

NOTICE OF PROPOSED AMENDMENT TO THE LEE COUNTY COMPREHENSIVE LAND USE PLAN (Transmittal Hearing)

In compliance with the Florida Statutes, notice is hereby given that the Lee County Board of County Commissioners will hold a public hearing to consider proposed amendments to the Lee County Comprehensive Land Use Plan on Wednesday, June 1, 2005. The hearing will be held in the Board of County Commissioners Hearing Chambers in the renovated Courthouse at 2120 Main Street in Downtown Fort Myers. The hearing will commence at 9:30 a.m. At this hearing, the Board will review the proposed amendments for transmittal to the Florida Department of Community Affairs (F.D.A.). The agenda is set forth below.

This meeting is open to the public and all interested parties are encouraged to attend. Interested parties may appear and be heard with respect to all proposed actions. Pursuant to Florida Statutes Section 163.3184(7), persons participating in the Comprehensive Plan Amendment process, who provide their name and address on the record, will receive a courtesy informational statement from the Department of Community Affairs prior to the publication of the Notice of Intent to file a plan amendment in compliance.

If a person decides to appeal a decision made by the Board with respect to any matter considered at this hearing, he or she will need a record of the proceedings, and, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Further information may be obtained by contacting the Lee County Division of Planning at 479-8585.

In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. If you are in need of a reasonable accommodation, please contact Janet Miller at 479-8583 Extension 5910.

1. Call to order; Certification of Affidavit of Publication

2. Community Plan Agenda

A. CPA2004-09 – Captiva Community Plan

Amend Goal 13 of the Lee Plan to incorporate the recommendations of the Captiva Island Community Planning effort. Amend Goal 84: Wetlands to add a new Policy 84.1.4.

Sponsor: BOCC

B. CPA2004-12 - Boca Grande Community Plan

Amend the Future Land Use Element of the Lee Plan to incorporate the recommendations of the Boca Grande Community Planning effort. Establish a new Vision Statement and a new Goal, including Objectives and Policies specific to Boca Grande.

Sponsor: BOCC

C. CPA2004-16 – Pine Island Compromise

The compromise proposes to amend the Lee Plan as follows:

Amend the Future Land Use Map series for specified parcels of land (totaling ±157 acres) located in Section 33, Township 43 South, Range 22 East to change the Map 1 Future Land Use classification from "Coastal Rural" to "Outlying Suburban." The property is generally located in the Bokeelia area south of Barrancas Avenue and north of Pinehurst Road.

Amend the Pine Island Vision Statement and Goal 14 to recognize the value of preserving agriculture on the island;

Amend the Future Land Use Element Policy 1.4.7, the Coastal Rural Policy, to allow the retention of active and passive agriculture in lieu of habitat restoration to regain density;

Amend the current percentages of preserved or restored uplands in Policy 1.4.7;

Amend the Lee Plan to add a policy that further defines the restoration standards referred to in Policy 1.4.7;

Amend Housing Element Policy 100.2.3 to incorporate a reference to the Coastal Rural future land use category;

Amend the Pine Island Vision Statement, Goal 14, Table 1(a) footnote 4, the Definition of Density in the Glossary, and any other Plan provisions to create a new transfer of development rights program for Pine Island; Amend the definition of Density to allow mixed use projects to retain some or all of their residential density that is typically lost to commercial acreage, if Pine Island TDRs are utilized to regain density; Amend the Mixed Use definition in the Glossary to better define mixed use projects;

Evaluate creating a concurrency exception area for a portion of Pine Island Center; and,

Evaluate establishing additional Urban Infill areas on the mainland portion of the County to be receiving areas for Pine Island TDRs. Evaluate increasing allowable bonus densities in specific locations based on a point system that incorporates several criteria.

Sponsor: BOCC

3. Lee Plan Amendments

A. CPA2004-02 – Estero Outdoor Display

Amend Lee Plan Policy 19.2.5 of the Future Land Use Element to allow outdoor display in excess of 1-acre at the intersection of I-75 and Corkscrew Road.

Sponsor: Argonaut Holdings, Inc.

B. CPA2004-04 – Fitzgerald Tract

Amend the Lee Plan Map series Map 1, the Future Land Use Map for a portion of a 54-acre tract in Section 22, Township 45, Range 25 from Rural to Outlying Suburban. The subject property abuts I-75 on the East and is approximately one mile south of Daniels Parkway.

Sponsor: William Fitzgerald

C. CPA2004-05 – Pine Island Policy 14.2.2.

A privately initiated request to amend Policy 14.2.2 of the Lee Plan for Greater Pine Island to revise traffic volume calculations.

Sponsor: Pine Island Agriculture and Landowners Association, Inc.

D. CPA2004-08 – Oak Creek

Amend the Future Land Use Map series for ±27.25 acres located in Section 17, Township 43 South, Range 25 East, to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Suburban"

intersections of I-75 and Corkscrew Road.
Sponsor: Argonaut Holdings, Inc.

B. CPA2004-04 – Fitzgerald Tract

Amend the Lee Plan Map series Map 1, the Future Land Use Map for a portion of a 54-acre tract in Section 27, Township 45, Range 25 from Rural to Outlying Suburban. The subject property abuts I-75 on the East and is approximately one mile south of Daniels Parkway.
Sponsor: William Fitzgerald

C. CPA2004-05 – Pine Island Policy 14.2.2.

A privately initiated request to amend Policy 14.2.2 of the Lee Plan for Greater Pine Island to revise traffic service volume calculations.
Sponsor: Pine Island Agriculture and Landowners Association, Inc.

D. CPA2004-08 – Oak Creek

Amend the Future Land Use Map series for ±27.25 acres located in Section 17, Township 43 South, Range 25 East, to change the classification shown on Map 1, the Future Land Use Map, from "Rural" to "Suburban." Amend the Future Land Use Map series for ±17.81 acres located in Section 19, Township 43 South, Range 25 East, to change the classification shown on Map 1, the Future Land Use Map, from "Suburban" to "Rural."
Sponsor: S.W. Florida Land 411, LLC

E. CPA2004-10 – Hawks Haven

Amend the Lee Plan Map series Map 1, The Future Land Use Map for parcels in Sections 27, 34, 35 and 36, Township 43, Range 46 from Rural and Suburban to Outlying Suburban with a density limit of 2 units per acre. Amend Footnote 6 of Table 1(a), the density table to add the following language:

The property that is the subject of CPA2004-10 is eligible for an increase from 1,999 to 2,999 dwelling units upon the execution of a development agreement which legally obligates the developer of the property to pay a proportionate share of the cost of six-laning State Road 80 from State Road 31 to Buckingham Road. No development orders may be issued for the additional units until the construction of the improvement is included in the first three years of the County's Capital Improvement Program or the Florida Department Of Transportation Work Program.

Sponsor: Hawks Haven Investment, LLC

I. CPA2004-13 - I-75 and S.R. 80 Interchange

Evaluate the future land use designations of Map 1, the Future Land Use Map, for the Interstate 75 and State Road 80 Interchange to balance existing and future land use designations in this area.
Sponsor: BOCC

G. CPA2004-14 – Coastal High Hazard Area Density

Amend the Lee Plan's Conservation and Coastal Management element Policy 75.1.4 to consider limiting the future population exposed to coastal flooding while considering applications for rezoning in the Coastal High Hazard Area.
Sponsor: BOCC

II. CPA2004-15 - Fort Myers Shores Table 1b Update

Text Amendment to revise the Lee Plan Land Use Allocation Table (Table 1b) for the Fort Myers Shores Planning Community to address the establishment of the Outlying Suburban future land use category within the Planning Community.
Sponsor: BOCC

8. Adjourn

