

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



Community Planning



May 3, 2016 Work Session

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



PROGRAM

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



\$2.3

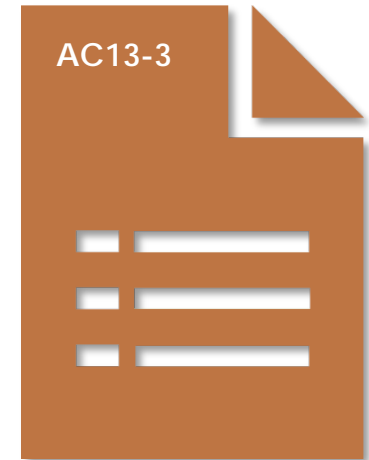
MILLION

Public Funds
Awarded

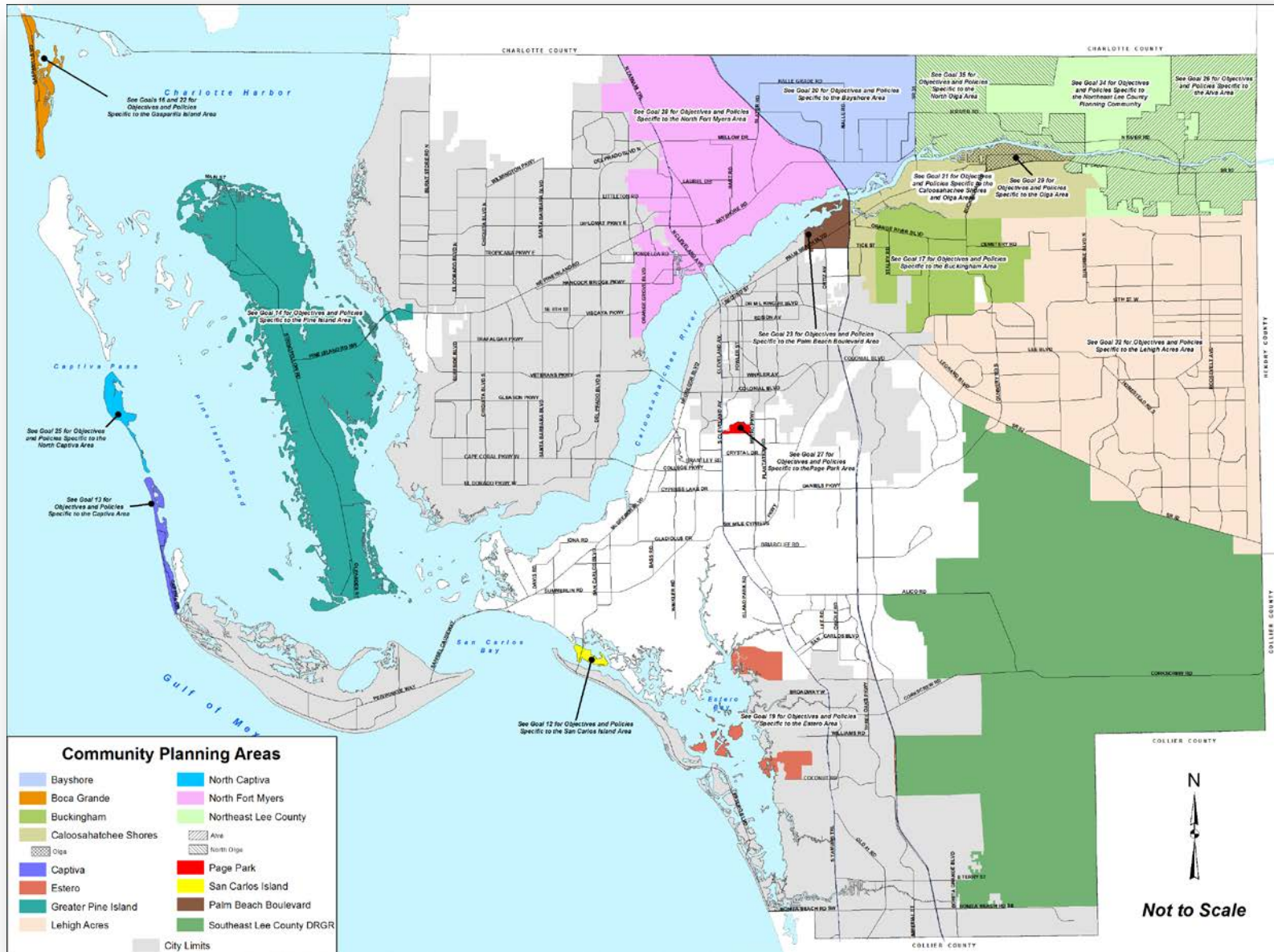
*Since 2000

ADMINISTRATIVE CODE

- 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



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



Alva

- \$50,000 Grant
 - LDC Regulations
 - 2009
- Grant Expired 12/31/12
 - No Fund Remaining
- Outstanding Deliverables
 - LDC Regulations

Caloosahatchee Shores

- \$50,000 Grant
 - Update Lee Plan & LDC
 - 2013
- Grant Expired 12/31/16
 - Balance: \$24,250
- Outstanding Deliverables
 - Lee Plan Amendments
 - LDC Amendments

Captiva

- \$50,000 Grant
 - Update Lee Plan
 - 2013
- Grant Expired 11/30/16
 - Balance: \$13,645
- Outstanding Deliverables
 - LPA & BoCC Presentations
 - \$6,000 request to complete

College Parkway

- \$50,000 Grant
 - Community Plan & Lee Plan
 - 2012
- Grant Expired 12/31/16
 - Balance: \$9,367
- Outstanding Deliverables
 - Final Community Plan
 - Lee Plan Amendments

Lehigh Acres

- \$42,101 Grant
 - LDC Regulating Plan
 - 2013
- Grant Expired 6/30/15
 - Balance: \$4,399
- Outstanding Deliverables
 - Committee & BoCC Presentations

Tice

- \$49,999 Grant
 - Update Lee Plan & Create LDC Regulations
 - 2011
- Grant Expired 12/31/13
 - No Fund Remaining
- Outstanding Deliverables
 - Lee Plan Amendments
 - LDC Regulations

Successes



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	<ul style="list-style-type: none">Commissioner Briefings
Lee Plan Amendments	<ul style="list-style-type: none">LPA Public MeetingBoCC Transmittal HearingState Coordinated ReviewBoCC Adoption Hearing
LDC Amendments	<ul style="list-style-type: none">LDCAC & EROC Public MeetingsLPA Public MeetingBoCC Public Hearings (2)

