

**2007/2008 REGULAR LEE PLAN AMENDMENTS
TRANSMITTAL HEARING**

**COMMISSION CHAMBERS
2120 MAIN STREET
OCTOBER 22, 2008
9:30 A.M.**

AGENDA

- 1. Call to order; Small Scale Adoption Hearing**
- 2. Certification of Affidavit of Publication by County Attorney**

A. CPA2007-61 – Formosa

Amend the Future Land Use Map Series for an approximate 9.91 +/- acre site located in Section 04, Township 46 South, Range 25 East, to change the classification shown on Map 1, the Future Land Use Map, from Industrial Development to Commercial. The site is generally located at the northeast corner of Alico Road and Lee Road.

Sponsor: Alico Land Investment, LLC

B. Adopt the following ordinance which adopts CPA 2007-61:

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 SMALL SCALE AMENDMENT CPA2007-61 (PERTAINING TO THE DESIGNATION OF A 9.91-ACRE PARCEL FROM INDUSTRIAL DEVELOPMENT TO COMMERCIAL FUTURE LAND USE CATEGORY) APPROVED DURING A SMALL SCALE COMPREHENSIVE PLAN AMENDMENT EFFORT; PROVIDING FOR AMENDMENT TO THE FUTURE LAND USE MAP SERIES, MAP 1; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF “THE LEE PLAN”; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

- 1. Call to order; 2007/2008 Regular Lee Plan Amendments Transmittal Hearing**
- 2. Certification of Affidavit of Publication**
- 3. Consent Agenda**

A. CPA2006-15 – Cauthen

Amend the Future Land Use Map Series, Map 1, for an approximate 13.5 +/- acre site located in Section 20, Township 44 South, Range 23 East, to change the Future Land Use classification from the “Rural” Future Land Use Category to the “Commercial” Future Land Use Category. The site is

generally located in the southeast corner of Pine Island Road and Veterans Parkway.
Sponsor: John Cauthen

B. CPA2006-20 – Water Supply Facilities Work Plan

Amend the Community Facilities and Services, Potable Water sub-element, the Conservation and Coastal Management Element, and the Intergovernmental Coordination Element of the Lee Plan to coordinate appropriate aspects of the comprehensive plan with the South Florida Water Management District Water Supply Plan and to include a ten year Water Supply Facilities Work Plan as required by s. 163.3177 (6)(c), F.S.

Sponsor: Board of County Commissioners

C. CPA2006-21 – Capital Improvement Program

Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.

Sponsor: Board of County Commissioners.

D. CPA2006-26 – Conservation Lands Update

Amend the Future Land Use Map series, Map 1, by updating the Conservation Lands land use categories.

Sponsor: Board of County Commissioners

E. CPA2006-27 – Corridor Access Management Plans

Amend the Future Land Use Element of the Lee Plan to update Policy 1.8.2 to reflect the status of the Corridor Access Management Plans for State Route 82 and for Gunnery Road.

Sponsor: Board of County Commissioners

F. CPA2007-48 – Page Field Airport Layout Plan

Amend the Future Land Use Map Series Map 1 to change the Future Land Use designation of a specified portion of the Page Field Airport property from the “Public Facilities” Future Land Use Category to the “Airport” Future Land Use Category. Revise Map 3G to reflect the latest approved Airport Layout Plan. Amend: the Vision Statement; the Future Land Use Element; the Ports, Aviation, and Related Facilities sub-element of the Transportation Element; the Intergovernmental Coordination Element; and, the Glossary of the Lee Plan to incorporate the Page Field Airport Master Plan, Airport Layout Plan, into the Lee Plan thereby exempting the airport from the DRI process pursuant to section 163.3177(6)(k), F.S.

Sponsor: Lee County Port Authority

G. CPA2007-52 – Cowart

Amend the Future Land Use Map Series, Map 1, to redesignate a 15-acre parcel from the “Open Lands” future land use category to the “Rural” future land use category. The property is located in Section 5 of Township 46 South, Range 25 East. The property is located on Musketeer Lane one half mile south of Briarcliff Road.

Sponsor: Richard Cowart

H. CPA2007-57 – Southwest Florida International Airport Table 5 Update

Amend Table 5, pertaining to the development schedule for the Southwest Florida International Airport, by reformatting and updating the table to: broaden the allowable uses; recognize existing as built conditions; recognize existing airport facilities inadvertently omitted from Table 5 when originally adopted in 2004; incorporate two conversion options for “non-aviation uses;” and, to delete several completed projects.

Sponsor: Lee County Port Authority

I. CPA2007-59 – Hurricane Evacuation/Coastal High Hazard Area

Amend the Conservation and Coastal Management Element of the Lee Plan to establish a Category 5 hurricane evacuation standard, a shelter time standard, and mitigation measures. Amend Map 5, Coastal High Hazard Area, of the Future Land Use Map Series and the Lee Plan Glossary to redefine the Coastal High Hazard Area.

Sponsor: Board of County Commissioners

4. Administrative Agenda - Community Plans Transmittal

A. CPA2006-09 – Alva Community Plan

Amend the Vision Statement and the Future Land Use element to add a new Goal, Objectives, and Policies specific to a portion of the Alva Community. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to a portion of the Alva Community has been adopted.

Sponsor: Board of County Commissioners/Alva Community Planning Panel

B. CPA2006-11 – Page Park Community Plan

Amend the Future Land Use Element of the Lee Plan to incorporate the recommendations of the Page Park Community Planning effort. Amend the Future Land Use element to add a new Vision Statement, Goal, Objectives, and Policies that address the long range development of Page Park. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a new Goal specific to the Page Park Community has been adopted. Amend the Lee Plan to include a Page Park Overlay Map.

Sponsor: Board of County Commissioners/Page Park Community Planning Panel

C. CPA2007-01 – Caloosahatchee Community Plan

Amend the Future Land Use Element, Goal 21, to add a policy that provides that no land use map amendments to the remaining rural lands category will be permitted unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

Sponsor: Board of County Commissioners/East Lee County Council

D. CPA2007-50 – North Captiva Community Plan

Amend the Future Land Use Element of the Lee Plan to incorporate the recommendations of the North Captiva Community Planning effort. Establish a new Vision Statement and a new Goal, Objectives, and Policies specific to North Captiva. Amend Map 1, Page 2 of 6, Special Treatment Areas to

indicate that a new Goal specific to the North Captiva Community has been adopted. Amend Policy 1.4.2.

Sponsor: Board of County Commissioners/North Captiva Community Planning Panel

E. CPA2006-03 – Olga Community Plan

Amend the Future Land Use Element of the Lee Plan to add a new Goal, Objective, and Policies specific to the Olga community located within the Caloosahatchee Shores planning area. Amend the Future Land Use Map series, Map 1, Page 1 of 6, for specified parcels located east of South Olga Road fronting SR 80 containing approximately 48.7 acres from Suburban and Rural to the Commercial and Conservation Lands Future Land Use Map categories. Amend the Future Land Use series, Map 1, Page 2 of 6, Special Treatment Areas, to indicate that a new Goal specific to the Olga Community has been adopted.

Sponsor: Board of County Commissioners/The East Lee County Council

F. CPA2007-49 – Buckingham Community Plan Update

Amend the Future Land Use Element, text and Future Land Use Map series to incorporate the recommendations of the Buckingham Community Planning effort. Update Goal 17 of the Lee Plan to revise policies specific to the Buckingham Community and expand the affect of Goal 17 beyond the Rural Community Preserve land use category to the Buckingham Planning Community boundary. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a revised Goal specific to the Buckingham Planning Community has been adopted. Update Table 1(b), Year 2030 Allocations, for the Buckingham community to allow for the projected growth through the year 2030.

Sponsor: Board of County Commissioners/Buckingham Community Planning Panel

G. CPA2007-56 – North Fort Myers Community Plan

Amend the Future Land Use Element of the Lee Plan to incorporate the recommendations of the North Fort Myers Community Planning effort. Establish a new Vision Statement, Goal, Objectives, and Policies specific to North Fort Myers. Amend the Future Land Use Map for property containing approximately 85.3 acres located between Orchid Road and Barrett Road, south of Pine Island Road, from Suburban, Central Urban, and Sub-Outlying Suburban to Commercial and Conservation Lands. Amend Map 1, Page 2 of 6, Special Treatment Areas to indicate that a revised Goal specific to the North Fort Myers Planning Community has been adopted.

Sponsor: Board of County Commissioners/North Fort Myers Community Planning Panel

5. Administrative Agenda - Transmittal

A. CPA2006-14 - Raymond Building

Amend the Lee Plan Map 1, Future Land Use Map for a 14 acre parcel from the "Suburban" Future Land Use Category to the "Industrial Development" Future Land Use Category. This parcel is on the north side of Bayshore Road approximately 1 mile west of I-75.

Sponsor: Raymond Building Supply Corp.

B. CPA2007-51 – San Carlos Island

Amend the Future land Use Map Series, Map 1 to change 28.97 acres of land designated "Urban Community", "Suburban" and "Industrial Development" to "Destination Resort Mixed-Use Water-Dependent", and 7.09 acres of land designated "Wetlands" to "Conservation Lands." Incorporate a New Land use category as well as new Objectives and Policies guiding development in this area. Add one foot note to Table 1(a). Amend Table 1 (b) to incorporate the new Future Land Use category.

The property is located in Section 19, Township 46, South, Range 24 East. The property is generally located on San Carlos Island on both sides of Main Street, and is bordered by Hurricane Bay to the north and Matanzas Pass to the south.

Sponsor: McHarris Planning and Design

C. CPA2007-53 – NUHA,LLC

Amend the Future Land Use Element, Policy 1.8.2, to allow for right-in/right-out access to Gunnery Road for the property at the southwest corner of Gunnery Road and Leonard Boulevard.

Sponsor: NUHA, LLC

D. CPA2007-55 – Commercial/Industrial Study

Evaluate and incorporate into the Future Land Use Element and Glossary appropriate Lee Plan policy changes and additions consistent with the Commercial/Industrial Study.

Sponsor: Board of County Commissioners

E. CPA2007-54 – Realmark Burnt Store Marina, LLC

Amend the Future Land Use Map Series, Map 1, for an approximate 18.25 +/- acre site located in Section 1, Township 43 South, Range 22 East and Section 6, Township 43 South, Range 23 East, to change the Future Land Use Classification from Rural to the proposed Burnt Store Marina Village future land use classification. Amend the Future Land Use Element of the Lee Plan to incorporate a new policy specific to the proposed Burnt Store Marina Village land use category. The site is generally located west of Burnt Store Road within the Burnt Store Community.

Sponsor: Realmark Burnt Store Marina, LLC

6. Administrative Agenda - Non-Transmittal

A. CPA2005-49 – Update Goal 10 Natural Resource Extraction

Adopt a new Objective and Policies under Goal 10: Natural resource Extraction to address the further impacts of mining and the steps needed for adequate mitigation or prevention of adverse impacts. Further, recommendations are made to prevent future land use conflicts between mining and other uses in rural areas. More specifically, Goal 10, Natural Resource Extraction, will be expanded to include measures for rock mining, and for mitigation of rock mining impacts with adjacent land uses.

Sponsor: Board of County Commissioners

7. Adjourn