

**Memorandum**  
**FROM THE**  
**COMMUNITY SUSTAINABILITY ADVISORY COMMITTEE**  
239-533-2221  
Fax 485-2262

Date: April 17, 2014

To: Local Planning Agency

From: Community Sustainability Advisory  
Committee

**RE: Lee Plan Element: Land Use**

The Community Sustainability Advisory Committee has reviewed all the elements in the proposed Lee Plan. On April 16, 2014 the Committee reviewed the Land Use element, Land Use Map, and Transportation Maps to provide final comments and recommendations related to the committee's goal of promoting community sustainability.

This was the committee's second review of the Land Use Element and Land Use Map. Most of the committee's previous recommendations were incorporated into current documents.

**Land Use Element**

The committee recommends in the 'Intent' paragraph to add the term, 'environmental resource conservation' as another factor to guiding new development.

The committee recommends under POLICY 1.1.2 (h) removing the term, 'Interstate Highway' as it is not a Land Use Category.

Under POLICY 1.1.4 (a) that committee recommends adding the term, 'natural hydrological flow' to read, "(a) Promote development design that maintains large, contiguous tracts of open space, while supporting agricultural uses and natural hydrological flow;". Also, under (e) the committee recommends simplifying the policy by replacing listed terminology to "infrastructure systems".

In POLICY 1.1.6(c) the committee recommends adding the term, 'site design'. In the same policy under (f), the committee recommends slight grammatical changes.

The committee also recommends minor grammatical changes under POLICY 1.2.3 and OBJECTIVE 1.3.

Under POLICY 1.9.11, committee suggests staff review and revise the policy to be less specific about the size and location of the conceptual Research & Enterprise Diamond. Suggested revisions can be viewed in the attached document.

Additionally, the Committee requests staff incorporate the Research & Enterprise Diamond into the Economic Element. The new policy should not be specific about the size and location the Diamond but should address the vision and economic goals of the area.

Finally under POLICY 4.2.9, the committee recommends adding the term, 'and others as identified in the future.' for encouraging transit-oriented development.

**Land Use Map**

The Committee had no additional recommendations on the Land Use Map.

**Transportation Maps**

The Committee support BPAC's recommendation to include the 'Unincorporated Bikeways/Walkways Facilities Plan Map' in the Comprehensive Plan. We also recommend cleaning up the layers on the map for clarity.

The Committee recommends the addition of the 'FDOT District One Federal Functional Classification/Urban Boundaries' Maps.

The Committee strongly supports the addition of the 'Transit Development Plan Map: Cost Feasible Plan and Needs Plan' into the Comprehensive Plan.

To review these recommendations in detail, please see the attached information in the memo packet.

Please let us know if you have questions.

Cc:

Holly Schwartz; Mary Gibbs; Paul O'Connor