

Issues Raised Through EAR Workshops

Issue	Regional Issue	Countywide Issue	Local Issue	DCA's List	Key to Draft Issues List
TRANSPORTATION					
Need for service roads along arterials for business use (reference to US 41).	*	*	*	*	I.1e
Lack of connectivity within Lehigh Acres.	*	*	*	*	I.1a
Landscape and setback requirements should be improved along roadways.		*			I.1d
Lack of minor collector roads.		*		*	I.1a, I.1b
Need for more connected bike and pedestrian paths.		*			I.1c
How has the level of service on I-75 changed over the past 7 years?	*	*		*	I.1a
Widen Bayshore Road. Only E/W access for evacuation.		*	*	*	I.1b
Improve roadways coming into North Fort Myers (beautification)		*	*		I.1d
Dumping trash on roadways		*	*		I.1d
Need Hancock Bridge Parkway extension.	*		*	*	I.1a
Need for more east/west corridors to Iona/McGregor.	*		*	*	I.1b
Traffic on Homestead Road close to proposed Veteran's Park expansion (problem on two lane)			*		I.1a
Need for traffic lights on SR 80.			*		I.1a
Need for improved vegetation buffers along roadways and connected bike links/sidewalks.		*			I.1c, I.1d
Viability of one entry/exit roadway to Boca Grande with increase in population and tourists.			*	*	Appendix
Continue the use golf carts on roadways on Boca Grande.			*		Appendix
Widen bike paths to 10 feet and improve bike path landscaping on Boca Grande.			*		I.1c
LOS has gotten worse, need to keep up with necessary improvements and expansion.	*	*		*	I.1a
Why only pay for on road bike and pedestrian facilities? It is safer to have greenway type trails to connect housing with jobs, etc.		*			I.1c
Insufficient road capacity serving the N/S corridor causes problems with response times and amount of staff required to maintain LOS for emergency services and law enforcement.	*	*	*	*	I.1b
Look at transportation problem areas: E/W corridors connecting Lehigh to Ft. Myers. Exacerbated by Buckingham's future roadway provisions and County conservation lands, requiring corridors to be redirected.	*	*	*	*	I.1b
Need for general update of the Lee Plan regarding transportation.		*			I.1

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Comp Plan does not adequately address southeast Lee County. Future needs of FGCU, I-75 widening, or the impacts of the airport expansion.	*	*		*	I.1a
Lack of N/S, E/W corridors for evacuation.	*	*		*	I.1b
Look at corridor studies (Gladiolus and Summerlin) in relation to Coastal High Hazard Areas and Hurricane Evacuation Routes.	*	*		*	I.1b
Update the transportation concurrency system.	*	*		*	I.1
Should F.I.H.S. roadway L.O.S. be dealt with separately from other roads during E.A.R.?	*	*		*	I.1a
Need to focus on transit for special needs groups		*			I.1f
Wildlife underpasses - where do they exist and how effective have they been?		*	*		I.11f
Sidewalk connectivity to schools in a two mile radius		*		*	I.1c, I.8c
Provide convenient transit access to school sites		*		*	I.1f
Create a map of locations that should be examined to determine if traffic calming devices will be necessary		*			I.1a, I.1g
Obsolete highways - especially rural to urban transition areas.	*	*	*	*	I.1a, I.1g
LEHIGH					
Potential reassembly of platted lots in Lehigh through tax default issue: pick up environmentally sensitive lands.		*	*	*	I.2
Escheating lots for redevelopment for environmental recharge and greenspace; affordable housing; public use sites (schools); and commercial development.		*	*	*	I.2a
A long range master plan, evaluating shortcomings with current platted land use distribution.		*	*	*	I.2a
Lehigh needs more commercial land: create from tax default parcels.		*	*	*	I.2a
Aquifer recharge through land acquisition (especially default tax lots)	*	*	*	*	I.2c, I.9a
How is existing Lehigh Plan working? Reevaluate how well commercial land use study amendments worked.	*	*	*	*	I.2
East Lee County Water Control District - how to effectively deal with water issues in two separate drainage districts		*			I.3b

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INTERGOVERNMENTAL COORDINATION					
Need for more coordination with city planning related to architecture and landscaping.		*			I.3b
Need to coordinate planning efforts and EAR process with Charlotte County.	*	*			II.2, I.3b
Need for coordination (federal, state, local) making regulation and review process predictable and affordable.	*	*			I.3
Evaluate whether there is sufficient coordination between County and cities.		*			I.3b
Evaluate annexation and incorporation issues – how do they impact the Lee Plan's effectiveness and the region's overall sustainable development?		*			I.3b
Cities should not be able to annex areas that they cannot provide with fire service.		*			I.3b
Need more employment opportunities on Cape, reducing impact on bridges/roadways.		*	*	*	I.3b
How can the County help downtown Ft. Myers redevelopment efforts through coordination?		*	*		I.3b
County/County especially related to DRGR issues	*	*		*	I.4a, I.3
Lee County Incorporation to stem municipal incorporations		*	*	*	I.3b, II.1
DENSITY REDUCTION/GROUNDWATER RESOURCE					
Item 2 on DCA's list (growth pressures on eastern portions of county) crucial.	*	*		*	I.4
DR/GR density should remain 1du/10ac, not allowing increased density/intensity.		*		*	I.4b
How much of the DR/GR has been urbanized over the past 7 years?		*		*	I.4a
Should not allow golf courses in DRGR.		*		*	I.4b
How much of the DR/GR has been put into public ownership?		*		*	I.4a
Ensure the Comp Plan is constantly updated with the best available, independently funded, science on which to base sound policies for the best use of DR/GR lands.	*	*		*	I.4
How will the mining industry be represented in the Comp Plan?	*	*			I.4
Current proposed changes to the LDC related to natural resource extraction and mining should be declined, as they are based on misrepresented data.		*			I.4
Create community recreation/open space through old mining lakes.		*			I.4b
Mining should not be allowed in DR/GR.	*	*	*		I.4b

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Confusing Comp Plan policies relating to mining in DR/GR, must stop mining in DR/GR until Comp plan and practices in protected areas can be amended, preventing further damage.	*	*	*		I.4
Post-mine landscape should be included in the strategic mining plan - what should happen with a property after mining is finished?		*	*	*	I.4a, I.5a, I.9a, I.12b
Need a comprehensive look at the DRGR	*	*	*	*	I.4a, I.5f
Need for an independent scientific study of the effectiveness of DRGR and of the impacts of uses allowed in the DRGR	*	*		*	I.4, I.5f
Residents should be included in the DRGR evaluation/planning process	*	*	*		I.4, I.5f
Where are the groundwater recharge areas in the DRGR	*	*		*	I.9a, I.4a
REGULATORY ENVIRONMENT					
Zoning regulation changes should run concurrent with Lee Plan changes.		*			I.5d
New Urbanism theory is not being addressed. Need to create incentives.		*			I.5c, I.5e
North Fort Myers should have specific capital improvement projects.			*		Appendix
Enforce the existing FLUM. Don't allow FLUM changes allowing more intensive development.		*	*		I.5b
Lee Plan vision statement revisions needed.		*	*		II.1
Resource protection cannot be achieved from a parts approach where zoning or permitting is reviewed without relation to cumulative effects. Change Comp Plan and LDC to structure a means to identify effects on natural resource system. Assign responsibility through Comp Plan.		*		*	I.5a, I.3
Public Works mitigation- Linking the County Transportation CIP and Utility CIP to Watershed based mitigation Plan. (Effort of Public Works with other county departments)		*			I.3b, I.5g
Develop a higher standard for research, data, and analysis, outcome.		*			I.5f
Comp Plan is too vague in its attempts to reconcile evacuation issues with current development.	*	*		*	I.7a
The amount of taxes paid to the county exceeds the amount of services received.			*		Appendix
Code enforcement needs to be stepped up. The process for reporting code violations is not clear.		*	*		I.5b
What is the current number of homeless in Lee County? Compare to that seven years ago.		*			I.12b
How many amendments have there been to the Comprehensive plan during the last seven years which encourage, but do not require, specific actions; or that require specific actions, but by no date certain?		*			Appendix
How successful has the Comp Plan been in directing new developments away from the Coastal High Hazard Area?		*		*	I.12a

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Wetland regulations should be more stringent – perhaps the County could reclaim jurisdiction over wetland development permit review.	*	*		*	I.5a
Eliminate development approvals for old projects that were never developed and that are no longer compatible with the surrounding area.		*			I.5a
Require that land be saved rather than allow mitigation for the land to be developed.		*			I.5a
End phony agricultural exemptions.		*			I.5b
Get rid of airport noise zones. As long as people are notified they are in one it should not be a criteria to limit development.		*	*		Appendix
Issue of allowing large developments on periphery of fire station service franchise area. Should look into creating a cap for how far new development can be from an existing fire station.		*			I.5e
Address parking lots in front of buildings.		*			I.5c
Need vision as well as flexibility.		*			I.5c, I.5e
Need for more timely and efficient permitting process: departments do not interact for efficient review.		*			I.3a
Reduce density allocation table proportionally when Conservation 20/20 Lands are purchased and taken out of acres available for development.		*			I.5a, I.12a
Look at DEP recharge areas map to help in evaluating impacts of future development.		*		*	I.5a, I.9a
Need for better contact and information resources between County and Boca Grande: provide island with a County liaison that is available to answer questions about local development needs, Boca Grande public hearings should be held on Boca Grande, relevant public hearings should be advertised in Boca Grande newspapers, and there should be a document clearing house for all planning/development activity on Boca Grande.			*		I.5c, I.3a
Need for more police enforcement (speeding) on roads coming from Charlotte County to Boca Grande.	*		*		Appendix
Add Master Mitigation Plan for Public Works Projects to the Plan as an update to the Conservation Element, including a map.		*			I.5a
Need for Gasparilla to be more integrated – either under single county jurisdiction, incorporated as a town, or unified by a community plan.	*		*		I.3b
Evaluate air quality due to emissions from an increases number of autos and land clearing. Use voluntary compliance in efforts to evaluate.	*	*			I.9
New Urbanism is not encouraged by the existing Lee Plan or LDC		*			I.5c, I.10a
Encourage mixed use development by encouraging commercial intensity and residential density to be calculated on the same property (double dip)		*			I.10b, I.12a, I.12b

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Write regulations to describe what can be done rather than what cannot.		*			I.5
Create a more comprehensive approach to development review and permitting - systemic approach		*			I.5f
PUBLIC SAFETY (FIRE, POLICE, EMS)					
Increase public information and education about flood hazards and other natural hazards.		*			I.6c
Need to address LOS for County emergency radio signals. Concern that with an increasing number of tall buildings and a decreasing number and frequency of tall towers, there may be some LOS problems.	*	*			I.6c
Update Comp Plan with restructured EMS standards.		*			I.6b
Establish a type of law enforcement concurrency requirement in the Comprehensive Plan so that County decision makers will have a better idea of actual anticipated costs and anticipated changes in LOS when approving new development.		*			I.6c
Goal 45 of the Comprehensive Plan, Fire Protection, needs to be updated to reflect current status.		*			I.6b
DCA "major issues" 7 & 8 (Linking water supply and school facilities planning to land use planning) are very important especially as relate to fire protection.		*		*	I.12b
Fire flow requirements exist for new developments, but we also need to require maintenance & updating of existing development.		*			I.6a
Reference Law Enforcement strategic plan in the Comprehensive Plan.		*			I.6b
Need for public education related to the threat of fire in wildland-urban interface areas of the County, home ignition zones, and structural safeguards for residences built in these areas.		*	*		I.6c
All new developments should comply with NPFA 299 Standard for Protection of Life and Property from Wildfire 1997 Edition as adopted by reference in the Florida Fire Code or the most recent amended edition.		*			I.6a
All new residential structures should comply with NPFA 299 Standard for Protection of Life and Property from Wildfire 1997 Edition as adopted by reference in the Florida Fire code or the most recent amended edition.		*			I.6a
Existing structures should be retrofitted to meet these Standards through the adoption of appropriate language in the building codes. Permits for structure improvements or repair should require adherence to these Standards.		*			I.6a

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The County should embark on a vigorous education program to help residents know and understand the value and need for prescribed burning in these high risk fire areas.”		*	*		I.6c
Vacant properties should be maintained in accordance with acceptable fire prevention practices. This would include the removal of highly flammable species such as Melaleuca and the reduction of the density of other vegetative fuels. Disincentives to the maintenance of such properties should be replaced with an incentive system to facilitate the removal of high risk vegetation.		*			I.6a
HURRICANE EVACUATION/SHELTER					
Should focus on shelter rather than so much on evacuation.	*	*	*	*	I.7b
Evacuation important as more people begin to spend off-season on Pine Island.		*	*	*	I.7a
Reconstruction/recovery after storm event.	*	*	*	*	I.7a
Update Comprehensive Plan with references to actual current evacuation times.	*	*	*	*	I.7a
County does not meet adequate LOS for shelters.	*	*	*	*	I.7a
Improve hurricane evacuation routes (ITS measures, better route identification)	*	*	*	*	I.7a
SCHOOLS					
Potential for school concurrency - fears related to possible over regulation, discouraging growth.		*		*	I.8a
Build schools on small scale encouraging schools to be part of the community center.		*	*		I.8b, I.8c
Locate schools to reduce trip lengths		*		*	I.8c, I.5c
Get the most out of school facilities - multiple uses		*		*	I.5c, I.11a
WATER QUALITY, NATURAL RESOURCES					
Connect water resources responsibility and impacts to development.	*	*		*	I.9a
Water quality: red tide, loss of fresh water to salt, impacts of poor quality to local waterways.	*	*	*	*	I.9b
Require sand filters at the terminus of all storm water pipes discharging into water bodies.		*		*	I.9b
Sheet flow, flooding in North Ft. Myers. Need creek/swale clean up. People moving out.	*	*	*		I.9c
Promote/enforce sustainable water resource use and retention.	*	*		*	I.9a
Salt water intrusion into wells in Lehigh.		*	*	*	I.9a

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Red Tide issue – prevention and cleanup	*	*		*	I.9b
Has the health of the Estero Bay improved or deteriorated over the last seven years?	*	*		*	I.9b
A regional response to the Caloosahatchee River flow and quality impact on estuary and Gulf.	*	*	*	*	I.9b
Maximizing partnership opportunities with other public bodies and the private sector in nutrient reduction to impaired waters.	*	*	*	*	I.9b
We are not adequately protecting major regional natural resource systems, nor will we have adequate drinking water for projected growth.	*	*		*	I.9a, I.9b
Develop alternate resources for water supply	*	*		*	I.9a, I.2c
Impaired waters designation - nutrient partnership management system	*	*		*	I.9b, I.3b
Bacteriological impairment of waterways is causing loss of shellfish waters and making beaches less attractive and biologically productive	*	*	*	*	I.9b, I.5a, I.12i
Evaluate effects of impervious areas existing and future with regard to water retention		*		*	I.9a, I.12g
Include the flow ways plan map in the Comprehensive Plan	*	*		*	I.9, I.12b
Evaluate how water is being used today and how we expect to use water in the future so that County can have a lobbying position on water when interact with other governments		*			I.9, I.3b
Consider properties that flood repeatedly for appropriate regulatory changes and response.		*	*		I.9c
NEW URBANISM, SMART GROWTH					
Need working communities in predominately residential areas.	*	*	*		I.10b
What proportion of developments of 50 or more dwelling units have been mixed use?	*	*			I.10a
Encourage small commercial uses, easy access parks, neighborhood schools.		*			I.10b
Provide incentives for Smart Growth and green development practices.		*			I.10b
Reconcile the inherent conflicts in our code with Euclidean zoning, buffering use types, and Smart Growth.		*			I.10a
Fix disconnect between housing economic levels and disconnect between housing and work centers. Reduce demand on roadways.	*	*	*	*	I.10a, I.10b
Affordable Housing- Taking advantage of greyfields (redevelopment of aging commercial sites)		*	*		I.10b
Redevelopment- Implement Brownfields program.		*	*		I.10b
Need for a traditional economy, not so heavily based on development industry.	*	*			I.10c
Locate workforce housing close to schools		*		*	I.10b, I.8b
Design communities to promote “active lifestyles”		*			I.5c, I.11a, I.1c
Account for all of the N.I.M.B.Y. uses that are needed by the County	*	*			I.5g

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OPEN SPACE, PRESERVE & PARKS					
Need more connected open space and parks.	*	*			I.11a
Need to preserve existing native vegetation for developments and require more shade trees.		*			I.11d
Conservation: number of each endangered or threatened species increased or decreased over the last seven years?	*	*		*	
Perceived high percentage of Conservation 20/20 lands in N. Fort Myers area. What percentage of NFM 20/20 lands is used as mitigation for development in other parts of the county? - Is effecting tax dollars in NFM.		*	*		I.11b
More conservation lands and open space are needed.		*	*		I.11b
How does large number of gated communities effect overall county public open space.		*			I.12b
Improve maintenance of existing public parks.		*			I.11g
Address non-native/nuisance species.		*	*		I.11d
Protect environment of waterways.	*	*	*	*	I.9b, I.11e
Need more beach restoration, and on a faster time line.		*	*		I.11e
County or state should purchase sensitive lands.	*	*		*	I.11b
County owned property should have an active, on-going management plan to help reduce the County liability for damage caused by wildfires coming off County owned properties.	*	*			I.6a
Need better waterway regulation.		*			I.12i
Connect parks and other public infrastructure with bike/pedestrian paths.		*			I.11a, I.1c
Give credit for public trails.		*			I.10b, I.11a
Evaluate population/visitor projections for capacity of beach parking, sanitary facilities, and other public facilities on Boca Grande.			*		I.11e, I.5g
Are there any complete N/S wildlife corridors?		*		*	I.11f
What amount and kind of lands have been preserved and developed? Have we accomplished what we set out to do with regard to directing development and preserving land?		*			I.5a, I.5e, I.12a, I.11b
Consider adequacy of marina sites open to public use currently and projected into the future	*	*	*		I.5g, I.12i
Consider boating density and use of local waterways	*	*	*		I.9a, I.5g, I.12i
Clearly define water dependent uses. Strengthen regulations that require use of certain properties for water dependent uses only	*	*	*		I.5g, I.12i
Create a "blue-ways" designation to protect water ecosystems for manatees, shellfish, etc.	*	*			I.9a, I.9b, I.12i

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DESIGN, DENSITY, COMMUNITY VALUES					
Protect rural areas of the county, 1du/acre is not rural. Should become Open Lands 1du/5acres.		*	*	*	I.12a
Urban Community and Outlying Suburban that abut Hickey Creek Mitigation Park should be changed to Rural.			*		I.12a
Amend code to require owners to construct sidewalks along school paths.		*	*		I.8c
How much impervious surface increase over past seven years?		*		*	I.12g
How much has the permitted storm water runoff for new development increased over the predevelopment runoff in the past 7 years?		*		*	I.9a
Limit the amount of fill put into existing flood plains along rivers and creeks.		*		*	I.9a
Require new home sites to retain first inch of rainfall.		*		*	I.9a
Water conservation options encourage native vegetation: limit water source by use or place for irrigation/trade off (pool = less irrigation rights).		*		*	I.9a
Too much density has been allowed in coastal areas.		*	*	*	I.12a
Reduce allowable density.		*	*		I.12a
Encourage low cost housing developments.		*			I.12c
Need additional trade schools to help train our workforce.		*			I.10c
Current water management evaluation practices for new development may underestimate the impacts of small developments. Possibly lower threshold of projects that are required to meet water management standards.		*		*	I.9a
There is currently no required maintenance on privately owned drainage systems for small development. Need public scrutiny on LOS of private drainage.		*		*	I.9a
Boca Grande lots are being overbuilt. Too many variances being allowed, public hearing and administrative variances, especially in the historic district.			*		I.5b, I.12b
Evaluate current sign laws to intensively regulate signs.		*	*		I.12d
Limit billboards in North Ft. Myers.			*		I.12d
Golf courses destroy natural environments and install artificial ones. They should be discouraged unless they allow joint use such as trails and natural preserves.		*			I.12e
Do not limit golf courses to an artificial number like 18 holes. Why not 6 holes?		*			I.12e
Provide for ethnic center development such as little Cuba, little Germany...		*			I.10c
Too many restrictions on higher residential development. Exp: 1 acre lots waste resources.		*		*	I.12a

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Reevaluate overall ideas about density. How can we look at mass transportation with low density average.		*		*	I.12a, I.1f
Limit growth to coincide with expansion of adequate infrastructure.		*		*	I.1f, I.5e, I.12a
Areas that are developed should maintain a good LOS and areas that are not developed should remain undeveloped.		*			I.12a
Should focus higher density along bus routes or urbanized areas that have scenic views/cultural significance.		*			I.12a, I.1f
Problems with odor from lift stations on Boca Grande.			*		Appendix
Issue of breeding/keeping large cats in North Fort Myers – incompatible with existing residential and agricultural uses in the area.			*		Appendix
Require impact fees for schools, parks, roads, and future water use.		*		*	I.1a, I.5g
Develop the code to encourage a diversity of land uses by implementing measures allowing rural land to remain rural.		*		*	I.12a, I.5e
Reevaluate how density is calculated for mixed use development and land use to create lakes.		*			I.12a
Shift from maximum density approval to approving density compatible with surrounding area.		*		*	I.12a
LDC needs to be updated concurrently with Plan amendments, especially related to Smart Growth.		*			I.10, I.5d
Make Comp Plan and LDC more appealing for development suited to desires of the community. Use incentives to direct growth in addition to regulations.		*	*		I.5e, I.10b
County should work through projects with developers, rather than just reviewing plans.		*			I.12b, Appendix
Enforce building height limitations on Boca Grande. There may be some issue with how height is measured and the allowance given to architectural features to extend above.			*		I.5b
Eliminate development approvals for old projects that were never developed and that are no longer compatible with the surrounding area.		*			I.12h
Maintain Buckingham density at 1du/acre.			*	*	I.5e, I.12a
Gated communities desensitize community.		*			I.10, I.11c
Amend the requirements for parking to allow more grass parking in lieu of pavement.		*			I.12e, I.12f
Amend the parking requirements such that commercial properties are required to connect to adjacent parking lots.		*			I.12f
Adopt stricter standards (similar to Naples) for the preservation of existing large hardwood trees.		*			I.11d
How effective have efforts been to encourage co-location of schools and parks?		*		*	I.11a, I.5g
Assess the economic buildout for the County's current quality of life as it ties to tourism and retirement living	*	*			I.10c