

**LEE COUNTY, FLORIDA
BUSINESS IMPACT ESTIMATE
PROPOSED COUNTY ORDINANCE**

NAME OF ORDINANCE: CPA2026-00003 — 2026 CLEANUP AMENDMENTS —
TEXT AMENDMENT

I. SUMMARY OF ORDINANCE

A. Statement of Purpose

Amend the Lee Plan to update Policies 2.1.3, 6.1.2, 11.2.1, 25.1.5, 25.8.4, Chapter XIII, and the Glossary of the Lee Plan. These amendments remove out-of-date policies, improve consistency, reflect current conditions and practices, and other general cleanup items.

B. Narrative Summary of Ordinance (Several Sentence Summary)

Proposed Amendments to the Lee Plan are summarized below:

- **Policy 2.1.3:** The treatment of Wetlands in this policy is inconsistent with recent Board actions and other policies within the Lee Plan that address development within wetlands. Removing the exception removes a noted inconsistency within the Lee Plan.
- **Policy 6.1.2:** Policy 6.1.2 addresses commercial uses in Future Non-Urban Areas. The proposed amendment will remove a reference to an area that is no longer within a non-urban future land use category.
- **Policy 11.2.1:** The proposed amendments would allow lands within LeeTrans new mobility on demand transit zones (ULTRA zones) to qualify for the Mixed Use Overlay.
- **Policies 25.1.5 and 25.8.4:** Amend Policy 25.8.4 to change the current interconnection requirement between commercial development in Lehigh Acres to recognize the original intent and allow for more flexibility where such connections are not as feasible or beneficial. Amend Policy 25.1.5 to maintain internal consistency with Policy 25.8.4.
- **Chapter XIII of the Administration Element:** Simplify implementation of the Minimum Use Determination (MUD) process by 1) Allowing certain lots to qualify for MUDs based on established precedent within existing platted areas; 2) Allowing MUDs on contiguous properties to be combined to develop multifamily structures, if allowed in zoning district; 3) Clarifying MUDs will be considered vacated if they are no longer necessary due to changes to the Lee Plan; and, 4) Exempting properties with lawfully existing dwelling units from needing to obtain MUDs.
- **Glossary:** Removes Wetlands and Public facilities future land use categories from definitions of future non-urban and future suburban areas.

II. BUSINESS IMPACT ESTIMATE

- A.** Estimate of direct compliance costs that businesses may reasonably incur if the ordinance is enacted: **N/A The amendment does not increase regulatory burden on businesses.**

- B. Identification of any new charge or fee on businesses subject to the proposed ordinance or for which businesses will be financially responsible: **N/A There are no new fees or charges associated with the amendment.**
- C. Estimate of the county's regulatory costs, including estimate of revenues from any new charges or fees that will be imposed on businesses to cover such costs: **N/A There are no new fees or charges associated with the amendment**
- D. Estimate of the number of businesses likely to be impacted by the ordinance: **The amendment will have a positive impact on any property owner by creating consistency between conflicting policies and removing out-of-date procedures.**