

**Lee County Board Of County Commissioners
Agenda Item Summary**

Blue Sheet No. 20030778

1. REQUESTED MOTION:

ACTION REQUESTED: Approve the list of "Major Issues" which will be used during the 2004 Evaluation and Appraisal of the Comprehensive Plan, the Lee Plan.

WHY ACTION IS NECESSARY: The Evaluation and Appraisal Report is a state mandated review of the local comprehensive plan. This statutory process requires the identification of "Major Issues" that will be used to evaluate the effectiveness Lee Plan.

WHAT ACTION ACCOMPLISHES: Approval of the list establishes the framework for staff's evaluation and appraisal of the Lee Plan. The approved list will be sent to the Department of Community Affairs (DCA) for their concurrence.

2. DEPARTMENTAL CATEGORY:

04 Community Development

3. MEETING DATE:

07-08-2003

COMMISSION DISTRICT # CW

A4A

4. AGENDA:

- CONSENT
- ADMINISTRATIVE
- APPEALS
- PUBLIC
- WALK ON
- 15 **TIME REQUIRED:**
- min.

5. REQUIREMENT/PURPOSE:
(Specify)

- STATUTE 163.3191
- ORDINANCE
- ADMIN. CODE
- OTHER

6. REQUESTOR OF INFORMATION:

- A. COMMISSIONER
- B. DEPARTMENT Community Development
- C. DIVISION Planning
- BY: Paul O'Connor, AICP, Director
- POC 6/26/03

7. BACKGROUND: The Evaluation and Appraisal Report (EAR) is a state mandated review of the local government's comprehensive plan. In prior reviews, plans were evaluated on a policy by policy basis generating large volumes of text. Changes to the Florida Statutes now require that the report be based on the local governments analysis of major issues to further the community's goals consistent with statewide minimum standards.

During the last four months Planning staff has held nine public workshops, two review agency meetings, and one County department/division meeting. All of the meetings were advertised and open to the public. Each of the public workshops was held in a different planning community to encourage countywide resident involvement. Staff has compiled a list of all issues suggested during the public and agency outreach. Many of the suggestions were not, in and of themselves, major issues but did point toward larger issues. Staff took the list of suggested issues and consolidated them into twelve major issue groups. Staff compiled the issues into a matrix and evaluated them to formulate the "Major Issues" list. The Local Planning Agency reviewed the list and voted to accept it at their June 23, 2003 meeting. In addition, on June 23, 2003, Planning Staff met with interested local government staff, various state agency staff, including DCA staff, to receive their final comments and input.

Attachments: Major Issues List; Major Issues Matrix; Major Issues Discussed at the 2004 EAR Workshops; Table of Public Meetings; and, DCA's Major Issues in Southwest Florida.

8. MANAGEMENT RECOMMENDATIONS:

9. RECOMMENDED APPROVAL:

A Department Director	B Purchasing or Contracts	C Human Resources	D Other	E County Attorney	F Budget Services Risk	G County Manager
<i>Mary Gibbs</i>	N/A	N/A	N/A	<i>DMC</i>	<i>DM</i>	<i>GC</i>
				<i>6-26-03</i>	<i>6/26/03</i>	<i>6/26/03</i>

10. COMMISSION ACTION:

- APPROVED
- DENIED
- DEFERRED
- OTHER

RECEIVED BY
COUNTY ADMIN. *TD*

6/26/03

3:15 pm

COUNTY ADMIN.
FORWARDED TO: *PR*

6/26/03

4:40 pm

Major Issues List for Lee County 2004 Evaluation and Appraisal Report

- 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.**

Major Issues Matrix
Issues Raised Through EAR Workshops

Issue	Regional Issue	Countywide Issue	Local Issue	DCA's List	No. of Workshops Issue Raised	Key to Draft Issues List
TRANSPORTATION						
Need for service roads along arterials for business use (reference to US 41).	*	*	*	*	1	I.1e
Lack of connectivity within Lehigh Acres.	*	*	*	*	1	I.1a
Landscape and setback requirements should be improved along roadways.		*			1	I.1d
Lack of minor collector roads.		*		*	1	I.1a, I.1b
Need for more connected bike and pedestrian paths.		*			1	I.1c
How has the level of service on I-75 changed over the past 7 years?	*	*		*	1	I.1a
Widen Bayshore Road. Only E/W access for evacuation.		*	*	*	1	I.1b
Improve roadways coming into North Fort Myers (beautification)		*	*		1	I.1d
Dumping trash on roadways		*	*		1	I.1d
Need Hancock Bridge Parkway extension.	*		*	*	1	I.1a
Need for more east/west corridors to Iona/McGregor.	*		*	*	1	I.1b
Traffic on Homestead Road close to proposed Veteran's Park expansion (problem on two lane)			*		1	I.1a
Need for traffic lights on SR 80.			*		1	I.1a
Need for improved vegetation buffers along roadways and connected bike links/sidewalks.		*			1	I.1c, I.1d
Viability of one entry/exit roadway to Boca Grande with increase in population and tourists.			*	*	1	Appendix
Continuc the use golf carts on roadways on Boca Grande.			*		1	Appendix
Widen bike paths to 10 feet and improve bike path landscaping on Boca Grande.			*		1	I.1c
LOS has gotten worse, need to keep up with necessary improvements and expansion.	*	*		*	1	I.1a
Why only pay for on road bike and pedestrian facilities? It is safer to have greenway type trails to connect housing with jobs, etc.		*			1	I.1c
Insufficient road capacity serving the N/S corridor causes problems with response times and amount of staff required to maintain LOS for emergency services and law enforcement.	*	*	*	*	1	I.1b

Issue	Regional Issue	Countywide Issue	Local Issue	DCA's List	No. of Workshops Issue Raised	Key to Draft Issues List
Look at transportation problem areas: E/W corridors connecting Lehigh to Ft. Myers. Exacerbated by Buckingham's future roadway provisions and County conservation lands, requiring corridors to be redirected.	*	*	*	*	1	I.1b
Need for general update of the Lee Plan regarding transportation.		*			1	I.1
Comp Plan does not adequately address southeast Lee County. Future needs of FGCU, I-75 widening, or the impacts of the airport expansion.	*	*		*	1	I.1a
Lack of N/S, E/W corridors for evacuation.	*	*		*	2	I.1b
Look at corridor studies (Gladiolus and Summerlin) in relation to Coastal High Hazard Areas and Hurricane Evacuation Routes.	*	*		*	1	I.1b
Update the transportation concurrency system.	*	*		*	1	I.1
LEHIGH						
Potential reassembly of platted lots in Lehigh through tax default issue: pick up environmentally sensitive lands.		*	*	*	2	I.2
Escheating lots for redevelopment for environmental recharge and greenspace; affordable housing; public use sites (schools); and commercial development.		*	*	*	1	I.2a
A long range master plan, evaluating shortcomings with current platted land use distribution.		*	*	*	1	I.2a
Lehigh needs more commercial land: create from tax default parcels.		*	*	*	2	I.2a
INTERGOVERNMENTAL COORDINATION						
Need for more coordination with city planning related to architecture and landscaping.		*			3	I.3b
Need to coordinate planning efforts and EAR process with Charlotte County.	*	*			1	II.2, I.3b
Need for coordination (federal, state, local) making regulation and review process predictable and affordable.	*	*			2	I.3
Evaluate whether there is sufficient coordination between County and cities.		*			3	I.3b
Evaluate annexation and incorporation issues – how do they impact the Lee Plan's effectiveness and the region's overall sustainable development?		*			3	I.3b
Cities should not be able to annex areas that they cannot provide with fire service.		*			1	I.3b

Issue	Regional Issue	Countywide Issue	Local Issue	DCA's List	No. of Workshops Issue Raised	Key to Draft Issues List
Need more employment opportunities on Cape, reducing impact on bridges/roadways.		*	*	*	3	I.3b
How can the County help downtown Ft. Myers redevelopment efforts through coordination?		*	*		3	I.3b
DENSITY REDUCTION/GROUNDWATER RESOURCE						
Item 2 on DCA's list (growth pressures on eastern portions of county) crucial.	*	*		*	1	I.4
DR/GR density should remain 1du/10ac, not allowing increased density/intensity.		*		*	2	I.4b
How much of the DR/GR has been urbanized over the past 7 years?		*		*	1	I.4a
Should not allow golf courses in DRGR.		*		*	2	I.4b
How much of the DR/GR has been put into public ownership?		*		*	2	I.4a
Ensure the Comp Plan is constantly updated with the best available, independently funded, science on which to base sound policies for the best use of DR/GR lands.	*	*		*	1	I.4
How will the mining industry be represented in the Comp Plan?	*	*			1	I.4
Current proposed changes to the LDC related to natural resource extraction and mining should be declined, as they are based on misrepresented data.		*			2	I.4
Create community recreation/open space through old mining lakes.		*			1	I.4b
Mining should not be allowed in DR/GR.	*	*	*		2	I.4b
Confusing Comp Plan policies relating to mining in DR/GR, must stop mining in DR/GR until Comp plan and practices in protected areas can be amended. preventing further damage.	*	*	*		1	I.4
REGULATORY ENVIRONMENT						
Zoning regulation changes should run concurrent with Lee Plan changes.		*			2	I.5d
New Urbanism theory is not being addressed. Need to create incentives.		*			1	I.5c, I.5e
North Fort Myers should have specific capital improvement projects.			*		1	Appendix
Enforce the existing FLUM. Don't allow FLUM changes allowing more intensive development.		*	*		3	I.5b
Lee Plan vision statement revisions needed.		*	*		2	II.1
Resource protection cannot be achieved from a parts approach where zoning or permitting is reviewed without relation to cumulative effects. Change Comp Plan and LDC to structure a means to identify effects on natural resource system. Assign responsibility through Comp Plan.		*		*	1	I.5a, I.3

Issue	Regional Issue	Countywide Issue	Local Issue	DCA's List	No. of Workshops Issue Raised	Key to Draft Issues List
Public Works mitigation- Linking the County Transportation CIP and Utility CIP to Watershed based mitigation Plan. (Effort of Public Works with other county departments)		*			1	1.3b, 1.5g
Develop a higher standard for research, data, and analysis. outcome.		*			1	1.5f
Comp Plan is too vague in its attempts to reconcile evacuation issues with current development.	*	*		*	1	1.7a
The amount of taxes paid to the county exceeds the amount of services received.			*		1	Appendix
Code enforcement needs to be stepped up. The process for reporting code violations is not clear.		*	*		3	1.5b
What is the current number of homeless in Lee County? Compare to that seven years ago.		*			1	1.12b
How many amendments have there been to the Comprehensive plan during the last seven years which encourage, but do not require, specific actions; or that require specific actions, but by no date certain?		*			1	Appendix
How successful has the Comp Plan been in directing new developments away from the Coastal High Hazard Area?		*		*	1	1.12a
Wetland regulations should be more stringent – perhaps the County could reclaim jurisdiction over wetland development permit review.	*	*		*	1	1.5a
Eliminate development approvals for old projects that were never developed and that are no longer compatible with the surrounding area.		*			1	1.5a
Require that land be saved rather than allow mitigation for the land to be developed.		*			1	1.5a
End phony agricultural exemptions.		*			1	1.5b
Get rid of airport noise zones. As long as people are notified they are in one it should not be a criteria to limit development.		*	*		1	Appendix
Issue of allowing large developments on periphery of fire station service franchise area. Should look into creating a cap for how far new development can be from an existing fire station.		*			1	1.5e
Address parking lots in front of buildings.		*			1	1.5c
Need vision as well as flexibility.		*			1	1.5c, 1.5e
Need for more timely and efficient permitting process: departments do not interact for efficient review.		*			2	1.3a
Reduce density allocation table proportionally when Conservation 20/20 Lands are purchased and taken out of acres available for development.		*			1	1.5a, 1.12a
Look at DEP recharge areas map to help in evaluating impacts of future development.		*		*	1	1.5a, 1.9a

Issue	Regional Issue	Countywide Issue	Local Issue	DCA's List	No. of Workshops Issue Raised	Key to Draft Issues List
Need for better contact and information resources between County and Boca Grande: provide island with a County liaison that is available to answer questions about local development needs, Boca Grande public hearings should be held on Boca Grande, relevant public hearings should be advertised in Boca Grande newspapers, and there should be a document clearing house for all planning/development activity on Boca Grande.			*		1	I.5c, I.3a
Need for more police enforcement (speeding) on roads coming from Charlotte County to Boca Grande.	*		*		1	Appendix
Add Master Mitigation Plan for Public Works Projects to the Plan as an update to the Conservation Element, including a map.		*			1	I.5a
Need for Gasparilla to be more integrated – either under single county jurisdiction, incorporated as a town, or unified by a community plan.	*		*		1	I.3b
PUBLIC SAFETY (FIRE, POLICE, EMS)						
Increase public information and education about flood hazards and other natural hazards.		*			1	I.6c
Need to address LOS for County emergency radio signals. Concern that with an increasing number of tall buildings and a decreasing number and frequency of tall towers, there may be some LOS problems.	*	*			1	I.6c
Update Comp Plan with restructured EMS standards.		*			1	I.6b
Establish a type of law enforcement concurrency requirement in the Comprehensive Plan so that County decision makers will have a better idea of actual anticipated costs and anticipated changes in LOS when approving new development.		*			1	I.6c
Goal 45 of the Comprehensive Plan, Fire Protection, needs to be updated to reflect current status.		*			1	I.6b
DCA "major issues" 7 & 8 (Linking water supply and school facilities planning to land use planning) are very important especially as relate to fire protection.		*		*	1	I.12b
Fire flow requirements exist for new developments, but we also need to require maintenance & updating of existing development.		*			1	I.6a
Reference Law Enforcement strategic plan in the Comprehensive Plan.		*			1	I.6b

Issue	Regional Issue	Countywide Issue	Local Issue	DCA's List	No. of Workshops Issue Raised	Key to Draft Issues List
Need for public education related to the threat of fire in wildland-urban interface areas of the County, home ignition zones, and structural safeguards for residences built in these areas.		*	*		2	1.6c
All new developments should comply with NPFA 299 Standard for Protection of Life and Property from Wildfire 1997 Edition as adopted by reference in the Florida Fire Code or the most recent amended edition.		*			2	1.6a
All new residential structures should comply with NPFA 299 Standard for Protection of Life and Property from Wildfire 1997 Edition as adopted by reference in the Florida Fire code or the most recent amended edition.		*			2	1.6a
Existing structures should be retrofitted to meet these Standards through the adoption of appropriate language in the building codes. Permits for structure improvements or repair should require adherence to these Standards.		*			2	1.6a
The County should embark on a vigorous education program to help residents know and understand the value and need for prescribed burning in these high risk fire areas.”		*	*		2	1.6c
Vacant properties should be maintained in accordance with acceptable fire prevention practices. This would include the removal of highly flammable species such as Melaleuca and the reduction of the density of other vegetative fuels. Disincentives to the maintenance of such properties should be replaced with an incentive system to facilitate the removal of high risk vegetation.		*			2	1.6a

HURRICANE EVACUATION/SHELTER

Should focus on shelter rather than so much on evacuation.	*	*	*	*	2	1.7b
Evacuation important as more people begin to spend off-season on Pine Island.		*	*	*	1	1.7a
Reconstruction/recovery after storm event.	*	*	*	*	1	1.7a
Update Comprehensive Plan with references to actual current evacuation times.	*	*	*	*	2	1.7a
County does not meet adequate LOS for shelters.	*	*	*	*	1	1.7a
Improve hurricane evacuation routes (ITS measures, better route identification)	*	*	*	*	1	1.7a

Issue	Regional	Countywide Issue	Local	DCA's	No. of Workshops Issue Raised	Key to Draft Issues List
SCHOOLS						
Potential for school concurrency - fears related to possible over regulation, discouraging growth.		*		*	2	I.8a
Build schools on small scale encouraging schools to be part of the community center.		*	*		2	I.8b, I.8c
WATER QUALITY, NATURAL RESOURCES						
Connect water resources responsibility and impacts to development.	*	*		*	1	I.9a
Water quality: red tide, loss of fresh water to salt, impacts of poor quality to local waterways.	*	*	*	*	1	I.9b
Require sand filters at the terminus of all storm water pipes discharging into water bodies.		*		*	1	I.9b
Sheet flow, flooding in North Ft. Myers. Need creek/swale clean up. People moving out.	*	*	*		1	I.9c
Promote/enforce sustainable water resource use and retention.	*	*		*	1	I.9a
Salt water intrusion into wells in Lehigh.		*	*	*	1	I.9a
Red Tide issue – prevention and cleanup	*	*		*	2	I.9b
Has the health of the Estero Bay improved or deteriorated over the last seven years?	*	*		*	1	I.9b
A regional response to the Caloosahatchee River flow and quality impact on estuary and Gulf.	*	*	*	*	1	I.9b
Maximizing partnership opportunities with other public bodies and the private sector in nutrient reduction to impaired waters.	*	*	*	*	1	I.9b
We are not adequately protecting major regional natural resource systems, nor will we have adequate drinking water for projected growth.	*	*		*	1	I.9a, I.9b
NEW URBANISM, SMART GROWTH						
Need working communities in predominately residential areas.	*	*	*		1	I.10b
What proportion of developments of 50 or more dwelling units have been mixed use?	*	*			1	I.10a
Encourage small commercial uses, easy access parks, neighborhood schools.		*			2	I.10b
Provide incentives for Smart Growth and green development practices.		*			1	I.10b

Issue	Regional	Countywide	Local	DCA's	No. of Workshops Issue Raised	Key to Draft Issues List
Reconcile the inherent conflicts in our code with Euclidean zoning, buffering use types, and Smart Growth.		*			1	I.10a
Fix disconnect between housing economic levels and disconnect between housing and work centers. Reduce demand on roadways.	*	*	*	*	3	I.10a, I.10b
Affordable Housing- Taking advantage of greyfields (redevelopment of aging commercial sites)		*	*		1	I.10b
Redevelopment- Implement Brownfields program.		*	*		1	I.10b
Need for a traditional economy, not so heavily based on development industry.	*	*			1	I.10c
OPEN SPACE, PRESERVE & PARKS						
Need more connected open space and parks.	*	*			2	I.11a
Need to preserve existing native vegetation for developments and require more shade trees.		*			1	I.11d
Conservation: number of each endangered or threatened species increased or decreased over the last seven years?	*	*		*	1	
Perceived high percentage of Conservation 20/20 lands in N. Fort Myers area. What percentage of NFM 20/20 lands is used as mitigation for development in other parts of the county? - Is effecting tax dollars in NFM.		*	*		1	I.11b
More conservation lands and open space are needed.		*	*		3	I.11b
How does large number of gated communities effect overall county public open space.		*			1	I.12b
Improve maintenance of existing public parks.		*			1	I.11g
Address non-native/nuisance species.		*	*		1	I.11d
Protect environment of waterways.	*	*	*	*	1	I.9b, I.11e
Need more beach restoration, and on a faster time line.		*	*		1	I.11e
County or state should purchase sensitive lands.	*	*		*	1	I.11b
County owned property should have an active, on-going management plan to help reduce the County liability for damage caused by wildfires coming off County owned properties.	*	*			2	I.6a
Need better waterway regulation.		*			1	I.12i
Connect parks and other public infrastructure with bike/pedestrian paths.		*			1	I.11a, I.1c

Issue	Regional	Countywide	Local	DCA's	No. of Workshops Issue Raised	Key to Draft Issues List
Give credit for public trails.		*			2	I.10b, I.11a
Evaluate population/visitor projections for capacity of beach parking, sanitary facilities, and other public facilities on Boca Grande.			*		1	I.11e, I.5g
Are there any complete N/S wildlife corridors?		*		*	2	I.11f
DESIGN, DENSITY, COMMUNITY VALUES						
Protect rural areas of the county. 1du/acre is not rural. Should become Open Lands 1du/5acres.		*	*	*	3	I.12a
Urban Community and Outlying Suburban that abut Hickey Creek Mitigation Park should be changed to Rural.			*		1	I.12a
Amend code to require owners to construct sidewalks along school paths.		*	*		1	I.8c
How much impervious surface increase over past seven years?		*		*	1	I.12g
How much has the permitted storm water runoff for new development increased over the predevelopment runoff in the past 7 years?		*		*	1	I.9a
Limit the amount of fill put into existing flood plains along rivers and creeks.		*		*	1	I.9a
Require new home sites to retain first inch of rainfall.		*		*	1	I.9a
Water conservation options encourage native vegetation: limit water source by use or place for irrigate/trade off (pool = less irrigation rights).		*		*	1	I.9a
Too much density has been allowed in coastal areas.		*	*	*	1	I.12a
Reduce allowable density.		*	*		1	I.12a
Encourage low cost housing developments.		*			1	I.12c
Need additional trade schools to help train our workforce.		*			1	I.10c
Current water management evaluation practices for new development may underestimate the impacts of small developments. Possibly lower threshold of projects that are required to meet water management standards.		*		*	1	I.9a
There is currently no required maintenance on privately owned drainage systems for small development. Need public scrutiny on LOS of private drainage.		*		*	1	I.9a
Boca Grande lots are being overbuilt. Too many variances being allowed, public hearing and administrative variances, especially in the historic district.			*		1	I.5b, I.12b

Issue	Regional	Countywide	Local DCA's	No. of Workshops	Key to Draft Issues List
Evaluate current sign laws to intensively regulate signs.	*	*	*	2	I12d
Limit billboards in North Ft. Myers.			*	1	I12d
Golf courses destroy natural environments and install artificial ones. They should be discouraged unless they allow joint use such as trails and natural preserves.	*			1	I12e
Do not limit golf courses to an artificial number like 18 holes. Why not 6 holes?	*			1	I12e
Provide for ethnic center development such as little Cuba, little Germany...	*			1	I10c
Too many restrictions on higher residential development. Exp: 1 acre lots waste resources.	*		*	1	I12a
Reevaluate overall ideas about density. How can we look at mass transportation with low density average.	*		*	1	I12a, I1f
Limit growth to coincide with expansion of adequate infrastructure.	*		*	1	I1f, I5e, I12a
Areas that are developed should maintain a good LOS and areas that are not developed should remain undeveloped				1	I12a
Should focus higher density along bus routes or urbanized areas that have scenic views/cultural significance.	*			1	I12a, I1f
Problems with odor from lift stations on Boca Grande.	*		*	1	Appendix
Issue of breeding/keeping large cats in North Fort Myers – incompatible with existing residential and agricultural uses in the area.			*	1	Appendix
Require impact fees for schools, parks, roads, and future water use.	*		*	1	I1a, I5g
Develop the code to encourage a diversity of land uses by implementing measures allowing rural land to remain rural.	*		*	3	I12a, I5e
Reevaluate how density is calculated for mixed use development and land use to create lakes.	*		*	1	I12a
Shift from maximum density approval to approving density compatible with surrounding area.	*		*	1	I12a
LDC needs to be updated concurrently with Plan amendments, especially related to Smart Growth.	*			2	I10, I5d
Make Comp Plan and LDC more appealing for development suited to desires of the community.	*	*	*	1	I5e, I10b
Use incentives to direct growth in addition to regulations.				1	I12b, Appendix
County should work through projects with developers, rather than just reviewing plans.	*			1	I5b
Enforce building height limitations on Boca Grande. There may be some issue with how height is measured and the allowance given to architectural features to extend above.			*	1	I5b

Issue	Regional	Countywide	Local	DCA's	No. of Workshops Issue Raised	Key to Draft Issues List
Eliminate development approvals for old projects that were never developed and that are no longer compatible with the surrounding area.		*			1	I.12h
Maintain Buckingham density at 1 du/acre.			*	*	1	I.5e, I.12a
Gated communities desensitize community.		*			1	I.10, I.11c
Amend the requirements for parking to allow more grass parking in lieu of pavement.		*			1	I.12e, I.12f
Amend the parking requirements such that commercial properties are required to connect to adjacent parking lots.		*			1	I.12f
Adopt stricter standards (similar to Naples) for the preservation of existing large hardwood trees.		*			1	I.11d

MAJOR ISSUES DISCUSSED AT 2004 EAR WORKSHOPS

Citizen Recommendations for the E.A.R.

March 24, 2003 Public Workshop @ Lee County Department of Community Development Building

- Need service roads along arterials for business use (especially w/ reference to 41)
- Lack of connectivity within Lehigh Acres
- Potential reassembly of platted lots (look into tax default in Lehigh issue - potentially pick up environmentally sensitive areas)
- Landscape and setback requirements along roadways
- Need more coordination with city government planning especially related to architecture and landscaping
- Should evaluate current sign laws and change laws to more intensively regulate signs
- Item #2 on DCA list is crucial (refers to growth pressures on eastern portions of the county)
- Re-evaluate the county's overall ideas about density - how can we look at mass transportation if there is such a low density average
- Lack of minor collector roads
- Hurricane Evacuation - should focus our efforts more on shelter rather than so much on evacuation
- Potential for school concurrency (also discussed common fears related to how over regulation could discourage growth)
- Need to connect water resources responsibility and impacts to development
- Need for 'working communities' in areas of the county that are now predominately residential.
- Issue of breeding/keeping large predatory cats in North Fort Myers - incompatible with existing residential and agricultural uses in the area.

March 26, 2003 Public Workshop @ Pine Island Public Library

- Hurricane evacuation - especially important as more and more people begin to spend off season on the island.
- Water quality - red tide, loss of fresh water to salt, and impacts of poor water quality upstream (central Florida) to local waterways.

April 1, 2003 Public Workshop @ Riverdale Branch Public Library

- Protect rural areas of the county - 1du/acre is not true rural, should have some rural areas become Open Land FLUC with 1du per 5 acres.
- DRGR should be left at 1du/10acres - should not allow changes that increase intensity/density in the DRGR, should not allow golf courses in DRGR.
- Need for more connected open space and parks
- Need for more connected bike and pedestrian paths
- Limit growth (rezonings and new subdivisions) to coincide with expansion of adequate infrastructure roads, water/sewer, schools...
- Need to preserve existing native vegetation for developments and require more shade trees.
- Urban Community and Outlying Suburban that abut Hickey Creek Mitigation Park should be changed to rural.
- Zoning regulation changes should run concurrent with the Lee Plan changes they seek to implement.
- Code enforcement needs to be stepped up. Also the process for reporting code violations is not clear - need a 'go to' department.
- Housing: current number of homeless in Lee County? compare to that seven years ago
- Transportation: Has the level of service on I75 changed over the past seven years?
- Conservation: number of each endangered or threatened species increased or decreased over the last seven years? health of Estero Bay improved or deteriorated over the past seven years?
- Land Use:
 - 1) How much of the Density Reduction/Groundwater Resource (DR/GR) areas [have] been urbanized over the past seven years?
 - 2) How much of the DR/GR land use area has been put in public ownership? Are there any completed north-to-south wildlife corridors?
 - 3) What proportion of developments of fifty or more dwelling units have been mixed-use developments?
 - 4) How successful has the Plan been in directing new developments away from the Coastal High Hazard Area?
- Storm Water Management:
 - 1) How much has impervious surface increased over the past seven years?
 - 2) By how much has permitted storm water runoff for new development in the past seven years increased over the pre-development runoff?
- General: How many amendments have there been to the Comprehensive Plan over the past seven years which 'encourage' but do not require specific actions, or that require specific actions but by no date certain, such as the Greenways Amendment?"
- Limit the amount of fill that can be put into existing flood plains along rivers and creeks.
- Require all new home sites to retain the first one inch (1") of rain falling on [their] lot.

- Amend the requirements for parking to allow more grass parking in lieu of pavement.
- Amend the parking requirements such that commercial properties are required to connect to their parking lots.
- Adopt stricter standards (similar to Naples) for the preservation of existing large hardwood trees.
- Amend the code to require owners to construct sidewalks along designated school paths.
- Require sand filters at the terminations of all Storm water pipes discharging into a canal or natural water body.
- Further develop the code to encourage diversity of land uses in the county by implementing measures that allow rural land to remain rural.
- Provide incentives for Smart Growth measures and green development practices.

April 3, 2003 Public Workshop @ North Fort Myers Public Library

- Bayshore widening – only east/west access for hurricane evacuation
- Improve roadways coming into North Fort Myers (beautification)
- Dumping/Trash on roadways
- High percentage of Conservation 2020 lands in area. What percentage of NFM 2020 lands is used as mitigation in other areas of the county. Effecting tax dollars.
- Encourage low cost housing developments
- Sheet flow, flooding, need creek/swale cleaning. People move out due to flooding
- CIP for area
- Need Hancock Parkway Bridge Extension
- Limit billboards

April 8, 2003 Public Workshop @ South County Regional Public Library

- Areas of County that are developed should have a good level of service and infrastructure, areas that are not developed should remain undeveloped
- Wetland regulation should be more stringent - perhaps County should reclaim jurisdiction over wetland development permit review
- More conservation lands are needed
- Enforce the existing FLUM. Do not allow changes to the FLUM that permit more intensive development.
- Lee County needs to promote/enforce sustainable water resource use and retention.
- Water quality

- Shift from going to maximum density approval for each FLUC to approval to only approving density that is compatible to surrounding area
- Re-evaluate how density is calculated especially with regard to mixed use development, also possibly change how density is calculated for land used to create lakes
- Mining:
 - 1) how will mining industry be represented in the Comp Plan
 - 2) very disappointed in Count's strategic mining report - needs more scientific foundation
 - 3) how to get old mining lakes to use as community recreation/open space
 - 4) mining should not be allowed in the DRGR
- Need to balance development interests and ground water recharge interests of DRGR, especially concerned that DRGR is being whittled away; golf courses should not be allowed in DRGR
- LDC needs to be updated concurrently with Comp Plan Amendments, especially related to Smart Growth initiative
- Need to make Comp Plan and LDC more appealing for development suited to desires of community - incentives that direct growth in addition to regulation
- County should work through a project with developers rather than just review developer's plans
- Need to reconcile the inherent conflicts in our code with Euclidean zoning, buffering use types, and smart growth
- Should eliminate development approvals for old projects that were never developed and that are no longer compatible with the surrounding area
- Need for more east/west corridors to Iona/McGregor
- Need more public open space - issue of how large number of gated communities effects overall county open space

April 10, 2003 Public Workshop @ East County Regional Public Library

- Make government more efficient and timely in permitting process - different departments do not interact to get efficient resolution of review
- Salt water intrusion into wells
- Mining
- Traffic on Homestead Road close to proposed Veteran's Park expansion
- Traffic lights on SR80
- Maintain Buckingham Rural Preserve Density at one dwelling unit per acre
- Lehigh needs more commercial - potentially create commercial out of appropriate tax default parcels
- Maintenance of existing parks

April 14, 2003 Public Workshop @ Captiva Civic Association

- Gated Communities, "desensitizing" community
- New Urbanism theory is not being addressed, The County needs to create incentives in the Lee Plan towards New Urbanism
- Address parking lots in front of buildings
- Need improved vegetation buffers and connected bike links/sidewalks.
- Need for sustainable vegetation
- Need vision as well as flexibility
- Code enforcement needed
- Water Conservation options encourage the planting of native sustainable vegetation:
 - 1) Limit water source. Max out the allowance of water by place or use for irrigation purposes.
 - 2) Trade off - if have pool by give up some irrigation rights/capacity.
- Consider adopting a model interconnection rule regarding generators as alternative energy sources

April 15, 2003 Public Workshop @ Boca Grande Community Center

- Need to coordinate planning efforts and E.A.R. process with Charlotte County
- Roads: concern about continued viability of one entry/exit road and bridge especially in light of continued increase in population and tourist numbers; want to continue to be allowed to use golf carts on roadways
- Water quality - potable water resources and waterfront impact
- Protect environment of waterways
- Address non-native/nuisance species
- Bike paths: widen to 10ft, better landscaping
- Need for more beach restoration and on faster time line
- Need to conserve land - lots are being overbuilt; quickly losing vacant land to development; add FP&L site at Port Boca Grande to existing beach park; do not allow development of existing county lands; preserve historic resources
- Need to evaluate population and visitor projections related to capacity of parking for beaches, sanitary facilities, and other public facilities
- Enforce building height limitations - may be issue with how height is measured and allowance for architectural features to extend above
- Need for Gasparilla to be more integrated - either under single county, or incorporated as a town, or unified by a community plan

- Amount of tax paid to County exceeds amount of services received from County
- Problems with odors from lift station
- Need for better code enforcement
- Need for better contact and information resources from county:
 - 1) want a county liaison that is available to answer questions and give direction with local development needs (permit process, zoning process...)
 - 2) Public hearings for Boca Grande properties should be held on Boca Grande
 - 3) Public hearings for Boca Grande should be advertised in Boca Grande papers and GICIA should be advised of all hearings - possibly have GICIA distribute leaflets
 - 4) establish a document clearing house of all planning/development activity for Boca Grande
- Too many variances are being allowed - contributes to lots being overbuilt - of concern are public hearing variances and administrative variances for historic district.
- How will Charlotte County density projections impact Boca Grande?
- Need for more police enforcement (speeding) on roads coming from Charlotte County
- Need for better waterway regulation
- Red Tide issue, prevention and clean up
- Concerns regarding hurricane evacuation, specifically lack of adequate east/west and north/south corridors for evacuation
- Vision statement revisions needed.
- Reconstruction/recovery after a storm event.

Responses from letters and questionnaires received by mail:

- All issues listed in DCA initial major issue list are relevant to Lee County.
- LOS has worsened, need to keep up with necessary road improvements and expansion
- Too much density has been allowed in coastal areas
- Require developer impact fees for schools, parks, roads & future water use.
- Hold firm to growth plan and DRGR lands, do not allow golf courses in DRGR without independent hydrology assessment
- Plan for county or state to purchase sensitive lands and open vacant lands
- Reduce allowable density
- In general, and especially with older existing developments, "we need to start encouraging small commercial uses, small easy-access parks for outdoor activities, and neighborhood schools."
- Need for government coordination (federal, state, local) so that regulation and review process is "predictable and affordable."

- Require land be saved rather than allow mitigation for the land to be developed.
- Build schools on small scale to encourage school to be part of the community center - help to keep "old fashioned downtown neighborhood."
- We are not adequately protecting major regional natural resource systems, nor will we have adequate water for projected growth.
- Resource protection cannot be achieved from a "parts approach" where zoning or permitting cases are reviewed without relation to the cumulative effects of rezoning or permitting within a given area or natural system. Changes to the Comprehensive Plan and the Land Development Code are needed to structure a means to identify the cumulative and systemic effects of individual decisions on our natural resource systems.
- Need to identify a method and resources to develop long term solutions to growth problems. Example: Building roads with limerock mined beds that do not involve robbing future drinking water.
- Ensure that the Comprehensive Plan is constantly updated with the best available, independently funded, science on which to base sound policies for the best use of DRGR lands. Confusing Plan policy relating to mining in the DRGR as well as the permanent land use that mining entails. Must immediately stop all mining activity until the best available science is reviewed and the Comprehensive Plan and practices in protected areas can be amended, preventing further damage.
- Must immediately stop all limerock mining in the DRGR until a substantive environmental analysis and cumulative impact study can be completed. Limerock mining is a permanent alteration of the land as well as to the affected surrounding lands and natural resource systems. The environmental analysis and cumulative study should be conducted by an independently funded, scientifically sound agency (US Geological Society) establishing the effects of limerock mining to the DRGR (natural resource systems, wildlife habitat, surrounding properties). Amend the Comprehensive Plan accordingly.
- Current process of zoning and permitting promotes a piecemeal, narrowly focused, short time horizon effect. Works against understanding the systemic and cumulative effect of zoning or development. The Comprehensive Plan must address this issue.
- Assign specific responsibility through the Comprehensive Plan for constant appraisal of the cumulative effect of rezoning/permitting development within a given area/natural resource system.
- Current proposed changes to the LDC as they relate to natural resource extraction and mining should be declined as they are based on misrepresented data.
- Develop a higher standard for research, data and analysis, outcome.
- There is little effort to allow higher density development along bus routes or in more urbanized areas or areas that can focus on scenic views/ or of cultural significance.
- Golf courses are a real problem and destroy natural environments and install artificial ones. They should be discouraged unless they allow joint use such as trails, and natural preserves.
- Allow credit for public trails & discourage gated communities in lieu of cluster developments.
- Provide for ethnic center development. IE little Cuba, little Germany...whatever.

- Airport noise zones are silly. As long as people are notified they are in one it should not be a criteria to limit development.
- Too many restrictions on higher residential development. Having 1 acre lots etc is ridiculous. And wastes resources.
- End phony AG exemptions somehow.
- Do not limit/require golf courses to an artificial number like 18 holes. Why not 6 holes?
- Transportation. Why only pay for on-road facilities? It is far safer to have a greenway type trail to connect housing with jobs etc.

Review Agency Recommendations For the E.A.R.

Division of Forestry Agency Meeting 4/22/03

Need for public education related to the threat of fire in wildland-urban interface areas of the County, home ignition zones, and structural safeguards for residences built in these areas.

The Division of Forestry recommends the following additions and changes to the Comprehensive Plan: "In those geographic areas predominately shown as level 7,8, and 9 (medium, high and extreme):

- All new developments will comply with NPFA 299 Standard for Protection of Life and Property from Wildfire 1997 Edition as adopted by reference in the Florida Fire Code or the most recent amended edition.
- All new residential structures will comply with NPFA 299 Standard for Protection of Life and Property from Wildfire 1997 Edition as adopted by reference in the Florida Fire code or the most recent amended edition.
- Existing structures will be retrofitted to meet these Standards through the adoption of appropriate language in the building codes. Permits for structure improvements or repair should require adherence to these Standards.
- Vacant properties should be maintained in accordance with acceptable fire prevention practices. This would include the removal of highly flammable species such as Melaleuca and the reduction of the density of other vegetative fuels. Disincentives to the maintenance of such properties should be replaced with an incentive system to facilitate the removal of high risk vegetation.
- County owned property should have an active, on-going management plan to help reduce the County liability for damage caused by wildfires coming off County owned properties.
- The County should embark on a vigorous education program to help residents know and understand the value and need for prescribed burning in these high risk fire areas."

Public Safety Agency Meeting 5/1/03

- Reference Law Enforcement strategic plan in the Comprehensive Plan.
- Establish a type of law enforcement concurrency requirement in the Comprehensive Plan so that County decision makers will have a better idea of actual anticipated costs and anticipated changes in LOS when approving new development.
- Insufficient road capacity serving North/South corridor causes problems with response time and amount of staff required to maintain the necessary LOS for emergency services and law enforcement.
- Road capacity issue is strained by the disconnect between housing economic levels (employment generators and worker housing) and disconnect between housing and work centers.
- Goal 45 of the Comprehensive Plan, Fire Protection, needs to be updated to reflect current status.
- DCA "major issues" 7 & 8 (Linking water supply and school facilities planning to land use planning) are very important especially as relate to fire protection.
- Fire flow requirements exist for new developments, but we also need to require maintenance & updating of existing development.

- Issue of allowing large developments on periphery of fire station service franchise area. Should look into creating a cap for how far new development can be from an existing fire service station.
- Cities should not be able to annex areas that they cannot provide with fire service.
- Need to update the Comprehensive Plan with regard to actual hurricane evacuation times.
- County does not meet adequate level of service for hurricane shelters.
- Need to make hurricane evacuation routes more efficient (possibly use new ITS measures, better route identification, or other ideas)
- Need to address LOS for County emergency radio signals. Concern that with an increasing number of tall buildings and a decreasing number and frequency of tall towers, there may be some LOS problems.
- No required maintenance on privately owned drainage systems for small development. Need public scrutiny on LOS of private drainage systems.
- Current water management evaluation practices for new development may underestimate the impacts of small developments. Possibly lower threshold of projects that are required to meet water management standards.
- Increase public information and education about flood hazards and other natural hazards.
- EMS standards have been restructured and need to be updated in the Comprehensive Plan.
- Update the # of planning communities and description of the land area of Bonita in the Vision Statement - text inaccuracies.
- Support for Division of Forestry comments.
- 2020 conservation lands and other County lands need more maintenance of vegetation and underbrush to prevent fire hazard.

Review Agency Meeting 5/5/03

- SFWMD gave information on a series of reports and mapping efforts that may assist our efforts in the E.A.R. process.
- A citizen commented that there should be more public input for the E.A.R. process.
- Look at DEP maps of recharge water areas of the County to help in evaluating impacts of future development in specific areas.
- Should investigate issue of school concurrency.
- There is a need to establish a more traditional economy that is not based so heavily on the development industry.
- Need additional trade schools to help train our workforce.
- Look at corridor studies (Gladiolus and Summerlin) in relation to Coastal High Hazard areas and Hurricane Evacuation Routes.

- Look at transportation problem areas, specifically east/west corridors connecting Lehigh to Fort Myers. This issue has been exacerbated by the Buckingham Rural Preserve future roadway provisions and the continued addition of conservation lands to County property, requiring natural transportation corridors to be redirected.
- Reduce demand along existing roadways by redirecting growth, where appropriate, and reducing travel demand by creating a better mix of uses.
- Plan does not adequately address southeast portion of the County. Especially look at future needs of FGCU, impacts of I-75 widening and expansion of airport.
- Evaluate annexation and incorporation issues - how do they impact the Lee Plan's effectiveness and the region's overall sustainable development.
- Evaluate whether there is sufficient interaction and coordination between the County and its incorporated cities.
- Need for more employment opportunities in Cape Coral to reduce the current and anticipated impact on bridges and roadways between the County and the Cape.
- Reduce density allocation table proportionally when Conservation 20/20 Lands are purchased and taken out of the acres available for development.

County Department/Division Agency Meeting 5/12/03

- Need for a general update of Goals and Policies related to transportation (will require coordination between DOT/Lee Tran/Port Authority)
- Work to reconcile the E.A.R. process with the Smart Growth process
- DOT and Natural Resources are working toward a master mitigation plan with a 20 year horizon for public works projects. Will require coordination between Planning, DOT, Lee Tran and the Airport to get clear on what updates are needed. Should be as an update to the Conservation Element and include a map.
- Update the Transportation Concurrency System.
- The Comprehensive Plan is much too vague in its attempts to reconcile the hurricane evacuation issue with continued development. Efforts should begin to focus more on shelters rather than evacuation.
- How can the County help in the downtown Fort Myers redevelopment effort through its coordination with the City?
- Smart Growth changes to the Comprehensive Plan - the proposed list is on its way.

Additional Comments Received by Mail or Email as of 6/16/03

- Address institutional infrastructure - "Each issue raised on the list needs to be examined as to whether we can address it as a sovereign, as a partner (and do the partnerships really exist to that detail) or as an advocate to fix it."
- Reexamine the inventory of water dependent overlays and expand them where possible. Properties within the overlay that have not been rezoned to marine or port districts should be rezoned immediately.

- Public Works mitigation- Linking the County Transportation CIP and Utility CIP to Watershed based mitigation Plan. (Effort of PWorks with other county departments)
- Affordable Housing- Taking advantage of greyfields (redevelopment of aging commercial sites)
- Lehigh Acres-
 1. Escheating lots for redevelopment for environmental recharge and greenspace; affordable housing; public use sites (schools); and commercial development.
 2. A long range master plan, evaluating shortcomings with current platted land use distribution.
- Redevelopment- Implementing Brownfields program.
- Water Quality-
 1. A regional response to the Caloosahatchee River flow and quality impact on estuary and Gulf.
 2. Maximizing partnership opportunities with other public bodies and the private sector in nutrient reduction to impaired waters.

Table of Public Meetings for E.A.R. Major Issue Input

Date of Meeting	Location of Meeting	Type of Public Meeting	# of non-staff attendees signed in
March 24, 2003	DCD/Public Works Building Downtown Fort Myers	Citizen	12
March 26, 2003	Pine Island Library Pine Island	Citizen	3
April 1, 2003	Riverdale Branch Library East Fort Myers	Citizen	8
April 3, 2003	North Fort Myers Library North Fort Myers	Citizen	17
April 8, 2003	South County Regional Library Estero	Citizen	13
April 10, 2003	East County Regional Library Lehigh	Citizen	22
April 14, 2003	Civic Association Captiva	Citizen	11
April 15, 2003	Community Center Boca Grande	Citizen	23
April 29, 2003	Edison Community College Iona/McGregor	Citizen	1
May 1, 2003	DCD/Public Works Building Downtown Fort Myers	Public Safety Agency	9
May 5, 2003	DCD/Public Works Building Downtown Fort Myers	Agency	11
May 12, 2003	DCD/Public Works Building Downtown Fort Myers	Lee County Government Department/Division	9
June 23, 2003	Regional Planning Council North Fort Myers	Agency Scoping	18

*** There were two additional staff meetings:**

- County Planning Staff with Review Agencies and the Department of Community Affairs for an introduction to the new E.A.R. process and requirements on January 31, 2003.
- County Planning Staff and Division of Forestry Staff on April 22, 2003.

PRELIMINARY MAJOR ISSUES IN THE SOUTHWEST
(As perceived by DCA)
For the EAR Forum of 1/13/03
(Local Governments Participating: Lee, Charlotte, and Collier Counties)

1. **The maintenance of LOS on major regional roadways:**
 - Has the LOS worsened or improved?
 - If it has worsened, what particular development pattern aggravated the situation?
 - What could the region and each local government focus on during the EAR update to help deal with the situation?
 - Examples of what to do include establishing alternative development patterns, and alternative routes.
2. **The growth pressures occurring on the eastern positions of the region - have all the counties come to terms with this and established a strategy for dealing with it?**
 - Do the comprehensive plans include strategies to effectively manage this growth pressure so that growth can occur in a form that ensures the protection of major natural systems, discourages urban sprawl, maximizes the utilization of resources and creates sustainable and meaningful urban forms? Collier and Sarasota Counties appear to have done this.
3. **Has hurricane evacuation clearance time improved or gotten worse?**
 - What can be done to maintain or improve it?
 - Solutions have to consider land use patterns and the LOS on roadways (evacuation routes).
4. **Coastal High Hazard Areas: How successful has the plan been to direct population concentration from these areas? Was this achieved in our counties?**
 - If yes, how? What type of data and analysis do we need to substantiate this, and
 - If no, why? What data do we have or need to show that?
 - What should be done next?
5. **The protection of major regional natural resource systems -wetlands, vital habitats etc.; was it achieved?**
 - If yes, based on what indicator or benchmark?
 - If no, why and what can be done to achieve greater protection?
6. **The undeveloped platted areas of the counties - Are they properly utilized for urban growth in a manner that will produce the desired urban form?**
 - What obstacles do they present for the management of growth?
 - Do we need to reassess these areas and devise/include strategies in the comprehensive plans to overcome this drawback?
7. **Linking Water Supply and Land Use Planning: Does the region have adequate water at the sources to support the projected growth of the region?**
 - How could we better plan the utilization of these resources?
8. **Linking Land Use and School Facilities Planning:- Are we doing a good job?**
 - How could we use the interlocal agreement process to achieve better coordination?
 - How do we ensure that land utilization does not outpace school facilities planning?