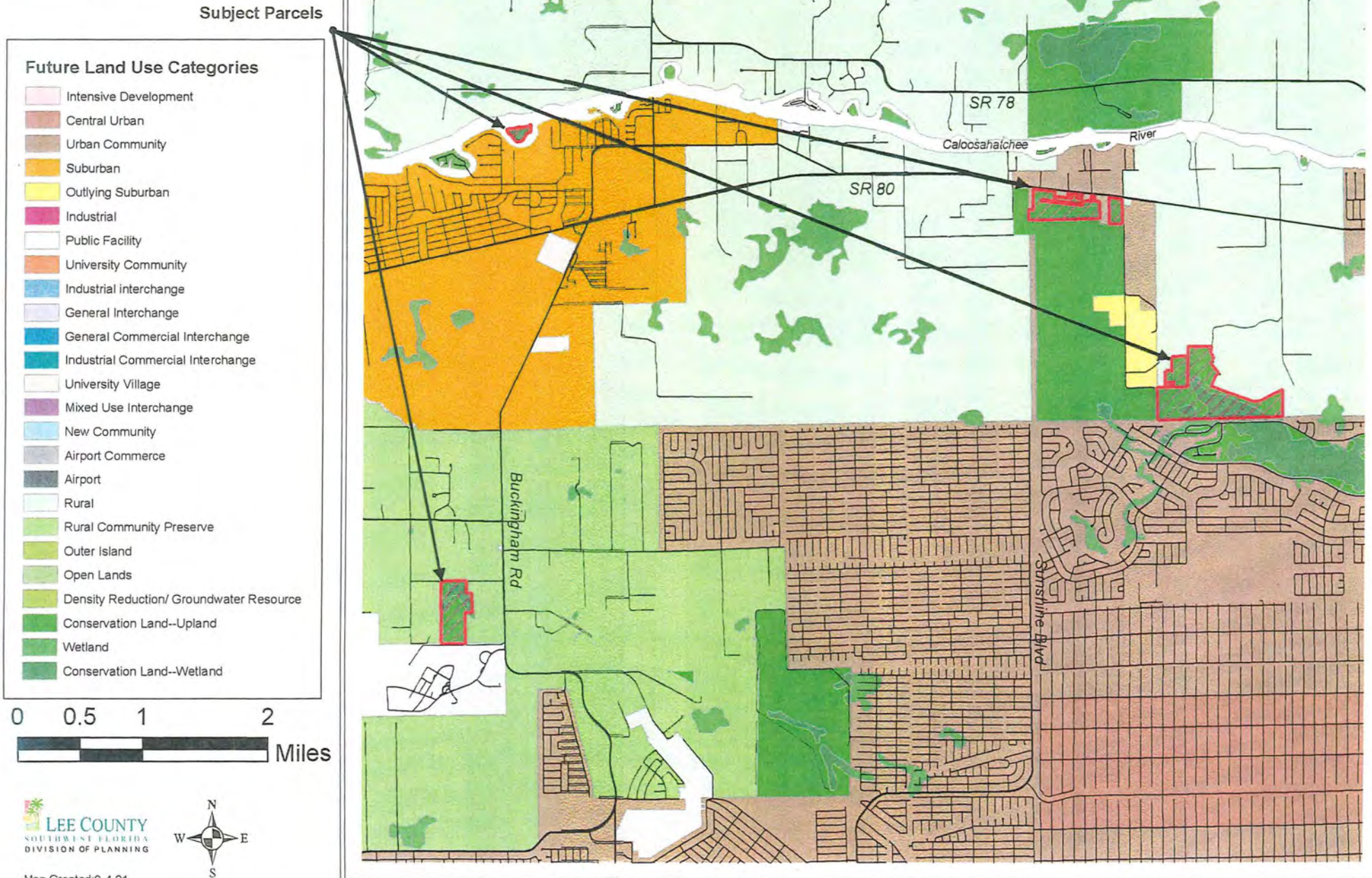
Subject Parcels

Future Land Use Categories

-  Intensive Development
-  Central Urban
-  Urban Community
-  Suburban
-  Outlying Suburban
-  Industrial
-  Public Facility
-  University Community
-  Industrial interchange
-  General Interchange
-  General Commercial Interchange
-  Industrial Commercial Interchange
-  University Village
-  Mixed Use Interchange
-  New Community
-  Airport Commerce
-  Airport
-  Rural
-  Rural Community Preserve
-  Outer Island
-  Open Lands
-  Density Reduction/ Groundwater Resource
-  Conservation Land--Upland
-  Wetland
-  Conservation Land--Wetland



CPA2000-09
 Area 3
 Future Land Use Map
 (Proposed)



CPA2000-09
 Area 4
 Future Land Use Map
 (Existing)

Future Land Use Categories

Intensive Development

Central Urban

Urban Community

Suburban

Outlying Suburban

Industrial

Public Facility

University Community

Industrial Interchange

General Interchange

General Commercial Interchange

Industrial Commercial Interchange

University Village

Mixed Use Interchange

New Community

Airport Commerce

Airport

Rural

Rural Community Preserve

Outer Island

Open Lands

Density Reduction/ Groundwater Resource

Conservation Land--Upland

Wetland

Conservation Land--Wetland

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Miles

LEE COUNTY

SOUTHWEST FLORIDA

DIVISION OF PLANNING

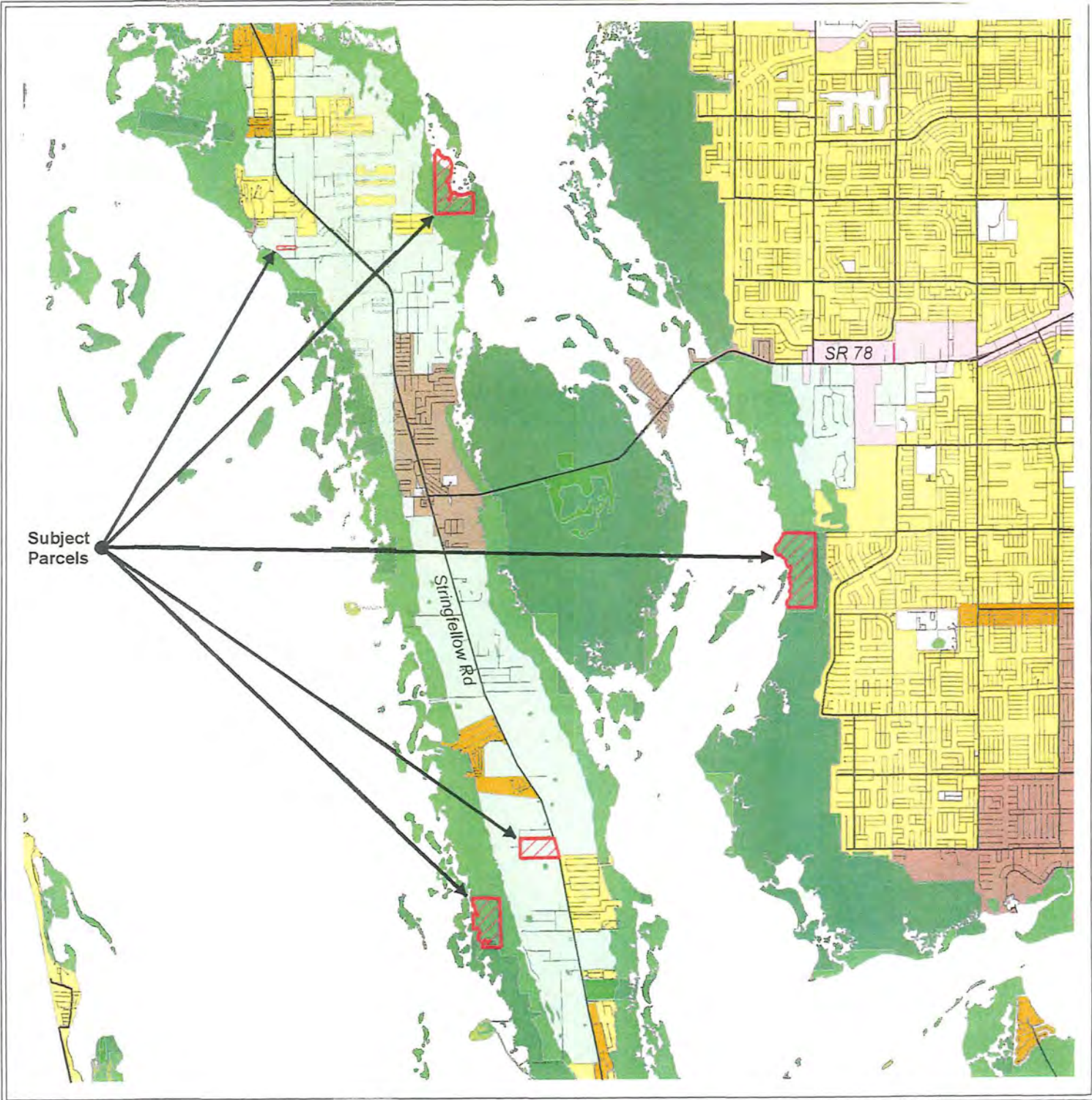
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CPA2000-09
 Area 4
 Future Land Use Map
 (Proposed)

Future Land Use Categories

Intensive Development

Central Urban

Urban Community

Suburban

Outlying Suburban

Industrial

Public Facility

University Community

Industrial Interchange

General Interchange

General Commercial Interchange

Industrial Commercial Interchange

University Village

Mixed Use Interchange

New Community

Airport Commerce

Airport

Rural

Rural Community Preserve

Outer Island

Open Lands

Density Reduction/ Groundwater Resource

Conservation Land--Upland

Wetland

Conservation Land--Wetland

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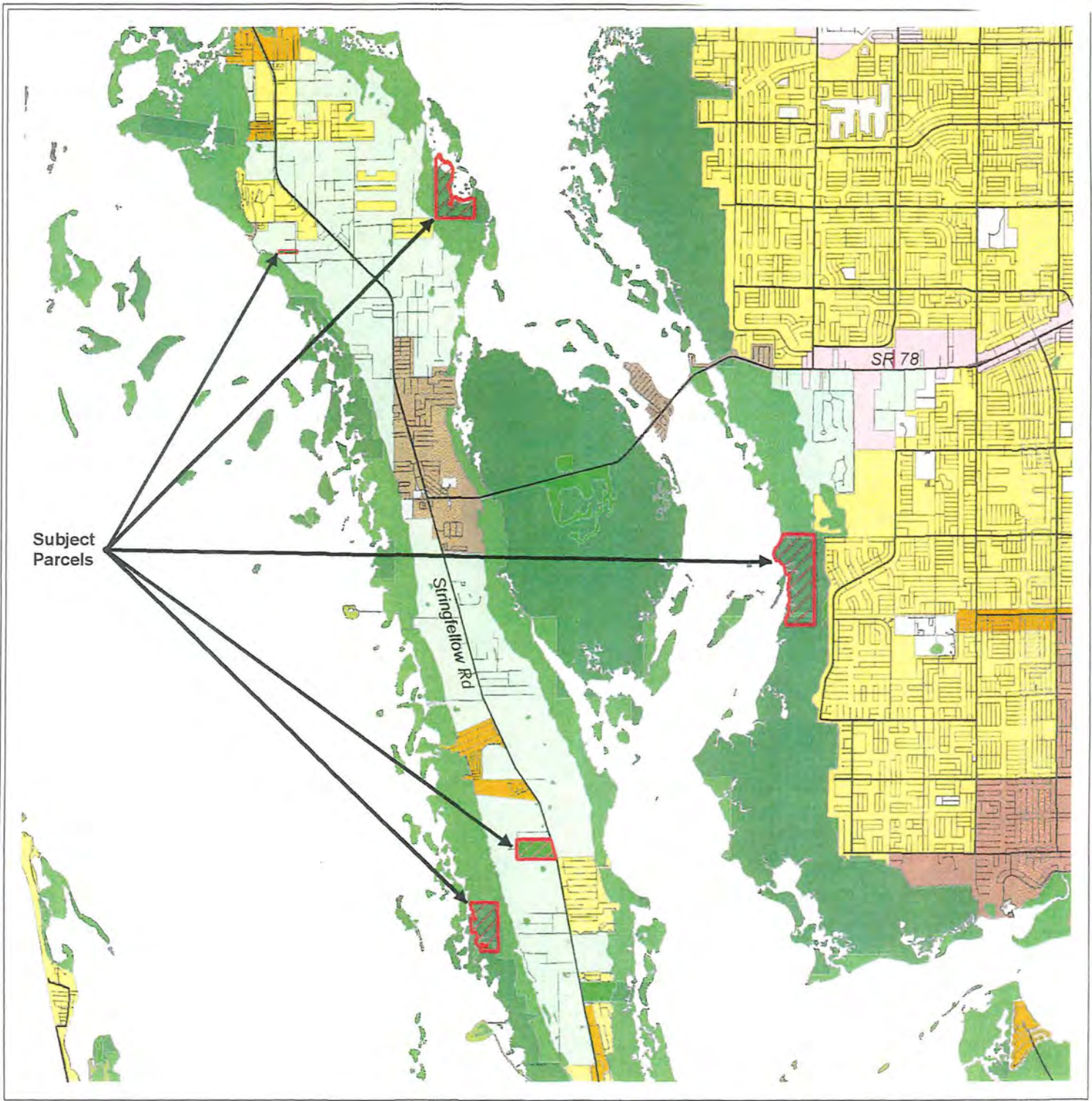
Miles

LEE COUNTY

SOUTHWEST FLORIDA

DIVISION OF PLANNING

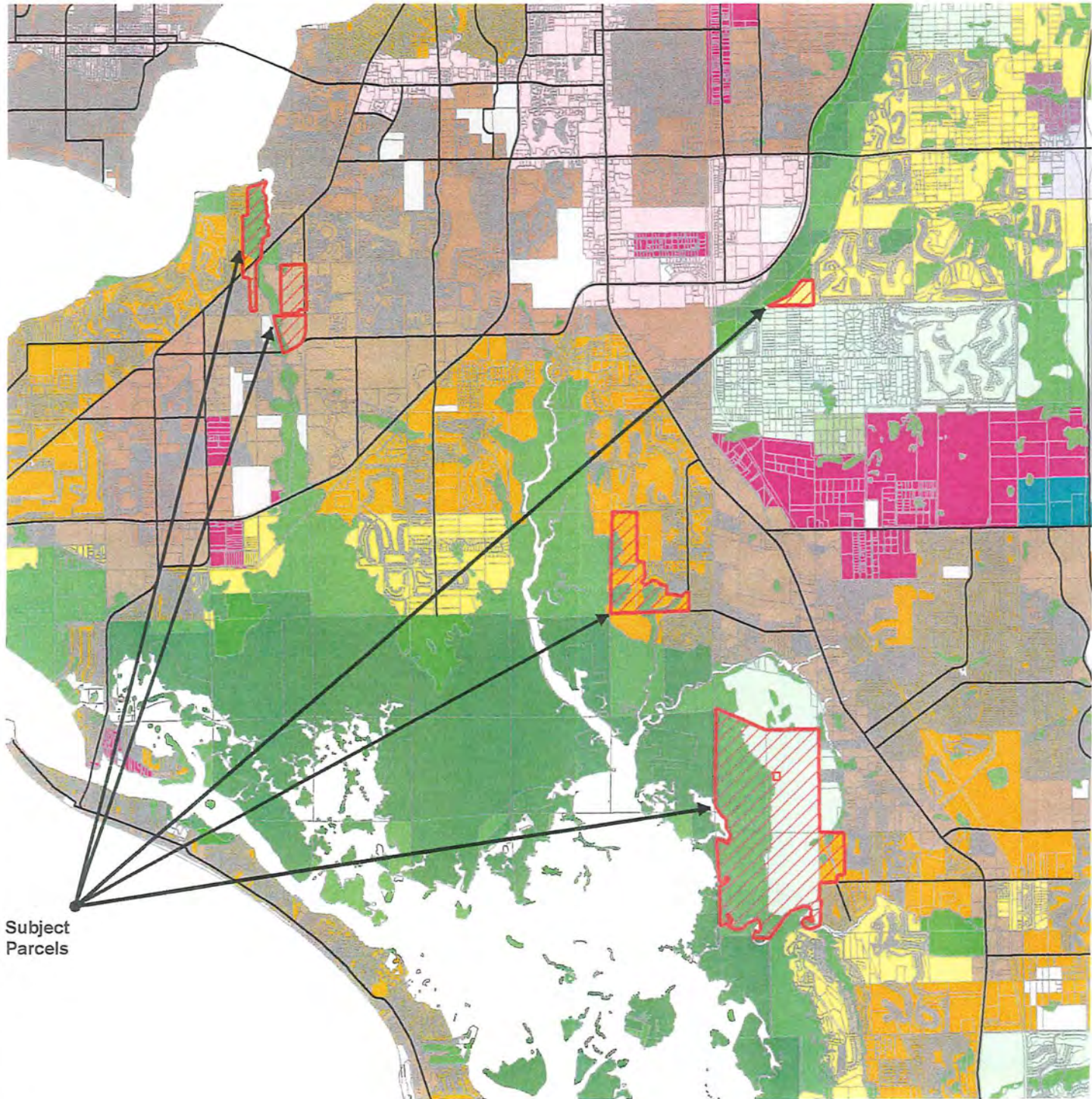
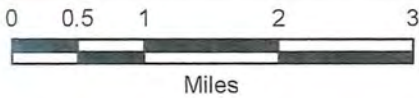
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CPA2000-09
Area 5
Future Land Use Map
(Existing)

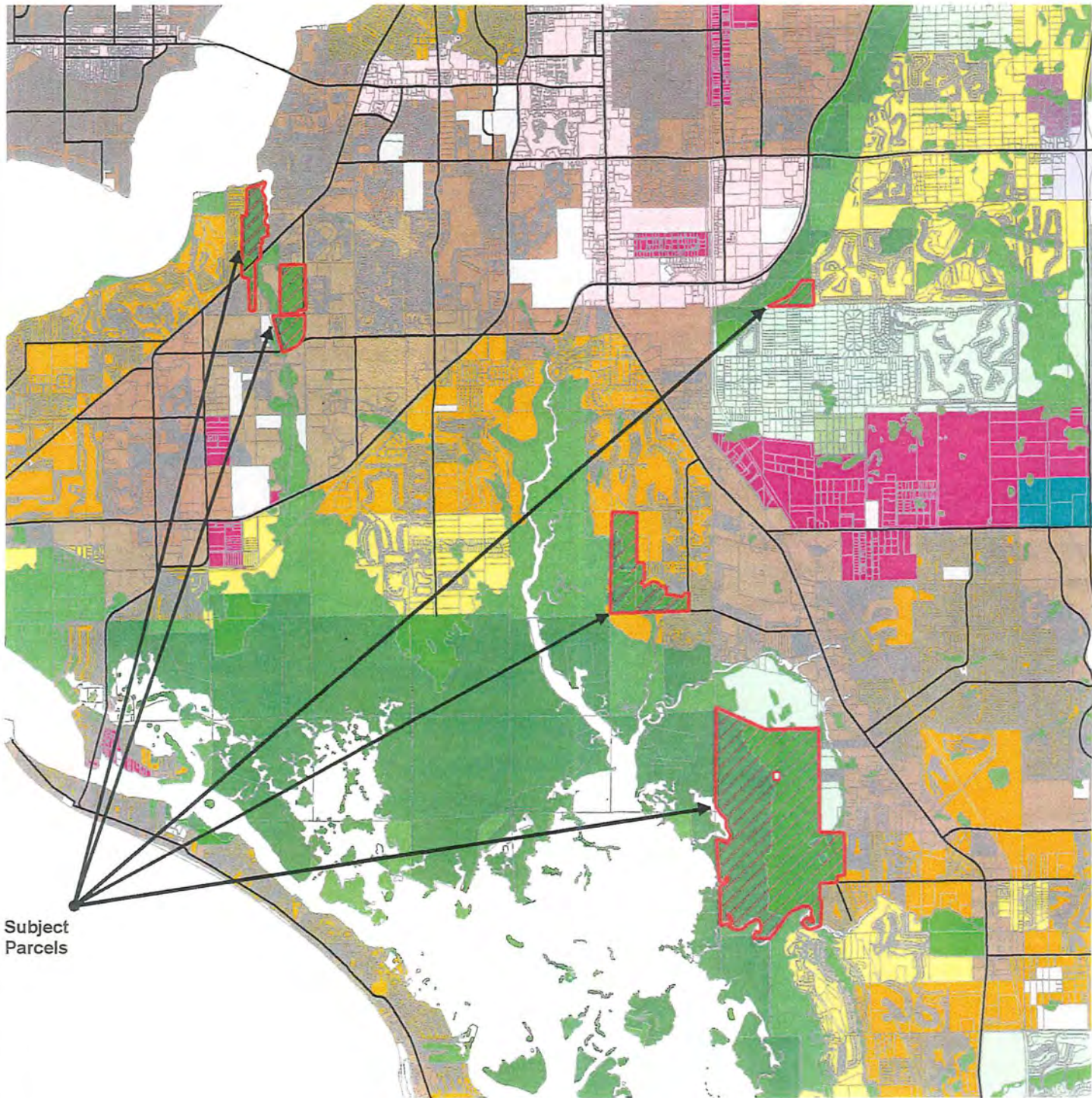
Future Land Use Categories

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land--Upland
- Wetland
- Conservation Land--Wetland



CPA2000-09
Area 5
Future Land Use Map
(Proposed)

- Future Land Use Categories**
- Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Industrial
 - Public Facility
 - University Community
 - Industrial Interchange
 - General Interchange
 - General Commercial Interchange
 - Industrial Commercial Interchange
 - University Village
 - Mixed Use Interchange
 - New Community
 - Airport Commerce
 - Airport
 - Rural
 - Rural Community Preserve
 - Outer Island
 - Open Lands
 - Density Reduction/ Groundwater Resource
 - Conservation Land--Upland
 - Wetland
 - Conservation Land--Wetland



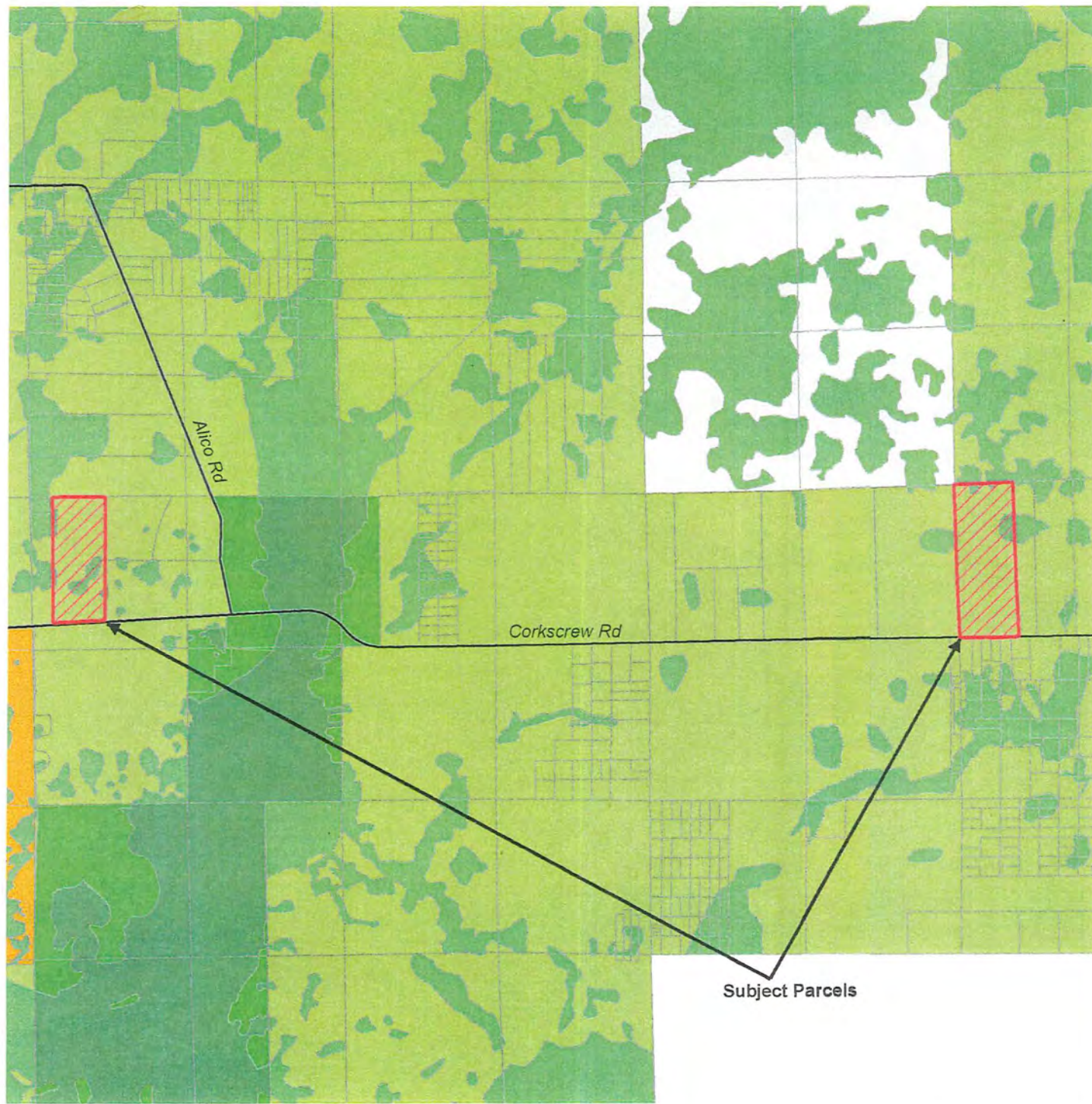
CPA2000-09

Area 6

Future Land Use Map (Existing)

Future Land Use Categories

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facility
- University Community
- Industrial interchange
- General Interchange
- General Commercial Interchange
- Industrial Commercial Interchange
- University Village
- Mixed Use Interchange
- New Community
- Airport Commerce
- Airport
- Rural
- Rural Community Preserve
- Outer Island
- Open Lands
- Density Reduction/ Groundwater Resource
- Conservation Land--Upland
- Wetland
- Conservation Land--Wetland



CPA2000-09
Area 6
Future Land Use Map
(Proposed)

Future Land Use Categories

Intensive Development

Central Urban

Urban Community

Suburban

Outlying Suburban

Industrial

Public Facility

University Community

Industrial interchange

General Interchange

General Commercial Interchange

Industrial Commercial Interchange

University Village

Mixed Use Interchange

New Community

Airport Commerce

Airport

Rural

Rural Community Preserve

Outer Island

Open Lands

Density Reduction/ Groundwater Resource

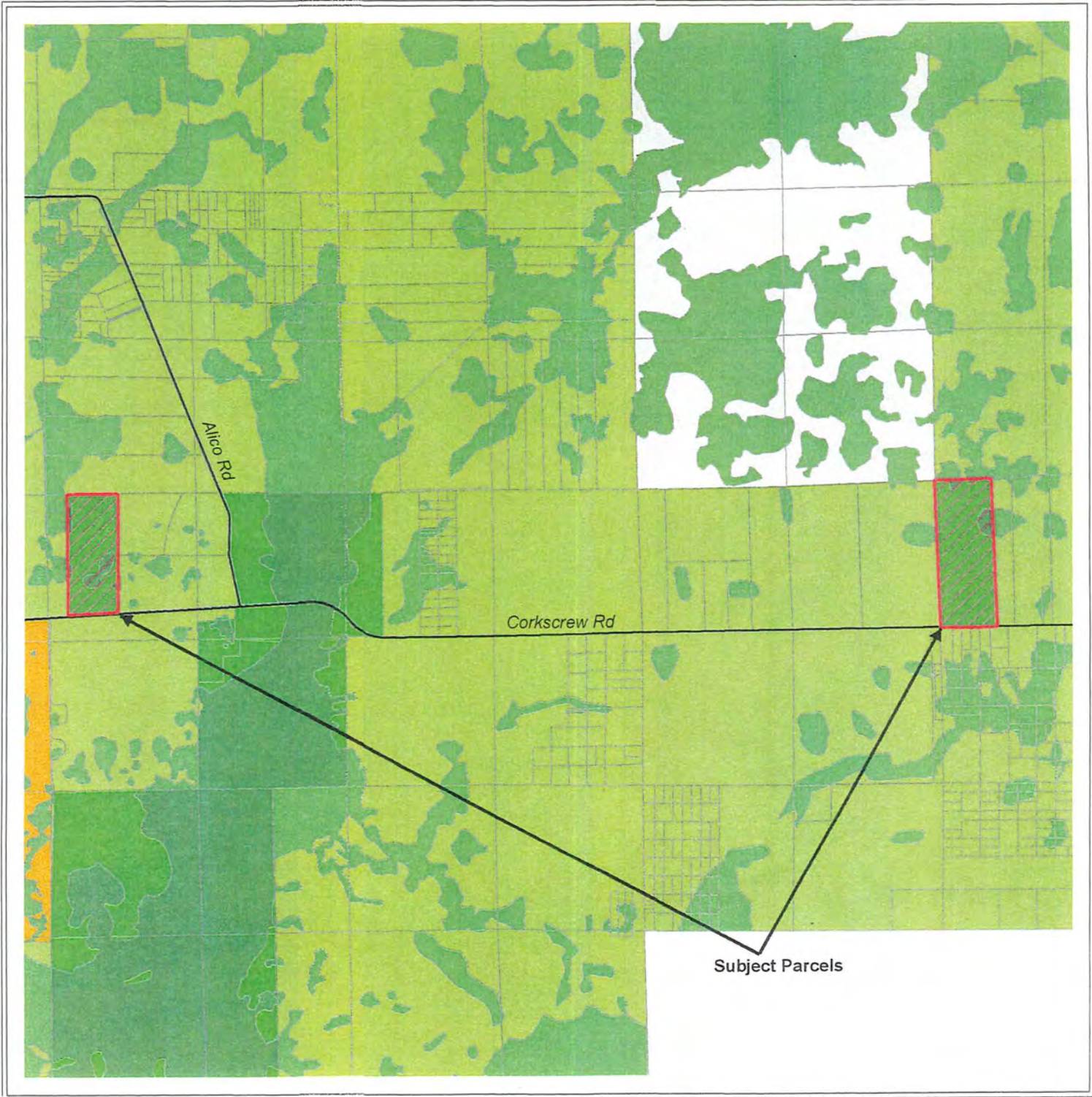
Conservation Land--Upland

Wetland

Conservation Land--Wetland



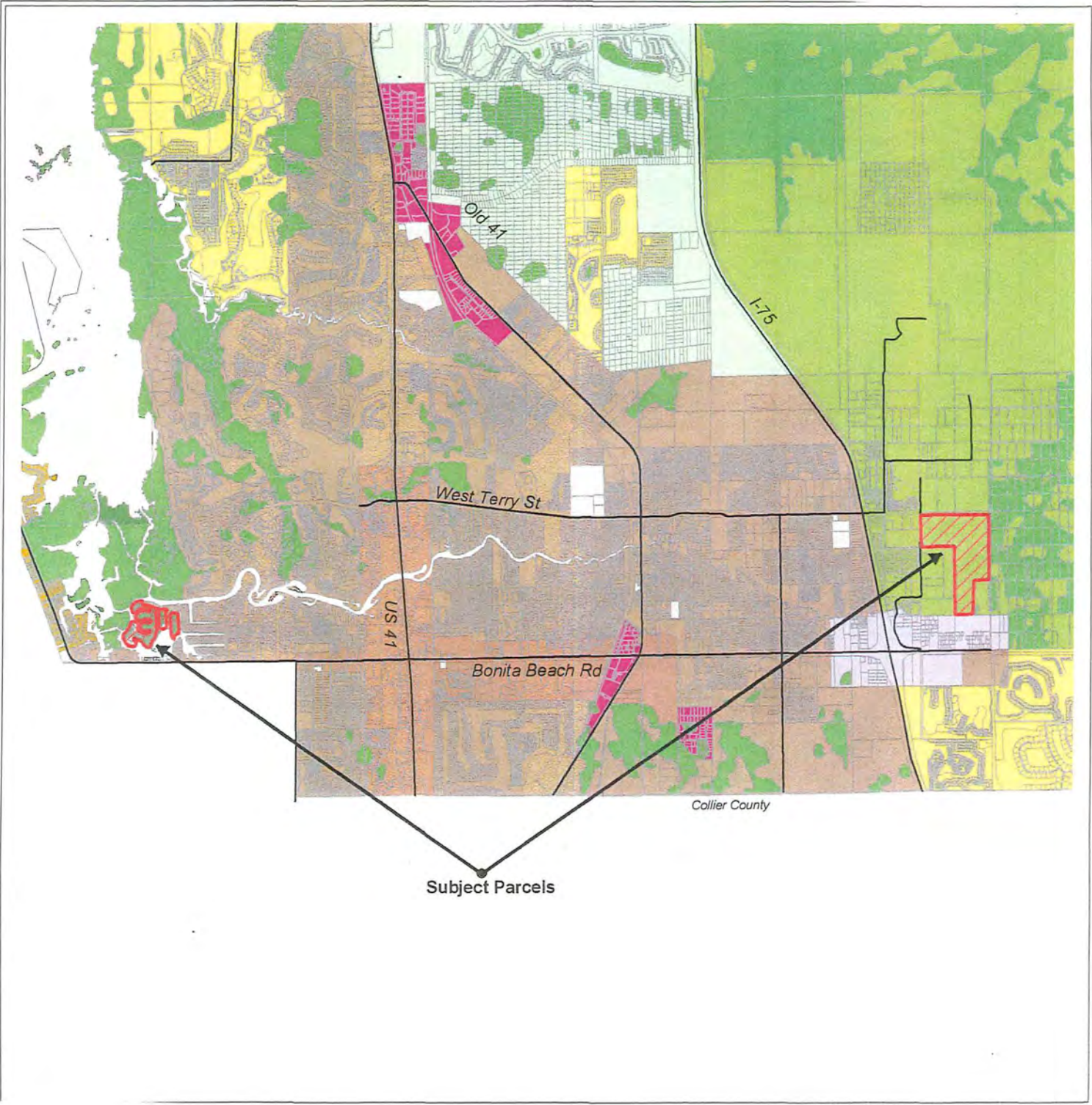
Map Created: 04/04



CPA2000-09
 Area 7
 Future Land Use Map
 (Existing)

- Future Land Use Categories

 - Intensive Development
 - Central Urban
 - Urban Community
 - Suburban
 - Outlying Suburban
 - Industrial
 - Public Facility
 - University Community
 - Industrial interchange
 - General Interchange
 - General Commercial Interchange
 - Industrial Commercial Interchange
 - University Village
 - Mixed Use Interchange
 - New Community
 - Airport Commerce
 - Airport
 - Rural
 - Rural Community Preserve
 - Outer Island
 - Open Lands
 - Density Reduction/ Groundwater Resource
 - Conservation Land--Upland
 - Wetland
 - Conservation Land--Wetland



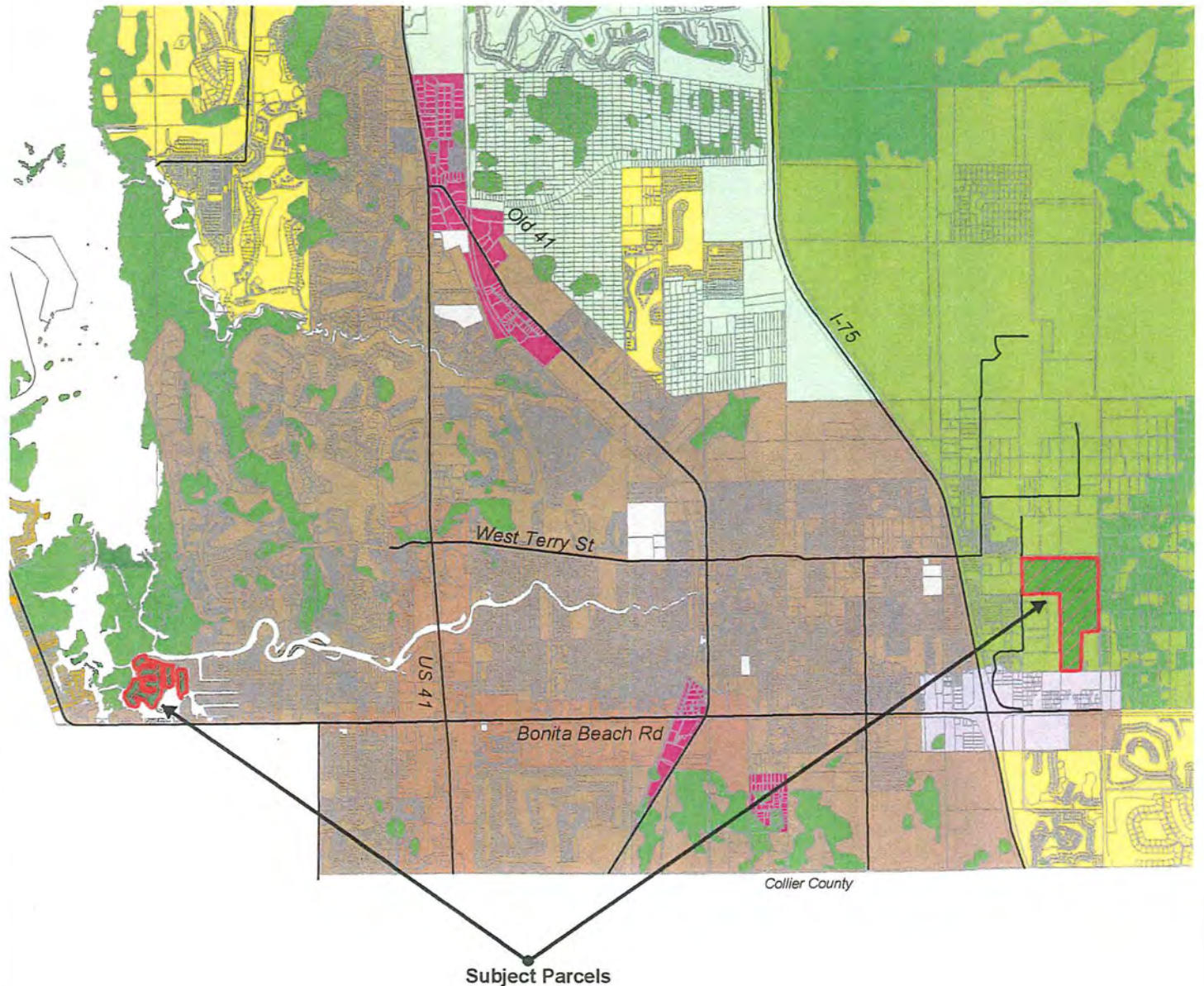
CPA2000-09
 Area 7
 Future Land Use Map
 (Proposed)

Future Land Use Categories

-  Intensive Development
-  Central Urban
-  Urban Community
-  Suburban
-  Outlying Suburban
-  Industrial
-  Public Facility
-  University Community
-  Industrial interchange
-  General Interchange
-  General Commercial Interchange
-  Industrial Commercial Interchange
-  University Village
-  Mixed Use Interchange
-  New Community
-  Airport Commerce
-  Airport
-  Rural
-  Rural Community Preserve
-  Outer Island
-  Open Lands
-  Density Reduction/ Groundwater Resource
-  Conservation Land--Upland
-  Wetland
-  Conservation Land--Wetland



Map Created: 6/1/04



Subject Parcels