Lee Plan Update
Community Planning

Board of County Commissioners
Work Session – 3/21/2017
Today’s Goals

Lee Plan Update
- Overview
- Schedule

Proposed Amendments
- Community Planning

Next Steps
- Board Consensus
- Staff Report
- Public Hearings
Lee Plan Work Sessions

COMPLETED
- Growth Management: Land Use & Transportation
- Capital Improvement Element
- Water Management (Quality & Supply)

NOW
- Community Planning

UPCOMING
- Conservation & Coastal Management
- Public Safety
- Planning Horizon
- Administrative
## Considerations

- 2011 EAR
  - Create Separate Community Planning Element
  - Consolidate Language

## Objectives

- Create Consolidated Community Planning Element
- Establish Common Procedures For Informational Meetings
- Eliminate Redundancies / Combine Similar Provisions
- Relocate Regulatory Provisions From Lee Plan to LDC
- Update or Remove Provisions That Do Not Protect a Public Interest / Not Supported By Appropriate Data & Analysis
- Identify / Correct Vague Provisions
- Delete Estero Provisions and References

## Documents

- Lee Plan: Amend
- LDC: Amend
- AC 13-3: Delete
Program Background

- Unique Geographic Areas
- Support Grass Roots Planning
- Provide Financial Assistance
- Community-Specific Goals, Objectives, & Policies

$2.3 MILLION Public Funds Awarded
*Since 2000

AC13-3:
- Procedures & Criteria
- Eligibility For Public Funding
- Multiple Grants – ($50,000)
  - Prepare Lee Plan
  - Prepare LDC Regulations
- Update Community Plans/LDC Regulations
- Adopted in 2001 & Amended in 2005
Planning Areas

**Goal 24: Community Planning**
- To encourage and support both citizen & County initiated planning efforts that address the unique community character of specific geographic areas in Lee County.

- Alva
  - Goal 26
  - $125,000

- Bayshore
  - Goal 20

- Boca Grande
  - Goal 22
  - $125,000

- Buckingham
  - Goal 17
  - $50,000

- Caloosahatchee Shores
  - Goal 21
  - $75,750

- Captiva
  - Goal 13
  - $111,355

- Estero
  - Goal 19
  - $70,000

- Lehigh Acres
  - Goal 32
  - $1,205,701

- Northeast Lee County
  - Goal 34

- North Fort Myers
  - Goal 28
  - $92,279

- North Olga
  - Goal 35
  - $96,000

- Olga
  - Goal 29
  - $37,500

- Page Park
  - Goal 27
  - $98,150

- Pine Island
  - Goal 14
  - $25,000

- San Carlos Island
  - Goal 12

- Southeast Lee County
  - Goal 33

- Tice
  - Goal 23
  - $112,499

- Upper Captiva
  - Goal 25
  - $76,000

- College Parkway, No Plan Adopted, $40,633
## In Progress

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<tr>
<th>Location</th>
<th>Grant Information</th>
<th>Outstanding Deliverables</th>
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Successes

- Public Engagement
- Place Making Through Design
- Define Unique Areas of County
- Grass Roots Planning
Concerns

- Parochialism Vs. Regional Considerations/Interests
- Limited Community Representation
- Role Of Planning Panels
- Legal Liabilities
Recommendation

Community Visioning
- Engage Community to Help Define Vision
  - Staff Effort, Possible Consultant Assistance

Lee Plan & LDC Amendments
- Staff Evaluates Need For Amendments to:
  - Implement Individual Community Vision
  - Balance With County-Wide Needs

BOCC Consider & Authorize Amendments
- Authorize Prior to Full Public Hearing Process
Next Steps

- **Prepare Staff Report**
  - Commissioner Briefings

- **Lee Plan Amendments**
  - LPA Public Meeting
  - BoCC Transmittal Hearing
  - State Coordinated Review
  - BoCC Adoption Hearing

- **LDC Amendments**
  - LDCAC & EROC Public Meetings
  - LPA Public Meeting
  - BoCC Public Hearings (2)