

Lee Plan Update
Capital Improvement Element
Amendments



BoCC Work Session
January 24, 2017

Today's Goals

1 Lee Plan Update Overview

- *Overview of Comprehensive Planning*
- *Purpose for Board Work Sessions on the Lee Plan Update*
- *Recap of November Board Work Session – Growth Management*

2 Future Lee Plan Update Work Sessions

- *Schedule*

3 Discuss Proposed Amendments Based on Previous Board Direction

- *Capital Improvements Element and Policies*

4 Board Consensus to Continue Through Public Hearing Process

- *Next Steps*

Comprehensive Planning

Community Planning Act (Ch 163, F.S.): All jurisdictions are **required** to have a comprehensive plan & it must be based upon relevant and appropriate data and analysis.

Comprehensive Plans serve three broad purposes:

Certain day-to-day public & private activities must be consistent with the goals, objectives, and policies in the adopted plan

Source of authority for land development regulations & for a wide range of official discretionary actions

Represents the community's vision of what it will or should look like by the end of the planning horizon

Lee Plan Update Overview

BOCC Direction November 17, 2015

Identify Lee Plan & LDC Amendments that:

Align with BoCC Strategic Policy Priorities:



Streamline:



Result from Interdepartmental Evaluation of Community Plans and County Issues

Lee Plan Amendment Topics

BOCC Direction May 17, 2016

**Draft Lee Plan & LDC Amendments
based on the following topics:**

**Community
Planning**

**Growth
Management
(Land Use &
Transportation)**

Planning Horizon

**Conservation and
Coastal
Management**

Public Safety

Administrative

**Capital
Improvements
Policies**

**Water
Management
(Quality &
Supply)**

**Water Dependant
Overlay**

Lee Plan Work Sessions

~~Growth Management: Land Use & Transportation~~

November

Capital Improvement Element

January

Water Management (Quality & Supply)

February

Community Planning

Water Dependant Overlay

March

Conservation and Coastal Management

Public Safety

Planning Horizon

May

Administrative

Growth Management Amendments

November Work Session Follow-Up

Amendments to Integrate Land Use & Transportation

Lee Plan:

Make distinction between future urban, suburban, and non-urban areas based on transportation mode and anticipated users

Land Development Code:

Require roadway and pedestrian ways to be designed differently based on future urban, suburban and non-urban areas

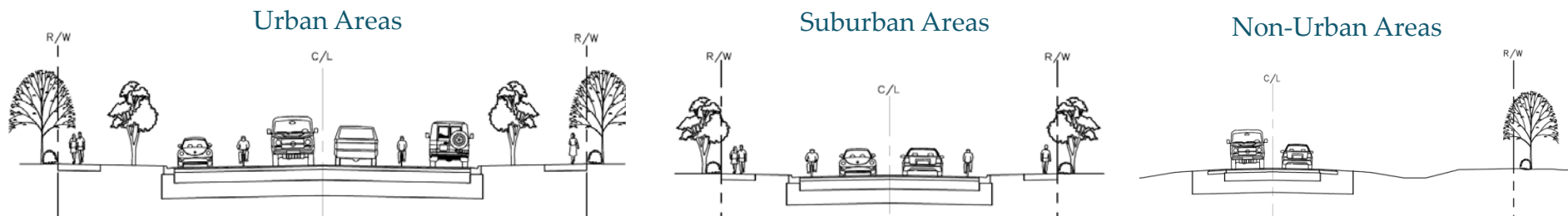
➤ Define future urban, suburban, and non-urban areas.

FUTURE URBAN AREAS - Those future urban categories on the Future Land Use Map which are designated for urban activities, allow for bonus density, and encourage a mixture of uses: Intensive Development, General Interchange, Central Urban, and Urban Community, ~~Suburban, Outlying Suburban, Industrial Development, Public Facilities, Airport, Tradeport, Industrial Interchange, General Interchange, General Commercial Interchange, Industrial Commercial Interchange, University Village Interchange, Mixed Use Interchange, University Community, and New Community.~~ (Amended by Ordinance No. 94-30, 99-18, 04-16)

FUTURE SUBURBAN AREAS - Those future urban categories on the Future Land Use Map which are designated primarily for single use developments: Suburban, Outlying Suburban, Industrial Development, Airport, Tradeport, Commercial, Industrial Interchange, General Commercial Interchange, Industrial Commercial Interchange, University Village Interchange, University Community, and New Community.

FUTURE NON-URBAN AREAS - Those categories on the Future Land Use Map which are designated primarily for single use developments that have a density equal to or less than 1 unit per acre: Rural, Rural Community Preserve, Coastal Rural, Outer Island, Open Lands, and Density Reduction/Groundwater Resource.

➤ Design roadways and pedestrian ways based on location.



Growth Management Amendments

November Work Session Follow-Up

Encourage Dense and Intense Development in Appropriate Locations & Facilitate Infill Development and Redevelopment

Lee Plan:

Encourage and facilitate infill development, redevelopment and mixed-use development in certain urban areas by promoting development at maximum allowable densities

Land Development Code:

Development standards that allow urban development patterns within the Mixed-Use Overlay.

➤ Utilize the Mixed-Use Overlay as targeted areas for dense, intense and mixed-use development

GOAL 11: MIXED USE: Encourage mixed use developments that integrate compatible land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and, pedestrian and bicycle-friendly environments.

OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.

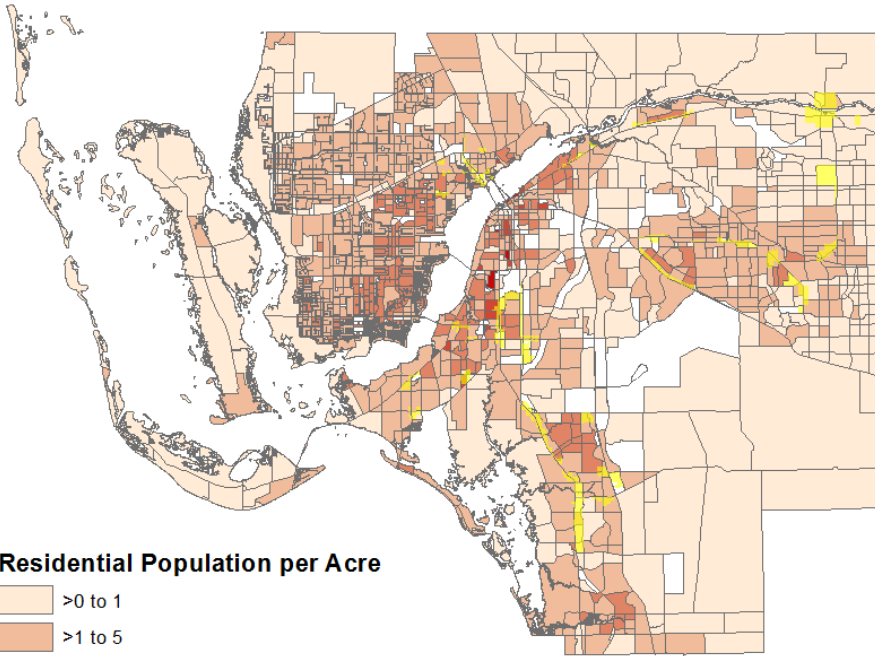
➤ Incentivize urban development patterns within the Mixed-Use Overlay by :

- Encouraging the use of conventional zoning districts including C-1, C-1A & C-2
- Providing alternate development standards that promote urban form
- Utilizing Greater Pine Island TDU multiplier to increase allowable density and intensity
- Calculating residential density from non-residential development areas
- Targeting identified areas ripe for redevelopment, infill development and mixed-use development; requests to expand the Mixed-Use Overlay will be evaluated based on set criteria

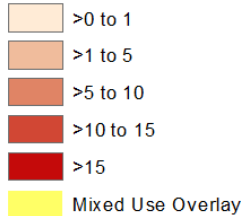
Growth Management Amendments

November Work Session Follow-Up

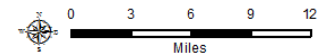
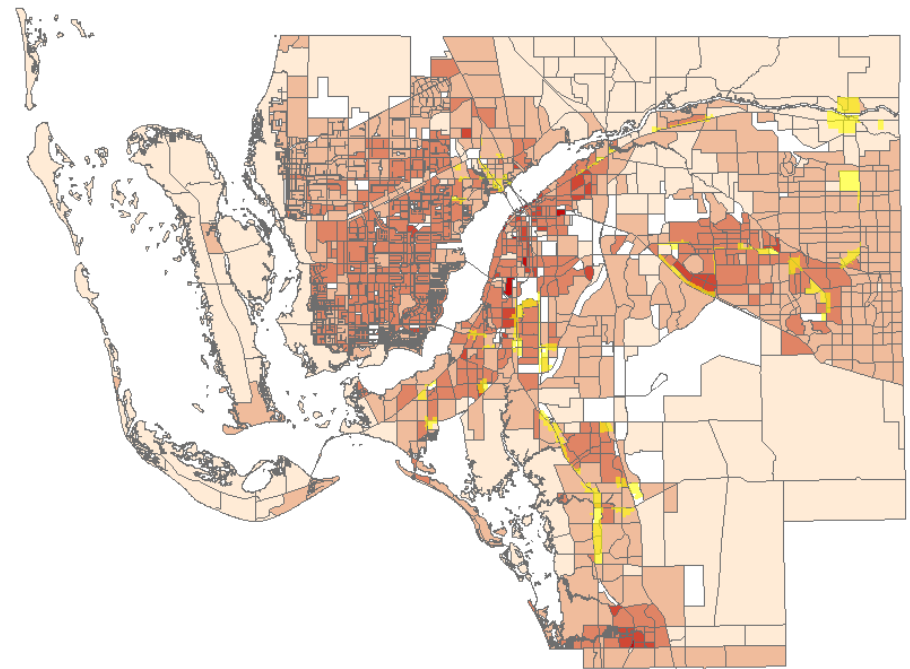
2010



Residential Population per Acre



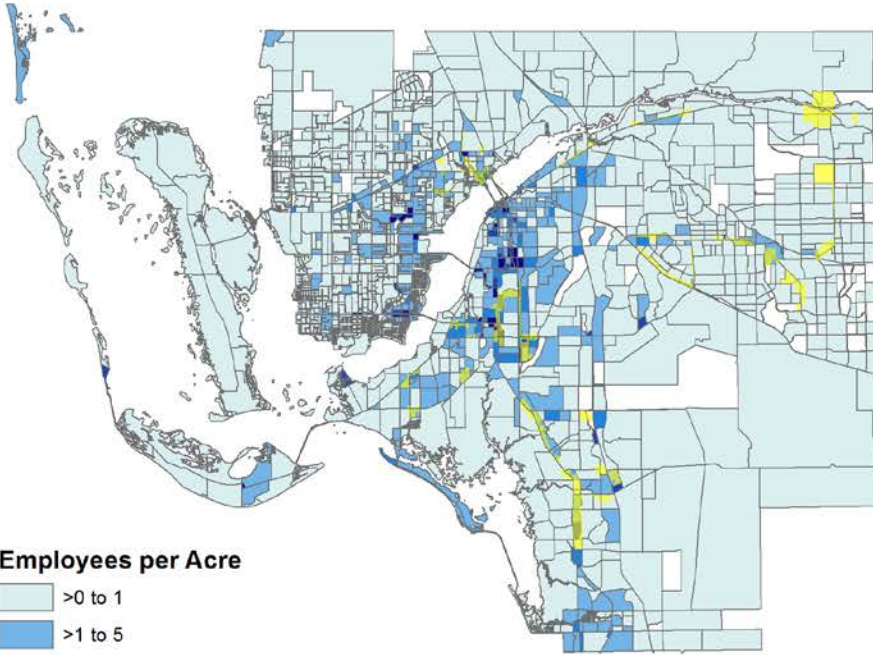
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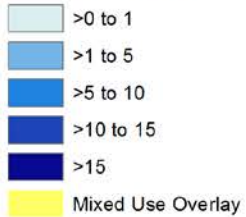
Growth Management Amendments

November Work Session Follow-Up

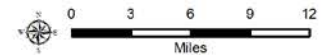
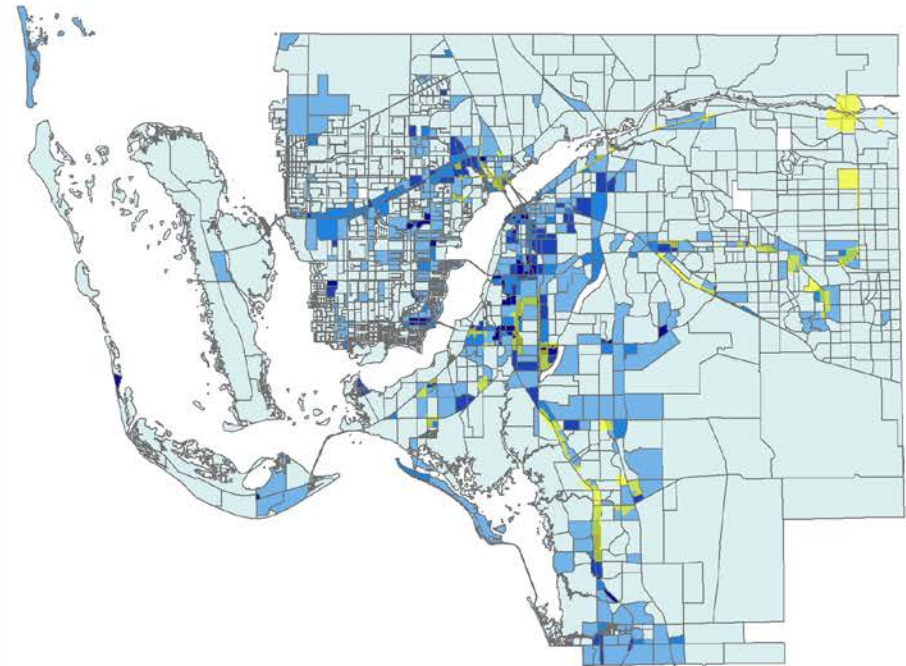
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Employees per Acre



2040



TOPIC: Capital Improvements Element

Presented at May 3, 2016 Work Session

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

Amendment Objective:

Align CIP Prioritization Method with BoCC Policies

Lee Plan Amendments:

- ❑ Update prioritization method based on Board direction for transportation projects
- ❑ Consolidate related policies and relocate procedure, process and financing criteria to Administrative Code AC 3-9

Amend the following Goals, Objectives:

- 📄 Goals 1, 2, 3, 4, 38, 39, 77, 95 & 152
- 📄 Objectives 2.3, 28.6, 32.1, 32.14, 33.3, 43.2, 47.3, 53.2, 60.1, 60.5, 67.2, 67.3, 87.1, 95.2 and 135.3

Administrative Code Amendments:

- ❑ Update and expand evaluation & financing criteria
- ❑ Relocate procedure & process from Lee Plan

Amend the following Administrative Code:

- 📄 AC 3-9: Criteria For Evaluating CIP Projects

Amendment Objective:

Update Level of Service Standards

Lee Plan Amendments:

❑ Evaluate and update regulatory, non-regulatory and desired level of service standards

▪ Regulatory Standards (Concurrency)

- Potable Water
- Sanitary Sewer
- Solid Waste Disposal
- Public Schools
- Stormwater Management

▪ Non-Regulatory Standards

- Roadway
- EMS
- Evacuation and Shelter
- Libraries
- Parks and Recreation

❑ Evaluate distinctions between urban, suburban, and non-urban areas level of service

❑ Streamline and consolidate related policies

Amend the following Goal, Objectives & Policies:

- 📄 Goal 37
- 📄 Objectives 53.1, 56.1, 60.3, 64.1, 67.1, 83.1, 83.2, 84.1 & 151.2
- 📄 Policies 62.2.5, 95.1.3 and 95.1.4

Administrative Code Amendments:

❑ Create a new AC for level of service standards and concurrency procedure & process

Next Steps....

Lee Plan Amendments

Prepare Staff Report

LPA Public Meeting

BoCC Transmittal
Hearing

State Coordinated
Review

BoCC Adoption
Hearing

February Workshop

Lee Plan Amendment Update Topic: Water Management (Quality & Supply)