



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS
MONDAY, SEPTEMBER 22, 2014
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Public Forum
3. Approval of Minutes – August 25, 2014
4. Lee Plan Amendments:
 - A. CPA2011-00015 Glossary
 - B. CPA2011-00023 Miscellaneous Maps
5. Other Business
6. Adjournment – Next Meeting Date: Monday, October 27, 2014

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing.

Persons with disabilities who need an accommodation to participate in the Local Planning Agency meeting should contact Janet Miller, 1500 Monroe Street, Fort Myers, FL 33901 (239-533-8583 or jmiller@leegov.com). To ensure availability of services, please request accommodation as soon as possible but preferably five or more business days prior to the event. Persons using a TDD may contact Janet Miller through the Florida Relay Service, 711.

The agenda can be accessed at the following link approximately 7 days prior to the meeting.

<http://www.leegov.com/dcd/calendar>

Direct Links to plan amendment pages:

[CPA2011-00015](#)

[CPA2011-00023](#)

**CPA2011-15
GLOSSARY
BOCC SPONSORED
EAR BASED AMENDMENT
TO THE**

LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

Publicly Sponsored Amendment and Staff Analysis

**LPA Public Hearing Document
for the
September 22nd, 2014 Public Hearing**

*Lee County Planning Division
1500 Monroe Street
P.O. Box 398
Fort Myers, FL 33902-0398
(239) 533-8585*

September 12, 2014

**LEE COUNTY
DIVISION OF PLANNING
STAFF REPORT FOR
COMPREHENSIVE PLAN AMENDMENT
CPA2011-16**

Text Amendment

Map Amendment

This Document Contains the Following Reviews	
<input checked="" type="checkbox"/>	Staff Review
	Local Planning Agency Review and Recommendation
	Board of County Commissioners Hearing for Transmittal
	Board of County Commissioners Hearing for Adoption

STAFF REPORT PREPARATION DATE: September 12, 2014

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

Lee County Board of County Commissioners
Represented by Lee County Division of Planning

2. REQUEST:

Amend the Glossary of the Lee Plan to remove unnecessary definitions, add definitions for new terms, and to update agency names and citations.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Staff recommends that the Board of County Commissioners *transmit* the proposed amendment to the Glossary of the Lee Plan as shown in Attachment 1.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- The Glossary of the Lee Plan is intended to define terms used within the Lee Plan to provide clarity, reduce misinterpretations and facilitate the implementation of the Plan.
- The proposed revisions to the other Lee Plan elements are revising outdated procedures and language that need to be reflected in the Glossary.

C. BACKGROUND INFORMATION

The Glossary is an important component of the Lee Plan. The purpose of the Glossary is to define words and phrases used within the Lee Plan to increase understanding and clarify planning terms. The Glossary was originally incorporated into the Lee Plan in 1984, to reduce misinterpreting terms and for ease of implementing the Goals, Objectives and Policies within the Lee Plan. Revisions are necessary to reflect the proposed revised elements.

The Glossary is not required by Chapter 163.3177, Florida Statutes (F.S.), however, the statute permits optional elements. The statute specifically states, *“The comprehensive plan shall consist of elements as described in this section, and may include optional elements.”* Including the Glossary in the Lee Plan promotes understanding by clarifying terminology and allows for ease of implementation.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Portions of the Glossary have been in place since the 1984 Lee Plan. Amendments have been made to the Glossary each time the Lee Plan has undergone major amendments, including 1989 and 1994. The Glossary alphabetically lists the planning terms and phrases used in the revised Lee Plan. The existing Glossary was modified to:

1. Remove terms that are no longer in the Lee Plan;
2. Add new terms that are proposed in the revised Lee Plan;
3. Update agency information; and
4. Simplify the definition.

The revised Glossary follows in strike-out and underline format. The deleted language is shown as being struck through and the proposed language is underlined.

B. STAFF RECOMMENDATION

County staff recommends that the Board of County Commissioners *transmit* the proposed amendments to the Glossary as provided in Attachment 1.

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

DATE OF PUBLIC HEARING: September 22, 2014

A. LOCAL PLANNING AGENCY REVIEW

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT
SUMMARY**

1. RECOMMENDATION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

NOEL ANDRESS	_____
DENNIS CHURCH	_____
JIM GREEN	_____
VACANT	_____
JAMES INK	_____
RICK JOYCE	_____
DAVID MULICKA	_____

Attachment 1 XII. Glossary

The words, terms, and phrases defined below, when used in the Lee Plan, have the meanings ascribed to them in this section, except where the context clearly indicates a different meaning. Undefined words, terms, and phrases in the Lee Plan shall have their common meanings, except where the context clearly indicates a different meaning.

ACCESSORY DWELLING UNIT (ADU) ~~ACCESSORY APARTMENT~~ - In general terms, a living unit constructed subordinate to a single-family residence, or in a separate structure and rules governing such to be further defined in the Lee County Zoning Ordinance. This includes secondary units that are subordinate to the principal residence and located on the same lot. (Added by Ordinance No. 93-25)

ACTIVE RECREATION - Active recreation requires a certain degree of physical exertion. Recreational activities that are of this orientation are generally of an organized or team nature and usually require an established playfield or type of court to accommodate them (e.g. baseball, football, tennis, basketball).

~~**ACTIVITY CENTER** - Those areas of such economic, recreational, cultural, or unique locational significance that the community has unusual difficulty in providing transportation facilities consistent with adopted service levels (see Objective 37.3)~~

ADAPTIVE REUSE - the process of adapting a development for a purpose other than which it was originally built or designed.

AFFORDABLE HOUSING - A household that spends 30% or less of its gross income on housing.

AGGREGATE - Aggregate is an industry term for rock particles that vary in size from sand to several inches in diameter. The term “crushed stone” is often used interchangeably. In construction applications, aggregates are mixed with Portland cement or asphalt materials to form Portland cement concrete or hot mix asphalt. (Added by Ordinance No. 10-20)

AGRITOURISM ACTIVITY - Any agriculturally related activity on land classified as agricultural under Florida Statutes Section 193.461 that is consistent with and accessory to a bona fide farm or ranch or in a working forest which allows members of the general public, for recreational entertainment, or educational purposes, to view or enjoy activities, including farming, ranching, historic, cultural, or harvest-your-own activities and attractions.

AIRPORT (PUBLIC USE) - Is defined as any area of land or water designed and set aside for the landing and taking off of aircraft and utilized or to be utilized in the interest of the public for such purpose. Airport Facilities (Commercial or General Aviation) typically include areas for

shelter, servicing, or repair of aircraft, or for receiving and discharging passengers or cargo, and areas used for access to airport facilities or buildings. (Added by Ordinance No. 04-16)

AIRPORT LAYOUT PLAN - A map of existing and proposed airport property, facilities and development that is created as a result of the Airport Master Planning process. The Airport Layout Plan for Southwest Florida International Airport is adopted as Map 3F, and the Airport Layout Plan for Page Field General Aviation Airport is adopted as Map 3G. (Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14)

AIRPORT MASTER PLAN - A plan of development applicable to an airport that is prepared and approved in accordance with FAA Advisory Circular 150/5070-6A and FDOT Guidebook for Airport Master Planning. By design, the Airport Master Plan process is ongoing and allows an airport to address operational and development needs as they arise. The overall development scheme or concept is depicted in the Airport Layout Plan. (Added by Ordinance No. 04-16)

AIRPORT SUPPORT LAND USES - Airport Support land uses include land uses that provide support facilities to other airport operations, including the air traffic control tower, aircraft rescue and firefighting, airport maintenance, airport utilities, rental car service and storage, fuel farms, aircraft maintenance areas, airline in-flight catering kitchens, airport police department gun range, airport auto repair facility, and Port Authority training facility. (Added by Ordinance No. 04-16)

AREA-WIDE LEVEL OF SERVICE – A quantitative grading of the quality of service for multimodal transportation facilities within a defined geographic boundary.

ASSOCIATED SUPPORT DEVELOPMENT - Within the University Community land use category is that development which is related to and justified by the University, including but not limited to support facilities, university housing, and development, such as research and development parks, which would not have come to the University Community except for the synergy created by the University. (Added by Ordinance No. 92-47)

AVIATION-RELATED INDUSTRY - Aviation-Related Industry land uses include manufacturing, fabrication, or assembly activities relating to aviation. Examples of Aviation-Related Industry uses include fuel storage and transfer facilities, aircraft parts/instrument manufacture, facilities for processing large air cargo shipments, and warehousing. (Added by Ordinance No. 04-16)

AVIATION RELATED LAND USES - Aviation related land uses are necessary for the safe operation of the airport. These uses include: all uses necessary to support airfield operations such as runway and taxiway safety areas, runway approaches, taxiways and taxiway exits, areas where NAVAIDS will be located, and areas within the building restriction lines and the runway protection zones; all facilities associated with Airline Passenger Terminal areas and Air Cargo areas, including the Federal Inspection Station/customs, aircraft aprons, and terminal auto parking areas, cargo buildings and truck ramps for transshipping cargo between air and ground transportation; all uses associated with General Aviation operations, including aircraft aprons,

fixed base operator offices and hangars, and auto parking areas. This term also includes all Airport Support and Aviation-Related Industry. (Added by Ordinance No. 04-16)

A-ZONE - Those areas subject to a 100-year flood, as indicated on the Flood Insurance Rate Maps published by the Federal Emergency Management Agency.

BARRIER ISLAND - The term "barrier island" is intended to refer to the following islands: Gasparilla, LaCosta (Cayo Costa), North Captiva, Captiva, Sanibel, Estero, Black, Lovers Key, Big Hickory, and Little Hickory (often referred to as Bonita Beach) Islands.

BASE FLOOD - The flood having a one percent (1%) chance of being equaled or exceeded in any given year.

BASIC FACILITY - As used in the Potable Water and Sanitary Sewer sub- elements of the Community Facilities and Services element, this term is intended to identify the principal productive capital of a water or sewer system, i.e., a wellfield and water treatment plant, as distinguished from the distribution system(see also "infrastructure").

BEST MANAGEMENT PRACTICE-- A set of standards representing the state-of-the art technology as applied to a specific problem and including a schedule of activities, prohibited practices, and maintenance procedures. That practice which provides reasonable assurance that a given standard of performance can be achieved (South Florida Water Management District).

BIOLOGICAL OXYGEN DEMAND (BOD) - The oxygen used in meeting the metabolic needs of aerobic microorganisms in water rich in organic matter.

BUILD-BACK - replacing an existing structure or developed site with structures and/or development of substantially similar use, density and/or intensity. (Added by Ordinance No. 10-08)

BUS RAPID TRANSIT (BRT) – A high capacity system using buses or specialized vehicles on roadways or dedicated lanes as a premium transit service along a corridor or between high trip generators.

~~**CAPACITY, ROAD** – The maximum number of vehicles having a reasonable expectation of passing over a given section of roadway during a given time period under prevailing roadway and traffic conditions.~~

CAPITAL IMPROVEMENTS - The acquisition of land, real property, a physical facility, or the construction of a physical facility.

CHEMICAL OXYGEN DEMAND (COD) - The amount of matter available in water with the potential to take up dissolved oxygen from the water by various chemical processes.

CIVIC SPACE - Spaces, public or private, that, when located at street level are accessible to the general public including: plazas, sidewalk gathering spaces with seating, pocket parks and playgrounds that are scaled to the surrounding urban environment, and other functional public areas. (Added by Ordinance No.07-14)

CLUSTERING - A development design technique that concentrates a group of buildings or uses in specific areas to allow the remaining area to be used for open space, buffering, joint-parking, recreation, water management, or protection of environmentally sensitive areas.

COASTAL BUILDING ZONE - The barrier islands, except Sanibel; Buck Key; Long Key; the unnamed mangrove island between Broadway and Hogue Channels, in their entirety; and the land area 3,000 feet landward of mean high water from the western tip of Punta Rassa to the peninsula north of Pelican Bay, with the eastern boundary being the eastern shoreline at mean high water of the presently undeveloped peninsula in Siesta Isles as delineated in the aerial map filed with Clerk of the Court as Exhibit A. The bay islands in Gasparilla Sound, Pine Island Sound (including Cabbage Key and Useppa Island), Matlacha Pass and Estero Bay and Pine Island, San Carlos Island and the mainland area not expressly referred to in this definition are not included. (Added by Ordinance No. 94-30)

COASTAL CONSTRUCTION CONTROL LINE - The Florida Department of Environmental Protection's Natural Resources' Coastal Construction Control Line is the line established pursuant to the provisions of Sections 161.052 -161.053, Florida Statutes.

COASTAL HIGH HAZARD AREA - The area below the elevation of the category 1 storm surge line as established by the Sea, Lake, and Overland Surges from Hurricane (SLOSH) model run by the Southwest Florida Regional Planning Council, as required by Florida Statute 163.3178(2)(h) delineated by Map 5 of the Future Land Use Map Series. (Added by Ordinance No. 94-30, Amended by Ordinance No. 99-17, 09-17)

COASTAL PLANNING AREA - The coastal study area of the 1988 Lee County Coastal Study which is defined as all sections of unincorporated Lee County containing any portion of the 1988 A Zone (the 100- year floodplain as mapped in 1988 by FEMA), lying westward of the municipal boundaries of Fort Myers and Cape Coral. (Added by Ordinance No. 94-30)

COMMUNITY PARK - A tract of land designated and used by the public primarily for active recreation but also for educational and social purposes and passive recreation. A community park generally serves a specific community comprised of at least several neighborhoods. The Lee Plan's community park standards are based upon several sub-classifications of community parks: standard community parks; community recreation centers; community pools; and school parks.

COMPLETE STREETS – Streets designed and operated to enable safe access for all users, of all ages and abilities, and to safely move people along and across streets regardless of how they are traveling.

CONSERVATION EASEMENT - A right or interest in real property that is appropriate to retaining the land or water areas predominately in the natural scenic, open, agricultural, or wooded condition. See F.S.704.06. (Added by Ordinance No. 10-21)

CONSTRAINED ROADS – Arterial or collector segments deemed to have limited right-of-way, scenic value, aesthetic value, historic value, or environmental resources characteristics or considerations.

~~**CORNER-STORE COMMERCIAL** – A small store servicing a range of daily needs within a neighborhood and accessible by pedestrian friendly streets and/or plazas, having a building footprint of less than 5,000 square feet. (Added by Ordinance No. 07-14)~~

COST-EFFECTIVE - An action or technique is "cost-effective" when it offers more benefit per unit cost or lower cost per unit benefit than an alternative.

CRIME PREVENTION THROUGH ENVIRONMENTAL DESIGN (CPTED) - A multi-disciplinary approach to deterring criminal behavior through site design.

DENSITY - The number of residential dwelling or housing units per gross acre (du/acre). Densities specified in this plan are gross residential densities. For the purpose of calculating gross residential density, the total acreage of a development includes those lands to be used for residential uses, and includes land within the development proposed to be used for streets and street rights-of-way, utility rights-of-way, public and private parks, recreation and open space, schools, community centers, and facilities such as police, fire and emergency services, sewage and water, drainage, and existing manmade waterbodies contained within the residential development. Lands for commercial, office, industrial uses, natural water bodies, and other non-residential uses must not be included, except within areas identified on the Mixed- Use Overlay Map (Future Land Use Map Series Map 1 page 6 of 8) that have elected to use the process described in Objective 4.2 and except within areas identified as Mixed-Use Communities as identified on Map 17 where development rights are concentrated or transferred using the process described under Objective 33.3. Within the Captiva community in the areas identified by Policy 13.2.1, commercial development that includes commercial and residential uses within the same project or the same building do not have to exclude the commercial lands from the density calculation. For true mixed-use developments located on the mainland areas of the County, the density lost to commercial, office and industrial acreage can be regained through the utilization of TDRs that are either created from Greater Pine Island Coastal Rural future land use category or previously created TDRs. True mixed-use developments must be primarily multi-use structures as defined in this Glossary as a mixed-use building. If development is proposed in accordance with Policy 2.12.3, residential densities are calculated using the total land area included in the mixed-use portion of the development. (Amended by Ordinance No. 98-09, 00-22, 03-21, 05-21, 07-09, 07-14, 09-06, 10-43)

DEVELOPMENT - Has the meaning given in Chapter 380, Florida Statutes.

DEVELOPMENT AGREEMENT - An agreement entered into between the County and a developer in accordance with Florida Statutes.

DEVELOPMENT OF COUNTY IMPACT (DCI) - A development which, because of its character, magnitude, location, size, timing, density, or intensity would have a substantial effect upon the health, safety, and welfare of the citizens of the county. Thresholds for Developments of County Impact will be specifically defined in zoning or development regulations and ordinances. (Amended by Ordinance No.00-22)

DEVELOPMENT ORDER - An order granting, denying, or granting with conditions an application for a development permit. Whenever this plan refers to a “~~preliminary,~~” “local” or “final” development order or “the development order process.” the term will have the same meaning given ~~those terms in Chapter 10 of the Lee County Land Development Code. Standards Ordinance as it existed in October of 1989.~~ (Amended by Ordinance No. 94-30, 00-22)

DEVELOPMENT PERMIT - Includes any building permit, zoning permit, subdivision approval, rezoning, certification, special exception, variance, or any other official action of Lee County having the effect of permitting the development of land.

EDGE EFFECT - The influence of adjacent plant communities on the number of animal species present in the immediate vicinity.

EQUIVALENT RESIDENTIAL CONNECTION (ERC) - The total number of meter equivalents using the methodology of the Florida Public Service Commission. This term is synonymous with Equivalent Residential Units” as used by the Florida Public Service Commission. It is used to convert commercial and industrial water or sanitary sewer use into standard units, based on typical use in dwelling units.

EXPRESS ROUTES – A transit service between two or more points with very few stops compared to fixed-route transit service.

EXTENDED PEDESTRIAN SHED - The estimated distance that a person is willing to walk under special circumstances in order to reach a destination. The extended pedestrian shed is ½ mile, or an 8 to 10 minute walk from the common destination. (See also: Pedestrian Shed). (Added by Ordinance No. 07- 14)

FAÇADE - The elevations of a building usually set parallel to the frontage line. Facades define the public space and are subject to requirements additional to those of elevations such as architectural standards, assigned frontage types and height restrictions. (Added by Ordinance No. 07-14)

FARMWORKER – Has the meaning given in Chapter 420 Florida Statutes.

FDOT QUALITY LEVEL OF SERVICE HANDBOOK – A publication and associated computer software developed by the Florida Department of Transportation for the analysis of quality of service and capacity at generalized and conceptual planning levels.

FLOODING - A general or temporary condition of partial or complete inundation of normally dry land areas from: (1) overflow of inland or tidal water; or (2) unusual and rapid accumulation or runoff of surface water from any source.

FLOOD PRONE AREA OR FLOODPLAIN - Any land area susceptible to being inundated by water from any source.

FLOOR AREA- the total area of each story of a building, or portion thereof, within the surrounding exterior walls of the building or structure.

FLOOR AREA RATIO (FAR) - A measure of intensity expressing the maximum allowable floor area permitted on a lot. The FAR is equivalent to the total floor area of all commercial buildings divided by the total area of the lot, expressed in square feet. The FAR represents the relationship of the developed square footage of the lot to the square footage of the site. (Added by Ordinance No. 07-09, Amended by Ordinance No. 10-34)

FLORIDA FRIENDLY LANDSCAPING - means quality landscapes that conserve water, protect the environment, are adaptable to local conditions, and are drought tolerant. The principles of such landscaping include planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection. Additional components include practices such as landscape planning and design, soil analysis, the appropriate use of solid waste compost, minimizing the use of irrigation, and proper maintenance.

FLOW-WAY FLOWWAY - A defined area that conveys surface water during typical seasonal weather patterns. The ~~flow-way~~ flowway may contain uplands, wetlands, defined natural or artificial channels, or a combination thereof. A ~~flow-way~~ flowway may be natural or manmade. A natural ~~flow-way~~ flowway is an area of lower topographic relief where surface water moves within variable dimensions or a well defined channel. The area of flow in this case has enough general confinement to exhibit surface water flow characteristics and is determined through reasonable scientific judgment utilizing all available information including without limitation a review of all the following: vegetation, hydrology, soils maps, aerial photography, topographic maps, USGS maps, drift lines, rack lines, sediment deposits, soils and root scour, absence of litter or groundcover, and field verifications. A natural ~~flow-way~~ flowway can be a series of lower elevation upland areas that allow otherwise isolated wetlands to interconnect when surface water levels rise high enough during typical high water seasonal level to form a continuous flow path. Natural ~~flow-ways~~ flowways typically include but are not limited to rivers, creeks, streams, sloughs, interconnected wetlands, and associated flood plain. A manmade naturalized ~~flow-way~~ flowway is a constructed surface water management system consisting of soft features used for nutrient uptake, surface water treatment, and/or surface water conveyance. Manmade naturalized ~~flow-ways~~ flowways typically include but are not limited to filter marshes, created wetlands, swales planted with native vegetation, created streams/creeks, created pond or lake systems interconnected through native vegetation areas, or combinations thereof. A manmade structural ~~flow-way~~ flowway is a physical connection between surface water management basins. Manmade structural ~~flow-ways~~ flowways typically include but are not limited to culverts,

ditches, canals, pipelines, mowed grass swales, rip-rap swales, or combinations thereof. This will not include roadways, fire breaks, or similar manmade structures. (Added by Ordinance No. 03-06)

FORM-BASED CODE - A method of regulating development to achieve a specific urban form. Form-based codes create a predictable public realm by controlling physical form primarily, with a lesser focus on land use, through city or county regulations. Form-based codes address the relationship between building facades and the public realm, the form and mass of buildings in relation to one another, and the scale and types of streets and blocks. Refer to LDC Section 32 Compact Communities. (Added by Ordinance No. 07-14)

FRANCHISE - An exclusive right to sell a good or produce a service within a limited geographic area.

~~**FREEWAY** - The term freeway as used herein and as defined by the 1985 Highway Capacity Manual, Special Report 209, is a divided highway facility having two or more lanes for the exclusive use of traffic in each direction and full control of access and egress. Access to and egress from the facility occur only at ramps, which are generally designed to permit high-speed merging and diverging maneuvers to take place, thus minimizing disruptions to mainline traffic. A multilane, divided highway with at least two lanes in each direction and full control of ingress and egress.~~ (Added by Ordinance No. 98-09)

~~**FUNCTIONAL STREET CLASSIFICATION** - Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide. The assignment of roads into systems according to the character of service they provide in relation to the total road network.~~

~~**FUTURE URBAN AREAS** - Those categories on the Future Land Use Map which are designated for urban activities: Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Industrial Development, Public Facilities, Airport, Tradeport, Industrial Interchange, General Interchange, General Commercial Interchange, Industrial Commercial Interchange, University Village Interchange, Mixed Use Interchange, University Community, and New Community. (Amended by Ordinance No. 94-30, 99-18, 04-16)~~

GREEN BUILDING - an environmentally sustainable building, designed, constructed and operated to minimize the total environmental impacts. Strategies to achieve a green building include reduced energy consumption, water conservation and recycling waste.

GREEN INFRASTRUCTURE - Interconnected network of natural areas that conserve natural ecosystem values and functions. This includes surface water management systems that are "soft" features such as preserved/restored flow-way flowways, created flow-way flowways, lakes with littoral plantings, swales planted with native grasses, filtration marshes, preserved/restored wetlands, created wetlands, or other similar design features. (Added by Ordinance No. 03-06)

GREYFIELD DEVELOPMENT - Redevelopment of ~~antiquated or underutilized~~ commercial or industrial properties such as strip shopping centers, malls and office parks, not qualifying as brownfields. (Added by Ordinance No. 07-14)

HIGHWAY CAPACITY MANUAL – The Transportation Research Board document on highway capacity and quality of service.

HISTORIC DISTRICT - A geographically definable area possessing a significant concentration, linkage, or continuity of sites, buildings, structures, or objects united by past events or aesthetically by plan or physical development. A district may also be comprised of individual elements separated geographically but linked by association or history.

HISTORIC RESOURCE - Any prehistoric or historic district, site, building, object, or other real or personal property of historical, architectural, or archaeological value. These properties or resources may include, but are not limited to, monuments, memorials, Indian habitations, ceremonial sites, abandoned settlements, sunken or abandoned ships, engineering works, treasure trove, artifacts, or other objects with intrinsic historical or archaeological value, or any part thereof, relating to the history, government, and culture of the state (s.267.021 (3), F.S. 1986).

HUMAN-SCALE DEVELOPMENT - The use of buildings with details, elements and materials that are inviting to pedestrians and site design elements clearly oriented to human activity, such as limited block length, limited distance between entrances and reduced blank or dead façade space. (Added by Ordinance No. 07-14)

HURRICANE VULNERABILITY ZONE - The area requiring evacuation in the event of a specified event (hurricane) as determined by the SLOSH computer model (see the ~~October 1991,~~ 2010 Hurricane Storm Tide Atlas for Lee County, prepared by the Southwest Florida Regional Planning Council). This zone is subdivided into maximum areas subject to flooding by each of the five storm categories. (Amended by Ordinance 99-15)

HYDROPERIOD - The cyclic variation in the volume of water flowing in a system through time.

INFILL - The use of vacant lands within an established ~~predominantly~~ developed area for further construction or development. These lands already have public services available but may require improvements to meet current development standards. (Added by Ordinance No. 07-14)

INFILTRATION - The flow of a liquid through a porous material (see also "percolation").

~~INFRASTRUCTURE~~ – ~~As used in the Potable Water and Sanitary Sewer sub-elements of the Community Facilities and Services element, this term is intended to identify the capital facilities that distribute a service, i.e., the sewer mains, manholes, lift and pump stations, and trunk and intercepter sewers, as distinguished from the wastewater treatment plant and effluent disposal system (see also "basic facility").~~

~~**INTENSITY** - A measurement of the degree of non-residential uses of land based on use, size, impact, bulk, shape, height, coverage, sewage generation, water demand, traffic generation, or floor-area ratios.~~

~~**LAND USE** - The development that has occurred on the land, the development that is proposed by a developer on the land, or the use that is permitted or permissible on the land under the adopted Comprehensive Plan or element or portion thereof, land development regulations, or a land development code, as the context may indicate.~~

LEACHATE - The solution/suspension of material in water which has percolated through a landfill.

LEVEL OF SERVICE - An indicator of the extent or degree of service provided by, or proposed to be provided by a facility based on and related to the operational characteristics of a facility. Levels of service are generally expressed as the capacity per unit of demand for each public facility. (See Policy 95.1.3 for a description of the various levels of service contained in this plan.)

LIMEROCK - Limerock is a common name for construction products made from naturally occurring limestone. In Lee County, most of the commercially valuable limestone comes from the Ochopee geological unit. Limerock mines typically produce rip-rap and the base rock that is used for road beds, as well as selling overburden as fill dirt. Larger limerock mines also produce aggregate (crushed stone) of various sizes. (Added by Ordinance No. 10-20)

LINER BUILDING - Type of building constructed in front of a parking lot, cinema, supermarket etc., to conceal large expanses of blank space or wall and to face the street space with a façade that has doors and windows opening onto the sidewalk. (Added by Ordinance No. 07-14)

LIVABILITY - the well-being of a community defined by characteristics such as quality of life, health, sense of safety, access to services, cost of living, comfortable living standards, mobility and transport, air quality and social participation that make a place where people want to live now and in the future.

LIVE-WORK UNIT -A dwelling unit, part of which is used as a business establishment and the dwelling unit is the principal residence of the business operator. Live-Work units typically include a ground floor dedicated to office or retail space, and upper or rear floors for living quarters.

- (a) Live-Work Unit means rooms used by a single household both as a dwelling unit and as a "Work Space," as defined herein. The living space of a Live-Work unit must contain a kitchen area and sanitary facilities.
- (b) "Work Space" means an area within a Live-Work Unit that is designed or equipped exclusively or principally for the conduct of work activities and is to be regularly used for such work activities by one or more occupants of the unit. (Added by Ordinance No. 09-08)

LOW IMPACT DEVELOPMENT – The use of site design techniques in coordination with stormwater management engineering to mimic hydrological conditions associated with an undeveloped site to the greatest extent practicable.

LOW INCOME - A person or household whose annual (gross) income does not exceed the 80% percent of the area median income, as determined by HUD. (Added by Ordinance No. 99-15)

LOWER INCOME HOUSEHOLDS - Includes very low and low income households:

- (a) **Very low income household** means a household with an annual gross income of 50% or less of the median annual income adjusted for family size for households within Cape Coral-Fort Myers MSA.
- (b) **Low income household** means a household with an annual gross income of 80% or less of the median annual income adjusted for family size for households within Cape Coral-Fort Myers MSA.

MARINA - A commercial or industrial Water-Dependent Use located on property adjacent to water with direct access to a navigable channel. The primary function must be to provide commercial dockage, mooring, storage and service facilities for watercraft and land-based facilities and activities necessary to support the water dependent use. The term "marina" does not apply to docks, davits, boathouses and similar docking facilities that are accessory or ancillary and subordinate to: 1) residential buildings that are located on the same premises and under the same ownership or control as the docks, davits, boathouses, boat ramps, and similar docking facilities; and 2) commercial or industrial establishments that are not Water-Dependent uses. For purposes of this definition only, "residential building" means a mobile home, single-family, two-family, duplex, townhouse or multiple-family dwelling. Sub-classifications of Marinas will be further defined in the Land Development Code for the purpose of establishing permissible ancillary or accessory water and land based activities and property development regulations. (Amended by Ordinance No. 00-22)

MARINE INDUSTRIAL USES - Uses which generally relate to port activities and commercial fishing. These uses include, but are not limited to, ports, oil and gas transportation facilities, boat manufacturing plants, commercial fishing operations, marine supply stores, boat repairs, and the icing, preparation, shipping, and sale of seafood.

MEDIAN INCOME - A determination made by HUD (the U.S. Department of Housing and Urban Development) through statistical methods establishing a middle point for determining income limits for households within the metropolitan statistical area, the county or the non metropolitan median for the state, whichever is greatest. Median is the amount that divides the distribution into two equal groups: one group having income above the median and the other group having income below the median. (Added by Ordinance No. 99-15)

MINIMUM USE DETERMINATION- An administrative process to allow construction of a single-family residence on a property where current density restrictions would otherwise preclude such use. (See Procedure and Administration Element)

MIXED-USE - The development, in a compact urban form, including residential and one or more different but compatible uses, such as but not limited to: office, industrial and technological, retail, commercial, public, entertainment, or recreation. These uses may be combined within the same building or may be grouped together in cohesive neighboring buildings with limited separation, unified form and strong pedestrian interconnections to create a seamless appearance. ~~True mixed use developments primarily consist of mixed use buildings as defined by this Glossary.~~ (Amended by Ordinance No. 05-21, 07-14)

MIXED-USE BUILDING – ~~Mixed Use Building means~~ Aa building that contains at least two different land uses (i.e. commercial and residential, R & D and residential, office and residential, commercial and civic use open to the public) that are related. (Added by Ordinance No. 05-21)

MIXED-USE CENTERS - (Mixed-Use Development, Mixed-Use Nodes) Compact mixed-use places that contain two or more land uses that feature a greater housing variety and density; reduced distances between housing, workplaces, retail businesses, and other destinations; strengthen neighborhood character; and, promote pedestrian and bicycle friendly environments.

MIXED-USE COMMUNITIES – Mixed-use developments identified by Lee County in Chapter 32 of the Land Development Code that contain diverse residential, retail, office/professional, limited light industrial land uses, civic spaces, and park and recreational facilities in a compact pedestrian and bicycle friendly environment.

MIXED USE PLANNED DEVELOPMENT (MPD) – A planned development zoning district as described in Chapter 34 of the Land Development Code.

MOBILITY PLAN -An integrated land use and transportation plan that promotes compact, mixed-use, and interconnected development served by a multimodal transportation system that includes identified measurable standards for roads, pedestrian and bicycle facilities, and, where feasible and appropriate, frequent transit and rail service to provide individuals with viable transportation options other than a motor vehicle. A mobility fee adopted as part of a mobility plan must include standards for transportation impacts for bicycle, pedestrian, and transit mobility and may not include transportation deficiency costs as identified in Florida Statutes.

MODERATE INCOME – ~~A person or household whose annual (gross) income does not exceed the 120% percent of the area median income, as determined by HUD.~~ (Added by Ordinance No. 99-15)

MODERATE INCOME HOUSEHOLDS – Means households with an annual gross income of 120% or less of the median annual income adjusted for family size for households within Cape Coral-Fort Myers MSA. Workforce households defined in Florida Statutes are included in the moderate income household category.

MULTIMODAL LEVEL OF SERVICE - A quantitative grading of quality of service, to a typical traveler of a service or facility. The determination for individual modes may consider more than one highway mode. The grading is divided into six letter grade levels, with “A”

describing the highest quality and “F” describing the lowest quality. A facility may have different quality of service for different modes of travel.

MULTIMODAL TRANSPORTATION SYSTEM – A network of motor vehicle, transit, pedestrian and bicycle facilities.

NATURAL RESOURCE EXTRACTION - The act of removing, through various techniques, renewable and non-renewable resources, excluding water, in their natural state on or below the surface of the earth. Such resources include but are not limited to sand, gravel, limestone, fill dirt, oil, and natural gas. (Added by Ordinance No. 02-02)

NAVAID - AIR NAVIGATION FACILITY - A facility designed for use as an aid to air navigation, including landing areas, lights, any apparatus or equipment for disseminating weather information, for signaling, for radio direction-finding, or for radio or other electronic communication, and any other structure or mechanism having a similar purpose for guiding and controlling flight in the air or the landing or takeoff of aircraft. (Added by Ordinance No. 04-16)

NON-AVIATION RELATED USES - This phrase refers to the commercial and industrial land uses identified on the Southwest Florida International Airport Layout Plan (Map 3F), the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Layout Plan (Map 3G), and the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)). Non-aviation related uses are typically developed in non-aviation settings. Non-aviation uses may be enhanced by proximity to an airport, but these uses are not dependent on access to an airport. These uses could be developed in other locations within the County. Non-aviation related uses will be established on Airport lands through lease agreements with the Port Authority. The areas identified to accommodate these non-aviation uses are not necessary to support the primary aviation facilities comprising the Southwest Florida International Airport or the Page Field General Aviation Airport. Use of Airport lands for non-aviation use is intended to provide a revenue stream that may be used to enhance airport operations. Though located on airport property, the establishment of non-aviation uses is not necessary for the continued function of the primary aviation facilities associated with the airport. (Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14)

OPEN SPACE - Land, public or private, which may be either unoccupied or predominately unoccupied by buildings or structures, having use for parks, recreation, water management, vegetation, agriculture, conservation, protection or preservation of water resources, historic or scenic resources, green space, green belts, natural rivers and streams, forests, wetlands, beaches and dunes, wildlife habitat, preserves, sanctuaries, reserves and refuges, and air and water.

PERSONS WHO HAVE SPECIAL HOUSING NEEDS – As defined in Rule 67 of the Florida Administrative Code.

PAGE FIELD GENERAL AVIATION AIRPORT PROPOSED DEVELOPMENT SCHEDULE (TABLE 5(b)) - This Table depicts the proposed development schedule for the Page Field General Aviation Airport through the year 2025. The Table will be updated by Lee

Plan amendment based on future Airport Master Plan and Airport Layout Plan updates. (Added by Ordinance No. 09-14)

PARK-ONCE ENVIRONMENT - An urban design strategy that creates an area where it is possible, after arrival, to engage in a variety of activities by walking. (Added by Ordinance No. 07-14)

PASSIVE RECREATION - Passive recreation activities are ones which require a minimal amount of physical effort but help in promoting physical and psychological refreshment. Such activities include: picnicking, camping, strolling in the park, and water-oriented recreation in the forms of fishing and boating.

PEDESTRIAN SHED - The estimated distance that a person is willing to walk in order to reach a destination. The standard pedestrian shed is ¼ mile, or a five to eight minute walk from the common destination. (Added by Ordinance No. 07-14)

~~**PERCOLATION** - The flow of a liquid through a porous material under the influence of gravity or pressure (see also "infiltration").~~

PLANNED DEVELOPMENT - A development that is designed and developed as a cohesive, integrated unit under single ownership or unified control which permits flexibility in building siting, mixture of housing types or land uses, clustering, common functional open space, the sharing of services, facilities, and utilities, and protection or enhancement of environmental and natural resources. A "planned development" may be for residential, commercial, industrial, or other specific purposes, or a combination thereof. The Lee County zoning regulations define the various types of "planned developments." (Amended by Ordinance No. 94-30)

POPULATION AT RISK - All people located within an area defined by the vulnerability zone of a Category 3 storm hazard in the month of November. The latest Southwest Florida Region Hurricane Evacuation Study will be used to designate the vulnerability zone of a Category 3 storm hazard. (Amended by Ordinance No. 92-35, 00-22)

PRIVATE RECREATION FACILITIES - Includes nature trails, tent camping areas, boardwalks, play areas (as defined in "Park Planning Guidelines, 3rd Edition"), horse stables and riding areas, service areas, administrative areas, ancillary uses, and golf courses (private or public use). The location of public wellheads and Aquifer Storage and Recovery facilities may be located in Private Recreational Facilities. (Added by Ordinance No. 99-16, Amended by Ordinance No. 10-21)

PUBLIC RECREATION FACILITIES - Land and appurtenant facilities that are provided by a governmental agency or charitable conservation organization for recreational use by the general public. (Added by Ordinance No. 10-21)

RARE AND UNIQUE UPLAND HABITATS (RU) - High quality native upland habitats as identified by the Lee County Coastal Study (Godschalk and Associates, 1988). These habitat types include those classified as sand scrub (320); coastal scrub (322); those pine flatwoods

(411) which can be categorized as "mature" due to the absence of severe impacts caused by logging, drainage, and exotic infestation; slash pine/midstory oak (412); tropical hardwood (426); live oak hammock (427); and cabbage palm hammock (428). The numbered references are to the Florida Land Use Cover and Forms Classification System (FLUCFCS) Level III (Florida Department of Transportation, 1985)

RECREATIONAL USE - The occupation, utilization, consumption, or enjoyment of a recreation resource, or of a particular part of a recreation resource.

REDEVELOPMENT - Development ~~activity~~ characterized by replacement or renovation of existing ~~dilapidated or underperforming~~ structures on the same site. ~~The new development is usually at a higher level of intensity or density.~~ (Added by Ordinance No. 07-14)

REGIONAL PARK - A tract of land designated and used by the public for active and passive recreation. A regional park draws users from a larger area than a community park, frequently from the entire county and beyond, by providing access to especially attractive natural resources, amenities, and specialized activities. The Lee Plan's regional park standards are based upon several sub-classifications of regional parks: district parks; nature preserves; and special area regional parks.

REHABILITATION - The act or process of returning a property to a state of utility through repair or alteration which makes possible an efficient contemporary use while preserving those portions or features of the property which are significant to its historical, architectural, and cultural values.

RESEARCH AND DEVELOPMENT - Establishments primarily engaged in commercial physical and biological research and development, and noncommercial research establishments; performing commercial business, marketing, opinion, and other economic, sociological, and educational research; performing noncommercial research into and dissemination of, information for public health, education, or general welfare; and establishments primarily engaged in providing testing services. (Added by Ordinance No. 09-06)

RESOURCE-BASED RECREATION AREAS - These are areas that possess a high degree of natural beauty through the land, air, and water resources that compose them. These areas generally have a higher level of intrinsic value, i.e., visual and other aesthetic qualities of their natural environment. Examples of resource-based recreation areas are beaches, wetland preserves, and riverfront parks.

RESOURCE RECOVERY - Various techniques of recovering reusable or recyclable materials or energy from garbage and trash.

RESTORATION - The act of accurately recovering the form and details of a property and its setting as it appeared at a particular period of time by means of the removal of later work or the replacement of missing earlier work.

RETAINING WALL - A generally vertical wall built of concrete, steel, wood, fiberglass, or other materials. It is similar to a seawall but is located well landward of mean high water and of any existing wetland vegetation and/or littoral zone characterized by the presence of intertidal fauna.

REUSE WATER - Treated wastewater which, as a commodity, is sold to various users for agricultural irrigation, grounds management (institutional lawns, golf courses), or industrial use

ROAD CAPACITY- The maximum sustainable flow rate at which persons or vehicles reasonably can be expected to traverse a point or a uniform section of roadway during a given time period under prevailing conditions. For motor vehicles, it is the maximum number of vehicles that can pass a point in a one hour time period under prevailing roadway, traffic and control conditions.

SANITARY SEWER SYSTEM - The infrastructure required to collect, transport, treat, and dispose of waterborne wastes, and the contaminated water that carries such wastes, from many individual and varied land uses. This definition of “sanitary sewer system” includes those systems operated by developers and homeowner or condominium associations, as well as by county or municipal governments or other public agencies, and by franchised or certificated utility companies.

SEAWALL - A generally vertical wall built of concrete, steel, wood, fiberglass, or other material which holds the material behind it in place and is designed to resist waves and erosion.

SITE-RELATED IMPROVEMENTS - Capital improvements and right-of-way dedications for direct access improvements to the development. Direct access improvements include but are not limited to the following:

1. Site driveways and roads;
2. Median cuts made necessary by those driveways or roads;
3. Right turn, left turn, and deceleration or acceleration lanes leading to or from those driveways or roads;
4. Traffic control measures for those driveways or roads; and
5. Roads or intersection improvements whose primary purpose at the time of construction is to provide access to the development.
6. Transit facilities (e.g. transit stop, shelter, bench or concrete pad) along a designated transit route on the frontage of or within a development.
7. Bicycle facilities (e.g. segment of a greenway, shared use path, bicycle lane or paved shoulder) along the frontage of or within a development.
8. Pedestrian facilities (e.g. sidewalk, shared use path or crosswalk) along the frontage of or within a development.

(Amended by Ordinance No. 94-30)

SLUDGE - The solids remaining after settling and treating wastewater (also septage).

SOUTHWEST FLORIDA INTERNATIONAL AIRPORT PROPOSED DEVELOPMENT SCHEDULE [TABLE 5(a)] - This Table depicts the proposed development schedule for the Southwest Florida International Airport through the year 2020. (Added by Ordinance No. 04-16, Amended by Ordinance No. 07-12, 09-14)

STREETSCAPE - The layer between the lot line or building facade and the edge of the vehicular lanes. Principal variables are type and dimension of curbs, walks, planters, street trees, and streetlights. (Added by Ordinance No. 07-14)

SUBSTANTIVE CHANGE - As used in Policies 47.2.5 and 47.3.4, the term “substantive change” means development not specifically stated or identified in Table 5(a) or Table 5(b), or depicted on Map 3F or Map 3G. (Added by Ordinance No.04-16, 09-14)

SUSTAINABILITY- striking a balance between the economic, environmental and social needs of our unique community without compromising the ability and needs of future residents and visitors.

SUSTAINABLE DEVELOPMENT - Development that maintains or enhances economic opportunity and community well-being while protecting and restoring the natural environment upon which people and economies depend.

TRADITIONAL NEIGHBORHOOD DEVELOPMENT (TND) - A form of development that creates mixed-use, mixed-income neighborhoods that are compact, diverse and walkable. (Added by Ordinance No.07-14)

TRANSFER DEVELOPMENT RIGHTS (TDR)- The ability to transfer allowable density, in the form of dwelling units, from one property (“Sending”) to another (Receiving).

TRANSIT DEVELOPMENT PLAN – A strategic guide for public transportation in Lee County over the next ten years.

TRANSIT ORIENTED DEVELOPMENT (TOD) - Development located within walking distance of a transit stop that is mixed-use and developed using Traditional Neighborhood Development standards. (Added by Ordinance No. 07-14)

TRANSPORTATION DEMAND MANAGEMENT (TDM) – A focus on people to reduce the number of personal vehicle trips.

TRANSPORTATION SYSTEM MANAGEMENT (TSM) - An integrated program to optimize the performance of existing multimodal infrastructure through implementation of systems, services, and projects to preserve capacity and improve the security, safety, and reliability of our transportation system.

TRUCK ROUTES – A designation for a highway that is designed to serve as a primary route for heavy vehicles engaged primarily in the transport of goods and materials or in the delivery of services other than public transportation.

UNDEVELOPED BARRIER ISLAND - Undeveloped barrier islands are: 1) areas designated by the United States Congress as undeveloped in the Coastal Barrier Resource Act (PL 97-348) as amended; and 2) other barrier islands (see definitions), spits, peninsulas, or portions thereof that have sparse settlement, no infrastructure for support services, and access by watercraft or aircraft only.

UNIVERSAL DESIGN – Is the principle of design for home environments and products so as to be usable by all people, to the greatest extent possible, without the need for adaption or specialized design.

UNLINKED PASSENGER TRIPS - The number of passengers who board public transportation vehicles. A passenger is counted each time he/she boards a vehicle even though he/she may be on the same journey from origin to destination.

URBAN RESERVE - Those specific geographic areas which, by formal interlocal agreement between Lee County and a municipality, have been determined to be suitable for annexation into that municipality (see also Policies 1.7.3 and 152.1.4).

URBAN SERVICES - ~~The requisite public services, public facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity. Urban services as used in this plan include, but are not limited to:~~

- ~~• public sewer and water~~
- ~~• paved streets and roads~~
- ~~• public transit~~
- ~~• parks and recreation facilities~~
- ~~• urban levels of police, fire, and emergency services~~
- ~~• urban surface water management~~
- ~~• schools~~
- ~~• employment, industrial, and commercial centers~~
- ~~• institutional, public, or administrative facilities~~
- ~~• community facilities such as senior citizens' centers, libraries, and community centers.~~

URBAN SPRAWL - The uncontrolled, premature, or untimely expansion and spreading out of urban levels of density or intensity into outlying non-urban areas.

USER-ORIENTED RECREATION AREAS - These are areas where numerous recreational activities can take place which are more or less independent of special natural features. Areas such as these commonly contain ballfields, tennis courts, playgrounds, swimming pools, and the like that are planned and located to help satisfy specific user demands. User-oriented recreation areas generally have a greater amount of extrinsic value where recreational values are created through manmade adaptation, alteration, or addition to the natural landscape.

VERY LOW INCOME - A person or household whose annual (gross) income does not exceed the 50% percent of the area median income, as determined by HUD. (Added by Ordinance No. 99-15)

~~**VILLAGE COMMERCIAL** - The cluster of mixed use commercial and service establishments, serving short and long term needs of a limited service area in attractive, compact locations; oriented toward window shopping. (Added by Ordinance No. 07-14)~~

V-ZONE - Those areas subject to wave action in addition to a 100-year flood, as indicated on the Flood Insurance Rate Maps published by the Federal Emergency Management Agency.

WALKABILITY – The extent to which the built environment is inviting to the presence of people living, shopping, visiting, enjoying or spending time in an area characterized by a system of streets, pathways or connections that make it safe and easily accessible to walk to goods and services, encourages pedestrian activity, expands transportation options, and serves people with different ranges of mobility.

WATER-BASED RECREATION AREA - An area that has within its boundaries a body of salt or freshwater, shoreline frontage, or access to a shoreline where water-related facilities such as boat ramps, docks, fishing piers, and beach areas for swimming can be located.

WATER-DEPENDENT USES - Land uses for which water access is essential and which could not exist without water access.

WATER-RELATED USES - Land uses that might be enhanced by proximity to the water but for which water access is not essential.

WAYFINDING SIGNAGE - A consistent use and organization of directional cues from the external environment, aided by directional and informational signs.

~~**WETLANDS** - Areas that are inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil. Wetland boundaries will be determined by using the methodology in FAC Chapter 17-340 as ratified and amended in F.S. 373.4211. Those areas inundated or saturated by surface water or ground water at a frequency and a duration sufficient to support, and under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soils. Soils present in wetlands generally are classified as hydric or alluvial, or possess characteristics associated with reducing soil conditions. The prevalent vegetation in wetlands generally consists of facultative or obligate hydrophytic macrophytes that are typically adapted to areas having soil conditions described above. These species, due to morphological, physiological, or reproductive adaptations, have the ability to grow, reproduce, or persist in aquatic environments or anaerobic soil conditions. Florida wetlands generally include swamps, marshes, bayheads, bogs, cypress domes and strands, sloughs, wet prairies, riverine swamps and marshes, hydric seepage slopes, tidal marshes, mangrove swamps and other similar areas. Florida wetlands generally do not include longleaf or slash pine flatwoods with an understory dominated by saw palmetto. Wetland boundaries will be determined by using the methodology in Florida Administrative Code and Florida Statutes. (Amended by Ordinance No. 94-30, 00-22)~~

~~**XERISCAPE** -- A style of landscaping using drought-tolerant (emphasizing native) plant materials and water-conserving design and maintenance techniques in order to reduce the demand for irrigation water in man-made environments.~~

DIVISION OF PLANNING

MEMORANDUM



LEE COUNTY

S O U T H W E S T F L O R I D A

to: Local Planning Agency
from: Paul O'Connor, AICP, Director
subject: **September 22, 2014, LPA Meeting**
date: September 12, 2014

As part of the review of the Comprehensive Plan, many of the maps and map series need to be updated. At the May 2014 LPA Hearing the LPA recommended that the Board of County Commissioners transmit updates for Map 1, Pages 3, 4 and 8 of 8; Map 3E, Map 3J, Map 9, Map 18, and Map 23. The motion made at the May LPA meeting also included recommending transmittal of the following maps without changes: Map 1, Pages 6a and 7 of 8; Map 2, Map 3F, Map 3G, Map 4, Map 8, Map 21, and Map 24. At the July 2014 LPA Hearing the LPA recommended that the Board of County Commissioners transmit Map 1, Page 1 of 8 (The Future Land Use Map).

Staff is recommending revisions to the maps identified in this memo. Please note that this does not include all of the maps that are proposed to be amended. The remaining maps will be brought to the LPA as they are ready for review. Attached are the "Existing" and "Proposed" versions of each map, along with brief descriptions of the proposed changes.

Map 5 – Lee County Coastal High Hazard Area (CHHA) (Update Data)

This map is being revised based on data from the Sea, Lake, and Overland Surges from Hurricane (SLOSH) model run by the Southwest Florida Regional Planning Council, as required by Florida Statute 163.3178(2)(h).

Map 6 – Lee County Utilities Future Water Service Areas (Update Data)

This map is being revised to add areas that are currently being served by Lee County Utilities, but not identified on the map, and an area where Lee County Utilities has an inter-local agreement with the City of Fort Myers to provide service.

Map 7 – Lee County Utilities Future Sewer Service Areas (Update Data)

This map is being revised to add areas that are currently being served by Lee County Utilities, but not identified on the map.

Map 10 – General Soil Map (Update Data)

This map is being revised based on data from the U.S. Department of Agriculture Natural Resources Conservation Service.

Staff is proposing to delete the following map:

Map 3H – Future Maintenance Responsibility (Delete Map)

This transportation series map is being deleted because Chapter 163 of the Florida Statutes has been revised and this map is no longer required to be in the Lee Plan.

Below is a list of additional maps that do not need to be revised:

Map 1, page 5 of 8 – Special Treatment Areas (Airport Noise Zones)



Map 14 – Future Limerock Mining Overlay

Map 15 – Urban Infill Map

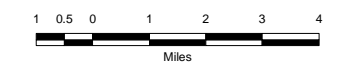
Map 17 – Southeast DR/GR Residential Overlay

LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

Legend

-  City Limits
-  Coastal High Hazard Area

EXISTING

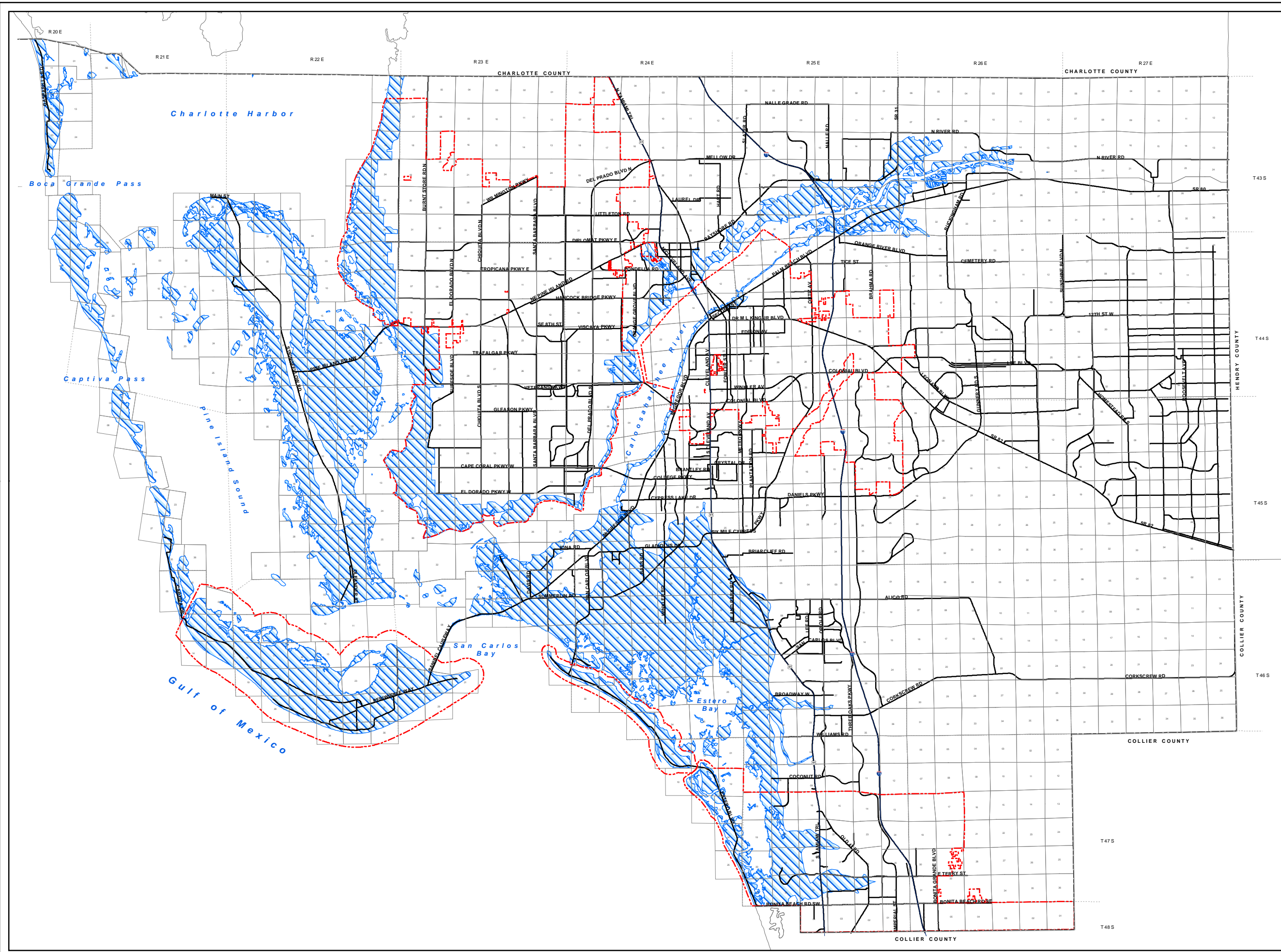


Source: SLOSH Model
(Sea, Lake, and Overland Surges from Hurricanes)
Run by Southwest Florida Regional Planning Council

Map Generated: May 2009
City Limits current to date of map generation

Last Amended: May 15, 2009
Amended by Ordinance No. 09-17

Lee Plan Map 5



LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

LEGEND

- County Line
- Major Roads
- Minor Roads
- Coastal High Hazard Area
- ⊞ City Limits

PROPOSED

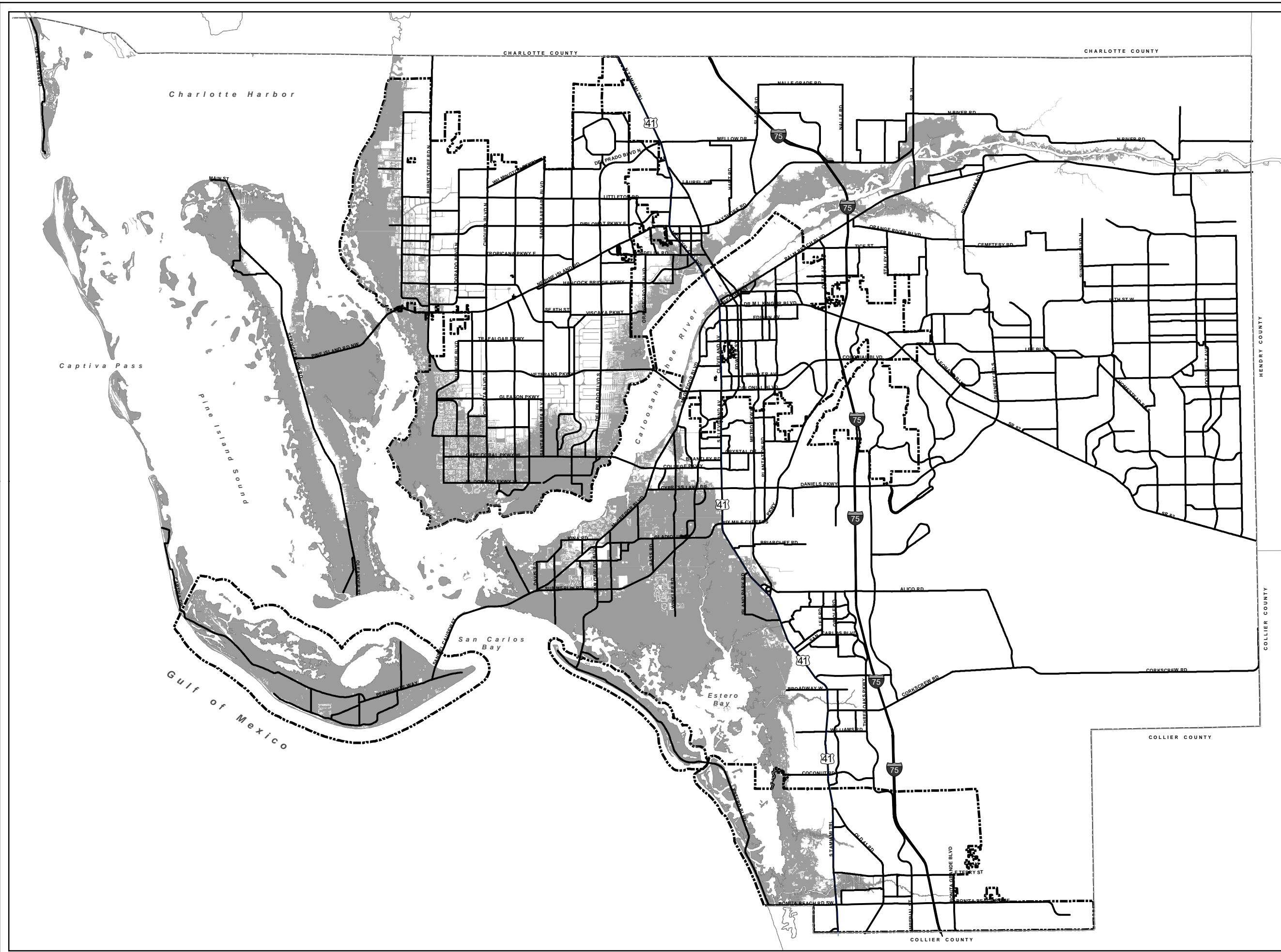


Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study

Map Generated: September 2014
City Limits current to date of map generation

Amended By Ord. No. 09-17

Lee Plan Map 5



LEE COUNTY COASTAL HIGH HAZARD AREA (CHHA)

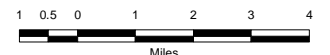
LEGEND

- County Line
- Major Roads
- Minor Roads
- ⊞ City Limits

CHHA Changes

- Removed
- Added
- No Change

CHANGES

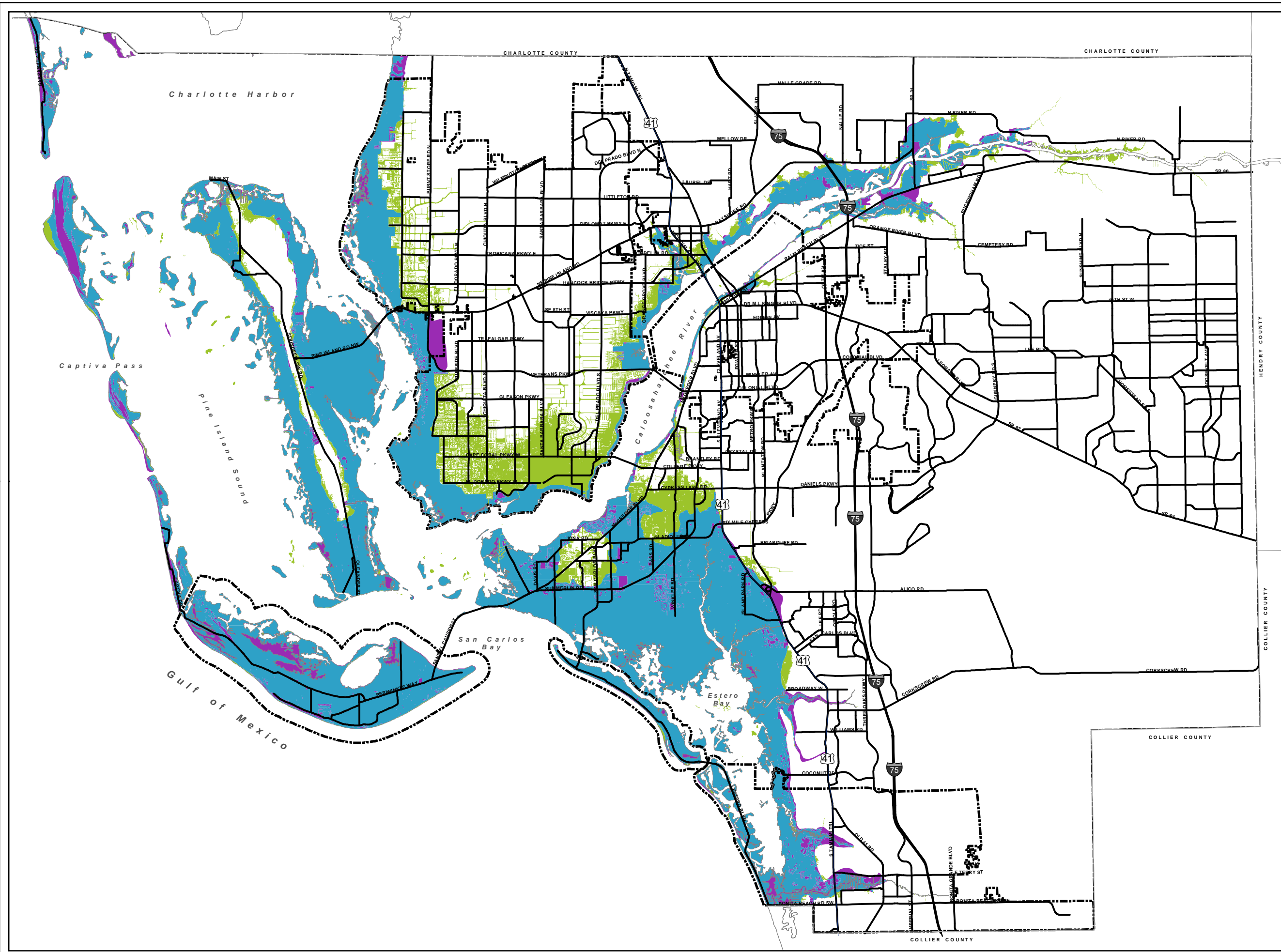


Source: 2010 Evacuation Study
Florida Statewide Regional Evacuation Study

Map Generated: September 2014
City Limits current to date of map generation



Amended By Ord. No. 09-17

Lee Plan Map 5

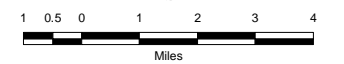


LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

Legend

-  City Limits
-  Future Water Service Areas

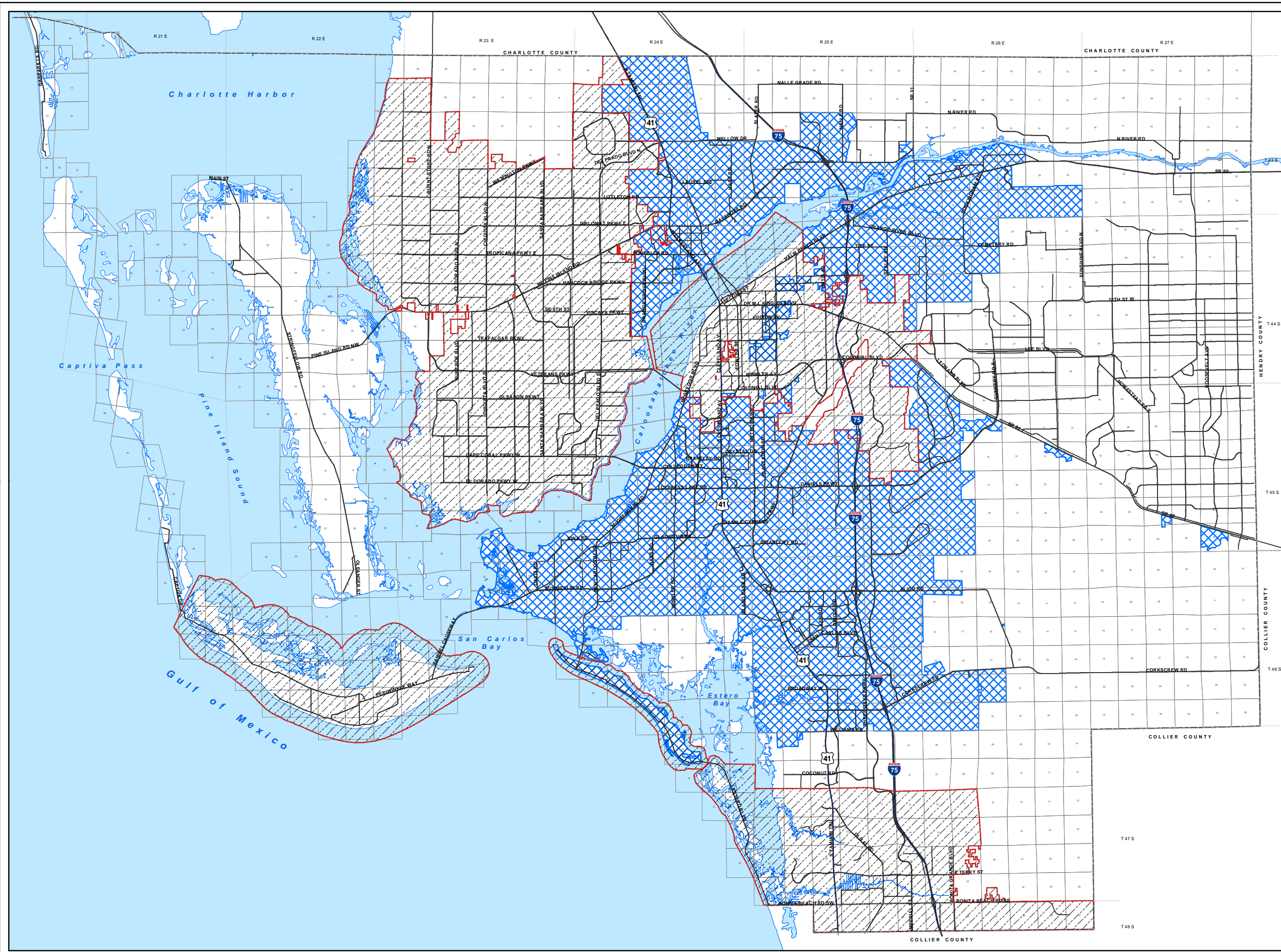
EXISTING



Map Generated: September 2013
 City Limits current to date of map generation



Adopted by Ord. No. 89-02, 1/31/1989
 Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16

Lee Plan Map 6

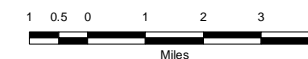


LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

Legend

-  City Limits
-  Future Water Service Areas

PROPOSED

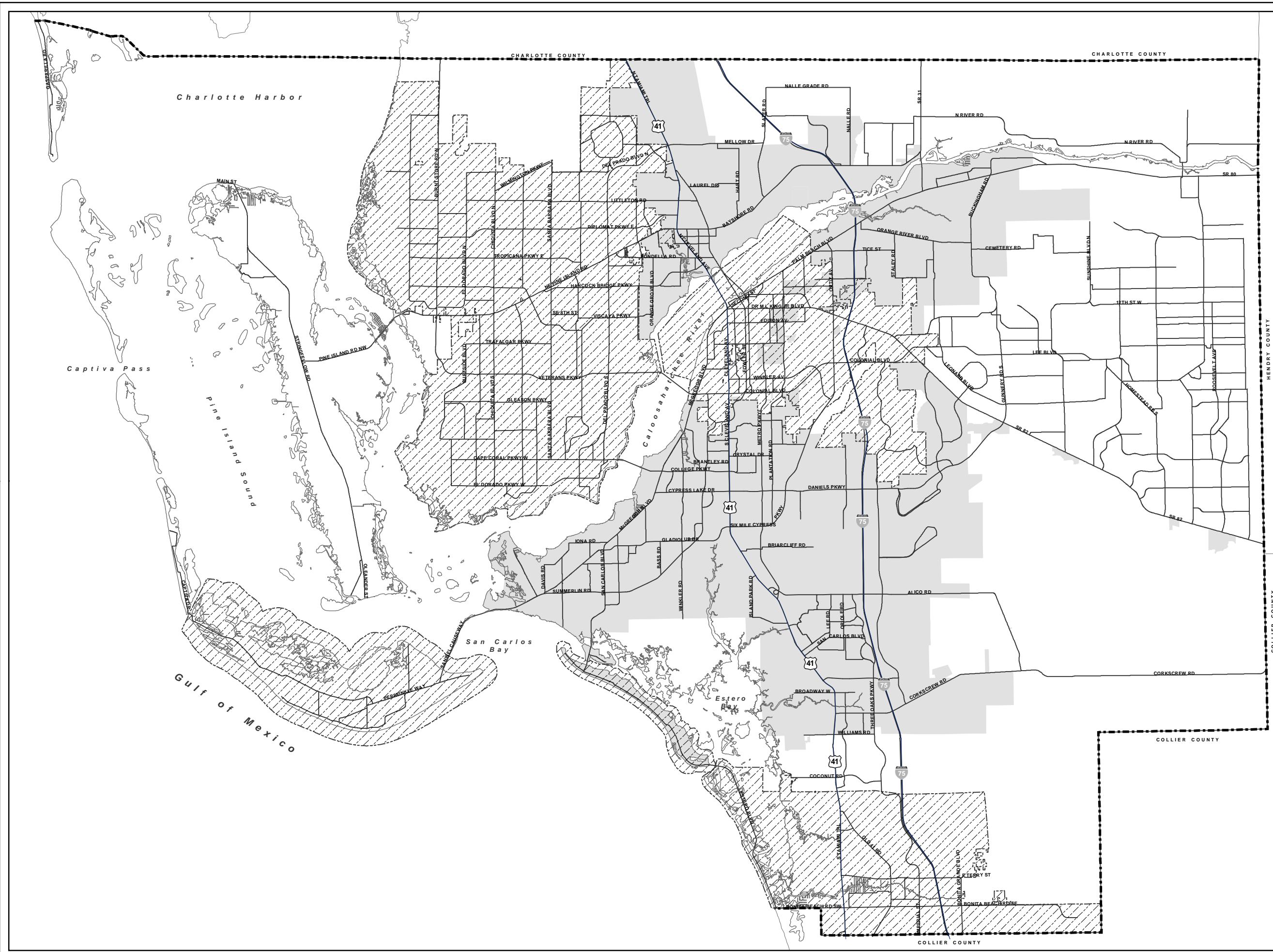


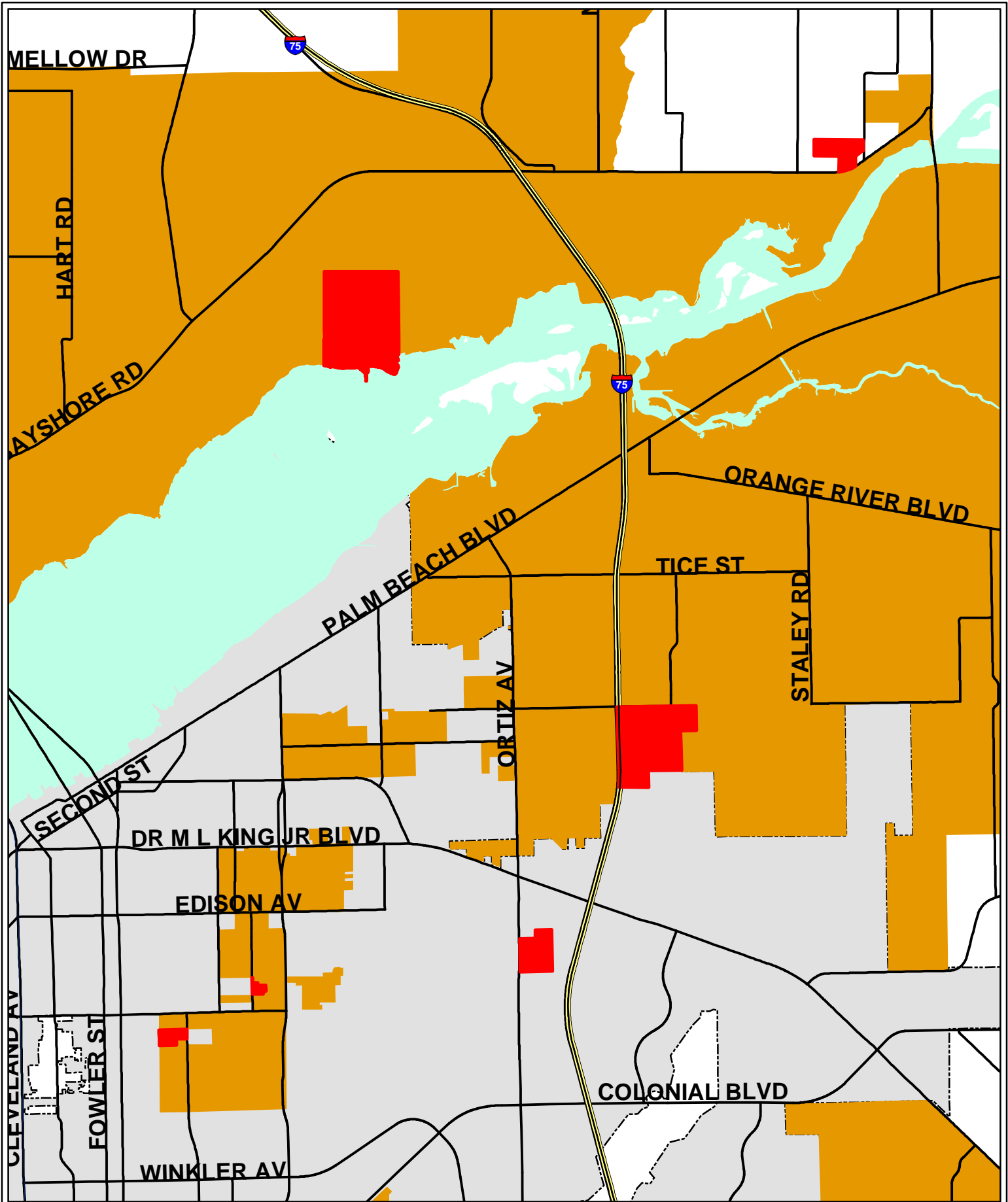
Map Generated: September 2014
City Limits current to date of map generation

Note: Lee County Utilities will has an agreement to provide potable water to the "Harper McNew Development" located in Charlotte County north of the county line east of US 41.

Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16

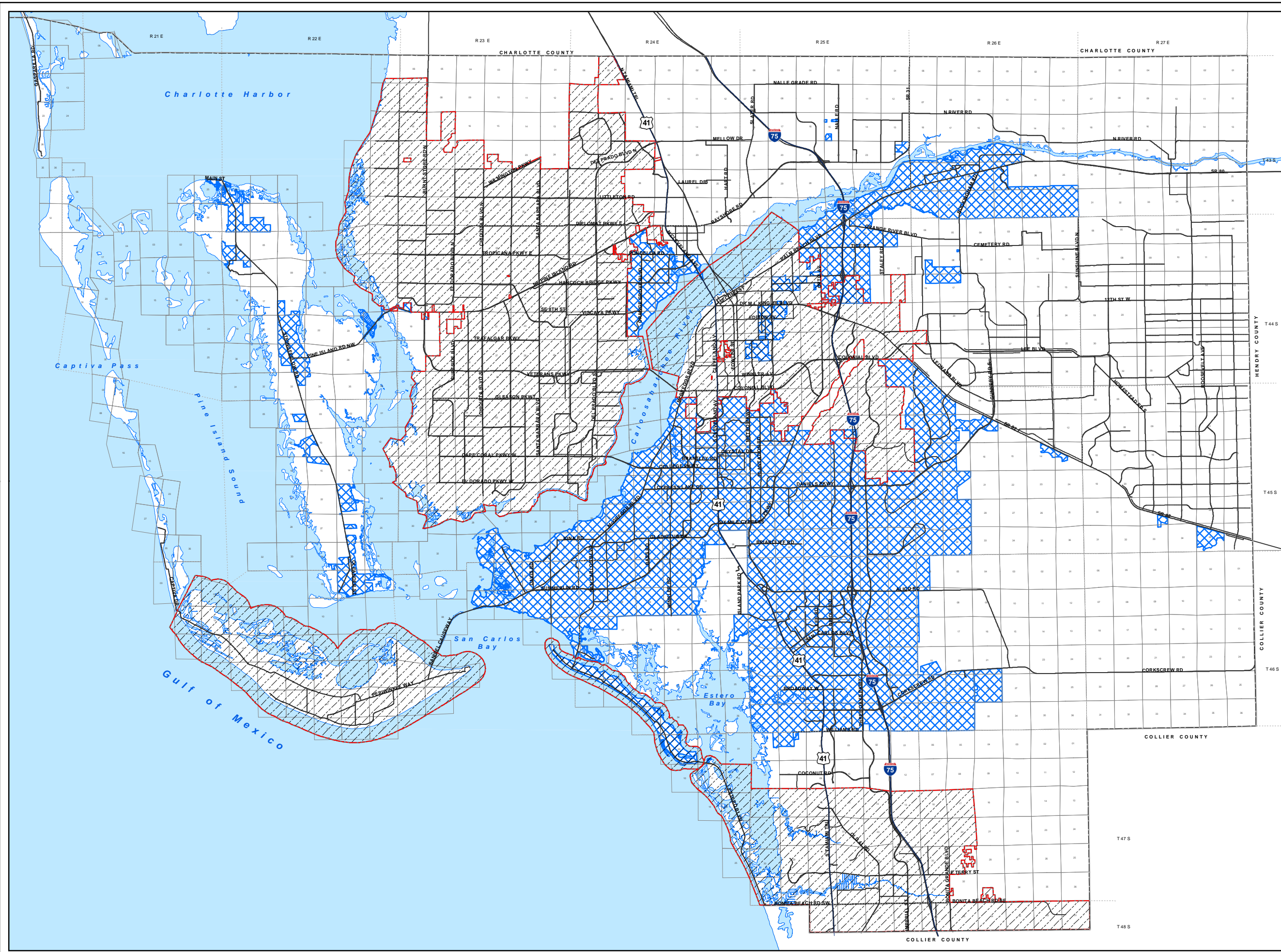
Lee Plan Map 6







- Legend**
- Future Water Service Area
 - Additions to the Service Area
 - City Limits

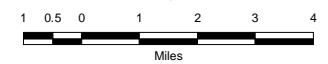
LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS



Legend

-  City Limits
-  Future Sewer Service Areas


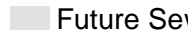
EXISTING



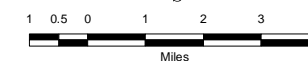
Map Generated: December 2012
 City Limits current to date of map generation
 Adopted by Ord. No. 89-02, 1/31/1989
 Amended by Ord. Nos. 00-22, 03-19, 10-07, 10-40, 10-43, 11-13, 12-24

LEE COUNTY UTILITIES FUTURE SEWER SERVICE AREAS

Legend

-  City Limits
-  Future Sewer Service Areas

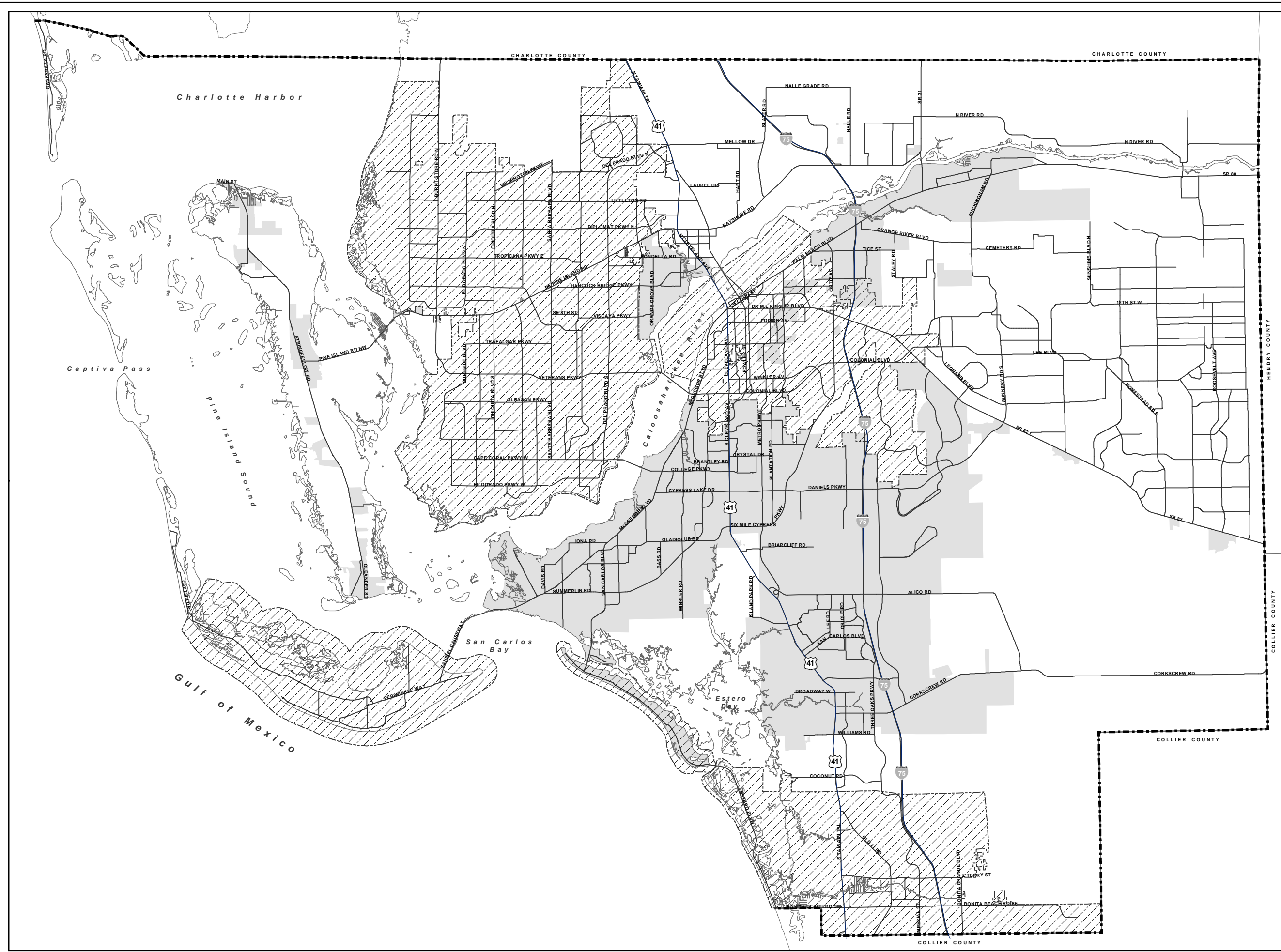
PROPOSED

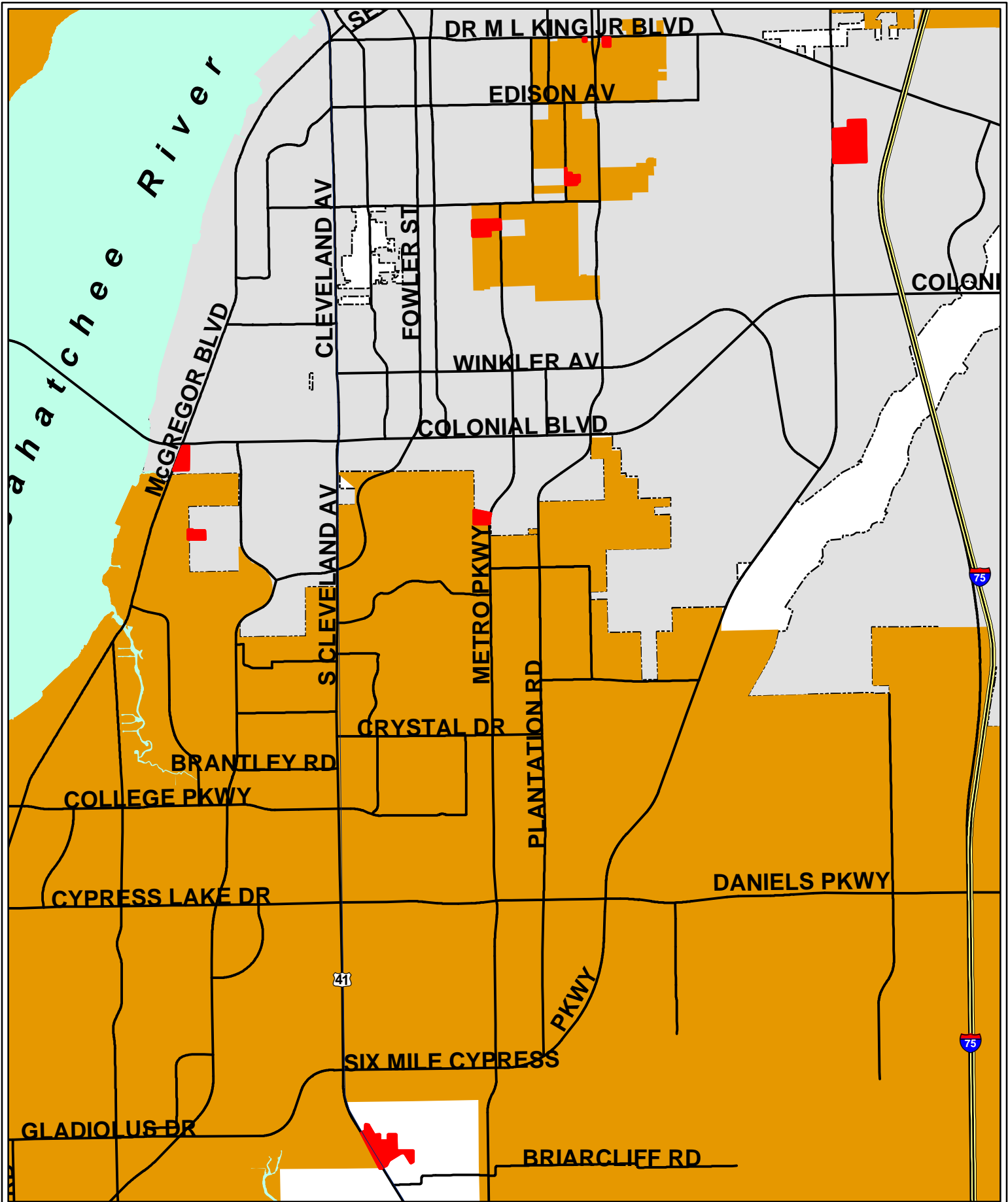


Map Generated: September 2014
City Limits current to date of map generation

Adopted by Ord. No. 89-02, 1/31/1989
Amended by Ord. Nos. 00-22, 03-19, 10-06, 10-40, 10-43, 12-24, 13-16

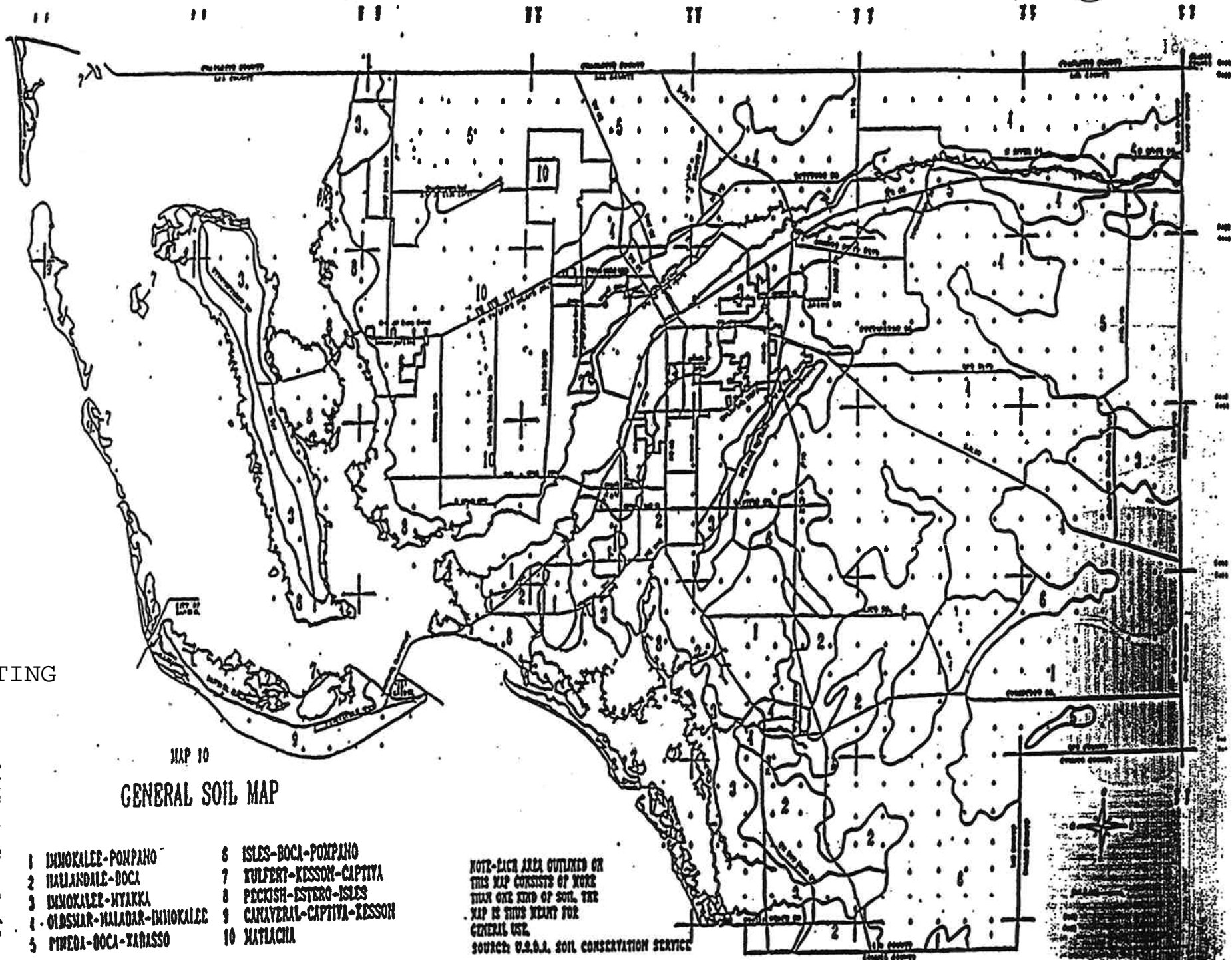
Lee Plan Map 7





- Legend**
- Future Sewer Service Area
 - Additions to the Service Area
 - City Limits

CPA2011-00023 - LEE PLAN MAP UPDATES
PROPOSED LEE PLAN MAP 7
 LEE COUNTY UTILITIES
 FUTURE SEWER SERVICE AREAS



EXISTING

MAP 10

GENERAL SOIL MAP

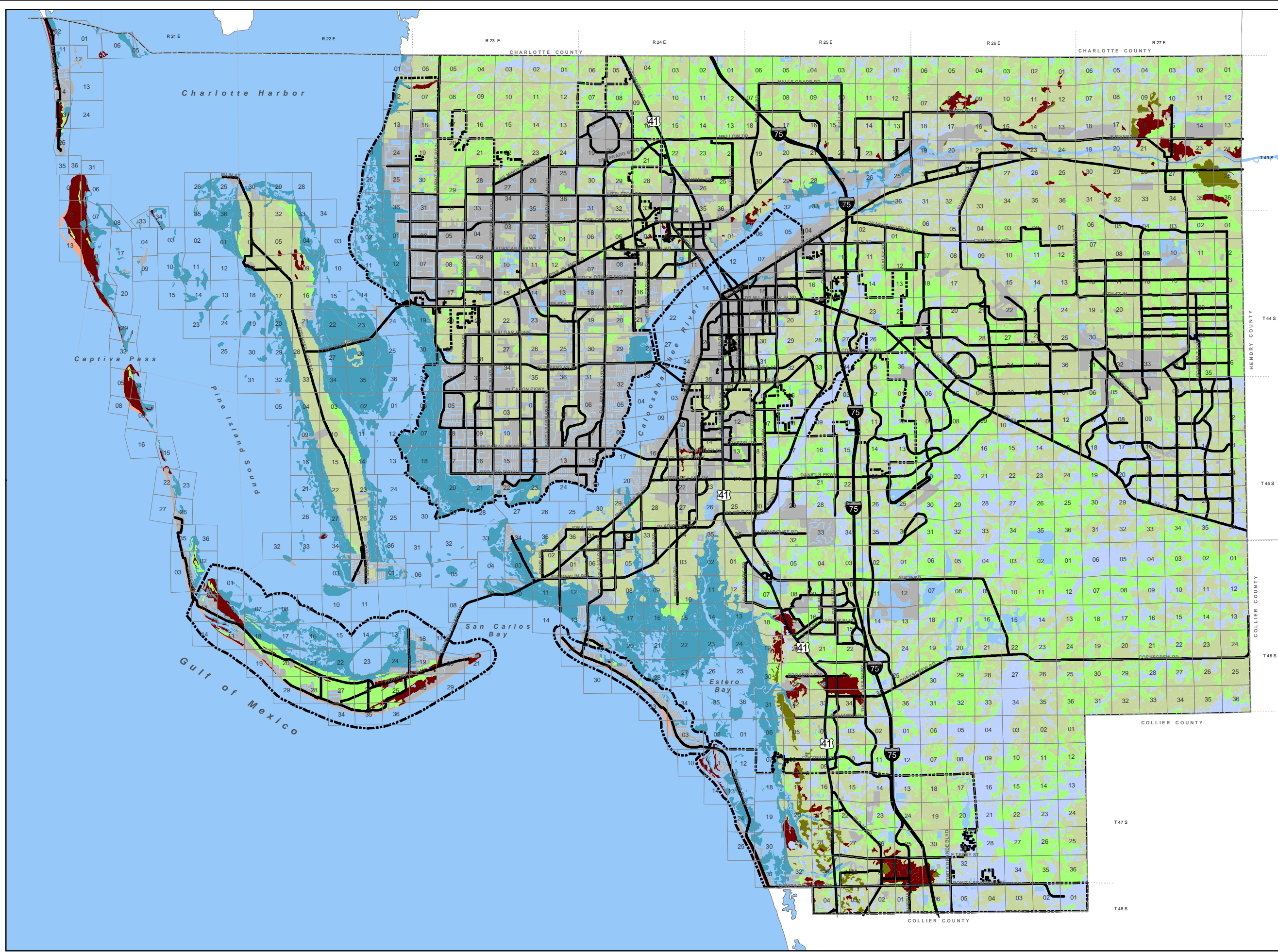
- | | | | |
|---|------------------------------|----|-----------------------------|
| 1 | 1. IMMOKALEE-POMPANO | 6 | 6. ISLES-BOCA-POMPANO |
| 2 | 2. HALLANDALE-BOCA | 7 | 7. TULFERT-KESSON-CAPTIVA |
| 3 | 3. IMMOKALEE-MYAKKA | 8 | 8. PECKISH-ESTERO-ISLES |
| 4 | 4. OLDSMAR-MALADAR-IMMOKALEE | 9 | 9. CANAVERAL-CAPTIVA-KESSON |
| 5 | 5. PINEDA-BOCA-YARASSO | 10 | 10. MATLACHIA |

NOTE-EACH AREA OUTLINED ON THIS MAP CONSISTS OF MORE THAN ONE KIND OF SOIL. THE MAP IS THIS MEANT FOR GENERAL USE.

SOURCE: U.S.D.A. SOIL CONSERVATION SERVICE

AS ADOPTED
JANUARY 31, 1966

MAP 10 - Sec. 1 - 01 JUN 66



GENERAL SOILS MAP

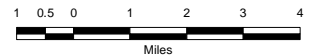
Legend

Ecological Community Category

- Water
- Intra-Tidal Wetlands
- Beaches
- Freshwater Wetlands
- Wet Prairie
- Flatwoods
- Uplands
- Highlands
- Other

City Limits

PROPOSED



Map Generated: September 2014
 City Limits current to date of map generation

Adopted By Ord. No. ??????

Source: The U.S. Department of Agriculture,
 Natural Resources Conservation Service

Lee Plan Map 10