DRAFT
2004 Evaluation and Appraisal Report
Lee County's Major Issues List

I.   Staff began by categorizing each comment received through the public and agency workshops by subject, and then gave each group of comments a heading, creating the 12 major issues below (see Attachments #3 & #4 – Major Issues Matrixes). Below each of the major issues, staff has consolidated all comments into primary topics to be evaluated during the EAR process. Staff will also prepare an Appendix to the EAR assessing how each public comment pertains to the overall Lee Plan evaluation.

EVALUATE:

1) **Transportation**
   - a.) **Level of Service**
   - b.) **North/South and East/West Corridors**
   - c.) **Bike and Pedestrian Facilities**
   - d.) **Roadway Landscaping**
   - e.) **Service Roads**
   - f.) **Transit Level of Service**
   - g.) **Roadway Geometrics**

2) **Lehigh Acres**
   - a.) **Commercial Development/Capture trips within community**
   - b.) **Road Connectivity**
   - c.) **Aquifer Recharge**

3) **Intergovernmental Coordination, Interdepartmental Coordination**
   - a.) **Predictability of regulation and review**
   - b.) **City/County, County/County coordination regarding annexation, public services, and roadway landscaping, water quality and supply**

4) **Density Reduction/Groundwater Resource Areas**
   - a.) **Effectiveness of DR/GR regulations**
   - b.) **Allowable uses in DR/GR areas**

5) **Regulatory Environment**
   - a.) **Resource Protection**
   - b.) **Enforce Existing Regulations**
   - c.) **Incorporation of New Urbanist approach into policy**
   - d.) **Keeping LDC amendments concurrent with Lee Plan amendments**
   - e.) **Effectiveness of existing anti-sprawl regulations**
   - f.) **Developing a higher standard for research, data, and analysis**
   - g.) **Provision of Public Facilities (non-transportation)**

6) **Public Safety**
   - a.) **Wildfire Safety Building Regulations**
   - b.) **An overall update of public safety policies**
   - c.) **Level of Service**

7) **Hurricane Evacuation/Shelter**
   - a.) **Strengthening hurricane preparedness through Lee Plan policy**
   - b.) **Shelter vs. Evacuation**

8) **Schools**
- **a.)** **School Concurrency**
- **b.)** **Appropriate scale of schools (community centers)**
- **c.)** **Local schools with sidewalk access**

9) **Water Quality, Air Quality, and Natural Resources**
- **a.)** **Sustainable water resource use and retention**
- **b.)** **Environmental quality of local waterways**
- **c.)** **Flood prevention**

10) **New Urbanism, Smart Growth**
- **a.)** **Effectiveness of current Mixed Use regulations and provisions**
- **b.)** **Incentives for Smart Growth**
- **c.)** **Incentives to promote diversified economy**

11) **Open Space, Preserve & Parks**
- **a.)** **Interconnected open space/parks/public facilities**
- **b.)** **Conservation 2020 lands (impacts to tax base, distribution county-wide)**
- **c.)** **Gated open space vs. public open space**
- **d.)** **Regulations regarding native and non-native species**
- **e.)** **Beach preservation as a natural resource and public facility**
- **f.)** **Success of efforts to create wildlife corridors**
- **g.)** **Park/Preserve Level of Service**

12) **Design, Density, Community Values**
- **a.)** **Current density allocation vs. County's long-term development goals**
- **b.)** **Current design regulations vs. County's long-term development goals**
- **c.)** **Affordable housing**
- **d.)** **Current sign regulations including billboards**
- **e.)** **Golf Courses/environmental impacts vs. economy**
- **f.)** **Parking regulations**
- **g.)** **Increased impervious surface**
- **h.)** **Policy regarding development approvals that are vacant, outdated and incompatible**
- **i.)** **Water dependent uses and boating regulations**

II. **In addition to the major issues collected above, Lee County is required to respond to the following items as part of the EAR process, per Chapter 163, Florida Statutes:**
- **1)** **Changes in state, regional, and local policies on planning and growth management and changing conditions and trends.**
- **2)** **Ensure effective intergovernmental coordination.**

III. **In accordance with Chapter 163, Florida Statutes the report should also present an evaluation and assessment on issues such as:**
- **1)** **Population growth and changes in land area.**
- **2)** **The extent of vacant and developable land.**
- **3)** **The location of existing development versus the location of anticipated development.**
- **4)** **A brief assessment of successes and shortcomings related to each element of the plan. Staff would also complete an overall update of Lee Plan policies, correcting outdated references.**

IV. **Finally, the EAR will require the organization of Lee County departments and divisions, as well as outside agencies, to provide the necessary data and analysis to assist in the completion of the EAR and to assist in the implementation of any recommended measures.**