

**REGULAR MEETING
OF THE
LOCAL PLANNING AGENCY**

**Monday, May 23, 2005
Board of County Commission Chambers
The meeting will commence at 8:30 a.m.**

AGENDA

- 1. Call to Order; Certification of Affidavit of Publication**
- 2. Pledge of Allegiance**
- 3. Public Forum**
- 4. Approval of Minutes from April 25, 2005**
- 5. Park Impact Fee Update**

AN ORDINANCE AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE (LDC) TO AMEND CHAPTER 2 (ADMINISTRATION), ARTICLE VI (IMPACT FEES), DIVISION 3 (REGIONAL PARKS IMPACT FEE); AMENDING COMPUTATION OF AMOUNT (§2-306); AMENDING DIVISION 4 (COMMUNITY PARKS IMPACT FEE); COMPUTATION OF AMOUNT (§2-346); BENEFIT DISTRICTS ESTABLISHED (§2-348); AND AMENDING APPENDIX L - COMMUNITY PARK IMPACT FEE BENEFIT DISTRICT DESCRIPTIONS; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE.

- 6. Review Capital Improvement Program for Fiscal Year ending 2006/2010**
- 7. 2004/2005 Regular Round Plan Amendment Review:**

At the conclusion of each of the following amendments, the Local Planning Agency will vote to recommend that the Board of County Commissioners transmit or not transmit each amendment.

- A. CPA2004-04 – Fitzgerald Tract – William Fitzgerald, Trustee, privately sponsored amendment - 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.**
- B. CPA2004-10 – Hawks Haven – Hawks Haven Investment, LLC, privately sponsored amendment - 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.

- C. CPA2004-12 - Boca Grande– Board of County Commissioners sponsored amendment - 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.
- D. CPA2004-13 - I-75 and S.R. 80 Interchange - Board of County Commissioners sponsored amendment - 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.
- E. CPA2004-15 - Fort Myers Shores Table 1b Update- Board of County Commissioners sponsored amendment - 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.
- F. CPA2004-16 – Pine Island Compromise– Board of County Commissioners sponsored amendment - The compromise proposes to amend the Lee Plan as follows:

Amend the Future Land Use Map series for specified parcels of land (total of approximately 157 acres) located in Section 31, Township 43 South, Range 22 East to change the Future Land Use classification shown on Map 1 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 agricultural activities on the island;

Amend the Future Land Use Element Policy 1.4.7, the Coastal Rural Policy, to allow the retention of active or 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.

9. Other Business

10. Adjournment

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(8)(b), 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 find a plan amendment in compliance.

If a person decides to appeal any decision made by the board, agency or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, 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.