



**LOCAL PLANNING AGENCY  
OLD LEE COUNTY COURTHOUSE  
2120 MAIN STREET, FORT MYERS, FL 33901  
BOARD CHAMBERS**

**MONDAY, APRIL 23, 2012  
8:30 AM**

**AGENDA**

1. Call to Order/Review of Affidavit of Publication
2. Pledge of Allegiance
3. Public Forum
4. Approval of Minutes – March 26, 2012
5. [CPA2011-00018 \(Corkscrew Woods\)](#)
6. Land Development Code Amendments
  - A. [Lee County Wind Borne Debris Region and Basic Wind Speed Maps](#)
7. New Horizon 2035: Plan Amendments
  - A. [CPA2011-00011 – ICE Intergovernmental Coordination Element](#)
  - B. [CPA2011-00012 – Parks, Recreation and Open Space Element](#)
8. Discussion: Promoting Green Planning Initiatives
9. [Other Business](#)
10. Adjournment – Next Meeting Date: Thursday, May 31, 2012

Any person appealing a decision made at this hearing must ensure a record of the proceedings is made. In accordance with the Americans with Disabilities Act, Reasonable Accommodations will be made upon request. If you are in need of a Reasonable Accommodation or would like additional information, please contact Janet Miller at 239-533-8583.

**CPA2011-11  
LEE PLAN  
INTERGOVERNMENTAL COORDINATION  
BOCC SPONSORED  
EAR BASED AMENDMENT  
TO THE**

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**LEE COUNTY COMPREHENSIVE PLAN**

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**THE LEE PLAN**

Publically Sponsored Amendment and Staff Analysis

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**LPA Public Hearing Document  
For the  
April 23<sup>rd</sup>, 2011 Public Hearing**

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*Lee County Planning Division  
1500 Monroe Street  
P.O. Box 398  
Fort Myers, FL 33902-0398  
(239) 533-8585*

**April 12, 2012**

**LEE COUNTY  
DIVISION OF PLANNING  
STAFF REPORT FOR  
COMPREHENSIVE PLAN AMENDMENT  
CPA2011-11**

**Text Amendment**

**Map Amendment**

<b>This Document Contains the Following Reviews</b>	
<input checked="" type="checkbox"/>	<b>Staff Review</b>
	<b>Local Planning Agency Review and Recommendation</b>
	<b>Board of County Commissioners Hearing for Transmittal</b>
	<b>Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report</b>
	<b>Board of County Commissioners Hearing for Adoption</b>

STAFF REPORT PREPARATION DATE: April 12, 2011

**PART I - BACKGROUND AND STAFF RECOMMENDATION**

**A. SUMMARY OF APPLICATION**

**1. APPLICANT/REPRESENTATIVE:**

Lee County Board of County Commissioners, represented by Lee County Division of Planning

**2. REQUEST:**

Amend the Intergovernmental Coordination Element of the Lee Plan to incorporate the recommendations of the March 1, 2011 Evaluation and Appraisal Report.

**B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

**1. RECOMMENDATION:**

Staff recommends that the Board of County Commissioners *transmit* the proposed amendment to the Intergovernmental Coordination Element of the Lee Plan as shown on Attachment 1. The attachment shows the proposed Element in clean codified language.

## **2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

- The Board of County Commissioners initiated this plan amendment on March 1, 2011, with the adoption of the Evaluation and Appraisal Report.
- The Intergovernmental Coordination Element of the Lee Plan is intended to provide direction for coordinated collaborative efforts between the county and its local, regional, state, and national partners.
- The adopted New Horizon 2035 Evaluation and Appraisal Report found that the updated Lee Plan ought to address issues regarding element clarity, effectiveness, and clarity.
- The proposed amendments to the Intergovernmental Coordination Element are consistent with the recommendations in the Evaluation and Appraisal Report
- The proposed amendments meet the statutory requirements of FS 163.3177.

## **C. BACKGROUND INFORMATION**

The Intergovernmental Coordination Element (ICE) of the Comprehensive Plan plays an important role in the overall development and coordination of the Comprehensive Plan with agencies within the community as well as those with which the County interacts. The purpose of the Element is to address coordination and cooperation among the various levels of government. Originally incorporated into the Lee Plan in 1984, this element provides direction and guidance, including accountability, with the various plans and initiatives of local, regional, state, federal agencies and private organizations. The ICE also plays an important role in the planning, management and coordination of growth. The Intergovernmental Coordination Element also provides the basis or mechanism for identifying and resolving conflicts with other local governments.

The Intergovernmental Coordination Element is a required element as defined by Chapter 163.3177, Florida Statutes (F.S.). Specifically, the statute states, “An intergovernmental coordination element showing relationships and stating principles and guidelines to be used in the accomplishment of coordination of the adopted comprehensive plan with the plans of school boards, regional water supply authorities, and other units of local government providing services but not having regulatory authority over the use of land, with the comprehensive plans of adjacent municipalities, the county, adjacent counties, or the region, with the state comprehensive plan and with the applicable regional water supply plan approved pursuant to, as the case may require and as such adopted plans or plans in preparation may exist. This element of the local comprehensive plan shall demonstrate consideration of the particular effects of the local plan, when adopted, upon the development of adjacent municipalities, the county, adjacent counties, or the region, or upon the state comprehensive plan, as the case may require.” The Statutes further require the coordination of plans between school boards, campus, and airport master plans, and also provide for dispute resolution.

## PART II - STAFF ANALYSIS

### A. STAFF DISCUSSION

The 2012 EAR established that the revisions to the ICE needed to broaden existing efforts regarding comprehensive coordination of land use, transportation, economic, public services, and infrastructure systems issues in order to ensure that future planning and development activities address county livability and sustainability concerns.

Staff determined that the adopted ICE element needed to have a major reorganization, with additional policies, in order to address the EAR's findings regarding the element's ability to foster intergovernmental coordination, effectiveness, and clarity. As such, all objectives, except Objective 4: Aviation Coordination, have been redrafted.

Below are the proposed amendments to the Lee County ICE, shown in strikethrough/underling format, with an analysis of the proposed changes.

~~GOAL 151: SERVICE COORDINATION. To provide for efficient and effective coordination of provision of public services by Lee County and its special districts, bodies, boards, and other entities. (Deleted)~~

~~OBJECTIVE 151.1: SPECIAL DISTRICTS. Lee County will utilize the Department of Community Affairs' special district information program so as to provide for the regular exchange of information, proposals, and plans between the county and its special districts, bodies, boards, and other entities; and Lee County will monitor the effectiveness of this program as it pertains to intergovernmental coordination. (Amended by Ordinance No. 94-30, 00-22) (Deleted)~~

~~POLICY 151.1.1: The office of the County Administrator will be responsible for monitoring and utilizing the special district information program for the purpose of coordinating the programs, activities and procedures for the provision of services and information. (Amended by Ordinance No. 94-30, 00-22) (Deleted)~~

~~OBJECTIVE 151.2: LEVEL OF SERVICE STANDARDS. Lee County will continue to monitor for conflicts or potential conflicts in level of service standards for public facilities in other affected jurisdictions and will pursue resolution of those conflicts. (Amended by Ordinance No. 94-30, 00-22) (Deleted)~~

~~POLICY 151.2.1: Lee County will maintain and annually update an inventory and analysis of the various level of service standards for public facilities and will recommend means of coordinating those standards which are not in agreement. (Amended by Ordinance No. 94-30, 00-22) (Deleted)~~

~~POLICY 151.2.2: Where conflicts with other entities regarding service standards cannot be resolved through discussion among those concerned, Lee County will pursue resolution through interlocal agreements and/or the informal mediation process of the Southwest Florida Regional Planning Council. (Amended by Ordinance No. 94-30, 00-22) (Deleted)~~

~~POLICY 151.2.3: Development proposals within Lee County will be reviewed for their impacts on levels of service for public facilities as stated in the comprehensive plans of adjacent governments. (Amended by Ordinance No. 00-22) (Deleted)~~

~~OBJECTIVE 151.3: COORDINATION OF ROADWAY AND UTILITY IMPROVEMENTS. Coordinate, where possible, between the Lee County Department of Transportation (DOT) and utility companies, including Lee County Utilities and the various privately operated water and wastewater companies, to insure that capital and maintenance projects are not adversely affected by subsequent utility construction. (Added by Ordinance No. 94-30) (Deleted)~~

~~POLICY 151.3.1: Lee County DOT will continue open communications with the various water and wastewater utility companies to coordinate expected utility construction projects with programmed roadway maintenance and capital projects. (Added by Ordinance No. 94-30, Amended by Ordinance No. 07-12) (Deleted)~~

Staff recommends deleting the above policies in order to improve the readability, clarity, and organizational structure of the Intergovernmental Coordination Element and its policies.

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.

Staff recommends adding the above intent statement in order to address the EAR's finding regarding the need to better define and articulate the purpose of each element.

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. (Added)

Staff recommends the above single goal be added to the Intergovernmental Coordination to emphasize the importance of intergovernmental and interdepartmental partnerships to the achievement of county land use and development priorities.

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. (Added)

Policy 1.1.1: Provide for well coordinated 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. (Added)

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). (Added)

Policy 1.1.3: 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 of sidewalks, bikeways, and transit routes. (Added)

Policy 1.1.4: 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. 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, parks and open space, sidewalks and bikeways, and other services related to quality of life. (Added)

Policy 1.1.5: Develop, execute, and administer interlocal agreements to improve growth management practices, address intergovernmental concerns, and improve public service delivery as needed. (Added)

Policy 1.1.6: 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. (Added)

Policy 1.1.7: 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. (Added)

Staff recommends the above objective and set of policies be added to the Lee Plan in order to ensure that the county intergovernmental coordination element provides for a well-coordinated system for planning, reviewing, constructing, and implementing county growth management priorities.

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. (Added)

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. (Added)

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. (Added)

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, 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. (Added)

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. (Added)

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. (Added)

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. (Added)

Policy 1.2.9: Coordinate with Lee County Sherriff'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. (Added)

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. (Added)

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. (Added)

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. (Added)

Staff recommends the above objective and set of policies be added to plan in order to provide for a well coordinated and comprehensive public service and infrastructure delivery system as required by FS 163.3177(6)(h).

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. (Added)

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. (Added)

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. (Added)

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. (Added)

Staff recommends the above objective and set of policies be added in order to provide for a high level and well coordinated public services.

**OBJECTIVE 154.4: 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, 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. (Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14)

**POLICY 154.4.1:** 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. (Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14)

**POLICY 154.4.2:** The Port Authority will submit and County staff will review and provide comments regarding the following:

1. 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.
2. 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.
3. Compatibility and compliance of individual CIP projects with the Lee Plan, LDC regulations, zoning approvals and other applicable regulations.
4. 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.

(Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14)

POLICY 151.4.3: 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. (Added by Ordinance No. 04-16)

POLICY 151.4.4: 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. (Added by Ordinance No. 04-16)

POLICY 151.4.5: 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. (Added by Ordinance No. 04-16)

Staff recommends the above objective and set of policies be retained in the current form. Amendments to this portion of this element were adopted in 2009 and circumstances prompting these revisions have not changed.

~~OBJECTIVE 151.5: COORDINATION OF WATER SUPPLY PLANS AND THE LEE PLAN. Coordinate between Lee County and the South Florida Water Management District to ensure that the Lee Plan remains consistent with the District's regional water supply plans. (Added by Ordinance No. 09-13) (Deleted)~~

~~POLICY 151.5.1: The County will continue to evaluate the latest water supply plans issued by the South Florida Water Management District to ensure consistency in the Lee Plan and the County's Water Supply Facilities Work Plan. The county will update the Water Supply Facilities Work Plan within 18 months after the South Florida Water Management District approves an update to the regional water supply plan. (Added by Ordinance No. 09-13) (Deleted)~~

~~POLICY 151.5.2: The County will coordinate with other government agencies and private suppliers of potable water during the water supply planning process to include the review of~~

~~land use changes, addressing population projections, and acceptable level of service standards. (Added by Ordinance No. 09-13)~~

~~OBJECTIVE 151.6: To ensure collaborative planning and decision-making between Lee County and the School District on population projections and public school siting and location. (Added by Ordinance No. 08-17) (Deleted)~~

~~POLICY 151.6.1: The County will collaborate with the District Board of Education on school siting and location when planning and making decisions regarding population projections. For additional policies on collaborative planning please see Objective 66.2 and its subsequent policies. (Added by Ordinance No. 08-17) (Deleted)~~

~~GOAL 152: GROWTH MANAGEMENT. To coordinate the plans and policies of Lee County, its municipalities, and adjacent local governments so as to guide, manage, and regulate urban growth in a compatible fashion. (Deleted)~~

~~OBJECTIVE 152.1: EFFECTS OF NEW DEVELOPMENT. Lee County will continue to review impacts of planned developments on the municipalities within Lee County and on adjacent counties, regional agencies, and other governmental units in a coordinated and efficient manner. (Amended by Ordinance No. 94-30, 00-22) (Deleted)~~

~~POLICY 152.1.1: Lee County will adopt formal coordination procedures for mandated planning activities with other local governments, regional agencies, the state, and other governmental units. (Amended by Ordinance No. 00-22) (Deleted)~~

~~POLICY 152.1.2: Where conflicts regarding growth management and development issues cannot be resolved through discussion among those concerned, the informal mediation process of the Southwest Florida Regional Planning Council will be used where judicial action can be avoided. (Amended by Ordinance No. 00-22) (Deleted)~~

~~POLICY 152.1.3: Lee County will enter into interlocal agreements with appropriate entities for the notification and exchange of information regarding changes in land use or zoning of areas within one mile of its boundaries. (Amended by Ordinance No. 00-22) (Deleted)~~

~~POLICY 152.1.4: The County will strive to negotiate interlocal agreements with all incorporated municipalities to resolve planning issues relating to areas outside the cities' limits which they would like to target for annexation. "Urban Reserve" boundaries adopted in such agreements will be designated on the future land use map (see Policy 1.7.3). (Amended by Ordinance No. 00-22) (Deleted)~~

~~POLICY 152.1.5: The County will protect natural resource systems that cross governmental boundaries through the means described under Goal 112 of this plan. (Amended by Ordinance No. 00-22) (Deleted)~~

~~POLICY 152.1.6: The County will coordinate transportation planning and road improvements with other jurisdictions through the means described under Goal 42 of this plan. (Amended by Ordinance No. 00-22)-(Deleted)~~

~~POLICY 152.1.7: The County will continue to pursue efforts to implement a plan for surface water management with the surrounding affected counties and affected municipalities within Lee County. (Amended by Ordinance No. 94-30, 00-22)-(Deleted)~~

~~POLICY 152.1.8: The principles and guidelines to be used in the planning, siting and location of new schools have been established under Goal 66: Education. (Added by Ordinance No. 03-04)-(Deleted)~~

~~POLICY 152.1.9: Lee County will support and participate in the region's Natural Resources Conservation Service program. (Added by Ordinance No. 07-16)-(Deleted)~~

~~POLICY 152.1.10: The County will consider entering into interagency cooperative programs to achieve mutual goals for the protection of the Caloosahatchee River. (Added by Ordinance No. 07-16)-(Deleted)~~

~~POLICY 152.1.11: The County will utilize basin wide planning and work with sovereign local governments to promote greater protections for the Caloosahatchee River. (Added by Ordinance No. 07-16)-(Deleted)~~

~~OBJECTIVE 152.2: POLITICAL INTERVENTION. In 1995, and on a continuing basis thereafter, Lee County will initiate vehicles for dialogue and communication with other local governments to address issues, which have an effect beyond the boundaries of unincorporated Lee County. (Amended by Ordinance No. 94-30, 00-22)-(Deleted)~~

~~POLICY 152.2.1: In order to address issues which cross jurisdictional boundaries, such as the re-establishment of the Urban Reserve Area with the City of Fort Myers, the chairman of the Board of County Commissioners will initiate and coordinate interactions with political counterparts in municipalities and counties in the region. (Amended by Ordinance No. 94-30, 00-22)-(Deleted)~~

## **B. CONCLUSIONS**

Staff recommends deleting the above policies in order to improve the readability, clarity, and organizational structure of the Intergovernmental Coordination Element and its policies.

Staff recommends that the Implementation of the Plan should be moved to the Procedures and Administration Element of the Lee Plan.

## **C. STAFF RECOMMENDATION**

County staff recommends that the Board of County Commissioners *transmit* the proposed amendments to the Lee County Intergovernmental Coordination Element as provided in Part I(B)(2).

**PART III - LOCAL PLANNING AGENCY  
REVIEW AND RECOMMENDATION**

DATE OF PUBLIC HEARING: April 23, 2012

**A. LOCAL PLANNING AGENCY REVIEW**

**B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF  
FACT SUMMARY**

**1. RECOMMENDATION:**

**2. BASIS AND RECOMMENDED FINDINGS OF FACT:**

**C. VOTE:**

<b>NOEL ANDRESS</b>	_____
<b>WAYNE DALTRY</b>	_____
<b>JIM GREEN</b>	_____
<b>MITCH HUTCHCRAFT</b>	_____
<b>RONALD INGE</b>	_____
<b>ANN PIERCE</b>	_____
<b>ROGER STRELOW</b>	_____

**Attachment 1**  
**Intergovernmental Coordination Element**  
**Recommended Text**

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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. (Added)

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. (Added)

Policy 1.1.1: Provide for well coordinated 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. (Added)

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). (Added)

Policy 1.1.3: 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 of sidewalks, bikeways, and transit routes. (Added)

Policy 1.1.4: 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;



**Attachment 1**  
**Intergovernmental Coordination Element**  
**Recommended Text**

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- 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. 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, parks and open space, sidewalks and bikeways, and other services related to quality of life. (Added)

Policy 1.1.5: Develop, execute, and administer interlocal agreements to improve growth management practices, address intergovernmental concerns, and improve public service delivery as needed. (Added)

Policy 1.1.6: 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. (Added)

Policy 1.1.7: 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. (Added)

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. (Added)

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. (Added)

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. (Added)

**Attachment 1**  
**Intergovernmental Coordination Element**  
**Recommended Text**

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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, 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. (Added)

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. (Added)

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. (Added)

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. (Added)

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. (Added)

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. (Added)

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. (Added)

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. (Added)

**Attachment 1**  
**Intergovernmental Coordination Element**  
**Recommended Text**

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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. (Added)

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. (Added)

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. (Added)

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. (Added)

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. 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, 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. (Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14)

**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

**Attachment 1**  
**Intergovernmental Coordination Element**  
**Recommended Text**

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compliance with the Lee County Land Development Code. (Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14)

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

1. 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.
2. 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.
3. Compatibility and compliance of individual CIP projects with the Lee Plan, LDC regulations, zoning approvals and other applicable regulations.
4. 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.  
(Added by Ordinance No. 04-16, Amended by Ordinance No. 09-14)

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.  
(Added by Ordinance No. 04-16)

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. (Added by Ordinance No. 04-16)

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)

**Attachment 1**  
**Intergovernmental Coordination Element**  
**Recommended Text**

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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. (Added by Ordinance No. 04-16)