

**PAT 96-26
BoCC SPONSORED
EAR ADDENDUM 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
(941) 479-8585*

June 3, 1998

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
PAT 96-26**

T	This Document Contains the Following Reviews:
T	Staff Review
T	Local Planning Agency Review and Recommendation
T	Board of County Commissioners Hearing for Transmittal
T	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report
T	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: May 20, 1997

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

2. REQUEST:

Amend the Vision Statement to reflect the incorporation of Fort Myers Beach.

B. BACKGROUND INFORMATION

On December 31, 1995 the Town of Fort Myers Beach became the fourth incorporated municipality in Lee County. The Lee Plan's Vision Statement currently discusses Fort Myers Beach in the same statement (letter h.) as Captiva. Since all other incorporated areas are discussed individually, the Town of Fort Myers Beach should be discussed under its own letter.

C. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Under Section 6 of Lee Plan Vision Statement make the following modifications:

6. The various discrete communities within the county will evolve as follows:

- a. The Greater Fort Myers area will remain the administrative, financial, and cultural center of Lee County.
- b. Cape Coral will have a functional population of approximately 225,000 people by 2020 and will be, by far, the county's largest city. Development in the Cape will be stimulated by the expansion of the airport, the construction of the new university, and the availability of reasonably-priced lots with public water and sewer. The imbalance between the city's population and its relatively small commercial and industrial sectors will continue to present a challenge in spite of the city's success in promoting the S.R. 78 corridor as an employment center.
- c. Sanibel will look much as it does today, except that a new emphasis on public transportation will reduce gridlock during the tourist season.
- d. The Town of Fort Myers Beach will develop and adopt its own comprehensive plan. It is anticipated the Town of Fort Myers Beach will look much as it does today in the absence of a major hurricane or other natural disaster.
- e. ~~d.~~ Lehigh Acres will have a functional population of approximately 95,000 people by 2020 and will be incorporated. The new city's primary problems will revolve around its lack of commercial and industrial centers and the adequacy of its arterial and collector road network.
- f. ~~e.~~ Bonita Springs will also incorporate during the time frame of the plan. The founders of the new city will cooperate closely with Lee and Collier Counties to create a viable network of north-south arterials linking the rapidly-growing areas of north Collier County and south Lee County.
- g. ~~f.~~ Estero will become an urban area, but will derive its unique character from its historic resources.
- h. ~~g.~~ San Carlos Park will be built out in 2020. Many of the employees of the university and the commercial center around the international airport will live in this area.
- I. ~~h.~~ Fort Myers Beach and Captiva will look much as it does ~~they do~~ today in the absence of a major hurricane or other natural disaster.
- j. ~~i.~~ The Iona-McGregor area will be built out. Substantial redevelopment will take place in areas that were developed prior to 1990. All of the former Estuaries property will be purchased by the state.

- ~~k. j.~~ The Gateway New Community will be a thriving, built-out, mixed-use community in 2020. Gateway, along with the business parks surrounding the airport, will be an employment center for the residents of Lehigh Acres. The new community will either become a city in its own right or will be annexed by the City of Fort Myers.
- ~~l. k.~~ Buckingham will remain rural in character in spite of concentrated attempts by developers to increase its densities.
- ~~m. l.~~ Greater Pine Island will approach buildout by 2020. Incorporation will be viewed as a serious option by those who wish to decrease the island's population accommodation capacity, particularly in light of its vulnerability to hurricanes. Periodic battles will be fought over the desirability of maintaining the island's largely rural character.
- ~~n. m.~~ North Fort Myers will be substantially redeveloped by 2020 and will become increasingly affluent as the advantages of its location close to the financial center of Fort Myers become more obvious.
- ~~o. n.~~ Alva will retain its character as an historic, rural village.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

Fort Myers Beach is no longer one of Lee County's unincorporated population centers but an incorporated town with its own planning and permitting rights.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

On December 31, 1995 the Town of Fort Myers Beach became the fourth incorporated municipality in Lee County. The Lee Plan's Vision Statement currently discusses Fort Myers Beach in the same statement (letter h.) as Captiva. Since all other incorporated areas are discussed individually, the Town of Fort Myers Beach should be discussed under its own letter.

B. CONCLUSIONS

Amend the Vision Statement to reflect the incorporation of Fort Myers Beach.

C. STAFF RECOMMENDATION

Under Section 6 of Lee Plan Vision Statement reflect the incorporation of Fort Myers Beach and renumber accordingly.

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

DATE OF LPA HEARING: May 6, 1997

A. LOCAL PLANNING AGENCY REVIEW

The LPA asked staff if a review of Goal 16 was included in this round of amendments. Staff responded that it was included in this round, but it is a separate amendment that would be heard at a later date. The LPA had no further discussion or questions concerning this amendment.

B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. **RECOMMENDATION:** The LPA recommends that the Board of County Commissioners transmit this amendment.

2. **BASIS AND RECOMMENDED FINDINGS OF FACT:** The LPA accepted the findings of fact as advanced by the staff.

C. VOTE:

CARRON DAY	<u>ABSENT</u>
RICHARD DURLING	<u>AYE</u>
EARL HAMILTON	<u>ABSENT</u>
RONALD INGE	<u>AYE</u>
BILL SPIKOWSKI	<u>AYE</u>
GREG STUART	<u>AYE</u>
MATT UHLE	<u>AYE</u>

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

DATE OF TRANSMITTAL HEARING: November 5, 1997

A. BOARD REVIEW: During the hearing there was no public testimony or Board discussion on this plan amendment.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

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

C. VOTE:

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

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

DATE OF ORC REPORT: February 5, 1998

A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

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

B. STAFF RECOMMENDATION

Adopt the amendment as transmitted.

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

DATE OF ADOPTION HEARING: May 27, 1998

A. BOARD REVIEW: The Board provided no discussion on this amendment. This item was approved on the consent agenda.

B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

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

C. VOTE:

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