

Table of Contents

Executive Summary	i
EAR FOCUS -THE BIG IDEAS	i
1. Take Care of Lee County.....	i
2. Provide a Clear and Informed Direction for Future Development	ii
3. Connect People to People to Places	ii
4. Preserve the Unique Identity of our Communities	iii
5. Make Economic Development a Priority.....	iii
1 Introduction	1-1
Lee County: A Development History	1-1
Lee County’s Municipalities	1-1
Planning and Development in Lee County	1-2
Background and Context	1-2
Successes of the Lee Plan	1-3
Development Patterns	1-3
Challenges for the Future	1-4
Setting a Future Planning Direction	1-5
New Horizon 2035 Process	1-5
Process Overview	1-5
Evaluation and Appraisal Report	1-6
Inter-Agency Scoping Meetings.....	1-7
Community Visioning Workshops	1-7
Staff and Inter-Departmental Vision Workshop	1-8
Staff and Inter-Departmental Policy Workshop	1-8
Community Vision Framework Workshops.....	1-8
Local Planning Agency and Board Of County Commissioners Approval	1-9
Critical Community Issues	1-10
Issue #1: Livability.....	1-10
Issue #2: Strong Connections.....	1-10
Issue #3: Community Character	1-11
Issue #4: Sustainability	1-11
Vision Framework: Creating a Foundation for the Lee Plan	1-11
Summary of Key Findings and Recommendations	1-12
Organization of EAR Contents	1-13

TABLE OF CONTENTS

2 | Vision Framework: A Sustainable Planning Approach 2-1

New Horizon 2035 Vision Components 2-1

 Vision Statement..... 2-1

 Vision Principles..... 2-1

 Vision Framework 2-2

Land Use Framework 2-2

 Purpose..... 2-2

 Guiding Principles 2-2

 Urban Areas 2-4

 Suburban Areas 2-6

 Rural Areas 2-9

 Environmental Resource Areas 2-12

Mixed-Use..... 2-13

 Purpose..... 2-13

 General Mixed-Use Form Principles 2-14

 Regional Mixed-Use Centers 2-18

 Community Mixed-Use Centers 2-23

 Neighborhood Mixed-Use Centers 2-26

 Rural Mixed-Use Centers 2-29

 Mixed-Use Infill/Redevelopment Corridor 2-32

Sustainable Policy Directions for Lee Plan 2-39

 Resource Conservation 2-39

 Development Patterns/Transportation 2-43

 Economic Diversity 2-45

 Community Health, Safety, and Welfare..... 2-46

 Coastal Resilience 2-48

Summary 2-49

3 | Critical Community Issues 3-1

Issue #1: Livability..... 3-1

 Background..... 3-1

 Analysis of the Issue 3-3

 Assessment and Analysis of How the Existing Comprehensive Plan Relates to Livability 3-4

 Unanticipated Changes in the County Related to the Issue 3-8

 Challenges or Opportunities that have Resulted from the Unanticipated Changes 3-9

Issue #2: Strong Connections..... 3-9

 Background..... 3-9

 Analysis of the Issue 3-11

 Assessment and Analysis of How the Existing Comprehensive Plan Relates to the Issue 3-11

 Unanticipated Changes in the County as a Result of the Issue 3-17

 Challenges or Opportunities that have Resulted from the Unanticipated Changes and/or Issues 3-18

Issue #3: Community Character 3-20

 Background..... 3-20

 Analysis of the Issue 3-21

 Assessment and Analysis of How the Existing Comprehensive Plan Relates to the Issue 3-22

 Unanticipated Changes in the County as a Result of the Issue 3-25

 Challenges or Opportunities that have Resulted from the Unanticipated Changes and/or Issues 3-26

Issue #4: Sustainability..... 3-26

 Background..... 3-26

 Analysis of the Issue 3-28

 Assessment and Analysis of How the Existing Comprehensive Plan Relates to the Issue 3-29

 Unanticipated Changes in the County as a Result of the Issue 3-34

 Challenges or Opportunities that have Resulted from the Unanticipated Changes and/or Issues 3-34

4 | Recommendations for EAR-Based Amendments..... 4-1

Summary of Priority Recommendations for EAR-Based Amendments 4-1

 Introduction 4-1

 Organizational Recommendations..... 4-2

 Priority Recommendations by Element..... 4-2

Recommendations Based on Critical Community Issues and Element Assessment Review 4-5

 Background..... 4-5

 Organizational Recommendations..... 4-5

 Element-by-Element Recommendations 4-6

Appendix A: Data & Analysis..... A-1

Population A-1

 Historical Trends A-1

 Recent Trends A-2

 Future Trends A-3

 Official Projections A_4

 Allocation of Future Population – Planning Communities..... A-4

TABLE OF CONTENTS

Land and Development Patterns A-5
Annexations and Changes in Land AreaA-5
Extent of Vacant Lands.....A-8
Development Patterns and Relationship to Future Land Use MapA-14
Location of Development as Anticipated in the Comprehensive Plan.....A-22

Effectiveness of the Lee Plan in Directing Growth A-26
Strategic Thinking and Approach.....A-26
Infrastructure and Land Use Planning LinkageA-26
Planning CommunitiesA-26
Land Use AllocationA-27

Property Rights in Coastal High-Hazard Areas A-27
Additional Lee Plan Goals, Objectives, and Policies Relevant to This Section.....A-29

Concurrency Management A-29
TransportationA-30
Potable WaterA-32
Sanitary Sewer.....A-33
Stormwater/DrainageA-33
Solid WasteA-34
Parks and RecreationA-35
SchoolsA-37
Financial Feasibility.....A-37

Intergovernmental Coordination..... A-38
Land Use and Public School Planning.....A-38

Land Use and Water Supply Planning..... A-43
District Water Supply PlanA-43
Water Service Area.....A-43
Water Use Permits.....A-44
Proposed Water Facilities and Supply Plan.....A-44

New Planning Efforts/Current County Programs A-47
Community Planning.....A-47
Lehigh Acres Comprehensive Planning Study and Community Plan.....A-48
Lee County Climate Change Resiliency Strategy (CCRS)A-49
Lee County Energy Efficiency and Conservation Block Grant (EECBG) ProgramA-49
Participation in New National Adaptation Program.....A-50

Objective and Statute Assessments A-51
Assessment of Objectives in Elements.....A-51
Assessment of New Statutory RequirementsA-51
Mitigation.....A-57

Appendix B: Recommendations for Amendments to Existing Lee Plan Elements B-1

- Future Land Use ElementB-1
- Transportation ElementB-5
- Community Facilities ElementB-8
- Parks, Recreation, and Open Space Element.....B-11
- Capital Improvements Element.....B-13
- Coastal and Conservation Management Element.....B-14
- Housing ElementB-18
- Historic Preservation ElementB-19
- Intergovernmental Coordination Element.....B-20
- Economic ElementB-21

Appendix C: Recommendations Based on Changes to State Law C-1