

**Lee County Board Of County Commissioners  
Agenda Item Summary**

Blue Sheet No. 20060236

**1. ACTION REQUESTED/PURPOSE:**

Provide direction regarding holding in abeyance any comprehensive plan changes or rezonings from non-residential to residential use in Lehigh until September 2007.

**2. WHAT ACTION ACCOMPLISHES:** Postpones action on the above until completion of the Lehigh Community Plan.

**3. MANAGEMENT RECOMMENDATION:** This is a policy issue for the Board. There are valid planning reasons to consider such action, however, ramifications must also be considered.

**4. Departmental Category:** 4

**A4A**

**5. Meeting Date:** **03-21-2006**

- 6. Agenda:**
- Consent
  - Administrative**
  - Appeals
  - Public
  - Walk-On

- 7. Requirement/Purpose: (specify)**
- Statute
  - Ordinance
  - Admin. Code
  - Other

**8. Request Initiated:**  
 Commissioner \_\_\_\_\_  
 Department Community Development  
 Division \_\_\_\_\_  
 By: Mary Gibbs  
**Mary Gibbs, Director**

**9. Background:**

At the January 10, 2006 County Commission meeting under Public Presentations, members of the Lehigh Acres Community Planning Corporation requested that the Board hold in abeyance any comprehensive plan changes, and rezoning changes from non-residential to residential use until September 2007 when the Community Plan for Lehigh is expected to be completed. The intent is to prevent conversion to residential uses allowing for a more balanced land use mix in the community.

This zoning and comprehensive plan "freeze" would be considered a moratorium which would require an ordinance to be adopted establishing the moratorium parameters and timeframe. The ordinance would require one public hearing prior to adoption. If the Board wishes to pursue this, action is necessary to draft such an ordinance delineating the specifics, including length of time, geographic area covered by a moratorium, which specific items and zoning categories would be under a moratorium and how to handle requests that are already "in process". (See attached map for Planning Community Boundaries.)

Attachment: Lehigh Acres Planning Community Map  
 Lehigh Acres Community Planning Corporation Resolution  
 Board Minutes 1-10-06

**10. Review for Scheduling:**

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services				County Manager/P.W. Director
					Analyst	Risk	Grants	Mgr.	
<i>M. Gibbs</i>				<i>Sanctuary</i>	<i>3/8/06</i>	<i>3/9/06</i>	<i>3/9/06</i>	<i>3/9/06</i>	<i>[Signature]</i>

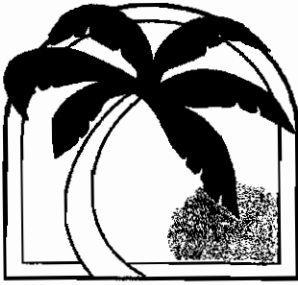
**11. Commission Action:**

- Approved
- Deferred
- Denied
- Other

RECEIVED BY COUNTY ADMIN:  
 3-3-06  
 145  
 COUNTY ADMIN FORWARDED TO:  
 3/9/06  
 4:30 pm

*HSL/WHH*

Rec. by CoAtty  
 Date: *3/10/06*  
 Time: *10:35 AM*  
 Forwarded To: *County Admin*  
*3:20 PM 3/10/06*



# Lehigh Acres Community Planning Corporation, Inc

CORPORATION NON-FOR-PROFIT 2004 FLORIDA



### Board of Directors of the LACPC

Mr. Bo Turbeville -  
President

Mr. Frank LaRosa -  
Vice-President

Mrs. Patty Vealy -  
Treasurer

Mr. Willard Baker -  
Secretary

Mr. Charlie DiFelice

Mrs. Liz Elf

Mr. Wayne Elrod

Mr. Jim Fleming

Mr. John Miller

Mr. Keith Richter

Mr. Damon Shelor

Mrs. Azelma  
Simmons

Whereas, Lehigh Acres has been considered an area that was under planned for essential urban uses, such as commercial areas, schools, and parks, and

Whereas, Lehigh Acres is a community whose population has been rapidly growing because it offers affordable housing and amenities at prices affordable to the County and region's working families, and

Whereas, in recognition of the need for more lands for other than single family homes was recognized in the April 2004, Lehigh Study, that identified a potential population for Lehigh Acres of over 300,000 and a shortage of land for commercial of nearly 1300 acres, for schools of nearly 700 acres, for parks of over 2600 acres, and of industrial of over 320 acres, and

Whereas, the County's Smart Growth Committee identified Lehigh Acres as the priority area for receiving the opportunity for preparing a Community Plan, and

Whereas, the citizens of Lehigh Acres have employed a facilitation process to create a corporation whose charter is to undertake the Community Plan, and

Whereas, the corporation, also known as the Lehigh Acres Community Planning Corporation Inc., has been formed and is prepared to undertake the community planning effort consistent with the guiding County regulations for such efforts,

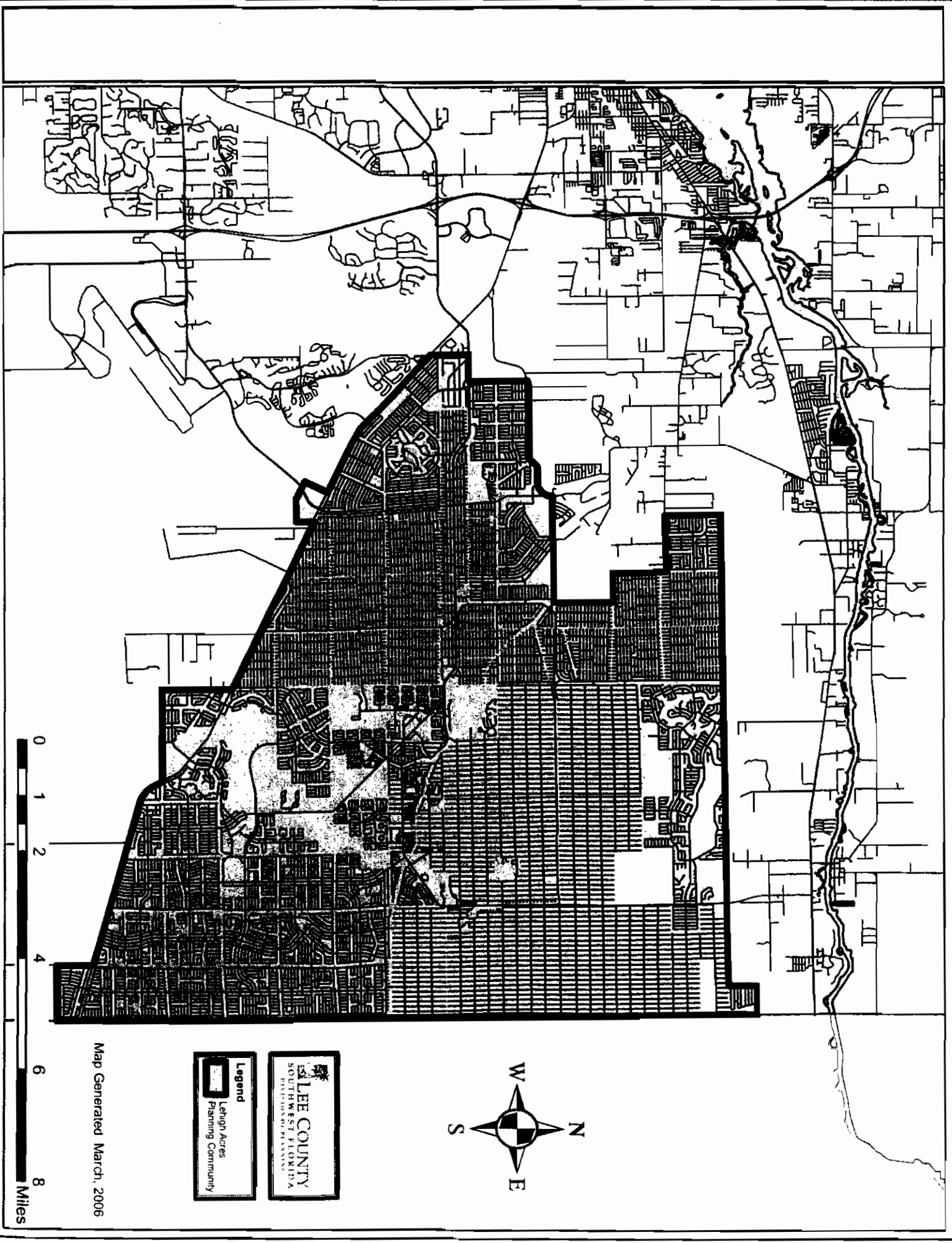
NOW THEREFORE BE IT RESOLVED BY THE LEHIGH ACRES COMMUNITY PLANNING CORPORATION Inc., THAT:

1. We petition the Lee County Board of County Commissioners for the set aside of \$50,000 authorized pursuant to Administrative Code 13-3.
2. We plan to petition and request the Lee County Board of County Commissioners to not make any changes to the Lee County Comprehensive Land Use Plan, as it pertains to Lehigh Acres, until September 2007, while the Panel completes the Community Plan,
3. We petition and request the Lee County Board of County Commissioners to not rezone lands from commercial, community facility, industrial, or agriculture to any residential zoning designation, until September 2007, while the panel completes the Community Plan.

Duly Executed This Day of August 5, 2005

LEHIGH ACRES COMMUNITY PLANNING CORPORATION, INC.

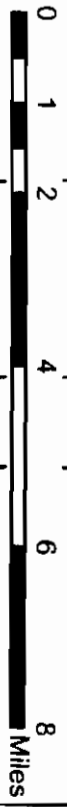
By: Bo Turbeville  
Bo Turbeville, Chairman



**LEE COUNTY**  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING

**Legend**  
Lehigh Acres  
Planning Community

Map Generated March, 2006



**5:05 P.M. AGENDA ITEM**

## (1) Public Presentation of Matters by Citizens

East County Water Control District Chairman and Lehigh Acres Planning Corporation member Jim Fleming raised concern over the proliferation of multi-family rooftops at the expense of land for open public space; and cited that 75% of the Commercial Land Use Overlay zone from 1997 is now gone and the remainder is in the pipeline somewhere in the planning process; requested that the Board do whatever possible to slow down this problem; and opined there was a lack of infrastructure to support the growth.

Lehigh Acres Watchdog President Robert Anderson presented a handout (copy is on file in the Minutes Office); and asked the Board not to approve zoning out of the Commercial Land Use Overlay zone unless the infrastructure and utilities are in place to support the growth. He further commented on the Florida Government Utility Authority's expansion.

Greater Pine Island Civic Association representative Phil Buchanan opined that further clarification of the Legislative Interpretation of the Lee Plan was unnecessary; and that Staff's interpretation was incorrect; and there were many areas of the Plan where the county was not in compliance. He opined that public comment should be allowed at the Comprehensive Plan Annotations Committee Meeting; and requested that the sufficiency letters be withheld, as suggested by Commissioner Judah, until this issue is resolved.

Lehigh Acres Community Planning Corporation (LACPC) President Bo Turbeville read a resolution given to the Board in September, 2005, requesting no changes be made to the Land Use Plan until the LACPC completed their plan and no re-zoning of lands to any residential zoning designation; and requested the Board endorse the resolution.

Chairwoman Hall stated Staff would bring the concerns before the Board on a Blue Sheet.

The Chairwoman adjourned the meeting at 5:30 p.m.

ATTEST:  
CHARLIE GREEN, CLERK

\_\_\_\_\_  
Deputy Clerk

\_\_\_\_\_  
Chairwoman, Lee County Commission