

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

**COMMISSION CHAMBERS
2120 MAIN STREET
FEBRUARY 25, 2009
9:30 A.M.**

AGENDA

- 1. Call to order; Certification of Affidavit of Publication**
- 2. Public Comment on Consent Agenda**
- 3. Consent Items to be pulled for Discussion by the Board**
- 4. Motion on the Balance of Items**
- 5. Consideration of Items Pulled for Discussion**

Consent Agenda:

A. CPA2006-15 – Cauthen

Amend the Future Land Use Map Series, Map 1, for a 13.5 +/- acre site to change the Future Land Use classification from “Rural” to “Commercial.” The site is generally located in the southeast corner of Pine Island Road and Veterans Parkway.

Sponsor: John W. Cauthen

B. CPA2006-26 – Conservation Lands

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

Sponsor: Lee County BOCC

C. 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 Corridor Access Management Plans for State Route 82 and for Gunnery Road.

Sponsor: Lee County BOCC

D. CPA2007-01 – Caloosahatchee Shores Community Plan

Amend the Future Land Use Element, Goal 21, to add a policy that prohibits land use map amendments to the remaining Rural lands category unless a finding of overriding public necessity is made by three members of the Board of County Commissioners.

Sponsor: Lee County BOCC

E. 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

F. CPA2007-57 – Southwest Florida International Airport

Amend Lee Plan 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

G. Adopt the following Ordinance, which adopts the Consent Agenda items:

AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE LAND USE PLAN, COMMONLY KNOWN AS THE “LEE PLAN” ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENTS APPROVED ON THE CONSENT AGENDA DURING THE COUNTY’S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER’S ERRORS, AND AN EFFECTIVE DATE.

6. Administrative Agenda - Community Plans Transmittal

A. CPA2006-09 – Alva Community Plan

Amend the Future Land Use Element of the Lee Plan and Future Land Use Map Series to incorporate the recommendations of the Alva

Community Planning effort. Establish a new Vision Statement, new Future Land Use category, "Rural Village", and reclassify the area known as central Alva from the "Urban Community" future land use category to the new "Rural Village" category. Incorporate a new goal, objectives, and policies specific to a portion of the Alva Community.

Sponsor: Lee County BOCC

B. Adopt the following Ordinance, which adopts CPA2006-09:

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 CPA2006-09 (PERTAINING TO THE ALVA COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2007/2008 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.

C. 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 Future Land Use Element to establish a new Vision Statement, Goal, Objectives, and Policies specific to Page Park. Amend Map 1, Page 2 of 6, Special Treatment Areas, to reference new Goal specific to the Page Park Community. Amend Map1, Future Land Use, to include a Page Park overlay map.

Sponsor: Lee County BOCC

D. Adopt the following Ordinance, which adopts CPA2006-11:

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 CPA2006-11 (PERTAINING TO THE PAGE PARK COMMUNITY PLAN) APPROVED DURING THE COUNTY'S 2007/2008 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.

E. CPA2007-50 – North Captiva Community Plan

Amend the Future Land Use Element to incorporate the recommendations of the North Captiva Community Planning effort. Establish a new Vision Statement, Goal, Objectives and Policies specific to North Captiva. Amend Future Land Use Series, Map 1, Page 2 of 6, Special Treatment Areas, to reference new Goal specific to the North Captiva Community. Amend Policy 1.4.2.

Sponsor: Lee County BOCC

F. Adopt the following Ordinance, which adopts CPA2007-50:

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 CPA2007-50 (PERTAINING TO THE NORTH CAPTIVA COMMUNITY PLAN) APPROVED DURING THE COUNTY’S 2007/2008 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.

G. 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 Shore Planning Community as defined in the Lee Plan. Amend the Future Land Use Map Series, Map 1, Page 1 of 6, for specified parcels located east of South Olga Road and fronting SR 80, containing approximately 48.7 acres from the “Suburban” and “Rural” future land use classifications to the “Commercial” and “Conservation Lands” Future Land Use classifications. Amend the Future Land Use Series, Map 1, Page 2 of 6, Special Treatment Areas, to reference a new Goal specific to the Olga Community.

Sponsor: Lee County BOCC

H. Adopt the following Ordinance, which adopts CPA2006-03:

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 CPA2006-03 (PERTAINING TO THE OLGA COMMUNITY PLAN) APPROVED DURING THE COUNTY’S 2007/2008 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.**

I. CPA2007-56 – North Fort Myers Community Plan

Amend the Future Land Use Element 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 Future Land Use Map Series for property containing approximately 85.3 acres located between Orchid Road and Barrett Road, south of Pine Island Road, from “Suburban,” “Central Suburban,” and “Sub-Outlying Suburban” to “Commercial” and “Conservation Lands.” Amend Future Land Use Series, Map 1, Page 2 of 6, Special Treatment Areas, to reference Goal specific to the North Fort Myers Planning Community.

Sponsor: Lee County BOCC

J. Adopt the following Ordinance, which adopts CPA2007-56:

**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 CPA2007-56 (PERTAINING TO THE NORTH FORT MYERS COMMUNITY PLAN) APPROVED DURING THE COUNTY’S 2007/2008 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.**

7. Administrative Agenda - Other

A. CPA2006-14 – Raymond Building

Amend the Future Land Use Series, Map 1, for a 14+/- acre parcel from the “Suburban” future land use category to the “Industrial Development” future land use category. Amend Lee Plan Policy 1.1.7 to impose a Floor Area Ratio of 0.3 on the subject property. The site is located on the north side of Bayshore Road approximately 1 mile west of I-75.

Sponsor: Raymond Building Supply Corp.

B. Adopt the following Ordinance, which adopts CPA2006-14:

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 CPA2006-14 (PERTAINING TO RAYMOND BUILDING SUPPLY) APPROVED DURING THE COUNTY'S 2007/2008 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.

C. 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 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 Florida Statutes.

Sponsor: Lee County BOCC

D. Adopt the following Ordinance, which adopts CPA2006-20:

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 CPA2006-20 (PERTAINING TO THE WATER SUPPLY FACILITIES PLAN) APPROVED DURING THE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

E. CPA2007-48 – Page Field Airport Master Plan

Amend the Future Land Use Map Series, Map 1, to change the Future Land Use designation of a 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, thereby exempting the airport from the DRI process pursuant to Florida Statutes.

Sponsor: Lee County Port Authority

F. Adopt the following Ordinance, which adopts CPA2007-48:

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 CPA2007-48 (PERTAINING TO THE PAGE FIELD AIRPORT MASTER PLAN) APPROVED DURING THE COUNTY'S 2007/2008 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.

G. CPA2007-51 – San Carlos Island

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

H. Adopt the following Ordinance, which adopts CPA2007-51:

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 CPA2007-51 (PERTAINING TO SAN CARLOS ISLAND) APPROVED DURING THE COUNTY'S 2007/2008 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.

I. CPA2007-53 – NUHA

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

J. Adopt the following Ordinance, which adopts CPA2007-53:

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 CPA2007-53 (PERTAINING TO NUHA, LLC) APPROVED DURING THE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

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

Amend the Lee Plan Future Land Use Map Series, Map 1, for 18.25 +/- acres from the "Rural" Future Land Use category to the proposed "Burnt Store Marina Village" Future Land Use category. Amend Table 1(a) to add the "Burnt Store Marina Village" Future Land Use category. Amend 1(b) to reallocate seven acres of commercial, six acres of industrial, four acres of residential and one acre of public land uses acres to accommodate the proposed development. The site is generally located on the west side of Burnt Store Road within the Burnt Store Marina community.

Sponsor: Realmark Burnt Store Amenities, LLC

L. Adopt the following Ordinance, which adopts CPA2007-54:

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 CPA2007-54 (PERTAINING TO REALMARK BURNT STORE MARINA, LLC) APPROVED DURING THE COUNTY'S 2007/2008 REGULAR COMPREHENSIVE PLAN AMENDMENT CYCLE; PROVIDING FOR AMENDMENTS TO ADOPTED TEXT, MAPS, AND TABLES; PURPOSE AND SHORT TITLE; LEGAL EFFECT OF "THE LEE PLAN"; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.

M. 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 for future plan amendments

increasing density in the Coastal High Hazard Area. Amend the Future Land Use Map Series, Map 5, Coastal High Hazard Area, and the Glossary to redefine the Coastal High Hazard Area.

Sponsor: Lee County BOCC

N. Adopt the following Ordinance, which adopts CPA2007-59:

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 CPA2007-59 (PERTAINING TO HURRICANE EVACUATION/COASTAL HIGH HAZARD AREA) APPROVED DURING THE COUNTY'S 2007/2008 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.

8. Adjourn