



**LOCAL PLANNING AGENCY
OLD LEE COUNTY COURTHOUSE
2120 MAIN STREET, FORT MYERS, FL 33901
BOARD CHAMBERS
MONDAY, SEPTEMBER 23, 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 – August 26, 2013
5. 2013 Regular Lee Plan Amendment Cycle
 - A. [CPA2013-00002 – Policy 9.2.1](#)
Allow rezoning to Agricultural land uses in the Suburban land use categories.
6. New Horizon 2035: Plan Amendments
 - A. [CPA2011-00014 – Vision Statement](#)
 - B. [CPA2011-00009 – Historic Preservation](#)
 - C. [CPA2011-00012 – Parks, Recreation, and Open Space](#)
7. Land Use Scenarios – Criterion Planners
8. Other Business
9. Adjournment – Next Meeting Date: Monday, October 28, 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.



DIVISION OF PLANNING



LEE COUNTY

MEMORANDUM

S O U T H W E S T F L O R I D A

to: Local Planning Agency
from: Paul O'Connor, AICP, Director
subject: Proposed Vision Statement
date: Friday, September 13, 2013

Attached are two versions of the vision statement, dated March 15, 2012 and September 13, 2013. The March 15, 2012 document was the staff proposed Vision Statement that was initially presented to the LPA and for public comment. Since the initial document was submitted staff has received many comments concerning the Vision Statement. These include comments from the public, the Community Sustainability Advisory Committee, the Business Issues Task Force (BITF), and of course the Local Planning Agency. The September 13, 2013 document uses the Vision Statement provided by the BIFT as a starting point with strikethrough and underline denoting changes from the BIFT document. Staff believes that the BIFT document, with the changes shown in strike through and underline, comprehensively addressed all the comments from the various committees and the public.

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; unique sense of history and place; distinct urban, suburban, coastal, and rural communities; diverse economy and workforce; and varied travel options.

The Lee Plan is designed to depict Lee County as it will appear in the year 2035, given the projected increase in population to 1,016,900 permanent residents with an additional 18% seasonal residents. The following vision principles will be of great importance as Lee County approaches the planning horizon:

- The county will maintain and enhance the distinction between urban, suburban, rural, environmental, and coastal areas that characterizes this plan. The growth patterns of the county will continue to be dictated by a Future Land Use map and land use allocations for Lee County's 22 Planning Districts. The Future Land Use Map will continue to evolve as Lee County determines appropriate areas for infill/redevelopment, compact communities, and nodes of more intense development.
- The county will protect its natural resources in order to maintain a high quality of life for its residents and visitors. This will be accomplished through an aggressive public land acquisition program and by maintaining and enforcing cost-effective land use and environmental regulations that supplement, where necessary, federal, state, and regional regulatory programs.
- The county's traditional economic base will be diversified in order to increase the percentage of high-paying jobs, reduce tax burdens on residents, and enhance the sustainability of the community. Traditional industries, such as agriculture, commercial fishing, tourism, and construction, will continue to play a significant role in the county's economy, but will be complemented by new business opportunities afforded by areas such as Southwest Florida International Airport, Florida Gulf Coast University, the Daniels Road and Alico Road Interstate Interchange areas, the Research and Enterprise Diamond, and the infill of existing urbanized areas.
- Cultural, educational and recreational opportunities will expand as the result of the county's increased urbanization. Lee County will support these opportunities in suitable areas.
- Increased urbanization will require a commensurate investment in the county's infrastructure. Lee County will ensure that adequate public infrastructure is available for

the desired level of development (urban, suburban, rural, or coastal), including safe and viable transportation options to meet the needs of the residents, visitors, and businesses of Lee County. Public facilities will be maintained at adequate levels, partly by the construction of new facilities or expansion of existing facilities and partly by the use of new methods to conserve existing capacity.

- In addition to the vision identified above, the development and character of Lee County will be determined by localized community plans. These plans have been designed to capture the unique character of each community. Within each community, smaller neighborhood plans may exist. These communities and their anticipated evolutions are described in the Communities Element of this plan.

Lee County - A Vision for 2035

Lee County can best be described as a multiplicity of development forms and land use patterns, ~~all of which are in transition from more traditional modes of development into a more modern and more urbanized pattern of land uses.~~ Since the first comprehensive planning efforts in the 1970's 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 ~~has attempted to~~ recognizes the importance of its natural resources and unique ecological qualities and ~~worked~~ strives to create an urban-rural boundary, along with varied intensities of land forms, that serves to preserve and expand ~~the diversity of life options~~ characteristic of a ~~rapidly growing and~~ diverse population.

Lee County's ~~vision for 2035 is an attempt to~~ 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 its unique natural resources and critical ecological values, the County is also committed to growing its employment base through the attraction of new businesses, support for existing businesses, and redevelopment of its urban areas into ~~more efficient and~~ 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, ~~the Lee Plan~~ Lee County has incorporated three central "themes" which are to be implemented through ~~the Goals, Objectives, and Policies throughout~~ the Lee Plan. These three central themes include the following:

1. Strengthening 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 more efficient land form 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.

In 2035, Lee County will be characterized by ~~diversity of land forms, dividing lines between~~ urban, suburban, and rural development, broad areas of restored habitat and natural preserves, a vibrant economy based upon traditional and evolving economic areas, ~~with~~ 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 ~~to both existing residents and newcomers~~; The County's challenge will be balancing the competing interests to evolve a resilient and flexible growth management system ~~based upon incentives and progressive approaches to these challenges~~ that will result in positive outcomes.