



City of Palms

CITY OF FORT MYERS COMPREHENSIVE PLAN

City of Fort Myers

PO Drawer 2217

Fort Myers, Florida

Effective Date of Latest Amendments: June 15, 2017

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COMPREHENSIVE PLAN AMENDMENTS

<i>Adopting Ordinance/Resolution</i>	<i>Effective Date</i>	<i>Determination</i>	<i>Notice of Intent Issued</i>
2499	February 13, 1989	-	-
2545	December 18, 1989	-	-
2556	June 4, 1990	-	-
2568	August 20, 1990	-	-
2587	April 29, 1991	-	-
2644	July 6, 1992	-	-
2696	July 5, 1993	-	-
2738	December 12, 1994	-	-
2770	January 16, 1996	-	-
96-2	January 16, 1996	-	-
2794	December 16, 1996	-	-
2795	May 19, 1997	Compliance	July 8, 1997
2904	July 6, 1999	Compliance	August 25, 1999
2960	June 5, 2000	Compliance	July 24, 2001
2990	December 4, 2000	Compliance	February 1, 2001
3013	September 15, 2001	Small Scale FLUM	N/A
3022	April 15, 2002	Compliance	June 6, 2002
3113	May 12, 2003	Compliance	April 22, 2003
3119*	Final Order: January 28, 2004	Compliance	July 7, 2003
3167	March 19, 2004	Compliance	February 27, 2004
3200	September 1, 2004	Large Scale FLUM	August 11, 2004
3273	June 1, 2005	Compliance	May 12, 2005
3290, 3298, 3301	January 24, 2006	Compliance	January 3, 2006
3372	April 24, 2007	Compliance	April 3, 2007
3389	June 29, 2007	Compliance	June 8, 2007
3419	December 3, 2007	Compliance	November 12, 2007
3455	June 5, 2008	Compliance	May 15, 2008
3495	May 11, 2009	Compliance	April 20, 2009
3519	June 8, 2010	Compliance	May 18, 2010
3561	September 24, 2010	Compliance	September 3, 2010
3562	October 26, 2010	Compliance	October 4, 2010
3610	February 29, 2012	Compliance	January 29, 2012

* Amendment contested, Final Order date used instead of Effective Date.

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INTRODUCTION

Under the Local Government Comprehensive Planning and Land Development Regulation Act passed by the Florida Legislature in 1985, and amended again in 1986, local governments are required to prepare a comprehensive plan as a definitive guide for their growth management. This revised act in 1986 modified the 1975 act by addressing the lack of quality and consistency in local plans, as well as the failure to implement them. In addition to growth management, local governments are encouraged to use their comprehensive plans to provide mechanisms for developing and implementing the future vision for their jurisdiction, which is encouraged by the 1993 ELMS III Bill.

The goals, objectives, and policies of this plan were developed during the planning process to guide the community and provide clear direction to elected officials, City staff, and citizens alike on certain day-to-day activities as well as the future vision of the City. The City of Fort Myers Comprehensive Plan requires that:

1. Public and private activities be consistent with the goals, objectives, policies, actions, and standards of the adopted plan;
2. Provides authority to the City's land development regulations, including the adopted capital improvement program; and,
3. Provides elected officials, City staff, and with a vision for developing the City.

The planning process for the City began with the formulation of general goal statements that reflect the community's future image of itself. These goals provide the basis for how programs or activities are ultimately directed. The objectives, standards, and actions represent the most basic step in the path toward reaching these goals.

Base data was gathered for each element to provide a starting point and analyzed during the years 1987 and 1988. During each Evaluation and Appraisal Report, updated data was obtained and reviewed, then used to update the Comprehensive Plan Goals, Objectives, Policies, Actions and Standards to provide new policy directions for the City of Fort Myers. The following documents provided the data and analysis used to formulate the policies, actions, standards that were established to meet the Goals and Objectives of the currently adopted Comprehensive Plan:

1. Future Resident/Seasonal Population Projections and Allocation of Populations into service sub-areas for the City of Fort Myers, Florida, including a Description of Methodology;
2. Future Land Use Accommodation Study and the 1995 Future Land Use Conflict Areas Study;
3. Lee County Property Appraiser;
4. Transportation Data and Analysis;
5. Lee MPO 2010/2020/2030 Financially Feasible Highway Plan;
6. Housing Element Data and Housing Element Analysis;

7. Fort Myers Water System Master Plan; Solid Waste Data and Analysis; Surface Water Management Study; and the Sanitary Sewer System Study/Master Plan;
8. Conservation and Coastal Management Data and Analysis;
9. 2006 Parks and Open Space System Master Plan;
10. Capital Improvement Data and Analysis; and
11. Intergovernmental Coordination Data and Analysis.

The City's Community Profile is the major Comprehensive Plan summary support document which details this background data and analysis in a user friendly manner. This document should be updated as new U.S. Census data becomes available (next U.S. Census expected 2011 with interim release dates for new data). Utilizing this data and analysis, the City Council and Planning Board selected appropriate alternatives based upon those most suitable for achieving the community needs. These alternatives were then structured into the policy framework of the plan. Policies, which provide specific measurable intermediate ends, are the way in which programs and activities are conducted to achieve these identified goals and objectives. Each policy has a set of actions and standards which specify implementation mechanisms and minimum service levels. Action statements describe how a policy is to be implemented and the standards take this one step further through level of service specification.

Plan implementation is probably one of the most important aspects of this plan. Simply stated, implementation is the actual carrying out and accomplishment of the goals, objectives, policies, and actions. Effective implementation is directly related to the plan's specificity, precision, and clarity. A comprehensive plan is not self-implementing. It is vital that City Council, Planning Board, and City staff implement this document and make amendments when duly necessary. Unless clearly stated otherwise, actual implementation of this plan will require further action by the City Council, usually through budget appropriations or by amendment or adoption of ordinances.

With the adoption of this plan, the City of Fort Myers adheres to a Comprehensive Growth Management Plan to direct and plan its future growth through the short-term and long-term, in particular through the years 2012 and 2017. It is also important to ensure that all land development regulations support and further implement the goals of this adopted City of Fort Myers Comprehensive Plan. It is also realized that planning is an on-going process and that interpretation and implementation of a single policy shall take into consideration, and be consistent, with all plan elements.

THE PLAN ELEMENTS