



**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 8<sup>th</sup> and possibly one additional element on November 13<sup>th</sup>. 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.