



## AGENDA ITEM REPORT

**DATE:** August 1, 2023  
**DEPARTMENT:** Community Development  
**REQUESTER:** Mikki Rozdolski  
**TITLE:** Direct to Public Hearing an Update to Water Supply Facilities Work Plan and Amend Lee Plan

### I. MOTION REQUESTED

- A) Direct staff to prepare amendments to the Lee Plan to maintain consistency with Florida Statutes and route them for appropriate reviews and hearings. Amendments are necessary to reflect the 2022 Lower West Coast Water Supply Plan Update adopted by the South Florida Water Management District.  
 B) Direct staff to prepare amendments to the Land Development Code needed to maintain consistency between the Lee Plan and the Land Development Code.

### II. ITEM SUMMARY

Directs staff to prepare Lee Plan amendments necessary to reflect the 2022 Lower West Coast Water Supply Plan Update adopted by the South Florida Water Management District. Lee Plan amendments are required to maintain consistency with Chapter 163 of the Florida Statutes and Land Development Code amendments are needed to maintain consistency between the Lee Plan and Land Development Code. Amendments will be drafted and routed for appropriate reviews and hearings before ultimate consideration by the Board.

### III. BACKGROUND AND IMPLICATIONS OF ACTION

A) Board Action and Other History

The Lower West Coast Water Supply Plan Update was adopted by the South Florida Water Management District in December 2022. Within 18 months following approval of the Lower West Coast Water Supply Plan, Lee County is required to develop and adopt a Comprehensive Plan amendment consistent with the process outlined in Section 163.3184, F.S.

The amendment must include updates to Lee County Water Supply Facilities Work Plan, as outlined in Section 163.3177(6)(c)3., F.S., and be consistent and coordinate with the water resource and water supply development projects listed in the Lower West Coast Water Supply Plan. The Lee County Water Supply Work Plan must cover at least a 10-year planning period and identify alternative and traditional water supply development as well as conservation and reuse projects needed to meet the community's projected future demands.

Amendments to the Lee Plan will include provisions that: 1) support increased coordination between Lee County and Florida Governmental Utilities Authority to ensure a sustainable strategy to provide potable water to residents of Lehigh Acres; 2) support the pursuit of grant and other funding opportunities that encourage the use of public supply water facilities; 3) update Lee County Utilities Future Water and Sewer Service Areas identified on Maps 4-A and 4-B to identify areas served by Lee County Utilities that are not currently within the mapped service areas, 4) update general development standards found in Goal 4, and 5) non-substantive amendments needed to maintain internal consistency within the Lee Plan.

B) Policy Issues

C) BoCC Goals

The amendments are supported the following provisions of the Lee Plan:

Goal 4: GENERAL DEVELOPMENT STANDARDS. Provides that Lee County will maintain regulations which protect public health, safety and welfare; encourage creative site designs; and, balance development with service availability and protection of natural resources.

GOAL 54: CONSERVATION. Provides that Lee County will ensure future populations have access to potable water supplies and services at a reasonable price by using and encouraging conservation and resource management measures to reduce consumption of potable water.

GOAL 55: ORGANIZATION OF SERVICE AND FACILITY DELIVERY. Encourages greater local coordination of the activities of public and private utilities within the County.

OBJECTIVE 55.1: is to ensure an adequate, reliable, and economical supply of potable water and sanitary sewer service to meet the forecasted needs for all residents of Lee County.

OBJECTIVE 151.5: COORDINATION OF WATER SUPPLY PLANS AND THE LEE PLAN. Requires coordination between Lee County and South Florida Water Management District (SFWMD) to ensure that the Lee Plan remains consistent with the District's regional water supply plans.

POLICY 151.5.1: Provides that Lee County will update the Water Supply Facilities Work Plan within 18 months after SFWMD approves an update to the regional water supply plan.

D) Analysis

E) Options

These amendments are required by Sec, 163.3177, F.S. If directed by the BoCC, staff will prepare the proposed Lee Plan amendments and route them through the Local Planning Agency for review and recommendation before bringing them back to the BOCC for transmittal and adoption hearings.

**IV. FINANCIAL INFORMATION**

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|----|--|----------------------|
| A) | Current year dollar amount of item:  | No funding required. |
| B) | Is this item approved in the current budget?   | N/A                  |
| C) | Is this a revenue or expense item?   | N/A                  |
| D) | Is this Discretionary or Mandatory?  | Mandatory            |
| E) | Will this item impact future budgets?<br>If yes, please include reasons in III(D) above. | No                   |
| F) | Fund:<br>Program:<br>Project:<br>Account Strings:  |                      |
| G) | Fund Type?   | N/A                  |
| H) | Comments:  |                      |

**V. RECOMMENDATION**

Approve

**VI. TIMING/IMPLEMENTATION**

**VII. FOLLOW UP**

**REVIEWERS:**

| Department            | Reviewer         | Action   | Date                 |
|-----------------------|------------------|----------|----------------------|
| Community Development | Rozdolski, Mikki | Approved | 7/20/2023 - 10:28 AM |
| Budget Services       | Henkel, Anne     | Approved | 7/20/2023 - 2:29 PM  |
| Budget Services       | Winton, Peter    | Approved | 7/20/2023 - 4:42 PM  |
| County Attorney       | Swindle, Amanda  | Approved | 7/21/2023 - 10:23 AM |
| County Manager        | Mora, Marc       | Approved | 7/25/2023 - 10:38 AM |