

Lee Plan Update
Growth Management Amendments
Land Use & Transportation



BoCC Work Session
November 15, 2016

Today's Goals

1 Overview of Comprehensive Planning

→ *The Lee Plan*

2 Discuss Specific Proposed Amendments Based on Previous Board Direction

→ *Growth Management: Land Use & Transportation*

3 Board Consensus to Continue Through Public Hearing Process

→ *Next Steps*

4 Future Lee Plan Update Workshops

Background

1 November 3, 2015 Board Work Session: *Status of Lee Plan*

2 November 17, 2015 BoCC Meeting Board Direction:

→ Identify and bring back Lee Plan & LDC Amendments that:

→ Align with BoCC Strategic Policy Priorities:



→ Streamline:



→ Result from Interdepartmental Evaluation of Community Plans and County Issues

Background

3 May 3, 2016 Board Work Session: *Lee Plan Amendments Update*

4 May 17, 2016 BoCC Meeting Board Direction:

→ Draft Lee Plan & LDC Amendments Based on Identified Topic Categories:



→ Move Forward Through Public Hearing Process

Comprehensive Planning

Community Planning Act (Ch 163, F.S.) - 1985

- All jurisdictions are required to have a comprehensive plan
- Required and optional elements and maps
 - Required elements include:
 - Future Land Use, Transportation, Capital Improvements, Conservation, etc.
 - Must be based upon relevant and appropriate data and an analysis

Comprehensive Plans serve three broad purposes:

Certain day-to-day public & private activities must be consistent with the goals, objectives, and policies in the adopted plan

Source of authority for land development regulations & for a wide range of official discretionary actions

Represents the community's vision of what it will or should look like by the end of the planning horizon

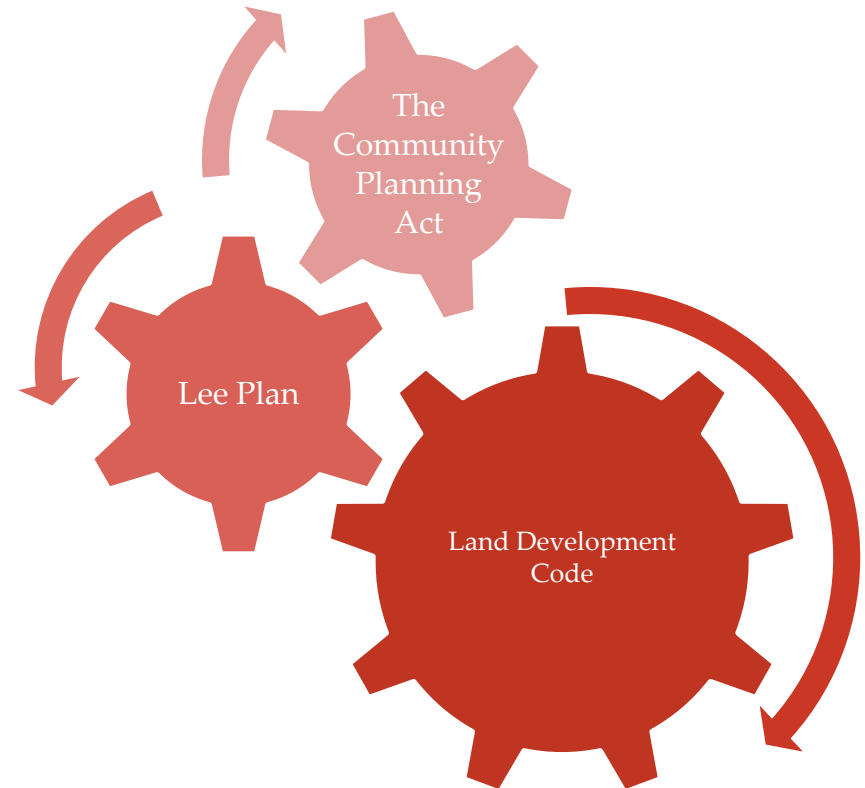
The Lee Plan

Lee Plan

- Adopted in 1984
- Policy Document
- Comprehensive, general, and long range
- Vision for Future of County
- Goals, Objectives and Policies for physical development of the County
- Establishes density and intensity

Land Development Code

- Adopted in 1962
- Regulatory Document
- Implements Lee Plan Goals, Objectives and Policies



Elements of the Lee Plan

Vision Statement*

Future Land Use

Transportation

Community
Facilities &
Services

Parks, Recreation,
& Open Space

Capital
Improvements

Conservation &
Coastal
Management

Housing

Historic
Preservation*

Intergovernmental
Coordination

Economic*

Procedures &
Administration*

*Optional Elements

TOPIC: Growth Management Land Use & Transportation

Considerations

- BoCC Strategic Policy Priorities
- Requirements of Applicable Florida Statutes (§ 163.3177(6)(b) and 163.3177(6)(a)9)
- 2011 EAR

Documents



- Lee Plan
- LDC
- Administrative Code

Objectives of Proposed Amendments

- Integrate Land Use and Transportation Planning (BoCC Strategic Policy Priority)
- Encourage More Dense/Intense Development in Appropriate Locations
- Facilitate Infill Development and Redevelopment
- Identify Appropriate Cross-Sections for Roadway Designs by Future Land Use Category

Amendment Objective:

Integrate Land Use & Transportation Planning

Lee Plan:

Make distinction between future urban, suburban, and non-urban areas based on transportation mode and anticipated users

Land Development Code:

Require roadway and pedestrian ways to be designed differently based on future urban, suburban and non-urban areas

Administrative Code:

Update to reflect LDC amendments and changes to procedures

Lee Plan Amendments:

Future Land Use Element
Goals 1, 6, 18, 20, 21, 28 & 30
Transportation Element
Goals 37, 39 & Tables 2(a)&(b)

LDC Amendments:

- Provide different development design requirements for streets and sidewalks based on location

Administrative Code Amendments:

AC 11-1: Functional Classification of Roadways
AC 11-9: Bicycle and Pedestrian Facilities Construction on Major Roadways

RURAL

URBAN



Amendment Objective:

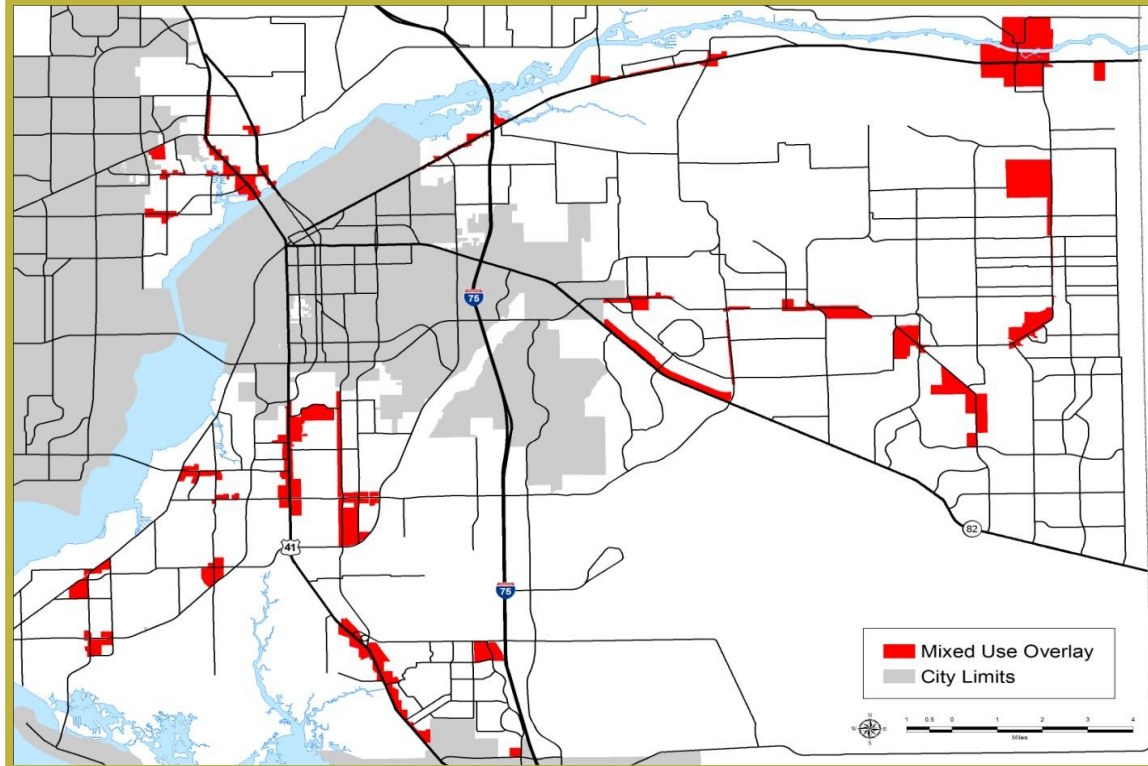
Encourage Dense and Intense Development in Appropriate Locations & Facilitate Infill Development and Redevelopment

Lee Plan:

- Utilize the Mixed-Use Overlay as targeted areas for dense, intense and mixed-use development
- Facilitate infill development and redevelopment by promoting development at maximum allowable densities
- Encourage mixed-use development in certain urban areas by calculating density from both residential and commercial project areas

Land Development Code:

- Streamline process using conventional rezoning
- Allow urban forms of development with a variety of uses
- Allow for urban development patterns within the Mixed-Use Overlay with alternate development regulations



Lee Plan Amendments:

Future Land Use Element
Goals 2, 4, 27 & 33

LDC Amendments:

- Delete Ch 32, Compact Communities, in its entirety (relocate components; simplify processes)
- Incorporate certain key concepts, such as form-based and mixed-use, into Ch 10, Development Standards, and Ch 34, Zoning
- Relocate community-specific regulations to Ch 33, Community Planning

Amendment Objective:

Remove Unnecessary or Redundant Language

Lee Plan:

- Relocate policies as needed to provide rational continuity throughout Lee Plan
- Revise language as needed to provide clarification to certain policies
- Relocate regulatory language to the LDC and procedural language to administrative codes
- Remove redundant policies and update cross-references

Land Development Code:

- Revise regulations as needed to eliminate inconsistencies and update cross-references
- Relocate procedural language to administrative codes

Administrative Code:

- Update to reflect LDC amendments and simplification of procedures

Lee Plan Amendments:

Future Land Use Element

Goals 1, 2, 4, 6, 10, 18, 20, 21, 27,
28, 30 & 33

Transportation Element

Goals 36, 37, 38, 39, 40, 41, 43, & 44

Community Facilities & Services Element

Goals 53, 56, 60 & 61

LDC Amendments:

Chapter 2, Administration

Chapter 10, Development Standards

Chapter 32, Compact Communities

Chapter 33, Planning Communities

Chapter 34, Zoning

Administrative Code Amendments:

AC 11-1; 11-4; 11-9; 13-16; 13-17

Next Steps....

Prepare Staff Report

Lee Plan Amendments

Land Development Code
Amendments

LPA
Public
Meeting

BoCC
Transmittal
Hearing

State
Coordinated
Review

BoCC
Adoption
Hearing

LDCAC
& EROC
Public
Meetings

LPA
Public
Meeting

BoCC
First
Public
Hearing

BoCC
Second
Public
Hearing

December Workshop

Lee Plan Amendment Update Topic: Capital Improvement Program