

**2005/2006 EVALUATION AND APPRAISAL REPORT AND SMART GROWTH  
INITIATIVE LEE PLAN AMENDMENTS  
TRANSMITTAL HEARING**

COMMISSION CHAMBERS, 2120 MAIN STREET  
**DECEMBER 13, 2006**  
**9:30 A.M.**

**AGENDA**

- 1. Call to order; Certification of Affidavit of Publication**
- 2. Consent Agenda**
  - A. CPA2005-08 - Caloosahatchee Shores Community Plan**

Adopt a new Policy 21.1.4 directing the Caloosahatchee Shores Community to draft enhanced code enforcement standards for possible inclusion in the Land Development Code.  
**Sponsor:** Board of County Commissioners/The East Lee County Council.
  - B. CPA2005-10 – Airport Noise Boundaries and Number of Gas Pumps**

Amend the Future Land Use Element Policies 1.2.2, 1.7.1, and 5.1.4 and the Community Facilities and Services Element Policy 66.3.11, and the Future Land Use Map Series, Map 1, Page 5 of 5, to reflect the revised FAR Part 150 Noise Study for the Southwest Florida International Airport. In addition, amend Table 5, Southwest Florida International Airport Proposed Development Schedule, to increase the number of gas pumps allowed from twelve (12) to twenty-four (24).  
**Sponsor:** Board of County Commissioners/Port Board.
  - C. CPA2005-12 – Captiva Community Plan**

Amend Goal 13, Policy 6.1.2, Chapter XIII Single-Family Residence Provision and the definition of Density specific to the Captiva Community to incorporate the recommendations of the Captiva Island Community Planning effort.  
**Sponsor:** Board of County Commissioners/Captiva Community Planning Panel.
  - D. CPA2005-13 – Community Planning**

Amend the Future Land Use Element to evaluate incorporating community planning policies into the Lee Plan.  
**Sponsor:** Board of County Commissioners/Smart Growth Committee
  - E. CPA2005-16 – San Carlos/Estero Community Boundary**

Amend the Future Land Use Map Series, Map 16, Lee County Planning Communities, to adjust the boundary between the Estero and San Carlos Planning Communities west of U.S. 41.  
**Sponsor:** Board of County Commissioners.

- F. CPA2005-17 – Long Range Transportation Plan**  
Amend the Transportation Element to update Policy 36.1.1 and the Transportation Map series, Map 3, to reflect the new 2030 MPO Long Range Transportation Plan.  
**Sponsor:** Board of County Commissioners
- G. CPA2005-18 – LOS Standards For SIS/FIHS/TRIP Funded Roads**  
Amend the Transportation Element to update Policy 37.1.1 to reflect new State LOS standards for SIS/FIHS/TRIP-funded roads.  
**Sponsor:** Board of County Commissioners.
- H. CPA2005-19 – FDOT Quality LOS Handbook**  
Amend the Transportation Element to update Policy 37.1.4 to refer to the 2002 FDOT Quality LOS Handbook.  
**Sponsor:** Board of County Commissioners.
- I. CPA2005-20 – Deletion of Policy 38.2.3**  
Amend the Transportation Element to delete Policy 38.2.3.  
**Sponsor:** Board of County Commissioners.
- J. CPA2005-21 – Update Reference to the LeeScape Master Plan**  
Amend the Transportation Element to update Objective 40.3 to refer to the latest version of the LeeScape (Lee County Roadway Landscape) Master Plan.  
**Sponsor:** Board of County Commissioners.
- K. CPA2005-22 – Mass Transit Update**  
Amend the Transportation Element Mass Transit Sub-Element’s Goals, Objectives and Policies as identified in the most recent Evaluation and Appraisal Report.  
**Sponsor:** Board of County Commissioners.
- L. CPA2005-23 – Ports, Aviation and Related Facilities Update**  
Amend the Transportation Element Ports, Aviation and Related Facilities Sub-Element’s Goals, Objectives and Policies as identified in the most recent Evaluation and Appraisal Report.  
**Sponsor:** Board of County Commissioners.
- M. CPA2005-25 – Change Lee Plan Horizon to the year 2030**  
Amend the Lee Plan to change the references from the year 2020 to the year 2030 and update the Vision Statements to the year 2030.  
**Sponsor:** Board of County Commissioners.
- N. CPA2005-27 – Update CIE Tables 3 and 4**  
Amend the Capital Improvements Element (Tables 3 & 4) to reflect the latest adopted Capital Improvement Program.  
**Sponsor:** Board of County Commissioners.

- O. CPA2005-28 – 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.
- P. CPA2005-29 – Public Facilities Update**  
Amend the Future Land Use Map Series, Map 1, the Future Land Use Map, to update the mapped Public Facilities future land use category by adding and/or removing lands to more accurately identify publicly owned lands.  
**Sponsor:** Board of County Commissioners.
- Q. CPA2005-33 – Police and Justice Sub-Element Update**  
Amend the Community Facilities and Services Element Police and Justice Sub-Element Objective 69.1 to delete the referenced date and to acknowledge the ongoing nature of the objective. In addition amend Policies 69.2.2 and 69.2.3. to reflect the existing status of substation facilities.  
**Sponsor:** Board of County Commissioners.
- R. CPA2005-35 – New Urbanism Definitions**  
Amend the Lee Plan Glossary to incorporate new and amend existing definitions to incorporate the principles of New Urbanism.  
**Sponsor:** Board of County Commissioners.
- S. CPA2005-39 – Commercial FLUM Category**  
Amend Goal 1 of the Future Land Use Element, the Future Land Use Map Series, Map 1, and Table1(a), by adding a new “commercial only” future land use category.  
**Sponsor:** Board of County Commissioners.
- T. CPA2005-40 – Sub-Outlying Suburban FLUM Category**  
Amend Goal 1 of the Future Land Use Element, the Future Land Use Map series, Map 1, and Table 1(a) and Table1(b), Summary of Residential Densities, by adding a new future land use category having a maximum density of 2 dwelling units per acre.  
**Sponsor:** Board of County Commissioners.
- U. CPA2005-41 – Manatee Protection Plan**  
Amend the Conservation and Coastal Management Element and the Future Land Use Element to incorporate the "boating facility siting element" of the Manatee Protection Plan required by F.S. 370.12.(2)(t)(3).  
**Sponsor:** Board of County Commissioners.
- V. CPA2005-42 – Economic Element Update**  
Amend the Lee Plan, Economic Element, for general updates as the element has not been updated since its creation in 1993.  
**Sponsor:** Board of County Commissioners.

- W. CPA2005-43 – Single Family Residence Provision Update**  
Amend the Procedures and Administration Element by updating the Single-Family Residence Provision.  
**Sponsor:** Board of County Commissioners.
- X. CPA2005-45 – Beach and Dune Management Plans**  
Amend Policy 113.3.1 in order to update the list of critical erosion areas under Beach and Dune Management Plans.  
**Sponsor:** Board of County Commissioners.
- Y. CPA2005-47 – Housing Element Update**  
Amend the Lee Plan to update the Housing Element reflecting the findings of the most current Housing Needs Assessment.  
**Sponsor:** Board of County Commissioners.

### **3. Administrative Agenda**

- A. CPA2005-02 – Webb/Buckingham**  
Amend the Future Land Use Map Series, Map 1, to change +/-95 acres from the Rural Future Land Use Designation to the Urban Community Future Land Use Designation and to change the boundaries in the Future Land Use Map series, Map 16, to place the property in the Lehigh Acres Planning Community.  
**Sponsor:** Carlton Land Holdings LLC.
- B. CPA2005-05 – Three Oaks North**  
Amend the Future Land Use Map Series, Map 1, for 83± acres in the northwest quadrant of I-75 and Alico Road, Section 3, Township 46 South, Range 25 East, Lee County, Florida, lying west of I-75 from “Industrial Development” to “Industrial Commercial Interchange.”  
**Sponsor:** Paul H. Freeman, Trustee
- C. CPA2005-07 – River Hall (FKA Hawk’s Haven)**  
Amend the Future Land Use Map Series for a specified parcel (approximately 1,727 acres) located in Sections 25, 26, 27, 34, 35, and 36, Township 43 South, Range 26 East to change the Future Land Use classification shown on Map 1 from “Rural” and “Suburban” to “Outlying Suburban” and “Public Facilities.” Amend Table 1(a), Footnote 6 to limit development in the plan amendment area to 2 units per acre and place a specific cap on residential development of 2,800 dwelling units on the specified property.  
**Sponsor:** Hawks Haven Investment LLC
- D. CPA2005-09 - Palm Beach Community Plan**  
Amend the Future Land Use Element to add a Goal, Objectives, and Policies that are specific to the Palm Beach Community.  
**Sponsor:** Board of County Commissioners/The East Lee County Council.

- E. CPA2005-11 – Greenways Recreational Trails Master Plan**  
Incorporate the Lee County Multi-Purpose Recreational Trails and Greenways Master Plan into the Lee Plan. Revise Goal 85, Objective 85.1, Policy 85.1.2, Policy 85.1.3, Policy 85.1.4, Policy 85.1.5, and Policy 107.1.1(4.)(d.). Incorporate proposed new Policy 40.4.6, Policy 40.4.7, Policy 40.4.8, Policy 77.3.6, Policy 77.3.7, new Objective 85.4, Policy 85.4.1, Policy 85.4.2, new Goal 80, new Objective 80.1, Policy 80.1.1, Policy 80.1.2, new Objective 125.3, and Policy 125.3.1. Incorporate proposed new Map 22 (Lee County Greenways Multi-Purpose Recreational Trails Master Plan Map) into the Lee Plan.  
**Sponsor:** Board of County Commissioners.
- F. CPA2005-24– Update Transportation Concurrency Policies**  
Amend the Transportation Element to update transportation concurrency related Objectives and Policies to reflect current County policy and recent changes in state law.  
**Sponsor:** Board of County Commissioners.
- G. CPA2005-26 – Update BEBR Population Projections**  
Amend the Lee Plan text and tables to reflect the latest BEBR population projections. Also, amend Map 16 to reflect current city boundaries.  
**Sponsor:** Board of County Commissioners.
- H. CPA2005-37 – New Urbanism**  
Amend the Future Land Use Element to include and revise Goals, Objectives, and Policies to incorporate the concepts and principles of New Urbanism, Traditional Neighborhood Design, and Transit Oriented Development. Amend the Future Land Use Map Series to include an overlay depicting areas where mixed use development will be allowed to calculate residential density from commercial property when smart growth principles are applied.  
**Sponsor:** Board of County Commissioners.
- I. CPA2005-46 – Smart Growth Recommendations**  
Amend the Lee Plan to incorporate the recommendations from the County's Smart Growth Initiative into the Lee Plan.  
**Sponsor:** Board of County Commissioners.
- J. CPA2005-49 – Update Goal 10 Natural Resource Extraction**  
Amend the Lee Plan to address the further impacts of mining and 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. Goal 10, Natural Resource Extraction, is proposed to be expanded to include measures for rock mining, and for mitigation of rock mining impacts with adjacent land uses.  
**Sponsor:** Board of County Commissioners.

**8. Adjourn**