



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS
MONDAY, JANUARY 27, 2014
8:30 AM**

AGENDA

1. Call to Order/Review of Affidavit of Publication/Pledge of Allegiance
2. Introduction of Local Planning Agency Members
3. Sunshine Law Presentation
4. Election of Officers
5. Public Forum
6. Approval of Minutes – December 4, 2013 and December 11, 2013
7. Land Development Code Amendments
 - A. [Code Enforcement Process](#)
 - B. [Chapter 34 Zoning](#)
 - C. [Park Impact Fee Districts](#)
8. 2013 Regular Lee Plan Amendment Cycle
 - A. [CPA2013-09 Capital Improvement](#)
 - B. [CPA2013-06 Concurrency](#)
9. New Horizon 2035: Plan Amendments
 - A. [CPA2011-03 Community Facilities and Services](#)
 - B. [CPA2011-14 Vision Statement](#)
10. Other Business
11. Adjournment – Next Meeting Date: Monday, February 24, 2014

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.



DIVISION OF PLANNING
MEMORANDUM



to: Local Planning Agency
from: Kathie Ebaugh, AICP, Principal Planner
subject: Proposed Vision Statement
date: January 16, 2014

Attached are two versions of the Vision Statement. The first is a strike-through/underline version of the Vision Statement that you reviewed on September 13, 2013, dated January 16, 2014. The second is a clean version. The September 13, 2013 document was the second draft Vision Statement that was presented to the LPA for public comment. At the September LPA public hearing, the LPA asked staff continue working on the document in order to better address the following issues:

- Strengthen the relationship between the county's overall vision and the role local communities play in achievement of that vision for 2035;
- Better emphasize quality of life attributes, agricultural resources, and community planning practices; and
- Review the format of the document to ensure that it clearly articulated the county's future goals and priorities.

Staff revised the document accordingly and presented a revised draft of the Vision Statement to the Community Sustainability Advisory Committee at their January 15, 2014 meeting. While the committee agreed that the changes improved the direction of the Vision Statement, the committee felt that further changes were needed. Specifically, the committee asked staff to make the following additional changes:

- Reinforce the county's commitment to the vision adopted as part of the New Horizon 2035:EAR by reintroducing the full language adopted through that process, not just the second sentence as had been originally proposed by staff;
- Strengthen commitment to local job creation, business retention, and economic development; and
- Clarify the document and remove redundant statements.

Staff has addressed the above comments and submits the following revised Vision Statement to the LPA for review and consideration. This draft clearly articulates the county's vision, planning priorities, and development commitments for the next twenty years. We ask that you transmit this document as part of the overall EAR-based Amendments to the Lee Plan to the Board of County Commissioners for their consideration.

Lee County - A Vision for 2035

Lee County will be a highly desirable place to live, work, and visit—recognized for its commitment to a sustainable future; characterized by a healthy economy, environment, and community. Because of its commitment, Lee County will be a community of choice valued for its quality of life; varied natural environment; distinct urban, suburban, coastal, and rural communities; healthy economy and diverse workforce; and unique sense of history and place.

~~Lee County can best be described as a multiplicity of development forms and land use patterns. Since the first comprehensive planning efforts in the 1970's the county has strived to maintain a high quality of life for its citizens while adapting to the challenges posed by growth and an expanding population by supporting the attributes and qualities that make Lee County a distinct place. to the adoption of the County's first future land use map in 1984, the County has attempted to deal with the pressures of growth and a rapidly increasing population. The County recognizes the importance of its natural resources and unique ecological qualities and strives to create an urban-rural boundary, along with varied intensities of land forms, that serves to preserve and expand options characteristic of a diverse population.~~

~~Lee County will maintain the urban-rural boundary while accommodating the diverse growth that is anticipated over the coming decades within its urban areas. In addition to preserving The county's future planning priorities will enable it to achieve its vision by 2035 through planning and development efforts that promote its distinct communities, preserve its unique natural resources and critical ecological values, support its agricultural features, and expand and interconnect its economic centers. Additionally, the County is also committed to growing its employment base through the support for existing businesses, attraction of new businesses, support for existing businesses, and redevelopment of its urban areas into higher quality living and working spaces.~~

~~Because of its commitment, Lee County will be a community of choice—valued for its quality of life; varied natural environment; distinct urban, suburban, coastal, and rural communities; diverse economy and workforce; and unique sense of history and place. Overall, In order to achieve this vision for 2035, Lee County has incorporated three central themes which are to be implemented through the Lee Plan. These three central themes include the following are:~~

- ~~1. Strengthening the county's unique communities and high quality of life by promoting the distinction between urban, suburban, and rural land forms; recognizing the unique coastal communities that presently exist in each of these areas; and encouraging a better integrated, further connected, and more efficient land form in urban and suburban communities. in those areas most appropriate for redevelopment.~~
2. Facilitating the expansion of the County's economic base, to include both existing economic engines within the County (e.g., tourism, development, agriculture, retirement)

and emerging areas for economic growth (e.g., health care, research and university-related, and airport and trade related).

3. Protecting and enhancing the County's unique natural resources for environmental, recreational, economic, and other purposes.

Lee County will implement these central themes by continuing to support localized community planning efforts that fully engage local citizens and the businesses sector in the overall planning process and provide opportunities for meaningful interaction between the county and community planning panels.

The result of this vision is that in 2035 Lee County will be characterized by urban, suburban, and rural development, broad areas of restored habitat and natural preserves, a vibrant economy based upon traditional and evolving economic areas, high employment and a strong tax base, a diverse population, a strong urban core with higher densities encouraged by redevelopment incentives, a variety of mobility options, and a more efficient and cost-effective system to deliver public services. As with any system in transition, the changes envisioned will bring challenges. ~~The County's challenge will be balancing the competing interests to evolve a resilient and flexible growth management system that will result in positive outcomes.~~ This future vision will be overcome these challenges through a community planning and development strategy that balances competing interests and results in positive outcomes for all Lee County.

Lee County - A Vision for 2035

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Since the first comprehensive planning efforts in the 1970's the county has strived to maintain a high quality of life for its citizens while adapting to the challenges posed by growth and an expanding population by supporting the attributes and qualities that make Lee County a distinct place.

The county's future planning priorities will enable it to achieve its vision by 2035 through planning and development efforts that promote its distinct communities, preserve its unique natural resources and critical ecological values, support its agricultural features, and expand and interconnect its economic centers. Additionally, the county is also committed to growing its employment base through the support for existing businesses, attraction of new businesses, and redevelopment of its urban areas into higher quality living and working spaces.

In order to achieve this vision for 2035, Lee County has incorporated three central themes which are to be implemented through the Lee Plan. These three central themes are:

1. Strengthening the county's unique communities and high quality of life by promoting the distinction between urban, suburban, and rural land forms; recognizing the unique coastal communities that presently exist in each of these areas; and encouraging a better integrated, further connected, and more efficient land form in urban and suburban communities.
2. Facilitating the expansion of the County's economic base, to include both existing economic engines within the County (e.g., tourism, development, agriculture, retirement) and emerging areas for economic growth (e.g., health care, research and university-related, and airport and trade related).
3. Protecting and enhancing the County's unique natural resources for environmental, recreational, economic, and other purposes.

Lee County will implement these central themes by continuing to support localized community planning efforts that fully engage local citizens and the businesses sector in the

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