



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS
MONDAY, OCTOBER 28, 2013
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. Approval of Minutes – September 23, 2013
5. County Initiated 2013 Regular Amendments

A. [CPA2013-03 RSW Revised Airport Layout Plan – Map 3F](#)

Amend Lee Plan Map 3F, the Southwest Florida International Airport, RSW, Airport Layout Plan, to reflect the revised Airport Layout Plan approved by the Federal Aviation Administration.

B. [CPA2013-05 University Community DRI Requirement](#)

Amend Policy 18.1.16, Policy 18.1.16.6 and Policy 18.2.2 to make the Lee Plan consistent with State requirements that prohibit local governments from requiring Development of Regional Impact (DRI) review for projects that don't meet or exceed state established thresholds.

6. New Horizon 2035: Plan Amendments

A. [CPA2011-00011 – Intergovernmental Coordination](#)

B. [CPA2011-00005 – Economic](#)

C. [CPA2011-00010 – Housing](#)

7. Other Business

8. Adjournment – Next Meeting Date: Wednesday, December 4, 2013 and Wednesday, December 11, 2013

A verbatim record of the proceeding will be necessary to appeal a decision made at this hearing. Contact the Lee County Division of Planning at 239-533-8585 for further information on obtaining a record. In accordance with the Americans with Disabilities Act, reasonable accommodations will be made upon request. Contact Janet Miller at 239-533-8583.



TEXT AMENDMENTS:**Intergovernmental Coordination Element****INTENT**

The intent of the Intergovernmental Coordination Element is to provide a foundation for establishing and executing intergovernmental planning and public service partnerships. Interdepartmental and intergovernmental partnerships are essential for Lee County to realize its goals and priorities through coordinated land development efforts and the provision of efficient, effective, and fiscally sound public services.

GOAL 1: Foster and utilize intergovernmental partnerships to accomplish county planning goals, public service standards, and land development priorities in a coordinated, efficient, and effective manner.

OBJECTIVE 1.1: Development and Growth Management Coordination. Guide, manage, and direct the development of the county through a coordinated effort with local, regional, and state agencies and departments.

POLICY 1.1.1: Provide for ~~well-coordinated~~ mutually beneficial development and directed growth management by coordinating county planning and project implementation with interdepartmental, local, regional, and state partners in order to ensure that issues regarding land use planning, transportation, public facilities, and infrastructure systems are addressed in a comprehensive and coordinated manner.

~~Policy 1.1.2: — Ensure that proposed developments receive the appropriate and required permits from the various review agencies by conditioning the approval of final site plan or subdivision approval or building permit on receipt of permits from the appropriate government entities; including but not limited those issued by the following agencies:~~

- ~~a. — Florida Department of Transportation (FDOT);~~
- ~~b. — Florida Department of Environmental Protection (DEP);~~
- ~~c. — South Florida Water Management District (SFWMD);~~
- ~~d. — Lee County Health Department;~~
- ~~e. — US Army Corp of Engineers (USACE).~~

POLICY 1.1.2: Coordinate county land use, transportation, and development functions through interdepartmental collaborations to ensure alternative forms of transportation are available in appropriate locations. In achieving this policy the county will:

- a. Support land use and complete streets policies that promote a viable multi-modal transportation system including walking, biking, and transit;
- b. Coordinate the expansion, retrofit, and improvement of sidewalks, bikeways, and transit routes.

POLICY 1.1.3: Utilize interdepartmental and intergovernmental collaborations to coordinate county land use, public infrastructure, public service, natural resource, and development functions to ensure county development priorities are achieved. Efforts to achieve this policy include:

- a. Improving coordination between the various departments of the county to ensure seamless review, approval, and implementation of public and private development projects;
- b. Ensuring county priorities for land use, transportation, and public services are supported by the design and construction of public facilities owned and operated by county local, regional, state, and national partners;
- c. Supporting a strong multi-modal, regional transportation system that provides for an array of interconnected transportation services including pedestrian trails and pathways, bikeways and corridors, transit services, and roadways;
- d. Ensuring county priorities for public services are recognized by county local, regional, state, and national partners; particularly those that provide services related to education, public utilities, ~~public transit~~, parks and open space, sidewalks and bikeways, and other services related to quality of life;

POLICY 1.1.4: Develop, execute, and administer mutually beneficial interlocal agreements to improve growth management practices, address intergovernmental concerns, and improve public service delivery as needed. Ensure such efforts are transparent and easily obtainable to the public online.

POLICY 1.1.5: Ongoing intergovernmental coordination with the local municipalities within the county will include efforts and agreements that address and resolve development and growth management issues such as annexation, joint planning areas, and interlocal service agreements.

POLICY 1.1.6: Review and update, as necessary, any and all joint planning area agreements the county may have with local jurisdictions.

POLICY 1.1.7: The Urban Reserve overlay indicates areas that are suitable for annexation into the adjoining municipality. Urban Reserve areas are initially established by interlocal agreement pursuant to Section 163.3171(1), F.S.

POLICY 1.1.8: The County will make use of the informal dispute resolution process of the Southwest Florida Regional Planning Council to resolve disputes or conflicts with any level of government.

OBJECTIVE 1.2: Public Service and Community Resource Coordination. Provide Lee County residents high quality public services by coordinating county land use, public service, and community resources with interdepartmental, local, regional, and state intergovernmental partners.

POLICY 1.2.1: Employ interdepartmental and intergovernmental partnerships to provide for the community's current and future public services needs and demands. These demands include services related to such things as:

- a. Public facility construction and use;
- b. Co-located public services and offices;
- c. Multi-modal transportation services and facilities;
- d. Sidewalks, bikeways, trails, transit facilities, and roadways;
- e. Potable water, sanitary sewer, and solid waste needs;
- f. Educational resources and facilities;
- g. Park, recreation, and public meeting facilities;

- h. Open space conservation and natural resource protection;
- i. Emergency management services.

POLICY 1.2.2: Coordinate the use of public services and facilities with county local, regional, state, and national intergovernmental partners. Particularly those located in close proximity to one another or those that provide the community services related to:

- a. Park, recreation, and open space resources;
- b. Sidewalk, bikeway, trail, and transit systems;
- c. Educational resources.

POLICY 1.2.3: Lee County departments, public and private utility service providers, and other local, regional, and state agencies will coordinate the development, expansion, maintenance, resource utilization, and financial feasibility of public services and infrastructure needs of residents and visitors.

POLICY 1.2.4: Identify opportunities for co-locating programs and creating multi-use facilities with other private and public partner entities.

POLICY 1.2.5: Coordinate with SFWMD and update the county 10-Year Water Supply Facilities Work Plan within eighteen months after an update to the Regional Water Supply Plan is approved by SFWMD. The update will include an evaluation of impacts from developments and plan amendments approved in the interim.

POLICY 1.2.6: Cooperate with local, regional, and state private and public entities regarding the planning, construction, and maintenance of an interconnected potable water supply and waste water systems, including coordination of system lines, and planning of regional water and public sewer needs.

POLICY 1.2.7: Coordinate with SFWMD, FGUA, and other water related agencies and organizations on the identification and protection of artesian aquifers and natural ground water recharge areas.

POLICY 1.2.8: Coordinate with DEP, SFWMD, and other regional, state, and federal entities to ensure that stormwater drainage permits, regulations, and restrictions are met.

POLICY 1.2.9: Coordinate with Lee County Sheriff's Office, the various fire districts, State of Florida, FEMA, USACE, Red Cross, and other emergency management partners on all aspects of emergency management preparedness, mitigation, and response.

POLICY 1.2.10: Coordinate with local, regional, state, and federal partner entities including DEP, Florida Fish and Wildlife Conservation Commission (FWC), SFWMD, and United States Environmental Protection Agency (EPA) in the protection and conservation of sensitive natural habitats, ecosystems, natural resources, and protected species.

POLICY 1.2.11: Coordinate the protection and maintenance of the estuarine environment, water quality, and marine habitats with local, regional, state, and federal entities ~~including East County Water Control District (ECWCD), DEP, EPA, FWC, and SFWMD~~. These efforts should include the many coastal and waterway areas of the county including the Gulf of Mexico, Estero Bay, Pine Island Sound, Caloosahatchee River, and other local tributaries, rivers, streams, and water basins.

POLICY 1.2.12: Coordinate the provision of educational services, development of school facilities, and provision of a multi-modal transportation systems with the Lee County School Board by implementing interlocal agreements with the local municipal governments, the county, and the school board.

OBJECTIVE 1.3 Level of Service Coordination. Maintain an adequate level of service for the county public services and infrastructure systems in coordination with local, regional, and state partners.

POLICY 1.3.1: Coordinate with local, regional, and state partner agencies to ensure that the desired or established level of service standards for parks and recreation, potable water, wastewater, stormwater, solid waste, schools, and transportation systems are maintained in coordination with the established intergovernmental partnerships and agreements.

POLICY 1.3.2: Ensure a comprehensive review of all proposed development projects and that the LOS standards and concurrency management requirements for water, wastewater, and stormwater are met by each new development project.

Policy 1.3.3: Coordinate LOS standards for public services, facilities, and infrastructure systems with local, regional, or state entities responsible for maintaining, operating, or funding services, facilities, or systems.

OBJECTIVE 1.4 Aviation Coordination. The Lee County Port Authority will ensure development of the Southwest Florida International Airport (SWFIA) and the Page Field General Aviation Airport (GAA) is consistent with county land use goals and development priorities by coordinating with Port Authority intergovernmental partners including:

- a. Southwest Florida Regional Planning Council (SWFRPC);
- b. Florida Department of Economic Opportunity (FDOE);
- c. Florida Department of Transportation (FDOT);
- d. Federal Aviation Administration (FAA). (Modified)

~~**OBJECTIVE 1.4: COORDINATION OF AIRPORT DEVELOPMENT AND IMPROVEMENTS AT THE SOUTHWEST FLORIDA INTERNATIONAL AIRPORT AND PAGE FIELD GENERAL AVIATION AIRPORT WITH ALL PERMITTING AGENCIES.** The Port Authority will coordinate with Lee County, the Southwest Florida Regional Planning Council, the Florida Department of Community Affairs Economic Opportunity, Federal Aviation Administration, and the Florida Department of Transportation to ensure that the development of the Southwest Florida International Airport and the Page Field General Aviation Airport is consistent with the Lee Plan.~~

POLICY 1.4.1: Port Authority staff will ensure that Lee County staff is directly involved in the review and approval process related to the ongoing update of the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport. This mandatory inter-agency coordination will provide an official means for scheduled review and comment regarding Airport Master Plan Updates, related Lee Plan amendments, annual updates of the Airport Layout Plan and Capital Improvement Program, permitting for scheduled capital improvement projects, amendments to the Airport zoning approvals and compliance with the Lee County Land Development Code.

POLICY 1.4.2: The Port Authority will submit and County staff will review and provide comments regarding the following:

- a. Scope and content of ongoing updates to the Airport Master Plan for Southwest Florida International Airport and Page Field General Aviation Airport pursued in accordance with Federal Aviation Administration Advisory Circular 150/5070-6 and the Florida Department of Transportation Guidebook for Airport Master Planning.
- b. Consistency of proposed amendments to the Airport Master Plan and resulting Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G) with the Lee Plan, Land Development Code (LDC) and local zoning approvals.
- c. Compatibility and compliance of individual CIP projects with the Lee Plan, LDC regulations, zoning approvals and other applicable regulations.
- d. Proposed Lee Plan Amendments necessary to support revisions to the Airport Layout Plan for Southwest Florida International Airport (Map 3F) and Page Field General Aviation Airport (Map 3G), the Southwest Florida International Airport Proposed Development Schedule (Table 5(a)), the Page Field General Aviation Airport Proposed Development Schedule (Table 5(b)), the Airport Master Plans for Southwest Florida International Airport and Page Field General Aviation Airport, or CIP project list.

POLICY 1.4.3: Prior to submittal of any application to amend the Lee Plan, the Port Authority staff must obtain an endorsement of the proposed plan amendment application package, including the Airport Layout Plan, from the Board of Port Commissioners. Written evidence of this endorsement must be included in the plan amendment application package. The Port Authority staff will coordinate the date and time the endorsement request will be presented to the Port Commissioners with the County in order to provide County staff with ample opportunity to attend the meeting and address the Port Commissioners as necessary.

POLICY 1.4.4: Prior to formal submittal of any Lee Plan amendment package, rezoning request, or development order application, the Port Authority staff will informally present the proposed application to Lee County staff for initial comments and input regarding consistency with the Lee Plan and County regulations.

POLICY 1.4.5: The Port Authority is the lead agency in coordinating efforts to obtain approval for Southwest Florida International Airport access improvements with agencies participating in the Lee County Metropolitan Planning Organization. This includes the incorporation of improvements into the Financially Feasible Transportation Plan (Map 3A) and the Lee County Metropolitan Planning Organization Financially Feasible Highway Plan and Needs Assessment. The Port Authority will work with local, state, and federal transportation agencies to identify and obtain funding for access improvements to the airport.

COMMUNITY SUSTAINABILITY ADVISORY COMMITTEE

NEW HORIZON 2035 WORKING GROUP MINUTES

OCTOBER 14, 2013

The Working Group reviewed the Housing, Economic Development, and Intergovernmental Coordination elements with assistance from planning staff.

INTERGOVERNMENTAL COORDINATION ELEMENT

Staff noted no major changes were made since the previous version of this element. Working Group noted that everything the Committee suggested was addressed and incorporated. No recommendations made.

HOUSING ELEMENT

Recommendation #1: Goal 1, add the term “energy efficient”.

“GOAL 1: MEETING HOUSING NEEDS. Achieve a volume of decent, energy efficient, safe, and sanitary at affordable costs...”.

Recommendation #2: Under Policy 1.1.7b, add “education facilities”.

Policy 1.1.7.b “Location on sites with access to urban services and facilities including water and sewer, mass transit, parks and open spaces, and libraries, and educational facilities”.

Group notes Policy 1.1.7 states, “Encourage proposals for innovative, diverse and affordable housing that are consistent with the use and density provisions of this Plan and associated land development regulations. Promote sustainable development practices including:”, demonstrating this is a joint issue between the County and School District. Although school assignments are made by the School District, and due to School Choice proximity to a school does not guarantee access to a particular school, the County should promote safe access for students, parents, and community members to all educational facilities.

Recommendation #3: Policy 1.1.7: create additional policy 1.1.7.i that addresses access to healthful food using USDA definitions of food deserts.

ECONOMIC DEVELOPMENT ELEMENT

Recommendation 4: Policy 2.2.1 – delete the word, “and retirement”

“POLICY 2.2.1: Promote the beautification and stewardship of the county’s natural resources in order to support and maintain the county’s ~~and retirement~~ economy”

ADDITIONAL INFORMATION

LPA will address these elements on Monday, October 28, 2013 at 8:30 AM. Working Group member, Jennifer Hagen is likely available to attend. She will confirm on Wednesday's Committee meeting.

Staff suggests Ms. Hagen review the committee's previous recommendation and a brief overview of how they were incorporated. Staff will create a memo and bullet points for the LPA meeting.

Given the short timeframe for providing final input into the New Horizon 2035 amendment process, the Working Group stressed that the Committee should review the elements before the working group meetings, which take place the Monday before the Wednesday Community Sustainability Advisory Committee meeting. If members have recommendations on the elements, they should be sent to the sub-committee for discussion. This will be announced as a reminder at Wednesday's meeting.

Working group will receive the next set of elements by November 8th and possibly one additional element on November 13th. This will give the Working Group ample time to review the elements.

COMMUNITY SUSTAINABILITY ADVISORY COMMITTEE
RECOMMENDATIONS
MAY 2012

INTERGOVERNMENTAL COORDINATION ELEMENT

- 1) Add new policy regarding existing efforts to make interlocal efforts transparent including placement of interlocal agreements online.
- 2) Add new policy aimed at updates to joint planning area (JPA).
- 3) Policy 1.1.2: Review this policy in light of state legislation regarding development coordination with permitting of obtained through other state agencies (HB 503 signed by Governor 5/4/12).
- 4) Policy 1.1.3(b): Add recognition of need to both expand and retrofit sidewalks, bikeways, and transit routes.
- 5) Policy 1.2.11: Delete list of identified agencies as it is not inclusive and may limit our scope of partners.

TEXT AMENDMENTS:**Economic Element**

The Economic Element establishes policies intended to foster a diversified and stable economy. These policies guide Lee County's efforts to enhance standards of living and quality of life through sustainable and responsible economic growth. In particular, the Economic Element ~~prescribes~~ promotes development and market strategies that support a diverse economic system. This economic system features flexible and streamlined land planning and development regulations ~~that are flexible, streamlined, and designed to respect market forces;~~ incorporates environmental values that promote preservation of Lee County's most valuable assets; promotes the tourism industry as a vital component of our economy; encourages and supports small businesses; ~~prioritizes assistance for~~ the retention, expansion and recruitment of high wage industries to employ existing and future residents; facilitates the creation of education and workforce training programs that enhance employment opportunities for citizens and attract target industries; and supports regional cooperation on economic initiatives.

GOAL 1: Lee County will achieve and maintain a diversified and stable economy by providing a positive business climate that ~~assures~~ promotes maximum employment opportunities, an array of business opportunities, and supports the county's economic priorities ~~while maintaining to~~ maintain a high quality of life.

OBJECTIVE 1.1: Formulate an economic development strategy and create complementary programs designed to foster the retention, expansion, and attraction of target employers that enhance the business climate for attracting emerging markets, diversify Lee County's economic base, expand existing businesses and established industries, and create jobs.

POLICY 1.1.1: Sustain a coordinated local, regional, national, and international marketing program that will identify and attract industrial, commercial, and office space users.

POLICY 1.1.2: Prepare and maintain a county-wide inventory of available commercial and industrial zoned land.

POLICY 1.1.3: Report annually on the progress of existing business expansion and new company locations.

POLICY 1.1.4: Conduct periodic competitive analyses ~~to determine~~ of how the county's economic development assets, opportunities, and programs ~~compare to other similarly situated communities.~~

POLICY 1.1.5: ~~Coordinate and administer the administration and enhancement of~~ Administer, enhance, and promote the Lee County/Fort Myers Enterprise Zones.

POLICY 1.1.6: Promote the Foreign Trade Zone (Number 213) and any subzones thereof.

POLICY 1.1.7: Develop and implement a strategy to increase foreign direct investment in conjunction with local, state, and federal organizations and agencies.

POLICY 1.1.8: Promote economic development opportunities available at the Southwest Florida International Airport and Page Field General Aviation Airport and strengthen the role of the Lee County Port Authority in Lee County's economic development efforts.

POLICY 1.1.9: Coordinate, to the extent practicable, the prioritization and enhancement of utilities, transportation, transit, and other public infrastructure with business, employment, and other economic development efforts.

POLICY 1.1.10: Actively pursue state and federal funding for infrastructure improvements.

POLICY 1.1.12: Encourage efforts to enhance and improve transit services by expanding and enhancing throughout Lee County in order to promote a strong economy, provide for the transportation needs of employees and customers, and support the overall integration and connection of the county's residential communities and economic centers.

POLICY 1.1.11: Initiate county efforts, and support the efforts of other agencies, to obtain grant monies and other funds designed to assist local economic development initiatives to increase employment opportunities.

POLICY 1.1.12: Assure interdepartmental coordination of industry and business retention, expansion, and recruitment efforts by directing all Lee County Departments and Divisions to communicate and collaborate with the Economic Development Office ~~(or its successor) and such matters, to promote a business-friendly environment. for the establishment of new business and the expansion of existing businesses.~~

POLICY 1.1.13: ~~Establish teams of volunteers, private industry representatives~~ Foster and encourage public-private partnerships to assist in the retention and recruitment of targeted business sectors.

POLICY 1.1.14: Support regional economic development initiatives in coordination with adjacent governments and other appropriate public and private entities.

OBJECTIVE 1.2: ~~Achieve and~~ Maintain a system of development regulations that ~~will promote the accomplishment of the goals, objectives, and policies of~~ is consistent with this element and ~~expedite~~ facilitates the rezoning and development review process for all projects.

POLICY 1.2.1: Evaluate the ~~current~~ land development regulatory and fiscal structure to ~~identify and remove where appropriate the unwanted~~ impediments to ensuring fiscally beneficial development ~~is fiscally beneficial~~.

POLICY 1.2.2: Before adopting any new regulation which potentially imposes new costs, generally assess the potential ~~economic and social~~ (the addition of these words makes the policy more specific and limiting.) impacts of that regulation, as applicable.

POLICY 1.2.3: As part of its Evaluation and Appraisal process, Lee County will ~~ensure that~~ review existing land uses and development activities to designate adequate land is allocated in allocations on the comprehensive plan Future Land Use Map to allow the market to meet future commercial, industrial, agricultural, residential, and recreational needs. Review the land use based upon their strategic market locations as well as access to public services and facilities such as transportation systems and transit services, utilities, and other services.

POLICY 1.2.3: Utilize staff and ~~private~~ citizen committees to recommend revisions to streamline development regulations to expedite the processing of rezoning and development permitting.

POLICY 1.2.4: ~~Expedite the processing of rezoning and development permitting for projects identified by the Economic Development Office as “economic projects.”~~

POLICY 1.2.4: ~~Appoint a zoning and development permitting ombudsman within the Economic Development Office. The ombudsman will have the authority to~~ Coordinate and facilitate the rezoning and development permitting processes for economic projects and others so as to reduce requests for additional information, identify issue resolutions, and decrease application processing time.

OBJECTIVE 1.3: Promote the development of strong mixed-use economic centers that integrate a variety of different business sectors together in a unified, interconnected, and integrated development area in target locations identified on the Future Land Use and Mixed-Use Overlay Maps.

POLICY 1.3.1: Utilize mixed-use economic centers to improve the economic conditions and business environment of underutilized commercial redevelopment areas, vacant infill properties, and pre-platted vested communities.

POLICY 1.3.2: Promote the economic benefits mixed-use centers provide through increased property values, rental rates, and tax rates by establishing development incentives that:

- a. Provide greater residential density and economic building space;
- b. Increase the amount of buildable land by reducing parking standards, open space requirements, building set-backs, buffering requirements, other like development standards; and
- c. Integrate uses so as to create a 24 hour economic cycle and enable people to work, live, and play in the same area;

POLICY 1.3.3: Streamline the development of mixed-use centers by working with property owners and local communities to adopt mixed-use regulations that simplify the development and site approval process.

OBJECTIVE 1.4: Recognize small businesses are fundamental to the county's growing economic base and encourage and support small business development.

POLICY 1.4.1: ~~Work to establish~~ Facilitate the establishment and ~~retain~~ retention of small businesses throughout Lee County.

POLICY 1.4.2: Improve the economy and support sustainable development practices by working with local communities to provide services and commercial businesses within close proximity to people's homes and local commercial centers.

POLICY 1.4.3: Promote the establishment of small home occupation businesses by ensuring the LDC provides live-work opportunities while ensuring that such uses support the character and function of the surrounding residential community.

POLICY 1.4.4: ~~Appoint a small business development ombudsman to provide guidance with grant availability and writing and zoning and development permitting review process.~~ (This is not an activity that the county does.)

OBJECTIVE 1.5. Support a strong health care and public safety economic sector that provides for the health and quality of life needs of a multigenerational population while providing for high paying, well-educated employment opportunities.

POLICY 1.5.1: Promote the opportunity for development and support of hospitals, assisted living, and related medical facilities that establish a continuum of care that enhances the quality of life throughout the county and embraces the changing demographic realities of the county.

POLICY 1.5.2: Cooperate with state and other social service providers to encourage ~~the establishment of~~ development of private businesses and services that provide programs and facilities that assist the elderly population of Lee County.

POLICY 1.5.3: Provide alternative modes of transportation that will meet the needs for quality of life for a multigenerational population and provide alternative modes of transportation to health care employees.

POLICY 1.5.4: Work with the sheriff, fire districts, municipalities, and other entities to promote development of private businesses and services which will provide support for an strong effective public safety program capable of protecting the citizens of Lee County and their property.

OBJECTIVE 1.6: Recognize that the agricultural industry is fundamental to the county's growing economic base and encourage and support agriculture in all of its forms and diversity—including large, moderate, and small scale agricultural activities such as crop growing, livestock raising, aquaculture, and commercial fishing.

POLICY 1.6.1: Encourage the retention of the agricultural and commercial fishing industries.

POLICY 1.6.2: Support community gardens and local farming practices that make more healthful, fresh foods locally available to broader segments of communities and neighborhoods by ensuring the LDC allows fresh foods and produce to be grown within local neighborhoods and communities.

POLICY 1.6.3: Support an economically viable agricultural industry through:

- a. Markets and programs that promote the sale of locally produced agricultural goods, including but not limited to farmers markets, community gardens, farm to institution programs, and agri-tourism opportunities; and
- b. Partnerships with local community groups and organizations and other local governments that pursue funding sources for the development of a sustainable local food system.

POLICY 1.6.3: ~~Encourage land use regulations that facilitate agricultural uses and activities that do not adversely impact the surrounding residential community. Promote the operation and use of agricultural lands that facilitate agricultural industry. (Lee~~

County does not regulate agricultural lands. Staff redrafted to policy to be more proactive.)

~~**POLICY 1.6.4:** Encourage development and enhancement of the agriculture industry and associated opportunities through access to appropriate infrastructure facilities and inputs (adequate farm to market roads, access to water, and similarly related infrastructure).-(Policy is not consistent with current ordinances and practices.)~~

~~**POLICY 1.6.5:** Avoid burdensome regulations that add unnecessary costs to the grower, ranchers, or other agriculture providers without contributing any substantially measurable benefits directly related to the regulations and activities regulated. (Since Lee County does not regulate agricultural lands, staff is not certain how such a policy would be applied.)~~

POLICY 1.6.4: Encourage and support the agri-tourism industry and related businesses.

OBJECTIVE 1.7: Support the expansion and development of educational institutions, facilities, and programs that complement economic development and diversification.

~~**POLICY 1.7.1:** Encourage the Lee County's School District, Edison State College, Florida Gulf Coast University, and other academic institutions to develop cooperative and integrated curricula that prepare citizens for target industry related careers.~~

~~**POLICY 1.7.2:** Facilitate interaction between local education and training providers and employers in an effort to develop workforce resources that better serve industry needs.~~

~~**POLICY 1.7.3:** Work with Florida Gulf Coast University, Edison College, and other Lee County's academic institutions to expand post-graduate education opportunities, research and development activities, and the practical application of education to real world products and development to foster entrepreneurship and innovation.~~

GOAL 2: Lee County will develop a diverse economy through market strategies and quality of life features that promote Lee County's unique natural, historic, and cultural attributes and expand its marketability through planning and economic development practices that attract new residents, business, and visitors.

OBJECTIVE 2.1: Enhance Lee County's position as the premier tourism market and strengthen shared community support for driving the economic and social importance of the county's natural, cultural, and civic attributes by maintaining and developing programs designed to expand and enhance the tourism industry.

POLICY 2.1.1: ~~In coordination with the Tourist Development Council and other entities, Lee County will continue to~~ Coordinate the county's tourist and development efforts support the area's domestic and international tourism development program to:

- a. Ensure continuation and expansion of the tourism industry;
- b. ~~Provide~~ Recognize (Change action item to underscore the importance of this issue) opportunities to encourage tourists to become residents; and
- c. ~~Encourage tourists to establish new or expanded businesses in Lee County; and (statement is better articulated in 2.1.4c.)~~
- d. Promote job creation opportunities through the tourism industry.

POLICY 2.1.2: Lead the local tourism industry and work with the community, international, national, state, regional, and local entities to position Lee County as a friendly and hospitable visitor destination and business and employment development location.

POLICY 2.1.3: Expand the county's tourism industry by establishing and implementing a strategic plan that guides Lee County's long-term tourism strategy through which the Lee County Visitor and Convention Bureau, Tourist Development Council, and other entities market the entire area globally, facilitate travel to the area, and preserve and protect the area's unique attributes for the continual benefit of its residents and the travel and tourism industry.

POLICY 2.1.4: Utilize the tourism industry to help spur growth and development of Lee County's overall economy by:

- a. Educating tourists about the other resources, attributes, and business that are located in the area;
- b. Assisting non-traditional tourism related businesses to identify how to benefit from the tourism related economic opportunities; and
- c. Raising awareness regarding economic resources and business opportunities to people who may want to relocate or expand their business to Lee County.

POLICY 2.1.5: Improve the greater Lee County community's understanding about the value of tourism to the overall economy and bridge divides between competing economic interests by:

- a. Educating and engaging the Lee County community about the value of tourism;
- b. Creating awareness about the importance of tourism initiatives to the overall economy; and
- c. Supporting and protecting those unique natural, cultural, and historic attributes which are the basis for the county's tourism economy.

POLICY 2.1.6: In coordination with the Tourist Development Council and other entities, and in conjunction with the Port Authority, Lee County will work toward positioning the county as a major aviation international port of entry.

POLICY 2.1.7: In coordination with the Tourist Development Council and other entities, Lee County ~~should~~ will continue the strong research efforts that accurately measure the economic impact of tourism and ~~provide~~ disseminate the information for use by the public and private sectors in planning, marketing and management of tourism, job creation, and business expansion and development.

POLICY 2.1.8: In coordination with the Tourist Development Council and other entities, Lee County will maintain and promote the development of the sports market and sports facilities for future economic development.

POLICY 2.1.9: In coordination with the Tourism Development Council and other entities, Lee County will ~~promote~~ facilitate the development of ecotourism and agri-tourism businesses by promoting and supporting Lee County's natural, cultural, and agricultural assets.

OBJECTIVE 2.2: ~~Lee County will encourage the conservation and enhancement of those natural and cultural resources that represent the foundation of the county's retirement, recreation, and tourist oriented economy existing, in order to place Lee County in a competitive position to enable the retention and expansion of these and other business opportunities—~~ Place Lee County in a competitive position to retain, expand, and diversify its economy by conserving and enhancing the county's natural assets that are the foundation of the county's retirement, recreation, and tourist based economy and support the county's green business and clean economy priorities.

POLICY 2.2.1: ~~Lee County will maintain a publicly sponsored recycling program as well as "Keep Lee County Clean," "Adopt a Road," and "Adopt a Beach" programs to maintain a positive public image. Promote the beautification and stewardship of the county's natural resources in order to support and maintain the county's tourist economy.~~

POLICY 2.2.2: ~~Lee County, in coordination with the Tourist Development Council and other appropriate entities, will promote the development of ecotourism in Lee County. Expand the tourism industry business sector by promoting the county's unique natural assets (e.g.: pristine beaches, tropical climate and warm water, natural wildlife, and native "Old Florida" spaces) through an overall sustainable tourism strategy that increases awareness about the value of the county's unique environment and distinct communities to visitors interested in eco-tourism and agri-tourism destinations.~~

POLICY 2.2.3: ~~Encourage~~ Maintain Lee County's prominence as a leading tourism and retirement destination through the preservation of sensitive natural resources, including beaches, wetlands, estuaries, clean air and water, historic resources, scenic vistas and other unique natural resources through public acquisition and/or regulatory protection.

POLICY 2.2.4: Protect the environment that sustains the commercial fishing and tourist industries by opposing the leasing of off-shore tracts for the purpose of oil exploration and drilling. Specifically, the county will oppose off-shore oil drilling in the region south of latitude 27 degrees north to the state waters north of the Florida Keys and west to longitude 7 degrees west.

POLICY 2.2.5: Lee County will commit that a portion of the Tourist Development Tax will be used for beach and shore-related improvements including restoration and erosion control, renourishment, future beach enhancements, fishing piers, and beach access points, beach parking facilities, and maintenance.

OBJECTIVE 2.3: Attract residents and visitors and establish Lee County as positive location for business and employment opportunities by promoting the county's unique and diverse cultural, historic, and civic attributes and assets.

POLICY 2.3.1: Recognize the benefits and value of the county's historic, cultural, and civic assets to the county's tourism economy as such resources draw visitors and future residents to the area and expand the interest in the area.

POLICY 2.3.2: Support the county's historic preservation programs and efforts aimed at protecting and maintaining the county's cultural and civic attributes in order to ensure that the county's unique heritage and community character is preserved and protected for others to enjoy and promote such efforts as part of the county's overall tourist marketing strategy.

POLICY 2.3.3: Encourage all efforts to expand and improve the county's cultural and civic features and offerings as part of an overall strategy to attract tourists and expand the county's tourist related economy.

POLICY 2.3.4: Support the county's efforts to promote the development of distinct mixed-use centers that include cultural resources, public spaces and civic places, and opportunities for people to gather, socialize, and participate in special events as such centers act as major tourist destinations and improve the county's overall marketability.

POLICY 2.3.5: Support the county's efforts to expand and improve its transit services as part of an overall strategy that:

- a. Supports the overall integration of the county's communities and activity centers;
- b. Expands the tourism market to all areas of the county and enables visitors to easily see, visit, and enjoy the county's many diverse attractions and community destinations; and
- c. Aims to attract visitors who want to easily move throughout the community without having to rent vehicles or use individual transportation services.

COMMUNITY SUSTAINABILITY ADVISORY COMMITTEE

NEW HORIZON 2035 WORKING GROUP MINUTES

OCTOBER 14, 2013

The Working Group reviewed the Housing, Economic Development, and Intergovernmental Coordination elements with assistance from planning staff.

INTERGOVERNMENTAL COORDINATION ELEMENT

Staff noted no major changes were made since the previous version of this element. Working Group noted that everything the Committee suggested was addressed and incorporated. No recommendations made.

HOUSING ELEMENT

Recommendation #1: Goal 1, add the term “energy efficient”.

“GOAL 1: MEETING HOUSING NEEDS. Achieve a volume of decent, energy efficient, safe, and sanitary at affordable costs...”.

Recommendation #2: Under Policy 1.1.7b, add “education facilities”.

Policy 1.1.7.b “Location on sites with access to urban services and facilities including water and sewer, mass transit, parks and open spaces, and libraries, and educational facilities”.

Group notes Policy 1.1.7 states, “Encourage proposals for innovative, diverse and affordable housing that are consistent with the use and density provisions of this Plan and associated land development regulations. Promote sustainable development practices including:”, demonstrating this is a joint issue between the County and School District. Although school assignments are made by the School District, and due to School Choice proximity to a school does not guarantee access to a particular school, the County should promote safe access for students, parents, and community members to all educational facilities.

Recommendation #3: Policy 1.1.7: create additional policy 1.1.7.i that addresses access to healthful food using USDA definitions of food deserts.

ECONOMIC DEVELOPMENT ELEMENT

Recommendation 4: Policy 2.2.1 – delete the word, “and retirement”

“POLICY 2.2.1: Promote the beautification and stewardship of the county’s natural resources in order to support and maintain the county’s ~~and retirement~~ economy”

ADDITIONAL INFORMATION

LPA will address these elements on Monday, October 28, 2013 at 8:30 AM. Working Group member, Jennifer Hagen is likely available to attend. She will confirm on Wednesday's Committee meeting.

Staff suggests Ms. Hagen review the committee's previous recommendation and a brief overview of how they were incorporated. Staff will create a memo and bullet points for the LPA meeting.

Given the short timeframe for providing final input into the New Horizon 2035 amendment process, the Working Group stressed that the Committee should review the elements before the working group meetings, which take place the Monday before the Wednesday Community Sustainability Advisory Committee meeting. If members have recommendations on the elements, they should be sent to the sub-committee for discussion. This will be announced as a reminder at Wednesday's meeting.

Working group will receive the next set of elements by November 8th and possibly one additional element on November 13th. This will give the Working Group ample time to review the elements.

**COMMUNITY SUSTAINABILITY ADVISORY COMMITTEE
RECOMMENDATIONS**

THE FOLLOWING SUMMARY OF RECOMMENDATIONS IS FORMATTED TO INCLUDE THE POLICY LANGUAGE EXACTLY AS IT APPEARS IN THE ELEMENT REVIEWED. ACCORDINGLY, THE POLICY LANGUAGE INCLUDES THE STRIKETHROUGH UNDERLINE PREPARED BY PLANNING STAFF. THE COMMITTEE'S RECOMMENDATIONS ARE IDENTIFIED AS "RECOMMENDATIONS".

ECONOMIC ELEMENT

- 1) **RECOMMENDATION:** Add language that strongly supports agriculture, arts and culture as economic drivers in this element.

- 2) **RECOMMENDATION:** Add titles to the objectives in this element

- 3) **OBJECTIVE 158.1:** ~~Lee County will e~~Encourage the conservation and enhancement of those natural and cultural resources that represent the foundation of the county's existing retirement, recreation, and tourist oriented economy in order to place Lee County in a competitive position to enable the retention and expansion of these and other business opportunities.
 - **RECOMMENDATION:** Remove " existing retirement, recreation, and tourist oriented" and "these and other"; Here or elsewhere, consider adding language that supports the desire to attract businesses and employment opportunities that align with the county's sustainability goals/clean economy

- 4) **OBJECTIVE 158.1.4:** ~~Lee County will w~~Work with the sheriff, fire districts, municipalities, and other appropriate entities to provide a strong public safety program capable of protecting the citizens of Lee County and their property.
 - **RECOMMENDATION:** Replace "strong" with "effective"

- 5) **OBJECTIVE 158.1.5:** ~~Lee County will m~~Maintain a publicly sponsored recycling program as well as "Keep Lee County Clean," "Adopt a Road," and "Adopt a Beach" programs to ~~maintain~~provide a positive public image.
 - **RECOMMENDATION:** Broaden to bring up to date (recycling is now status quo) and better convey desire to promote the beautification and stewardship

- 6) **POLICY 158.1.9:** ~~Lee County, i~~n response to current and projected needs of ~~Lee C~~ounty residents, Lee County will encourage a diverse mix of housing types, sizes, prices, and rents by maintaining mixed use land use categories ~~in the Future Land Use Element~~.
 - **RECOMMENDATION:** This element should speak to the economic value added by implementing complete streets and promoting mixed use centers. This policy could be broadened or this could be added elsewhere as appropriate

- 7) **POLICY 158.2.4:** ~~Lee County, i~~n coordination with the Tourist Development Council and other ~~appropriate~~ entities, Lee County will promote: the development of ecotourism ~~in Lee County~~.
 - **RECOMMENDATION:** Broaden to promote sustainable tourism (eco-, agritourism, etc.) opportunities that promote the distinction of our unique environment and communities.

ECONOMIC ELEMENT PROPOSED CHANGES IN STRIKETHROUGH UNDERLINE

XI. Economic Element

The Economic Element establishes policies intended to foster a diversified and stable economy. These policies guide Lee County's efforts to enhance standards of living and quality of life through sustainable and responsible economic growth. In particular, the Economic Element ~~encourages the conservation of the County's natural and cultural resources; promotes the tourism industry as a vital component of our economy;~~ prescribes land planning and development regulations that are flexible, streamlined, and designed to respect market forces; incorporates environmental integrity values that promote preservation of Lee County's most valuable assets; promotes the tourism industry as a vital component of our economy; encourages and build quality communities supports small businesses; prioritizes assistance for the retention, expansion and recruitment of high wage industries to employ existing and future residents; facilitates the creation of education and workforce training programs that enhance employment opportunities for citizens and attract target industries; and supports regional cooperation on economic initiatives. (Added)

GOAL 158: Lee County will achieve and maintain a diversified and stable economy by providing a positive business climate that assures promotes maximum employment opportunities while to maintaining maintain a high quality of life. (No Change)

OBJECTIVE 158.1: Lee County will eEncourage the conservation and enhancement of ~~these natural and cultural resources~~ the economic features of Lee County that represent the foundation of the county's existing retirement, recreation, and tourist oriented economy in order to place Lee County in a competitive position to enable create opportunities for new business and employment along with the retention and expansion of these and other business opportunities existing businesses. (Edited)

POLICY 158.1.1: Lee County will eEncourage the development of diverse recreational, cultural, and other quality of life enhancing facilities, through public, private, or public/private partnerships, that meet the needs of the residents and visitors of establish Lee County as a positive location for business and employment opportunities of Lee County. (Edited)

POLICY 158.1.2: Lee County will pPromote the opportunities for the development and support of hospitals, nursing homes assisted living, and additional medical related medical facilities in order to promote a that establish a continuum of care to that enhances the quality of life throughout the county and embraces the demographic realities anticipated through the time horizon of the Plan. (Edited)

POLICY 158.1.3: Lee County will eCooperate with state entities and other social service providers to encourage the establishment of development which establishes programs and facilities that assist the elderly population of Lee County. (Edited)

POLICY 158.1.4: Lee County will wWork with the sheriff, fire districts, municipalities, and other appropriate entities to promote development which will provide support for a strong public safety program capable of protecting the citizens of Lee County and their property. (Edited)

POLICY 158.1.5: Lee County will mMaintain a publicly sponsored recycling program as well as public/private partnerships and business promotions such as "Keep Lee County Clean,"

"Adopt a Road," and "Adopt a Beach" programs to ~~maintain~~ provide a positive public image. (Edited)

~~POLICY 158.1.6: Lee County will p~~Protect the environment that sustains the commercial fishing and tourist industries by opposing the leasing of off-shore tracts for the purpose of oil exploration and drilling. Specifically, T~~he county will oppose off shore oil drilling in the region south of latitude 27 degrees north to the state waters north of the Florida Keys and west to longitude 867 degrees west. (Edited)~~

~~POLICY 158.1.7: Lee County will e~~Encourage the preservation of sensitive natural resources, including beaches, wetlands, estuaries, clean air and water, historic resources, scenic vistas and other unique natural resources through public acquisition and/or regulatory protection. (Edited)

~~POLICY 158.1.8:~~ 158.1.6: In addition to promoting business involved with tourism, Lee County will ~~ensure a continued~~ commitment of that a portion of the Tourist Development Tax ~~will be used for beach and shore-related improvements such as including~~ restoration and erosion control, renourishment, future beach acquisition enhancements, fishing piers, and beach access points, beach parking facilities, and maintenance. (Edited)

~~POLICY 158.1.9: Lee County, i~~n response to current and projected needs of Lee C~~ounty residents, Lee County will encourage a diverse mix of housing types, sizes, prices, and rents by maintaining mixed use land use categories in the Future Land Use Element. (Edited)~~

~~POLICY 158.1.10: Evaluate the current land development regulatory and fiscal structure to identify and remove where appropriate the unwanted impediments to ensuring fiscally beneficial development is fiscally beneficial. (Edited)~~

~~POLICY 158.3.51.11: Lee County will ensure that adequate land is allocated in the comprehensive plan to meet future commercial, industrial, agricultural, residential, and recreational needs. (Moved from Policy 158.3.5)~~

OBJECTIVE 158.2: Lee County will ~~m~~Maintain and develop programs which are designed to expand and enhance the tourism industry. (Edited)

~~POLICY 158.2.1: Lee County, i~~n coordination with the Tourist Development Council and other appropriate entities, Lee County will continue; to support the area's domestic and international tourism development program to ensure continuation and expansion of the tourism industry; provide opportunities to encourage tourists to become residents; encourage tourists to establish new or expanded businesses in Lee County; and promote job creation opportunities through the tourist industry; and

~~POLICY 158.2.2: Lee County, in coordination with the Tourist Development Council and other appropriate entities, will continue to lead the local tourism industry and work with the community~~international, national, state, regional and local entities to position Lee County as a friendly and hospitable visitor destination and business/employment development location. (Combined 158.2.1 & 158.2.2)

~~POLICY 158.2.32: Lee County, i~~n coordination with the Tourist Development Council and other appropriate entities, and in conjunction with the Port Authority, Lee County will work toward positioning Lee the C~~ounty as a major aviation international port of entry. (Edited)~~

POLICY 158.2.43: ~~Lee County, in coordination with the Tourist Development Council and other appropriate entities, Lee County should will~~ continue the strong research efforts that accurately ~~measuring~~ measuring the economic impact of tourism and ~~provide~~ disseminate that information for use by the public and private sectors in planning, marketing and management of tourism, potential job creation and business expansion/development for both the private and public sectors. (strategy)

POLICY 158.2.54: ~~Lee County, in coordination with the Tourist Development Council and other appropriate entities, Lee County will promote; the development of ecotourism in Lee County.~~ (Edited)

POLICY 158.2.65: ~~Lee County, in coordination with the Tourist Development Council and other appropriate entities, Lee County will~~ maintain and promote the development of the sports market and sports facilities for future economic development. (Edited)

OBJECTIVE 158.3: ~~Lee County, in coordination with the Horizon Council and other appropriate entities, will establish, continue and maintain programs which are designed to promote and encourage the recruitment of new industries that will facilitate and~~ Formulate an economic development strategy and create complementary programs designed to foster the retention, expansion and attraction of targeted employers that and that enhance the business climate for attracting emerging markets, improving diversify Lee the County's economic base, and creating jobs. (Modified)

POLICY 158.3.1: ~~Lee County will, in coordination with the Horizon Council and other appropriate entities, formulate an economic development plan to assist local organizations in fostering the expansion and diversification of Lee County's economic base, and will set forth the intent, funding, and the means available for its implementation. (Amended by Ordinance No. 00-22) (Deleted)~~

POLICY 158.3.21: ~~Lee County, in coordination with the Horizon Council and other appropriate entities, will~~ Sustain a coordinated local, regional, national, and international marketing program that will identify and attract industrial, commercial, and office space users. (Edited, Moved from Policy 158.3.2))

POLICY 158.3.2: Prepare and maintain a county-wide inventory of available commercial and industrial zoned land.

POLICY ~~158.3.32~~158.3.33: ~~Lee County, in coordination with the Horizon Council and other appropriate entities, will~~ Report annually report on the progress of existing business expansion and new company locations. (Edited, Moved from Policy 158.3.3)

POLICY 158.3.4: ~~Lee County will, in coordination with the Horizon Council and other appropriate entities, develop a presentation packet to actively pursue and encourage businesses to relocate to Lee County. (Amended by Ordinance No. 00-22) (Deleted)~~

POLICY 158.3.5: ~~Lee County will ensure that adequate land is allocated in the comprehensive plan to meet future commercial, industrial, agricultural, residential, and recreational needs. (Amended by Ordinance No. 00-22) (Moved to Policy 158.1.11)~~

POLICY ~~158.3.63~~158.3.64: ~~Lee County will study economic incentives utilized by various Florida cities and counties that may also be utilized by Lee County to place the county in a~~

~~competitive position to attract new businesses. Conduct periodic competitive analyses to determine how the county's economic development assets, opportunities and programs compare to other similarly situated communities. (Edited, Moved from 158.3.6)~~

~~POLICY ~~158.3.74~~158.3.75: Lee County will promote and eCoordinate the administration and administerenhancement of the Lee County/Fort Myers Enterprise Zones. (Edited, Moved from 158.3.7)~~

~~POLICY 158.3.8: Lee County, in coordination with the Horizon Council and other appropriate entities, will encourage the expansion of international banking and finance to better accommodate the needs of international visitors to the area and that of local firms engaged in global markets. (Amended by Ordinance No. 00-22, Relocated by Ordinance No.07-09) (Deleted)~~

~~POLICY ~~158.3.95~~158.3.96: Lee County, in coordination with the Horizon Council and other appropriate entities, will pPromote the Foreign Trade Zones in Lee County No. 213 [Ed. Note: What is this?] and any subzones thereof. (Edited, Moved from 158.3.9)~~

~~POLICY ~~158.3.106~~158.3.107: Lee County will, in coordination with local, state, and federal representatives, dDevelop and implement a strategy to increase foreign direct investment in Lee County conjunction with local, state and federal representatives. (Edited, Moved from Policy 158.3.10)~~

~~POLICY 158.3.11: Lee County, in coordination with the Horizon Council and other appropriate entities, will continue programs which encourage and assist in the location of new companies that diversify the economy and create higher wage jobs. (Amended by Ordinance No. 00-22, Amended and Relocated by Ordinance No. 07-09) (Deleted)~~

~~POLICY ~~158.3.71~~158.3.8: Promote economic development opportunities available at the Southwest Florida International Airport and Page Field General Aviation Airport and strengthen the role of the Lee County Port Authority in Lee County's economic development. (Added)~~

~~OBJECTIVE 158.4: Lee County, in coordination with the Horizon Council and other appropriate entities, will maintain programs which are designed to encourage the retention and expansion of the county's existing economic base. (Deleted)~~

~~POLICY 158.4.1: Lee County, in coordination with the Horizon Council and other appropriate entities, will continue programs which assist existing companies in expansion efforts and new companies that desire to relocate to the County. (Deleted)~~

~~POLICY 158.4.2: Lee County, in coordination with the Horizon Council and other appropriate entities, will annually report on the progress of existing industry expansions. (Deleted)~~

~~POLICY 158.4.3: Lee County will protect and promote its existing water port developments. (Deleted)~~

~~POLICY 158.4.4: Lee County, in coordination with the Horizon Council and other appropriate entities, will promote economic opportunity through the utilization of the Southwest Florida International Airport and strengthen the role of the airport in Lee County's economic development. (Deleted)~~

~~POLICY **158.4.53.8**158.4.53.9:~~ Lee County will ~~a~~Actively pursue state and federal funding for transportation infrastructure improvements to the local, region, state, and national highway system in Lee County. (Modified, Moved from Policy 158.4.5)

POLICY 158.3.10: Initiate efforts, and support efforts of other agencies, to obtain grant monies and other funds designed to assist local economic development initiatives to increase employment opportunities.

~~POLICY **158.4.63.9**158.4.63.11:~~ All Lee County Departments and Divisions will ~~communicate and coordinate with the Division of Economic Development (or its successor) to a~~Assure interdepartmental coordination of industry and business attraction retention, expansion and retention in Lee County recruitment efforts by directing all Lee County Departments and Divisions to communicate and collaborate with the Economic Development Office (or its successor) on such matters, promoting a business-friendly environment for the establishment of new businesses and the expansion of existing businesses. (Edited, Moved from Policy 158.4.6)

~~POLICY **158.4.73.10**158.4.73.12:~~ Lee County will ~~e~~Encourage the retention of the agricultural and commercial fishing industries as described in Goals 8, 9, 121, 122, 128, and their associated objectives and policies of the Lee Plan. (Edited, Moved from Policy 158.4.7)

~~POLICY **158.4.83.11**158.4.83.13:~~ Lee County, in coordination with the Horizon Council and other appropriate entities, may establish an "Ambassador Team", consisting of volunteer representatives from such sources as government, banking/finance, utilities, marketing, chambers of commerce, education, and labor market sectors, in order to assist in the retention of targeted industries and businesses. The function of the team will be to increase communication between county and municipal governments, the Horizon Council, and the business community in Lee County. Establish teams of volunteers, private industry representatives to assist in the retention and recruitment of targeted business sectors. (Edited, Moved from Policy 158.4.8)

~~POLICY **158.4.93.12:** Lee County, in coordination with other appropriate entities, will ~~w~~Work to establish and retain small businesses throughout Lee County. (Edited, Moved from Policy 158.4.9)~~

~~POLICY 158.4.10:~~ Lee County will encourage agriculture industry programs to maintain or improve its economic viability, provide necessary support and promote Lee County produce. (Deleted)

POLICY **158.3.13**158.3.14: Support regional economic development initiatives in coordination with adjacent governments and other appropriate public and private entities. (Added)

POLICY 158.3.15: The County will coordinate, to the extent practicable, the expansion of utilities, transportation and other public infrastructure with business, employment and other economic development opportunities.

OBJECTIVE 158.54: Lee County will encourage Support the expansion and development of educational institutions, facilities and programs that complement economic development and diversification. (Edited, Moved from Objective 158.5)

POLICY 158.5.1: Lee County will continue to coordinate with and assist the Lee County School Board in the orderly and rational expansion of educational facilities that enhance economic growth and a desired quality of life. (Deleted)

POLICY 158.5.2: Lee County will promote the development of programs and facilities through the Lee County School District, Edison State College, Florida Gulf Coast University, and any existing and/or future institutions of higher learning, including business and commerce, health services, technologies, and education careers. (Deleted)

POLICY 158.5.34.1: Lee County will encourage the Lee County School District, Edison State College, Florida Gulf Coast University, and any future other academic institutions of higher learning, to develop cooperative and integrated curricula that enhance and increase the productivity of the local work force and attract industries and skilled workers prepare citizens for target industry related careers. (Edited, Moved from Policy 158.5.3)

POLICY 158.4.2: Facilitate interaction between local education/training providers and employers in an effort to develop workforce resources that better serve industry needs. (Added)

POLICY 158.4.3: Work with Florida Gulf Coast University and other interested parties to expand post-graduate educational opportunities, research and development activities, and the practical application of education to real world products and development.

OBJECTIVE 158.65: Lee County will ~~maintain~~ achieve and maintain a system of development regulations that is that will promote the accomplishment of the goals, objectives, and policies of consistent with this element and will ~~expedite~~ facilitate the rezoning and development review process for ~~projects identified by the Economic Development Office as "economic all~~ projects." (Edited, Moved from Objective 158.6)

POLICY 158.65.1: Before adopting any new regulation which potentially imposes new costs, to taxpayers and private business, Lee County first will generally assess the potential economic and social impacts of that regulation, as applicable, upon the local economy and will adopt such regulations only in cases of compelling public need. (Edited, Moved from Policy 158.6.1)

POLICY 158.65.2: Lee County will continue to ~~utilize~~ Lee County staff and private citizen committees to recommend revisions that will to streamline development regulations and to eliminate permitting processes that are duplicative of those administered by other governmental agencies. (Edited, Moved from Policy 158.6.2)

POLICY 158.5.3: Continually evaluate existing and proposed regulations to avoid duplication of permitting programs implemented by other governmental agencies.

POLICY ~~158.65.3~~ 158.65.4: Lee County will ~~expedite~~ the processing of rezoning and development permitting for projects identified by the Economic Development Office as "economic projects." (Edited, Moved from Policy 158.6.3)

POLICY 158.5.5: Evaluate the current land development regulatory and fiscal structure to identify and remove where appropriate the impediments to fiscally beneficial development is fiscally beneficial. (Edited) [NOTE: formerly Policy 158.1.10]

~~POLICY 158.65.4~~ **POLICY 158.65.6:** ~~Lee County will a~~ Appoint a zoning and development permitting ombudsman within the Economic Development Office. The ombudsman who will have the authority to coordinate and/facilitate the rezoning and development permitting processes for “economic projects” pursuant to Policy 158.6.3, so as to reduce requests for additional information, identify issue resolutions, and reduce the amount of time spent in rezoning and permitting for such projects decrease application processing times. (Edited, Moved from Policy 158.6.4)

OBJECTIVE 158.6: Recognize small businesses are fundamental to the area’s growing economic base and encourage and support small business development.

Policy 158.6.1: Encourage land use decisions that allow existing communities to become more sustainable by retrofitting their neighborhoods with services that enhance the residents’ quality of life.

Policy 158.6.2: Encourage land use regulations that facilitate home occupation businesses that do not adversely impact the surrounding residential community.

Policy 158.6.3: Appoint an ombudsman to provide guidance and referral to appropriate resources on the rezoning and development permitting review process to assist small business development.

OBJECTIVE 158.7: Recognize that the Agriculture industry is fundamental to the area’s growing economic base and encourage and support agriculture in all of its forms and diversity, including large scale, moderate scale and small scale agricultural activities which include, but are not limited to, crop growing, livestock raising, and aquaculture, by way of some examples.

Policy 158.7.1: Encourage land use regulations to assist in providing more healthful, fresh foods availability on a local basis to broader segments of communities and neighborhoods to enhance the residents’ quality of life by allowing fresh foods and produce to be made available as temporary uses more easily accessible to local neighborhoods.

Policy 158.7.2: Encourage land use regulations that facilitate agricultural uses and activities that do not adversely impact the surrounding residential community.

Policy 158.7.3: Encourage development and enhancement of the agriculture industry and associated opportunities through access to appropriate infrastructure and inputs (adequate farm to market roads, access to water and similarly related infrastructure issues).

Policy 158.7.4: Avoid burdensome regulations that add unnecessary costs to the growers, ranchers or other agriculture providers without contributing any substantially measurable benefits directly related to the regulations and activities regulated.

Policy 158.7.5: Encourage the promotion of agri-tourism as a suitable and appropriate form of economic development.

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