

Lee Plan Amendments Update



BoCC Work Session

May 3, 2016

Background & Today's Goals

Background

1 November 2, 2015 Board Work Session: *Status of Lee Plan*

2 November 17, 2015 BoCC Meeting Board Direction:

- Identify and bring back Lee Plan & LDC Amendments that:
 - Aligns Lee Plan with BoCC Strategic Planning Initiatives
 - Streamlines Lee Plan:
 - Identify & Eliminate Potential Liabilities
 - Reduce Redundancy / Conflict within Lee Plan between Policies
 - Relocate Regulatory Provisions to LDC
 - Evaluates Community Plans
 - Interdepartmental Evaluation of County-wide Issues

Today's Goals

1 Discuss Objectives of Proposed Amendments Identified by Staff

2 Board Consensus to Move Forward Through Public Hearing Process

Lee County Department Planners

Community
Development

Utilities

Solid Waste

Transportation

Transit

Parks &
Recreation

Natural
Resources

Library

School District

Facilities
Construction &
Management

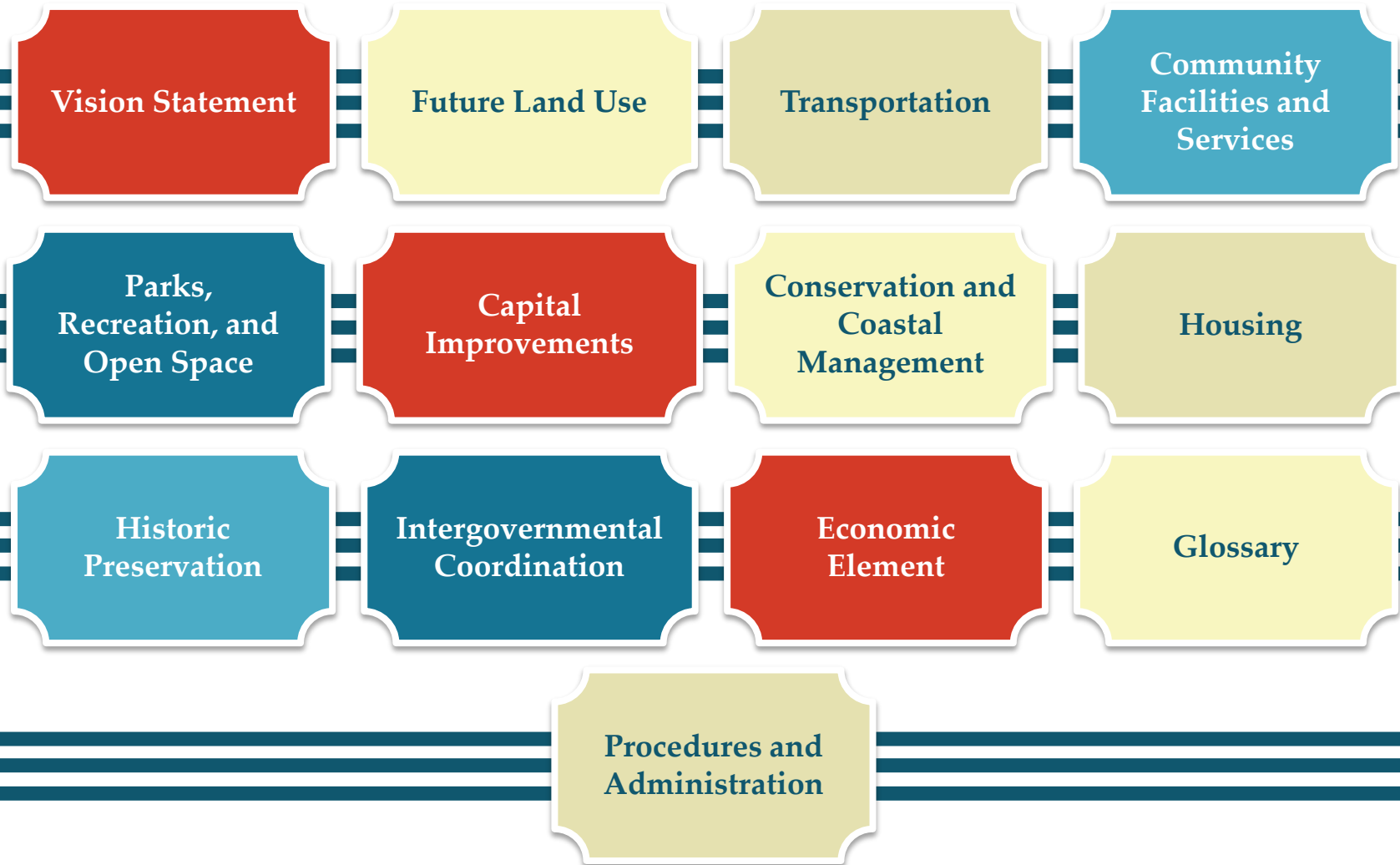
Public Safety
(EMS &
Emergency
Management)

Animal Services

GIS

Legal Review: County
Attorney's Office

Elements of the Lee Plan



TOPIC: Administrative

Considerations

- Requirements of Applicable Florida Statutes (§ 163.3177)
- Eliminate Internal Inconsistencies & Potential Liabilities
- Revisions Identified throughout 2011 EAR
- Issues Identified by Hearing Examiner's Office

Objectives of Proposed Amendments

- Delete 9-J5 (References & Requirements)
- Evaluate "Done By" Dates
- Reduce Redundancies throughout Plan
- Relocate Regulatory Language to LDC
- Update Procedures, Administration, Maps, etc. as needed

Documents



- Lee Plan
- LDC
- Administrative Code

TOPIC: Community Planning

Considerations

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

Documents



- Lee Plan
- LDC
- AC 13-3

Objectives of Proposed Amendments

- Create Separate Community Planning Element
- Combine/Establish Common Procedures
- Eliminate Redundancies
- Relocate Regulatory Provisions to LDC
- Identify / Correct Potential Liabilities
- Delete Estero Provisions and References

TOPIC: Conservation & Coastal Management

Considerations

- 2011 EAR: Expand Rare / Unique Uplands Policy
- Requirements of Applicable Florida Statutes (§ 163.3177(6)(g) and 163.3178(2)(f))

Documents



- Lee Plan
- LDC

Objectives of Proposed Amendments

- Evaluate development and redevelopment principles, strategies, and engineering solutions related to flood risk in coastal areas per Florida Statutes
- Expand Rare / Unique Policy to Apply County-wide in Conservation & Coastal Management Element

TOPIC: Planning Horizon

Considerations

- 2011 EAR: Update Planning Horizon to Year 2035
- Requirements of Applicable Florida Statutes (§ 163.3177)

Objectives of Proposed Amendments

- Update Planning Horizon to Year 2040
- Compare Land-Use Projections with MPO Land-Use Scenarios

Documents



- Lee Plan

TOPIC: Growth Management Land Use & Transportation

Considerations

- BoCC Strategic Policy Priorities
- Requirements of Applicable Florida Statutes (§ 163.3177(6)(b) and 163.3177(6)(a)9)
- 2011 EAR

Documents



- Lee Plan
- LDC
- Administrative Code

Objectives of Proposed Amendments

- Support Strategic Policy Priorities with Sound Planning Principles
- Encourage More Dense/Intense Development in Appropriate Locations
- Facilitate Infill Development and Redevelopment
- Identify Appropriate Cross-Sections for Roadway Designs by Future Land Use Category

TOPIC: Water Dependant Overlay

Considerations

- Requirements of Applicable Florida Statutes (§ 342.201)
- 2011 EAR
- Identify Incentives to Redevelop Marine-Oriented Facilities & Policies for Gaining Public Access
- Discourage or Prohibit Conversion of Facilities to Non-Water Dependant Uses

Documents



- Lee Plan

Objectives of Proposed Amendments

- Evaluate Effectiveness of Overlay
- Reevaluate Existing Policies / Strategies to Protect Working Waterfronts
- Update Water Dependant Overlay Maps

TOPIC: Water Management Quality & Supply

Considerations

- BoCC Water Quality & Storage Policy
- Requirements of Applicable Florida Statutes (§163.3177(6)(d) and 163.3177(c))
- EAR 2011: General Recommendations for Amendments to Support Sustainability

Objectives of Proposed Amendments

- Consider Hierarchy of Water Sources for Irrigation Needs
- Evaluate Use of Lowest Quality Water Acceptable for Intended Use
- Coordinate Irrigation Sources Through Alternative Design Options
- Evaluate Connection to Re-Use Water and Dual Water Distribution Systems
- Implement Through LDC's During Development Review

Documents



- Lee Plan
- LDC
- Lee County Ordinance

TOPIC: Capital Improvements Program

Considerations

- BoCC Strategic Policy Priorities
- Requirements of Applicable Florida Statutes (§ 163.3177(3))

Objectives of Proposed Amendments

- Align CIP Prioritization Method with BoCC Policy
- Connect CIP with Growth Management Policies
- Update Level of Service Standards

Documents



- Lee Plan
- AC 3-9

TOPIC: Public Safety

Considerations

- Requirements of Applicable Florida Statutes (§ 163.3178)

Documents



- Lee Plan
- LDC
- Administrative Code

Objectives of Proposed Amendments

- Create Single Element for Public Safety that includes Police, Fire and EMS
- Address Wildfire Prevention, Mitigation and Protection
- Relocate Hurricane Mitigation and Build Back into this Element

Next Steps....

Board Direction (Blue Sheet)

Staff Prepares Amendments:
Collect Data & Analysis, Draft Amendment Language, Write Staff Reports

Lee Plan Amendments

Land Development Code
Amendments

LPA
Public
Meeting

BoCC
Transmittal
Hearing

State
Coordinated
Review

BoCC
Adoption
Hearing

LDCAC
& EROC
Public
Meetings

LPA
Public
Meeting

BoCC
First
Public
Hearing

BoCC
Second
Public
Hearing