

**LEE COUNTY ORDINANCE NO. 21-09**

Lee Plan 2045 Update  
(CPA2021-00001)

**AN ORDINANCE AMENDING THE LEE COUNTY COMPREHENSIVE PLAN, COMMONLY KNOWN AS THE "LEE PLAN," ADOPTED BY ORDINANCE NO. 89-02, AS AMENDED, SO AS TO ADOPT AMENDMENT PERTAINING TO THE LEE PLAN 2045 UPDATE (CPA2021-00001) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED TEXT, MAPS AND TABLES; LEGAL EFFECT OF "THE LEE PLAN"; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; GEOGRAPHICAL APPLICABILITY; SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.**

WHEREAS, the Lee County Comprehensive Plan ("Lee Plan") and Chapter XIII, provides for adoption of amendments to the Plan in compliance with State statutes and in accordance with administrative procedures adopted by the Board of County Commissioners ("Board"); and,

WHEREAS, the Board, in accordance with Section 163.3181, Florida Statutes, and Lee County Administrative Code AC-13-6 provide an opportunity for the public to participate in the plan amendment public hearing process; and,

WHEREAS, the Lee County Local Planning Agency ("LPA") held a public hearing on the proposed amendment in accordance with Florida Statutes and the Lee County Administrative Code on April 26, 2021; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on June 2, 2021. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Lee Plan 2045 Update (CPA2021-00001) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the June 2, 2021 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on August 18, 2021, the Board held a public hearing and adopted the proposed amendment to the Lee Plan set forth herein.

**NOW, THEREFORE, BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF LEE COUNTY, FLORIDA, THAT:**

SECTION ONE: PURPOSE, INTENT AND SHORT TITLE

The Board of County Commissioners of Lee County, Florida, in compliance with Chapter 163, Part II, Florida Statutes, and with Lee County Administrative Code AC-13-6, conducted public hearings to review proposed amendments to the Lee Plan. The purpose of this ordinance is to adopt text, map and table amendments to the Lee Plan discussed at those meetings and approved by a majority of the Board of County Commissioners. The short title and proper reference for the Lee County Comprehensive Land Use Plan, as hereby amended, will continue to be the “Lee Plan.” **This amending ordinance may be referred to as the “Lee Plan 2045 Update Ordinance (CPA2021-00001).”**

SECTION TWO: ADOPTION OF COMPREHENSIVE PLAN AMENDMENT

The Lee County Board of County Commissioners amends the existing Lee Plan, adopted by Ordinance Number 89-02, as amended, by adopting an amendment to update text, maps and tables that relate to the planning horizon and which may also include non-substantive changes such as: updating references to regulatory citations and department and organization names; removing out-of-date requirements and policy directives for completed tasks; modifications necessary to reflect recent annexations and incorporations; and, reorganizing and renumbering as needed for clarity, known as Lee Plan 2045 Update (CPA2021-00001).

The corresponding Staff Reports and Analysis, along with all attachments and application submittals for this amendment are adopted as “Support Documentation” for the Lee Plan. Proposed amendments adopted by this Ordinance are attached as Exhibit A (text amendments), Exhibit B (map amendments) and Exhibit C (table amendments).

SECTION THREE: LEGAL EFFECT OF THE “LEE PLAN”

No public or private development will be permitted except in conformity with the Lee Plan. All land development regulations and land development orders must be consistent with the Lee Plan as amended.

SECTION FOUR: MODIFICATION

It is the intent of the Board of County Commissioners that the provisions of this Ordinance may be modified as a result of consideration that may arise during Public Hearing(s). Such modifications shall be incorporated into the final version.

SECTION FIVE: GEOGRAPHIC APPLICABILITY

The Lee Plan is applicable throughout the unincorporated area of Lee County, Florida, except in those unincorporated areas included in joint or interlocal agreements with other local governments that specifically provide otherwise.

SECTION SIX: SEVERABILITY

The provisions of this ordinance are severable and it is the intention of the Board of County Commissioners of Lee County, Florida, to confer the whole or any part of the powers herein provided. If any of the provisions of this ordinance are held unconstitutional by a court of competent jurisdiction, the decision of that court will not affect or impair the remaining provisions of this ordinance. It is hereby declared to be the legislative intent of the Board that this ordinance would have been adopted had the unconstitutional provisions not been included therein.

SECTION SEVEN: INCLUSION IN CODE, CODIFICATION, SCRIVENERS' ERROR

It is the intention of the Board of County Commissioners that the provisions of this ordinance will become and be made a part of the Lee County Code. Sections of this ordinance may be renumbered or relettered and the word "ordinance" may be changed to "section," "article," or other appropriate word or phrase in order to accomplish this intention; and regardless of whether inclusion in the code is accomplished, sections of this ordinance may be renumbered or relettered. The correction of typographical errors that do not affect the intent, may be authorized by the County Manager, or his designee, without need of public hearing, by filing a corrected or recodified copy with the Clerk of the Circuit Court.

SECTION EIGHT: EFFECTIVE DATE

The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters a final order determining the adopted amendment to be in compliance. No development orders, development permits, or land uses dependent on this amendment may be issued or commence before the amendment has become effective. If a final order of noncompliance is issued by the Administration Commission, this amendment may nevertheless be made effective by adoption of a resolution affirming its effective status.

THE FOREGOING ORDINANCE was offered by Commissioner Hamman, who moved its adoption. The motion was seconded by Commissioner Mann. The vote was as follows:

Kevin Ruane	Absent
Cecil Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Frank Mann	Aye

DONE AND ADOPTED this 18<sup>th</sup> day of August 2021.

ATTEST:  
LINDA DOGGETT, CLERK

LEE COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY: *Linda Doggett*  
Deputy Clerk

BY: *Kevin Ruane*  
Kevin Ruane, Chair



DATE: 08192021

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

*[Signature]*  
County Attorney's Office

Exhibits Adopted by BOCC August 18, 2021

Exhibit A: Adopted revisions to Text

Exhibit B: Adopted revisions to Maps 1, 3A, 3B, 3C, 3H, 3I, 6, 16

Exhibit C: Adopted revisions to Table 1(b)



**EXHIBIT A**  
**PROPOSED TEXT AMENDMENTS**

*Lee Plan Goals, Objectives and Policies may be renumbered or relettered, typographical errors corrected, and state regulatory citations and department names updated throughout the Plan. These changes are not substantive and will not affect the intent of the Goals, Objectives or Policies being amended.*

**I. Vision Statement**

All units of local government in the State of Florida are required to adopt comprehensive plans pursuant to Chapter 163 of the Florida Statutes. These plans essentially serve three broad purposes. First of all, certain day to day public and private activities within each jurisdiction must be consistent with the goals, objectives, and policies in the adopted plan. Second, the plan is a source of authority for the local government's land development regulations and for a wide range of official discretionary actions, including, but not limited to, the capital improvement program. Finally, the plan represents the community's vision of what it will or should look like by the end of the planning horizon. This last function was emphasized in the 1993 ELMS III Bill, which encouraged local governments to use their plans to develop and implement a vision for the future.

The Lee Plan is designed to depict Lee County as it will appear in the year 2045 when the population is 2030. Given the projected to be increase in population (to 979,000 1,056,600 permanent residents with an additional 18% seasonal residents). In order to balance the County's projected growth with evolving planning priorities, the following trends are expected to continue through the year 2045 planning horizon: and the probable rate of technological change between the present date and 2030, it is impossible to describe the future face of the county with any degree of certainty or precision. However, the following list of themes will be of great importance as Lee County approaches the planning horizon:

- The county's growth patterns of the county will continue to be dictated by a Future Land Use Map that will not change dramatically during the time frame of this plan. As a result, the distinction between future urban, suburban, and non-urban areas described by this plan will likely be maintained. The county's future urban areas will be essentially built out by 2045 and, to accommodate the population growth, an interest in the redevelopment of these areas will continue. With the exception of Cape Coral and Lehigh Acres, the county's urban areas will be essentially built out by 2030 (pending, in some cases, redevelopment) The county will attempt to maintain the clear distinction between urban, and rural areas that characterizes this plan. Its success will depend on two things: the continuing viability of agricultural uses and the amount of publicly owned land in outlying areas.
- The county's public facilities will be maintained at adequate levels of service, partly by the construction of new facilities and partly by the use of new methods to conserve the capacity of existing facilities.
- The county's natural resources will be protected its natural resource base in order to maintain a high quality of life for its residents and visitors. This will be accomplished through an aggressive public land acquisition programs 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 continue to be diversified in order to increase the percentage of high-paying jobs, reduce tax burdens on residents, and enhance the stability of the county community. Traditional industries, such as agriculture, commercial fishing, tourism, and construction,

will continue to play a significant role in the county's economy alongside new industries anticipated in response to technical advancements, the increasing capacity of Southwest Florida International Airport, and the growing number of higher education institutions within the county. , but will become less important in relation to new business opportunities afforded by the expanded international airport and the new university.

Community plans have been created within the Lee Plan to address specific conditions unique to defined areas of the county. The vision for each community plan area is incorporated as a Goal within the Future Land Use Element and the boundary for each area is shown on the Future Land Use Map (Map 1, Page 2). Remainder of Chapter is deleted.

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## II. Future Land Use

**POLICY 1.1.1:** The Future Land Use Map depicts the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County through the year 2045. The Future Land Use Map contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County. Map 16 and Table 1(b) are an integral part of the Future Land Use Map series (see Policies 1.7.6 and 2.2.2). They depict the extent of development through the year 2030. No development orders or extensions to development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded (see Policy 1.7.6). The cities of Fort Myers, Cape Coral, Sanibel, Bonita Springs and Town of Fort Myers Beach are depicted on these maps only to indicate the approximate intensities of development permitted under the comprehensive plans of those cities. Residential densities are described in the following policies and summarized in Table 1(a).

**POLICY 1.1.2:** The Intensive Development future land use category is areas are located along major arterial roads, in Fort Myers, North Fort Myers, East Fort Myers west of I-75, and South Fort Myers. By virtue of their location, the county's current development patterns, and the available and potential levels of public services, areas with this designation they are well suited to accommodate high densities and intensities. Planned Mixed use development centers of high-density residential, commercial, limited light industrial (see Policy 7.1.6), and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. As Lee County develops as a metropolitan complex, these centrally located urban nodes can offer a diversity of lifestyles, cosmopolitan shopping opportunities and specialized professional services that benefit such a region. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum Maximum total density of is twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units.

**POLICY 1.1.3:** The Central Urban future land use category areas can best be characterized as the "urban core" of the county. These consist mainly of portions of the city of Fort Myers, the southerly portion of the city of Cape Coral, and other close in areas near these cities; and also the central portions of the city of Bonita Springs, Iona/McGregor, Lehigh Acres, and North Fort Myers. These areas are This is the part of the county that is already the most heavily settled and have, which has or will have, the greatest range and highest levels of public services. urban service water, sewer, roads, schools, etc. Residential, commercial, public and quasi-public, and limited light industrial land uses (see Policy 7.1.6) will continue to predominate in the Central Urban future land use category area with future Future development in this category is encouraged to be developed as a mixed-use, as described in Objective 11.1, where appropriate. This category has a standard density range is from four dwelling units per acre (4 du/acre) to ten dwelling

units per acre (10 du/acre), ~~with and~~ a maximum total density of fifteen dwelling units per acre (15 du/acre). The maximum total density may be increased to twenty dwelling units per acre (20 du/acre) utilizing Greater Pine Island Transfer of Development Units.

**POLICY 1.1.4:** ~~The Urban Community future land use category areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, South Fort Myers, Iona/McGregor, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed~~ The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties in this category are developed, the portions of these communities are urbanized, they will need to maintain their existing bases of urban public services will need to be maintained which may include and expanding and strengthening them accordingly. As in the Central Urban future land use category area, predominant land uses in the Urban Communities this category will be residential, commercial, public and quasi-public, and limited light industrially (see Policy 7.1.6) with future development in this category encouraged to be developed as a mixed-use, as described in Objective 11.1, where appropriate. Standard- The standard density ranges is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.

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**POLICY 1.1.7:** The Industrial Development future land use category plays an important role in strengthening the county's economic base and will become increasingly important as the county grows in size and urban complexity. To a great extent these are the areas to which Lee County must look for expanded job opportunities, investments and production opportunities, and a balanced and sufficient tax base. The Industrial Development future land use category is reserved mainly for industrial uses and land use mixtures including industrial, manufacturing, research, recreational, and office (if specifically related to adjoining industrial uses). These uses have special locational requirements that are more stringent than those for residential areas, including: transportation needs (e.g., air, rail, highway); ~~industrial levels of~~ water, sewer, fire protection, and other ~~urban public services needs; and, employee needs, such as being conveniently located, and locations that are convenient for employees to reach.~~ The Industrial Development future land use category is reserved mainly for industrial activities and selective land use mixtures. Appropriate land use mixtures include industrial, manufacturing, research, recreational uses and office complex (if specifically related to adjoining industrial uses) that constitute a growing part of Florida's economic development sector. Retail, recreational and service uses are allowed as follows:  
*Remainder of policy is unchanged.*

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**POLICY 1.1.9:** The University Community future land use category provides for ~~Florida's 10th University,~~ Florida Gulf Coast University (FGCU), and ~~for~~ associated support development. The location and timing of development within this ~~category area~~ must be coordinated with the development of FGCU the University and the provision of necessary infrastructure. ~~All development within the University Community must be designed to enhance and support the University.~~ In addition to all other applicable regulations, development within the University Community future land use category must be designed to enhance and support FGCU and will be subject to cooperative master planning with, and approval by, the FGCU Florida Gulf Coast University President or their designee. Prior to development in the University Community future land use category, there will be established a Conceptual Master Plan which includes a generalized land

use plan and a multi-objective water management plan. These plans will be developed through a cooperative effort between the property owner, Lee County, and South Florida Water Management District. Within the University Community are two distinct sub-categories: University Campus and the University Village. The University Window overlay, although not a true sub-category, is a distinct component of the total university environment. Together these functions provide the opportunity for a diversity of viable mixed use centers. Overall residential development within the University Village future land use category will not exceed 6,510 dwelling units. None of the 6,510 dwelling units may be used on or transferred to lands located outside of the University Community future land use category boundaries as they exist on October 20, 2010. Specific policies related to the University Community future land use category are provided in Goal 15.

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**POLICY 1.1.14 1.7.11:** The Burnt Store Marina Village future land use category area provides for the redevelopment that enhances the existing character of the Burnt Store Marina project, protects natural resources, and provides continuing public access to the water via boat ramps and docks while managing the location and intensity of future commercial, residential and commercial marina uses ~~by establishing realistic aesthetic requirements designed to allow Burnt Store Marina Village the ability to develop as a community center.~~ The following uses are permitted within the Burnt Store Marina Village category: a maximum of 55,000 square feet of retail uses; a maximum of 1,325 wet and dry spaces; a maximum of 15,000 square feet of office space; a maximum of 145 hotel units; and a maximum of 160 residential units. Specific policies related to the Burnt Store Marina Village future land use category are provided in Goal 14.

**POLICY 1.1.15 1.6.1:** ~~The New Community future land use category are areas~~ ~~are of lands that can be~~ ~~are~~ ~~able of being~~ planned and developed as a cohesive unit in order to better achieve conservation of important environmental resources and to initiate area wide surface water management. New Community land must be located such that the area is capable of being developed with a balance of residential and non-residential uses and that major impacts of the development are internalized and/or alleviated by infrastructure that is existing or will be funded privately. New Community areas will be developed as freestanding economic units and will not impose negative fiscal impacts on the county (other than those associated with the delay in placing property improvements on the tax rolls). ~~New Communities will not exceed a~~ The residential density is ~~of~~ one unit per 2.5 gross acres (1 du/2.5 acres) except within the Gateway/Airport Planning District, where a residential density ~~ies~~ of up to six dwelling units per gross acre (6 du/acre) may be permitted.

*Remainder of policy is unchanged.*

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**POLICY 1.5.2:** When the exact location of Wetlands boundaries is in question, Chapter XIII ~~of this plan~~ provides an administrative process, ~~including a field check,~~ to precisely define the boundary.

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**OBJECTIVE 1.6: NEW COMMUNITY.** ~~Designate on the Future Land Use Map areas which are suitable for the development of large scale multi-use communities developed pursuant to an overall planned development.~~

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~~**POLICY 1.7.2:** The Development of Regional Impact overlay is an informational tool showing all of the Lee County property subject to development orders approved pursuant to Chapter 380 of the Florida Statutes. Development in these areas is regulated by the terms of the applicable development orders.~~

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~~**POLICY 1.7.6:** The Planning Communities Districts Map and Acreage Allocation Table (see Map 16, Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning Community District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:~~

~~1. For each Planning Community District the county will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.~~

~~2. *No Changes.*~~

~~3. At each regularly scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, When updating the planning horizon, the county must conduct a comprehensive evaluation of the Planning Community Districts Map and the Acreage Allocation Table will be conducted, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved.~~

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~~**POLICY 2.1.3:** All land use categories and Planning Community Districts Map areas permit the consideration of churches and schools (except in Wetlands and Airport Noise Zones A and B), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasi-commercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations.~~

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~~**POLICY 2.2.2:** ~~Map 1 of the~~ The Future Land Use Map series indicates the uses and density ranges that will ultimately be permitted on a given parcel. However, it is not a guarantee that such densities or uses are immediately appropriate, as the map provides for the county's growth beyond the Lee Plan's 2045 planning horizon of 2030. During the rezoning process the Board of County Commissioners will balance the overall standards and policies of this plan with three additional factors:~~

~~1 through 2: *No changes*~~

~~3. Whether a given proposal would result in unreasonable development expectations that may not be achievable because of acreage limitations contained in the Acreage Allocation Table (see ~~Policy 1.7.6, Map 16 and Table 1(b)~~). ~~Additional provisions related to mining are provided in Policy 33.1.4.~~~~

~~*Remainder of policy is unchanged.*~~

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~~**OBJECTIVE 2.6: REDEVELOPMENT.** Future redevelopment activities will be directed in appropriate areas, consistent with sound planning principles, the goals, objectives, and policies contained within this plan, and the desired community character.~~

~~**POLICY 2.6.1:** Community redevelopment activities will be conducted by the Lee County Community Redevelopment Agency within approved redevelopment areas according to adopted redevelopment plans.~~

~~**POLICY 2.6.2:** Redevelopment activities will be comprehensive in approach and include the following components: study of incompatible land uses; correction of outdated zoning classifications; elimination of substandard or unsafe buildings; traffic circulation and parking; economic revitalization; protection of adjacent residential neighborhoods and historic and natural resources; signage; landscaping; urban design/master planning; and, affordable housing.~~

~~**POLICY 2.6.3:** Within the Charleston Park CRA residential, commercial and industrial use which meet the needs of the low income residents and which are suitable to the scale and location of the community and will be compatible with the residential character of the community and consistent with the adopted CRA plan will be permitted.~~

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~~**OBJECTIVE 2.9: SCENIC CORRIDORS.** By 1995, formally consider the establishment of specialized Consider establishing special design standards along specified arterial and collector roads.~~

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~~**POLICY 2.11.1:** During each Evaluation and Appraisal Report process, calculate an estimate of the carrying capacity information.~~

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~~**GOAL 5: RESIDENTIAL LAND USES.** To provide sufficient land in appropriate locations on the Future Land Use Map to accommodate the projected population of Lee County in the year 2030 2045 in appropriate locations, guided by the Future Land Use Map, and in attractive and safe neighborhoods with a variety of price ranges and housing types.~~

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~~**POLICY 5.1.1:** Residential developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned residential developments except if located within the Mixed Use Overlay.~~

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~~**POLICY 6.1.3:** Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as ~~commercial~~ planned developments except if located within the Mixed Use Overlay. The planned development must be designed to arrange uses in an integrated and cohesive unit in order to:  
*Remainder of policy is unchanged.*~~

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~~**POLICY 6.1.11:** Encourage the upgrading or revitalization of deteriorating commercial areas (~~consistent with approved CRA plans, where applicable~~), but prohibit the expansion or replacement of commercial uses which are inappropriately located or that have an adverse impact on surrounding residential and non-residential uses. Such revitalization includes, but is not limited to: store-front renewal, sign control, and the provision of common parking areas and consolidated access.~~

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**POLICY 7.1.2:** Industrial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds must be developed as planned developments except if located within the Mixed Use Overlay or the Industrial Development, Tradeport, or Industrial Interchange future land use categories. The planned development must be designed to arrange uses as an integrated and cohesive unit in order to:  
*Remainder of policy is unchanged.*

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**POLICY 7.1.4:** The Future Land Use Map must designate a sufficient quantity of land to accommodate the minimum allocated land area found in Policy 1.7.6 and related Table 1(b), where appropriate. Lee County will monitor the progress of development and the number of acres converted to industrial use as part every Evaluation and Appraisal Report (EAR). This acreage may be adjusted to accommodate increases in the allocations:

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~~**POLICY 7.1.6:** Land that is located outside of the Industrial Development, Tradeport, and Industrial Interchange areas but within the designated future urban areas may be developed for light industrial purposes so long as adequate services and facilities are available, the use will not adversely impact surrounding land uses, and natural resources are protected, if one of the following conditions is met:~~

- ~~a. The parcel is located in the Intensive Development, Central Urban, or Urban Community land use categories, was zoned IL or IG prior to the adoption of the 1984 Lee Plan, and does not exceed 50 acres in size (unless it is adjacent to other existing or designated industrial lands); or~~
- ~~b. The parcel is located in the Intensive Development, Central Urban, Urban Community, General Interchange, Industrial Commercial Interchange, or University Village Interchange land use categories, and is zoned as a Planned Development.~~

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**OBJECTIVE 9.1:** Place existing active and passive agricultural uses, that are zoned AG, have an agricultural exemption from the property appraiser's office, and are located outside of areas anticipated for urban use during the life of the plan on an agricultural overlay. Non-contiguous parcels less than 100 acres in size will not be included on this Overlay. ~~A bi-annual review of this map will be conducted to track changes in the inventory of agriculturally used land in the non-urban areas of Lee County.~~

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**POLICY 9.1.1:** In accordance with 187.201(23)(b)1, nothing in this plan will be construed to permanently prohibit the conversion of agricultural uses to other land uses.

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~~**POLICY 9.1.6:** Lee County will work with a private agricultural advisory committee, agricultural operators, and landowners to establish incentives to encourage the continuation of existing agricultural operations and improvements to existing agricultural operations as needed to store and treat water and improve ecological values. The county will investigate the feasibility of a Transfer of Development Rights (TDR) bank for agricultural property by 2012. (Ordinance No. 94-30, 00-22, 07-12, 10-19)~~



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**POLICY 9.2.1:** Rezoning of land to agricultural zoning districts is prohibited in those areas designated by the Lee Plan as future urban and future suburban areas, except for parcels five acres or larger designated with the exception of those areas designated as Sub-Outlying Suburban or, if located within the Pine Island or Caloosahatchee Shores Community Plan area, designated Outlying Suburban, or Suburban. Requests to rezone properties to an agricultural district within the Sub-Outlying Suburban, Outlying Suburban, or Suburban future land use categories will be reviewed on a case-by-case basis with consideration of the following: where parcels five acres or larger may request rezoning to an agricultural zoning district. These requests will be reviewed on a case by case basis. Approval will be based on:

- a. current and future availability of public services urban infrastructure;
- b. compatibility with surrounding of the existing and future land uses;
- c. acreage of the rezoning request;
- d. cumulative effect on county tax base;
- e. ~~Suburban and Sub-Outlying Suburban lands must be located within the Pine Island and Caloosahatchee Shores Planning Communities; and,~~
- f. evaluation of how protection or mitigation of environmental features, including but not limited to flow-ways, protected species, and habitat, will be protected or mitigated.

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**POLICY 13.1.1:** The Private Recreation Facilities Overlay, Map 4, shows those locations that are appropriate for the development of Private Recreation Facilities in the DR/GR future land use category area. The areas depicted on Map 4 are consistent with the application of the following locational criteria:

1. Located outside of those areas designated for public acquisition through Florida Forever the Florida Conservation and Recreational Land Program (CARL), the Corkscrew Regional Ecosystem Water Trust (CREW), the South Florida Water Management District's Save Our Rivers Program, and the county's 20/20 Conservation Program;
2. *through 6. no change.*

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**POLICY 13.2.1: PRIVATE RECREATION FACILITY PLANNED DEVELOPMENT (PRFPD).** ~~By the end of December, 2000, Lee County will amend the Land Development Code to include provisions for a new Private Recreation Facilities Planned Development zoning category. All Private Recreational Facilities proposed within the DR/GR future land use category must be reviewed as a PRFPD. Development of County Impact, Private Recreation Facilities Planned Development. (Ordinance No. 99-16, 18-18)~~

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**POLICY 13.2.6:** Time share, fractional ownership units (~~meaning any dwelling unit for which ownership is shared among multiple entities for the primary purpose of creating short term use or rental units rather than permanent full time residential units~~), and Bed and Breakfast establishments may be permitted if the property is designated is included on Map 17 as a Rural Golf Course Community (see Map 17) Residential Overlay area. These uses must be ancillary to or in conjunction with uses within the Private Recreational Facility, including a Golf Training Center or similar facility, and must be located adjacent to, or within 1,000 feet of, the principal use that is being supported. Through the PRFPD process, the applicant must demonstrate that external vehicular trips will be reduced from typical single-family residential units due to the ancillary nature of the use.



**POLICY 13.2.7:** Time share, fractional ownership units, or bed and breakfast establishments ~~will only be permitted in a designated Rural Golf Residential Overlay area as specified on Map 17 and~~ may only be constructed through transferring density in accordance with the Southeast Lee County TDR Program. Each TDR credit that is eligible to be transferred to a Mixed-Use Community ~~on~~ (see Map 17) can be redeemed for one timeshare unit, one fractional ownership unit, or two bed and breakfast bedrooms.

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~~**POLICY 13.2.12:** During the 2010 comprehensive plan Evaluation and Appraisal Report process the county will conduct a comprehensive evaluation of the impacts of Private Recreation Facilities on surface and groundwater quality and quantity. Recommendations from this evaluation will then be incorporated into the Lee Plan.~~

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**POLICY 13.4.7:** Any Private Recreational Facility~~ies~~ proposed within the DR/GR future land use category must cooperate with Lee County and SFWMD in implementing an overall surface water management plan as outlined in Objective 60.2 and 126.1-117.1. Compliance with these policies must be demonstrated during development order approval.

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**OBJECTIVE 13.8: GOLF COURSE PERFORMANCE STANDARDS.** The location, design and operation of golf courses located within the Private Recreational Facilities Overlay will minimize their impacts on natural resources, and incorporate Best Management Practices. A maximum of five (5) 18-hole golf courses, for a total of 90 golf holes, will be permitted ~~through 2030~~.

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**POLICY 22.1.5:** Heritage trees, ~~as defined in Land Development Code Sec.10-415,~~ will be preserved or, when possible, may be relocated on-site. If a heritage tree must be removed from the site then a replacement tree with a minimum 20-foot height must be planted within an appropriate open space.

\*\*\*

**POLICY 24.3.4:** Dwelling units may be transferred from parcels that have a future land use designation of Coastal Rural to parcels with urban future land use categories on Greater Pine Island, subject to the following:

- 1. through 6. remain unchanged.*
7. Bona fide agricultural uses on the transferring parcel may continue in accordance with Policy 24.6.1-14.6.1.

\*\*\*

**POLICY 25.9.2:** Direct new development and redevelopment in Lehigh Acres to areas that can be reasonably expected to receive ~~urban~~ public services and infrastructure during the planning horizon.

\*\*\*

**POLICY 28.1.4:** New industrial activities or changes of land use that allow future industrial activities, not directly associated with Alva's commercial agriculture, are prohibited in Alva. ~~By 2014, Alva will work with Lee County to establish regulations in the Land Development Code to further this policy.~~

**POLICY 28.1.5:** New natural resource extraction mining activities are prohibited in Alva. ~~By 2014, Alva will work with Lee County to establish regulations in the Land Development Code to further implement this policy.~~ (Ordinance No. 11-21, 18-18)

\*\*\*

**POLICY 33.1.2:** The DR/GR Priority Restoration Strategy consists of ~~overlay depicts~~ seven tiers of land where protection and/or restoration would be most critical to restore historic surface and groundwater levels and to connect existing corridors or conservation areas (see ~~Policy 1.7.7~~ and Map 1, Page 4). *Remainder of policy is unchanged.*

\*\*\*

**POLICY 33.2.4:** Lands that provide a significant regional hydrological and wildlife connection have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats. These lands, located along Corkscrew and Alico Roads, can provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough as well as important wildlife habitat connections between existing CREW and Lee County properties. As an incentive to improve, preserve, and restore regional surface and groundwater resources and wildlife habitat of state and federally listed species additional densities and accessory commercial uses will be granted if the project is found consistent with and demonstrates through a planned development rezoning the following:

2. The property is rezoned to a planned development that meets the following:
  - g. Uses Florida Friendly Landscaping Plantings with low irrigation requirements in Common Elements.

\*\*\*\*\*

### III. TRANSPORTATION

**OBJECTIVE 36.2:** ~~RESERVED~~ *Replace with language from Policy 1.3.6.*

**POLICY 36.2.1:** *Relocate language from Policy 1.3.7.*

\*\*\*

**POLICY 37.3.2:** Lee County will continue to annually identify roadway conditions and available capacity on major roadways as part of ~~its capacity monitoring~~ the Public Facilities Level of Service and Concurrency report. The report will identify existing traffic conditions (~~based on the latest year's traffic counts~~), ~~a one-year projection (adding traffic from projects with approved building permits)~~ and ~~forecast traffic conditions associated with unissued building permits from approved development orders (adding traffic from projects with approved local development orders)~~. The available capacity for existing conditions will include the added capacity of roadway improvements programmed for construction in the first three years of an adopted County Capital Improvement Program or State Five-Year Work Program.

**POLICY 37.3.3:** All proposed development activity (calculated from approved local development order applications requests) will be inventoried against the available roadway capacity under existing conditions

(as identified in the annual Public Facilities Level of Service and Concurrency report), ~~capacity monitoring report based on existing conditions.~~

\*\*\*

**POLICY 38.1.6:** Property that was subject to CPA2009-01 will donate 75 feet of right of way along the entire frontage of Alico Road. The donation of right of way along Alico Road will not be creditable against road impact fees or DRI proportionate share obligations.

**POLICY 38.1.7:** Lee County will complete a study by July 1, 2017, with input from property owners, to determine the improvements necessary to address increased density within the Environmental Enhancement and Preservation Communities Overlay (See Policy 33.2.433-3.4). The study will include a financing strategy for the identified improvements, including participation in a Proportionate Share Program.

\*\*\*

**OBJECTIVE 39.2: TRANSPORTATION AND LAND USE PLANNING.** Develop and maintain transportation planning tools and strategies to coordinate land use development with planned transportation facilities appropriate to future urban areas, future suburban areas, or future non-urban areas, as defined in the Glossary. Include road designs and street modifications to accommodate significant truck traffic on freight corridors identified in the MPO Freight Mobility Study and for transit, bicycle, and pedestrian facilities where indicated on the transportation map series and Map 22, the Lee County Greenways and Multi Purpose Recreational Trails Master Plan.

\*\*\*

**POLICY 39.6.1:** The county will develop a safe and interconnected bicycle/pedestrian network, giving priority to facilities depicted on the Lee County Walkways & Bikeways ~~Bikeways/Walkways~~ Facilities Plan (Map 3D), the Greenways ~~Multi Purpose Recreational Trails~~ Master Plan (Map 22), and the MPO BPMP.

\*\*\*

**POLICY 42.1.1:** The county will participate in the MPO ~~and Regional Planning Council~~ planning processes for system-wide facility needs.

\*\*\*

**POLICY 42.1.3:** The county declares a position of interest for land use decisions affecting county and state roads within all incorporated areas of Lee County Sanibel, Cape Coral, Fort Myers Beach, Bonita Springs, and Fort Myers, and state roads and county roads shared with adjacent counties.

\*\*\*

**POLICY 46.1.4:** The county will ~~encourage discussions between the Florida High Speed Rail Commission and appropriate local groups in regards to the location of a high speed rail train in the county in a manner consistent with this plan.~~

\*\*\*\*\*

#### IV. COMMUNITY FACILITIES AND SERVICES

**POLICY 55.1.3:** Actively implement and utilize the Water Supply Facilities Work Plan, Lee County, Florida, May 2019, adopted by reference, as a guide to potable water supply facility planning consistent with Table 5, the Ten Year Water Supply Development Projects Table, potable water resources, and water conservation.

\*\*\*

**POLICY 56.1.3:** All utilities are encouraged to construct and install sufficient treatment facilities and collection systems that will meet or exceed the minimum acceptable service standards. These facilities will have capacity to service the demand so generated and will meet or exceed the minimum requirements of the Florida Department of Environmental Protection, the Florida Department of Health Department of Health and Rehabilitative Services, U.S. Environmental Protection Agency, or local ordinances that exceed those requirements. All utilities will advise the county of system expansions or modification to ensure coordination.

\*\*\*

**POLICY 59.1.1:** The county will update and implement the ~~comprehensive county-wide~~ Lee County surface water management master plan, with full attention to issues of regional water quality and environmental integrity. (Ordinance No. 98-09, 07-12)

\*\*\*

**OBJECTIVE 64.1:** Maximize access to library services, programs and facilities through an equitable distribution of library facilities, of varied sizes with a corresponding level of services, programs and resources, throughout Lee County consistent with community demographics as well as designations of future urban areas, future suburban areas and future Urban, Suburban and non-urban areas.

\*\*\*

**POLICY 67.1.1:** The county will ~~work in collaboration~~ with the Lee County School District Board of Education, representatives of private and parochial school associations, and other interested institutions, for the location and development of educational systems ~~consistent with Chapter 235, F.S., and the policies of this plan.~~

\*\*\*

**POLICY 67.1.5:** Lee County will provide input on the continued development of Florida Gulf Coast University by coordinating ~~coordinate with the State Board of Regents on the development of the Florida Gulf Coast University through the Campus Master Plan process, and the required Development Agreement,~~ and ~~through~~ other means of intergovernmental coordination.

\*\*\*

**POLICY 69.2.1:** Support the Local Emergency Planning Committee (as required by the provisions of ~~Title III: The Federal Emergency Planning and Community Right To Know Act of 1986~~) Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) (42 U.S.C. § 11004) through continued

implementation of relevant information, material, and practicable responsibilities set forth by the Local Emergency Planning Committee.

\*\*\*

**POLICY 69.3.1:** Require any new development involved in the manufacturing, production, use, application, and storage of hazardous materials or toxic substances contained on the current list of extremely hazardous substances published in the Code of Federal Regulations (CFR), Title 40, Chapter I, Subchapter J, Part 355, to establish an emergency notification system in the event of a release of a listed hazardous substance. Notification information will conform to requirements set forth in ~~Section 304 of Title III: The Federal Emergency Community Right to Know Act of 1986.~~ Emergency Planning and Community Right-to-Know Act of 1986 (EPCRA) (42 U.S.C. § 11004).

\*\*\*

**OBJECTIVE 71.1: ENERGY CONSERVATION.** ~~By 1995 the county will support management and education~~ Support programs on energy efficiency and conservation, resource conservation and recycling, appropriate community technology, and environmental protection.

\*\*\*\*\*

## V. PARKS, RECREATION AND OPEN SPACE

**POLICY 83.3.1:** Maintain an agreement with the Lee County School District that clearly sets out the existing use of County and School District properties and facilities by each entity, sets the pattern for future use of these properties and facilities, and provides procedures for maintenance of the facilities and properties. ~~The county departments/divisions responsible for park development and park maintenance will work with the School Board in an attempt to develop a revised interlocal agreement between the School Board and the Board of County Commissioners. The agreement will clearly set out the existing use of each other's properties and facilities, will establish the pattern for future use of these properties and facilities, and will establish procedures for maintenance of the facilities and properties.~~

\*\*\*

**POLICY 84.1.2:** Lee County will work with the Lehigh Acres Municipal Services Improvement District ~~East County Water Control District~~ to establish a regional park at Harns Marsh.)

\*\*\*

**POLICY 85.1.2:** Parks will be linked to bike paths, trails and greenways, and other parks as identified in the Lee County Greenways Master Plan and the Lee County Walkways & Bikeways ~~Bikeways/Walkways Facilities-Plan~~ where feasible.

\*\*\*

**POLICY 85.1.5:** ~~The county will e~~ Continue to participate in the formation, expansion, and management of those greenways identified in the Lee County Greenways Master Plan and the six regionally significant greenways identified in the Southwest Florida Regional Planning Council's Strategic Regional Policy Plan. The six regionally significant greenways are: the Charlotte Harbor/Pine Island Sound Coastal Greenway, the Corkscrew Regional Ecosystem Watershed Greenway, the Estero Bay/Wiggins Pass Coastal

Greenway, the Hickey Creek Greenway, the Sanibel Island Greenway, and the Six Mile Cypress Slough Preserve Greenway.

\*\*\*

~~POLICY 87.2.4: Lee County will assist the efforts by the School Board and Florida Power and Light to establish a manatee park on the Orange River.~~

~~POLICY 87.2.5: Lee County will implement the Matanzas Harbor Plan by encouraging private/public coordination.~~

~~POLICY 87.2.6: Lee County will adopt an administrative code which sets forth procedures to accept private and corporate donations of items to be placed in Lee County parks.~~

~~POLICY 88.1.1: The county will adopt an administrative code and/or a procedures manual which requires the establishment of maintenance procedures based on facility type/need throughout the county parks system.~~

~~POLICY 88.2.1: The county will adopt an administrative code and/or a procedures manual which regulates the scheduling, programming and organization of events and activities at all county park facilities.~~

\*\*\*\*\*

## VII. CONSERVATION AND COASTAL MANAGEMENT

**POLICY 101.1.4:** Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), F.S.:  
1. & 2. *No Changes*

3. Will provide appropriate mitigation, as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities. ~~The applicant must enter into a development agreement to memorialize the mitigation plan prior to adoption of the plan amendment.~~

\*\*\*

**POLICY 124.1.1:** Ensure that development in wetlands is limited to very low density residential uses and uses of a recreational, open space, or conservation nature that are compatible with wetland functions. The maximum density in the Wetlands category is one unit per 20 acres, except that one single family residence will be permitted on lots meeting the standards in Chapter XIII, and except that owners of wetlands adjacent to Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, New Community, ~~and Outlying Suburban, and Sub-Outlying Suburban~~ areas may transfer densities to developable contiguous uplands under common ownership ~~in accordance with (see Table 1(a)).Footnote 8b of Table 1(a), Summary of Residential Densities.~~

\*\*\*

**POLICY 128.1.1:** Commercial and government-operated multi-slip docking facilities located in a water-dependent overlay (see Map 12) may be rezoned to marine-oriented districts indicated on the Future Land Use Map as having water dependent overlay zones will be reclassified by the county to marina zoning categories to protect their rights to rebuild and expand these facilities and to prevent their conversion of these facilities to non-water-dependent uses without a public hearing.

\*\*\*

~~**OBJECTIVE 128.3: SHORELINE MANAGEMENT.** By 1990 the county will have developed a shoreline management plan. The program will be submitted to the Board of County Commissioners for formal consideration.~~

~~**POLICY 128.3.1:** County staff will compile and continuously update inventory of various shoreline uses by distinctive geographic shoreline areas.~~

~~**POLICY 128.3.2:** County staff will compile a document analyzing and synthesizing the information in the inventory of shoreline uses by geographic areas.~~

~~**POLICY 128.3.3:** The county will consider specific shoreline management programs based on identified needs.~~

\*\*\*

**POLICY 128.5.1:** Proposed boat access facilities (and expansion of existing facilities) in the following areas face a variety of technical, legal, or environmental obstacles which must be addressed during the review process:

- Marine ~~or~~ and Estuarine Sanctuaries (NOAA)

*Remainder of policy is unchanged.*

\*\*\*

~~**OBJECTIVE 128.7:** The Regional Planning Council will be the lead agency addressing the need for adequate sites for water dependent uses on a regional basis.~~

~~**POLICY 128.7.1:** The county will cooperate with the Regional Planning Council in addressing the need for water dependent sites on a regional basis.~~

\*\*\*\*\*

## VIII. HOUSING

~~**OBJECTIVE 135.1: HOUSING AVAILABILITY.** To ensure the types, costs, and locations of housing are provided to meet the needs of the county's population by working with private and public housing providers. Work with private and public housing providers to ensure that the additional dwellings needed by 2025 are provided in types, costs, and locations to meet the needs of the Lee County population. It is estimated that by 2025, 114,927 additional dwelling units will be needed in all of Lee County and 39,637 will be needed in unincorporated Lee County.~~

\*\*\*

**POLICY 135.1.7:** Site selection criteria will be used in the location of housing for special needs populations as defined in ~~Rule 67-37.002(21) F.S. 420.0004~~ which will consider accessibility, convenience, and infrastructure availability. Favorable sites include one or more of the following characteristics:  
*Remainder of policy is unchanged.*

**POLICY 135.1.8:** The county will provide through the rezoning process for the location of adequate sites for very-low, low- and moderate-income residential development including mobile homes, and housing for special needs populations as defined in ~~Rule 67-37.002(21) F.S. 420.0004.~~

\*\*\*

**POLICY 135.1.11:** The Lee County Office of Equal Opportunity will be responsible for compliance with the county's Equal Opportunity in Housing Ordinance ~~Fair Housing Ordinance~~.

**POLICY 135.1.12:** The county will coordinate its activities and cooperate with other affected public and private interests, including consumers and producers of housing, the Affordable Housing Advisory Committee, Community Action/Neighborhood District Agency, and the Neighborhood District Committee(s) to ensure effective public participation in the housing planning process.

\*\*\*

**OBJECTIVE 135.2: RURAL AND FARMWORKER HOUSING.** To provide suitable and affordable housing for farmworkers. ~~By the year 2025, Lee County will provide affordable housing that is suitable and affordable for rural and farm worker housing by increasing the stock of standard affordable housing and the removal of substandard conditions.~~

\*\*\*

**POLICY 135.2.4:** ~~Lee County will set aside 10% of its SHIP housing subsidy for funding the development of special needs housing, which will include rural and farm worker housing.~~

\*\*\*

**POLICY 135.4.8:** The county will participate in state and federal housing assistance programs to aid special needs populations as defined in ~~Rule 67-37.002(21)~~ F.S. 420.0004, and other very-low, low and moderate-income households to secure suitable, affordable housing, housing rehabilitation, home buyer training, down payment and closing cost assistance, rental assistance, and new construction home ownership programs.

**POLICY 135.4.9:** Give priority to special needs populations as defined in ~~Rule 67-37.002(21)~~ F.S. 420.0004 with inadequate housing in recognition of the even greater problems faced by the private sector in providing this needed type of housing.

\*\*\*

~~**POLICY 135.4.13:** Lee County will set aside 30% of its SHIP housing subsidy for funding the development of affordable housing for very low income households.~~

~~**POLICY 135.4.14:** Lee County will set aside 30% of its SHIP housing subsidy for funding the development of affordable housing for low income households.~~

\*\*\*

~~**POLICY 135.4.12:** The county will encourage proposals for affordable housing that are consistent with the use and density provisions of this Plan and associated land development regulations that encourage affordable housing proposals provided such locations: avoid Encourage affordable housing projects that are consistent with density, use, and land development provisions and located where: concentrations of very-low and low-income households are avoided; are provided full urban public services are provided; and, and facilities; are environmentally sensitive areas are protected.; and, would create a livable and supportive environment.~~

\*\*\*



~~POLICY 135.4.18: Through County housing programs, the County will promote diversity to increase integration, workforce housing, and economic development zones.~~

\*\*\*

~~POLICY 135.5.1: Mobile homes are permitted in all future land use categories that permit residential development: Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, Outer Islands, Rural Community Preserve, Coastal Rural, Open Lands, Density Reduction/Groundwater Recharge, Wetlands, New Community, and University Community.~~

~~POLICY 135.5.2: The Land Development Code will continue to designate zoning categories for mobile home parks and to implement the requirements set forth in F.S. ~~773.083~~ 723.062 Governmental Action Affecting the Removal of Mobile Home Owners.~~

\*\*\*

~~POLICY 135.6.1: Housing for special needs is permitted in all future land use categories that permit residential development: Intensive Development, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, Rural, Outer Islands, Rural Community Preserve, Coastal Rural, Open Lands, Density Reduction/Groundwater Recharge, Wetlands, New Community, and University Community.~~

\*\*\*

~~POLICY 135.6.8: The county will cooperate with appropriate agencies in order to provide adequate sites for community residential homes (e.g. group homes or foster care facilities), homeless shelters and transitional housing, to meet the requirements of persons with special needs as defined in ~~Rule 67-37.002(21)~~ F.S. 420.0004.~~

~~POLICY 135.6.9: Lee County will set aside 10% of its SHIP housing subsidy for funding the development of special needs housing.~~

\*\*\*\*\*

## IX. HISTORIC PRESERVATION

~~POLICY 143.3.2: Lee County may apply will continue to seek and make applications for historic and archaeological preservation grants from private, state, and federal sources. Funds will be administered by the Historic Preservation Trust Fund, once established.~~

\*\*\*

~~POLICY 143.3.6: Lee County will explore ways in which the historic preservation program and the Community Redevelopment Agency can work together using tax increment financing to restore historic districts in slum or blighted areas.~~

\*\*\*

**POLICY 144.1.1:** Lee County will maintain a historic preservation guide and make available to the public an ~~historic preservation manual~~ to help property owners preserve and maintain their properties consistent with historic preservation standards.

\*\*\*

**POLICY 145.1.2:** All county departments must notify the Lee County Historic Preservation Board of any proposals that would affect a historic resource. The Historic Preservation Board will advise the Board of County Commissioners as to any action they deem appropriate or perform other duties as specified in a historic preservation ordinance.

\*\*\*

**POLICY 145.2.2:** Lee County ~~may will~~ exert every effort to enter into an interlocal agreements with the incorporated municipalities to share functions of the within Lee County to perform shared functions with the Historic Preservation Board.

\*\*\*

**POLICY 145.2.4:** The county will consider establishing or supporting a staff position for a county or regional archaeologist to undertake the educational and cultural research requirements of the Lee County archaeological resource base.

\*\*\*\*\*

## X. INTERGOVERNMENTAL COORDINATION

**OBJECTIVE 151.1: SPECIAL DISTRICTS.** Lee County will utilize the Department of ~~Community Affairs'~~ Economic Opportunity special district information program so as to provide for the regular exchange of information, proposals, and plans between the county and its special districts, bodies, boards, and other entities; and Lee County will monitor the effectiveness of this program as it pertains to intergovernmental coordination.

\*\*\*

**POLICY 151.2.2:** Where conflicts with other entities regarding service standards cannot be resolved through discussion among those concerned, Lee County will pursue resolution through interlocal agreement or through a dispute resolution process, established pursuant to § 186.509, F.S., for bringing intergovernmental disputes to closure in a timely manner. ~~s and/or the informal mediation process of the Southwest Florida Regional Planning Council.~~

**POLICY 152.1.2:** Where conflicts regarding growth management and development issues cannot be resolved through discussion among those concerned, Lee County will pursue the dispute resolution process, established pursuant to § 186.509, F.S., for bringing intergovernmental disputes to closure in a timely manner. ~~the informal mediation process of the Southwest Florida Regional Planning Council will be used where judicial action can be avoided.~~

\*\*\*

**OBJECTIVE 152.2: POLITICAL INTERVENTION.** ~~In 1995, and on a continuing basis thereafter,~~ Lee County will ~~initiate vehicles for dialogue and communication~~ with other local governments to address issues which have an effect beyond the boundaries of unincorporated Lee County.

\*\*\*\*\*

## XI. ECONOMIC ELEMENT

~~**POLICY 158.3.7:** Lee County will promote and coordinate the Lee County/Fort Myers Enterprise Zones.~~

\*\*\*

**POLICY 158.5.3:** Lee County will encourage the Lee County School District, ~~Edison State College~~ Florida Southwestern State College, Florida Gulf Coast University, and any future institutions of higher learning, to develop cooperative and integrated curriculums that enhance and increase the productivity of the local work force and attract industries and skilled workers.

\*\*\*\*\*

## XII. GLOSSARY

~~**BASE FLOOD** – The flood having a one percent chance of being equaled or exceeded in any given year.~~

\*\*\*

~~**BIOLOGICAL OXYGEN DEMAND (BOD)** – The oxygen used in meeting the metabolic needs of aerobic microorganisms in water rich in organic matter.~~

\*\*\*

~~**CHEMICAL OXYGEN DEMAND (COD)** – The amount of matter available in water with the potential to take up dissolved oxygen from the water by various chemical processes.~~

\*\*\*

~~**FRACTIONAL OWNERSHIP UNIT** – As used in Goal 13, any dwelling unit for which ownership is shared among multiple entities for the primary purpose of creating short-term use or rental units rather than permanent full time residential units.~~

\*\*\*

~~**FREEWAY** – The term freeway as used herein and as defined by the 1985 Highway Capacity Manual, Special Report 209, is a A multilane divided highway facility having with at least two or more lanes for the exclusive use of traffic in each direction and full control of access and egress. ~~Access to and egress from the facility occur only at ramps, which are generally designed to permit high speed merging and diverging maneuvers to take place, thus minimizing disruptions to mainline traffic.~~~~

\*\*\*

**FUNCTIONAL STREET CLASSIFICATION** - Functional classification is the process by which streets and highways are grouped into classes, or systems, according to the character of service they are intended to provide.

\*\*\*

~~**GREYFIELD DEVELOPMENT** - Redevelopment of antiquated or underutilized commercial or industrial properties such as strip shopping centers, malls and office parks.~~

\*\*\*

~~**HUMAN SCALE DEVELOPMENT** - The use of buildings with details, elements and materials that are inviting to pedestrians and site design elements clearly oriented to human activity, such as limited block length, limited distance between entrances and reduced blank or dead façade space.~~

\*\*\*

~~**PARK ONCE ENVIRONMENT** - An urban design strategy that creates an area where it is possible, after arrival, to engage in a variety of activities by walking.~~

\*\*\*

**URBAN PUBLIC SERVICES** - The requisite services, facilities, capital improvements, and infrastructure necessary to support growth and development at levels of urban density and intensity. Urban Public services as used in this plan include, but are not limited to: public sewer and water; paved streets and roads; public transit; parks and recreation facilities; urban levels of police, fire, and emergency services; urban surface water management; schools; employment, industrial, and commercial centers; institutional, public, or administrative facilities; and, community facilities such as senior citizens' centers, libraries, and community centers.

\*\*\*\*\*

**Table 1(a)**

**Clarifications and Exceptions:**

<sup>8</sup> Higher densities may be allowed under the following circumstances where wetlands are preserved on the subject site:

- (a) If the dwelling units are relocated off-site through the ~~provision of~~ Transfer of Development Rights program provided in Chapter 2 of the Land Development Code Ordinance 86-18, as amended or replaced; or
- (b) Dwelling units may be relocated to developable contiguous uplands designated Intensive Development, General Interchange, Central Urban, Urban Community, Suburban, Outlying Suburban, Sub-Outlying Suburban, and New Community from preserved freshwater wetlands at the same underlying density as permitted for those uplands (see Policy 124.1.1). Impacted wetlands will be calculated at the standard Wetlands density of 1 dwelling units per 20 acres. Planned Developments or Development Orders approved prior to October 20, 2010 are permitted the density approved prior to the adoption of CPA2008-18.

<sup>13</sup> See Objectives 33.2 and 33.3 Policies 33.3.2, 33.3.3, and 33.3.4 for potential density adjustments resulting from concentration or transfer of development rights.

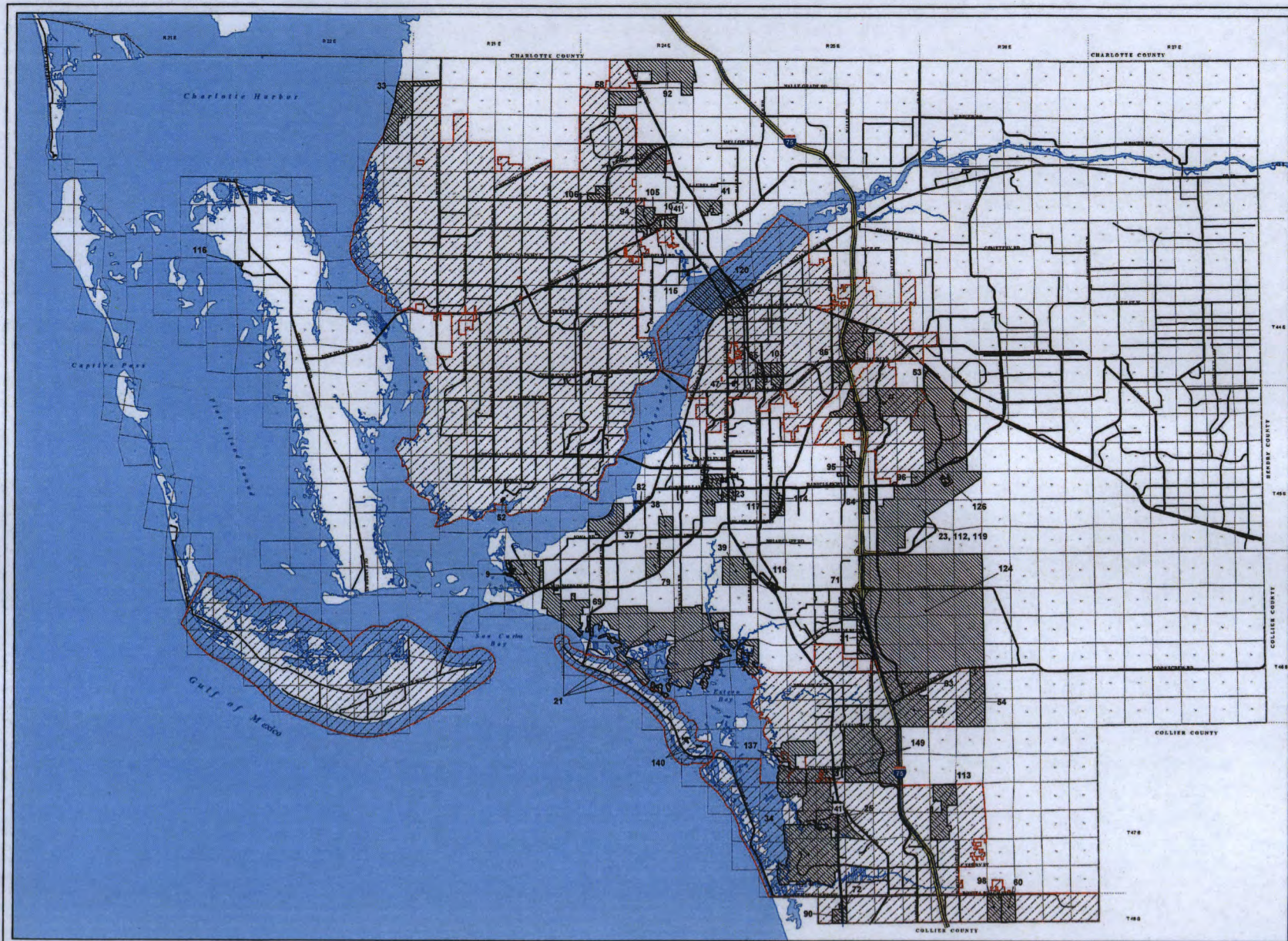
<sup>18</sup> The standard maximum density is 1 du/2.7 acres unless the “Adjusted Maximum Density” of 1 du/acre is achieved ~~in accordance with requirements of~~ (see Policy 1.4.7 and Chapter 33 of the Land Development Code).

<sup>19</sup> Maximum density in the New Community future land use category is limited to 1 du/2.5 acres in the North Olga Community Plan area ~~in accordance with~~ (see Policy 1.6.1).

# EXHIBIT B

- **Map 1, Page 3**
  - Deleted
- **Map 3A**
  - Existing
  - Proposed
- **Map 3B**
  - Existing
  - Proposed
- **Map 3C**
  - Existing
  - Proposed
- **Map 3H**
  - Deleted
- **Map 3I**
  - Deleted
- **Map 6**
  - Existing
  - Proposed
- **Map 16**
  - Changes
  - Existing
  - Proposed





# SPECIAL TREATMENT AREAS

**\*Deleted\***

## Lee County Development of Regional Impact Activities

- 9 Sandpiper Cove
- 11 Cypress Lake Land Trust
- 14 Villas South
- 21 The Palmettos
- 23 SouthWest Florida International Airport
- 25 Spring Creek PUD/DRI
- 26 Cape Coral Unit 86 (withdrawn)
- 31 Three Oaks
- 33 Sunset Shores Marina South
- 34 Bonita Bay
- 37 River's Edge Yacht and Country Club
- 38 Newellton
- 39 The Forest and the Oaks
- 41 Bonasera Mobile Estates Expansion
- 47 Edison Mall Expansion
- 52 Cypress Point Marina
- 53 Gateway
- 54 The Habitat
- 57 Honeybrook/Conkorsaw Pines
- 58 Pine Lakes Country Club (Withdrawn)
- 60 The Parklands
- 62 Cypress Trane Shipping Center
- 63 Timberland and Thimbers
- 64 Cypress Lake Center
- 65 Alton Park
- 69 Boardwalk Center
- 71 Alton Interchange Park
- 72 Springs Plaza Expansion
- 77 Leisure Village Seven Lakes Residential
- 81 Haulpack Florida
- 82 Cape Lagoon Marina
- 84 Airport Interstate Commerce Park
- 86 Canal Junction Park
- 90 Woods Edge
- 92 Del Fico Country Club
- 94 Hancock Creek Commerce Park
- 95 Dauphin Center DRI
- 96 Alhambra Plaza
- 97 One University Center
- 98 Parklands West commercial parcel
- 103 Colonial Properties
- 105 Indian Oaks Trade Center
- 106 Del Prado North Commerce Park
- 108 Merchants Crossing
- 112 Southwest Regional Airport S.D. II
- 113 Bonita Grande R.V. Resort
- 114 International Center PQD
- 115 Hancock Dredge Marina
- 116 Pineland Marina Public Boat Ramp
- 117 Lee County Sports Complex PQD
- 118 Tannishon Center
- 119 Southwest Regional Airport S.D. II
- 120 Downtown Fort Myers 2000
- 123 The Marketplace
- 124 Alton, Inc. AMDA
- 126 Southwest Florida Pipelines CO.
- 127 Pelican Landing CPD/SPD DRI
- 140 Bay Beach
- 149 The Brooks of Bonita Springs

- DRI Locations
- City Limits

**LEE COUNTY**  
SOUTHWEST FLORIDA  
DIVISION OF PLANNING



Map Generated: July 2010  
City Limits current to date of map generation  
Last Amended: May 25, 1994



# 2030 FINANCIALLY FEASIBLE HIGHWAY PLAN

Existing

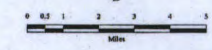
- Critical Intersection
- Intersection Improvement
- Partial Funding for Interchange
- Proposed Cost Feasible Projects

### MPO Needs Plan

- 2 Lanes Divided
- New 2 Lane Road
- New 4 Lane Road
- New 6 Lane Road
- New 8 Lane Road
- Road Connections
- Widen to 4 Lanes
- Widen to 6 Lanes
- 6 + 4 Lanes
- Widen to 8 Lanes

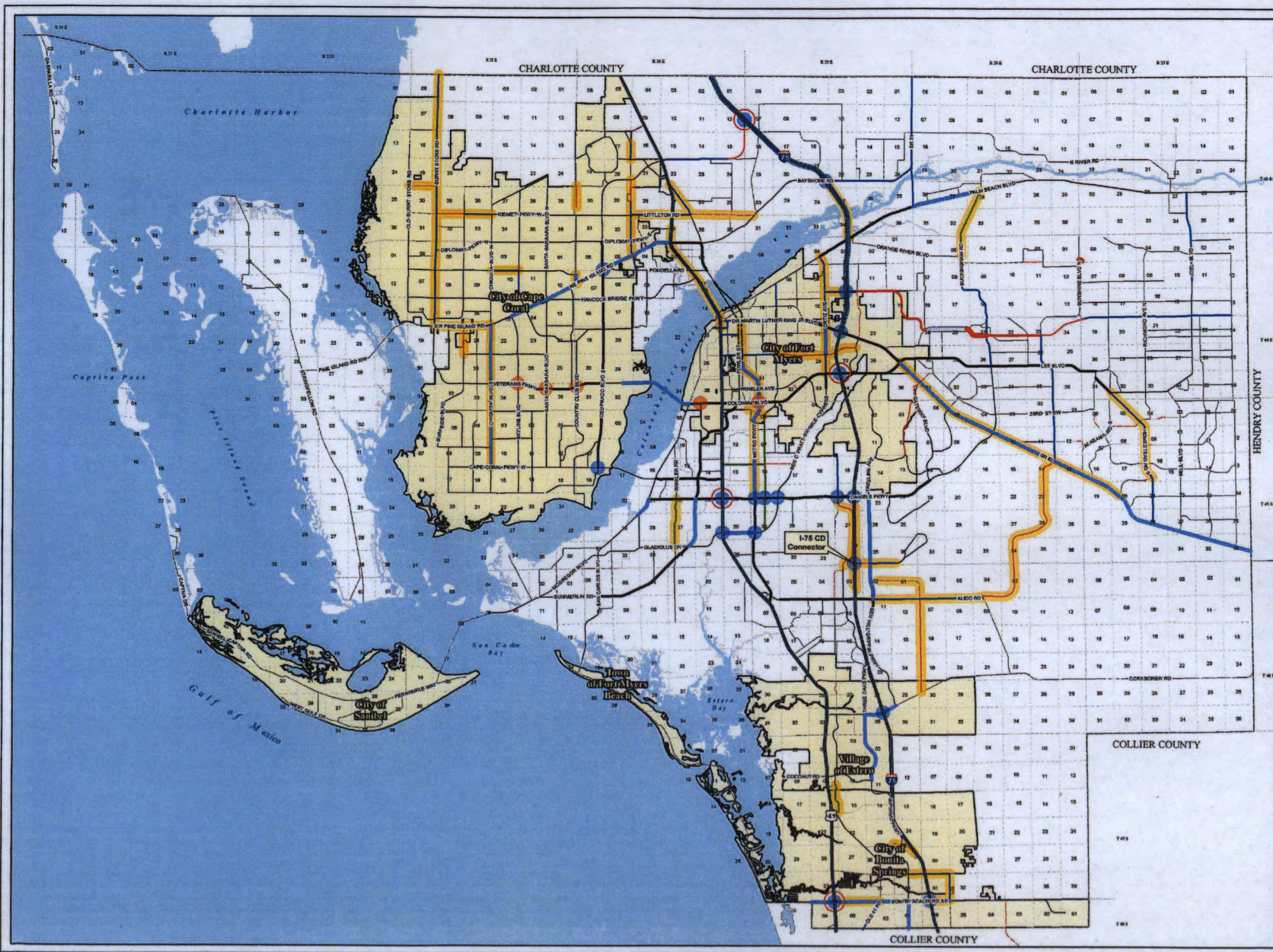
### Existing Road Network

- Lanes
- 1
- 2
- 4
- 6
- County Line
- City Limits



Map Generated: May 2019  
 City limits current to date of map generation  
 Ordinance No. 07-11, 14-09

**Lee Plan Map 3A**



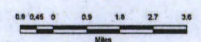


# LEE COUNTY COST FEASIBLE ROADWAY PROJECTS

## Cost Feasible Lanes

- 10 Lane Freeway
- 8 Lane Divided
- 6 Lane Freeway
- 6 Lane Divided
- 4 Lane Limited Access
- 4 Lane Roadway
- 3 Lane Roadway
- 3 Lane One-Way
- 2 Lane One-Way
- 2 Lane Roadway
- Cost Feasible Projects
- Bridge Reconstruction
- Intersection/Interchange

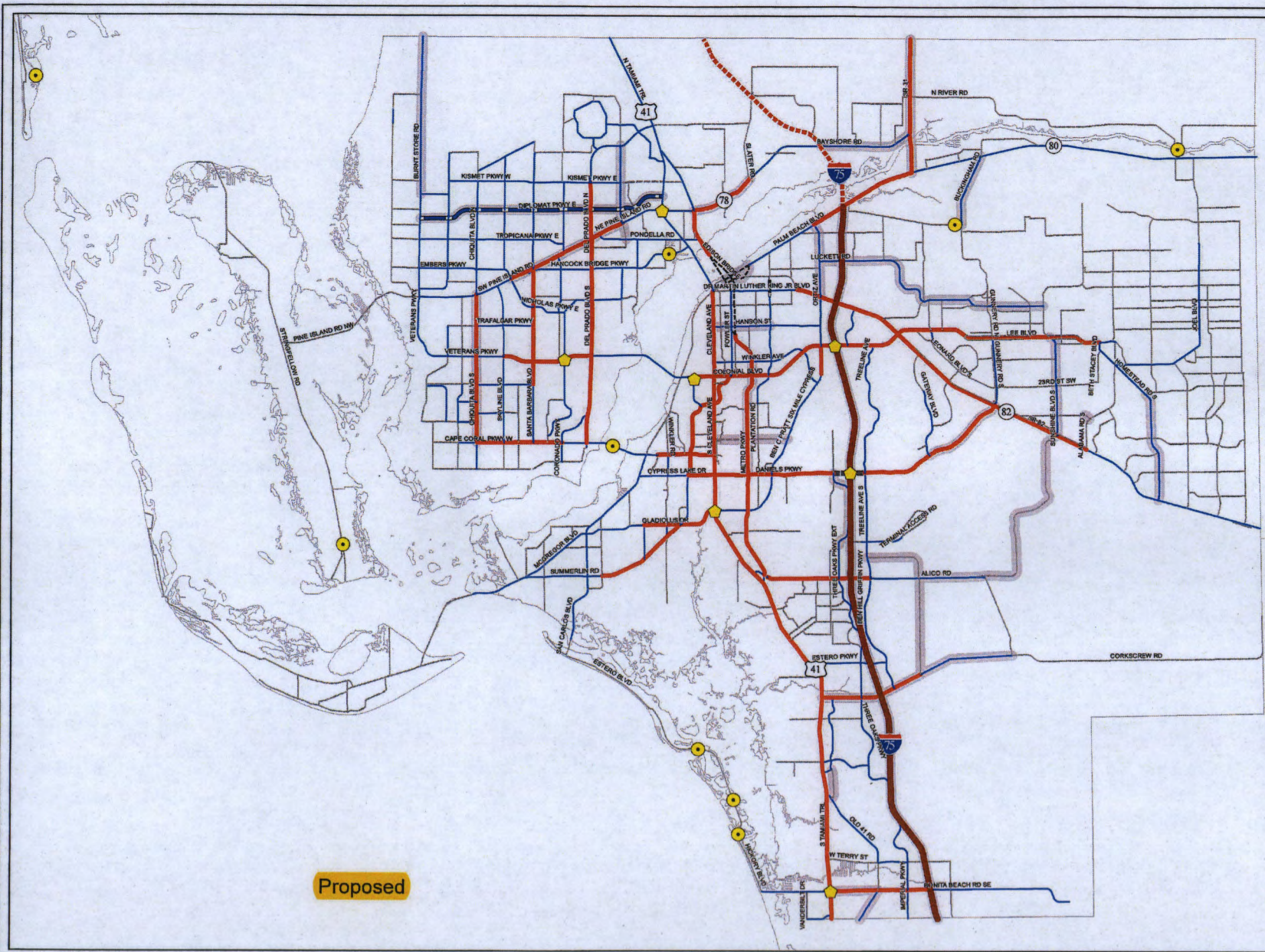
THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.



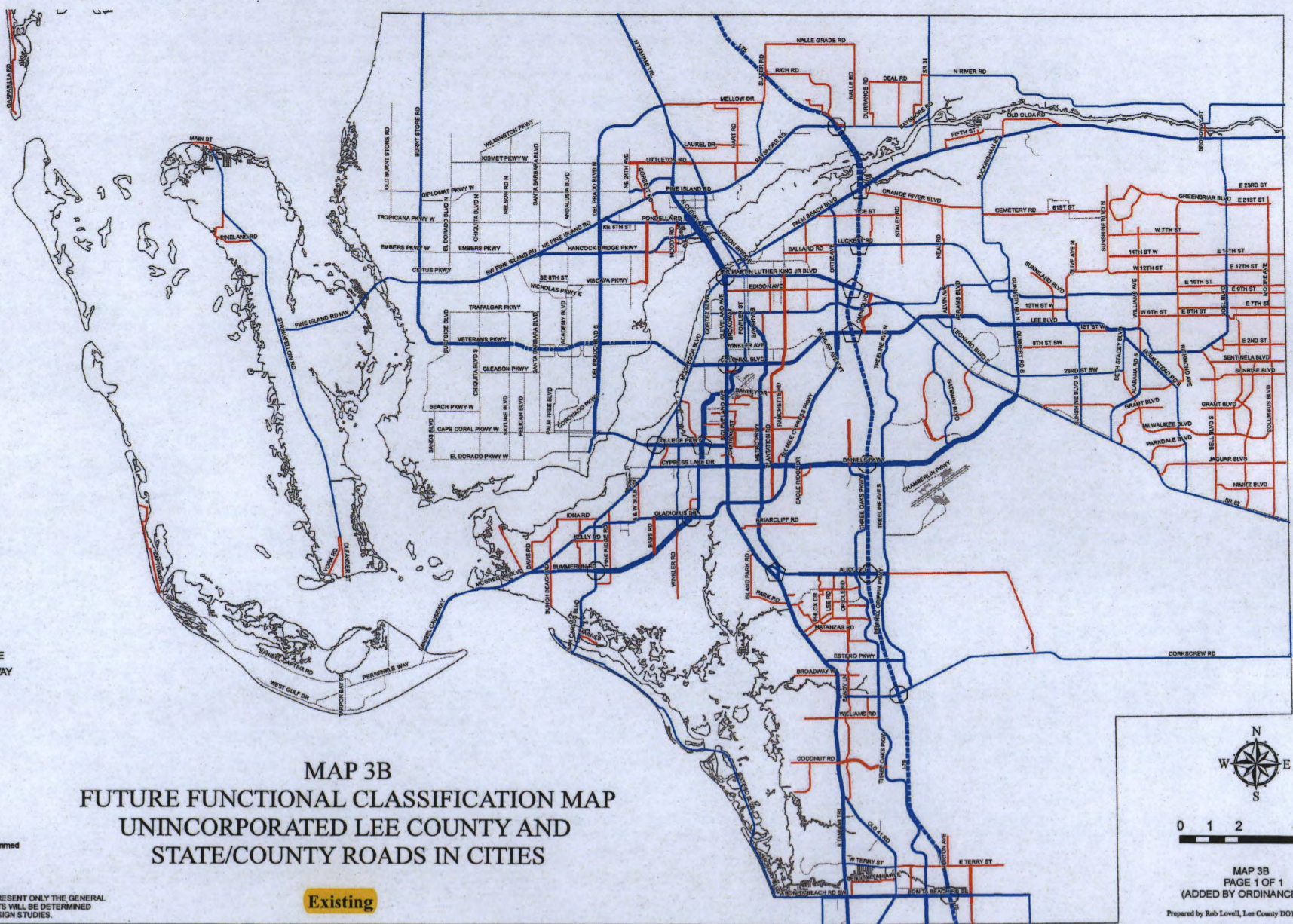
Map Generated: May 2021

## Lee Plan Map 3A

Proposed







- INTERSTATE
- EXPRESSWAY
- ONE-WAY
- 2 LANES
- 3 LANES
- 4 LANES
- 6 LANES
- 8 LANES
- 10 LANES
- ARTERIALS
- COLLECTORS
- INTERCHANGES STATUS
- Construction Programmed
- Existing

**MAP 3B**  
**FUTURE FUNCTIONAL CLASSIFICATION MAP**  
**UNINCORPORATED LEE COUNTY AND**  
**STATE/COUNTY ROADS IN CITIES**

Existing



MAP 3B  
 PAGE 1 OF 1  
 (ADDED BY ORDINANCE # 06)  
 Prepared by Rob Lovell, Lee County DOT, July 18, 2006





THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES. SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.







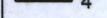

# FUTURE FUNCTIONAL CLASSIFICATION

**Proposed**

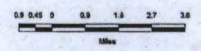
## Functional Classification

-  Interstate
-  Arterial
-  Collector
-  Local

## Number of Lanes

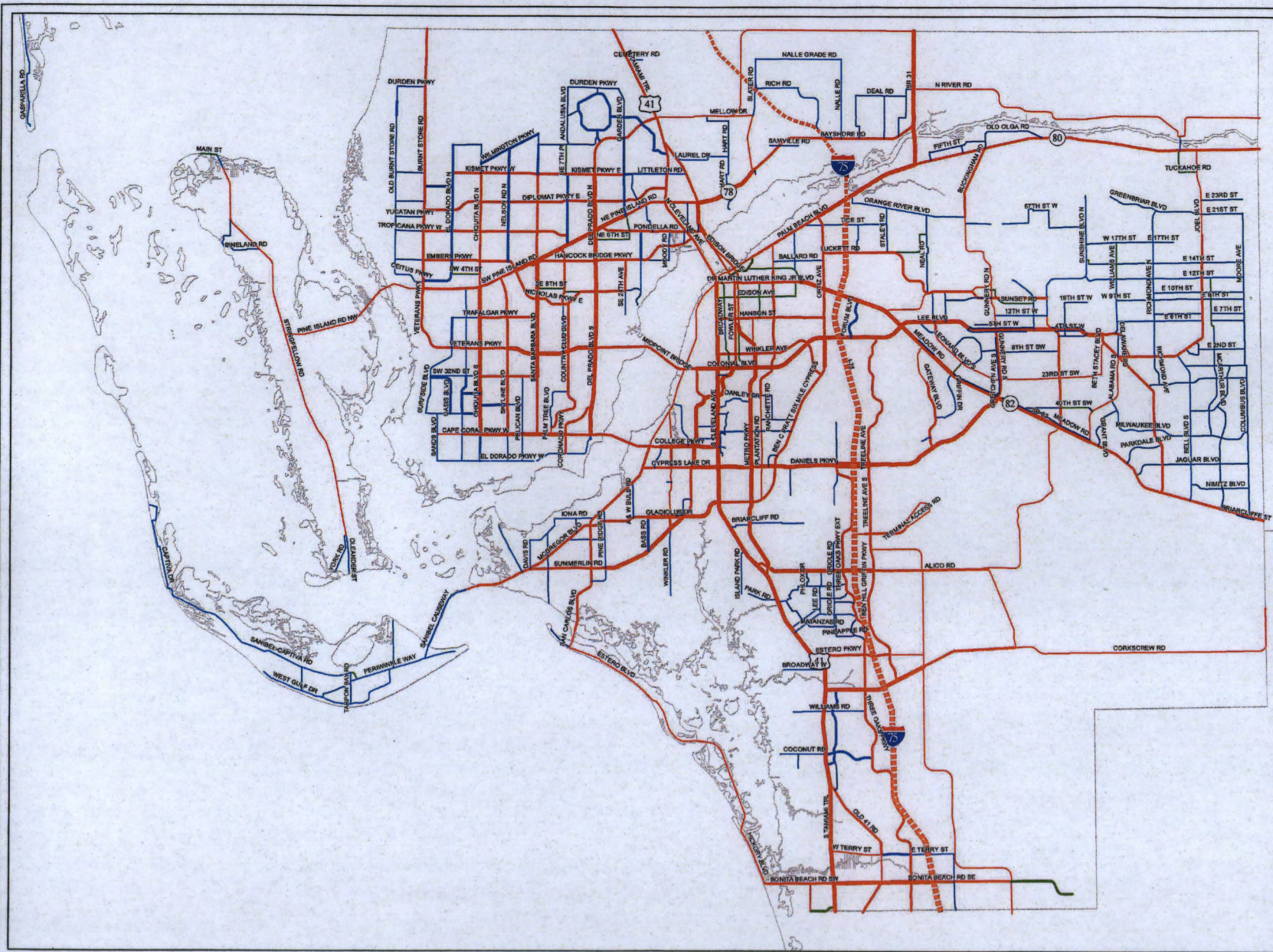
-  10
-  8
-  6
-  4
-  3
-  2

THE LINES ON THIS PLAN REPRESENT ONLY THE GENERAL ROUTES; SPECIFIC ALIGNMENTS WILL BE DETERMINED THROUGH CORRIDOR AND DESIGN STUDIES.

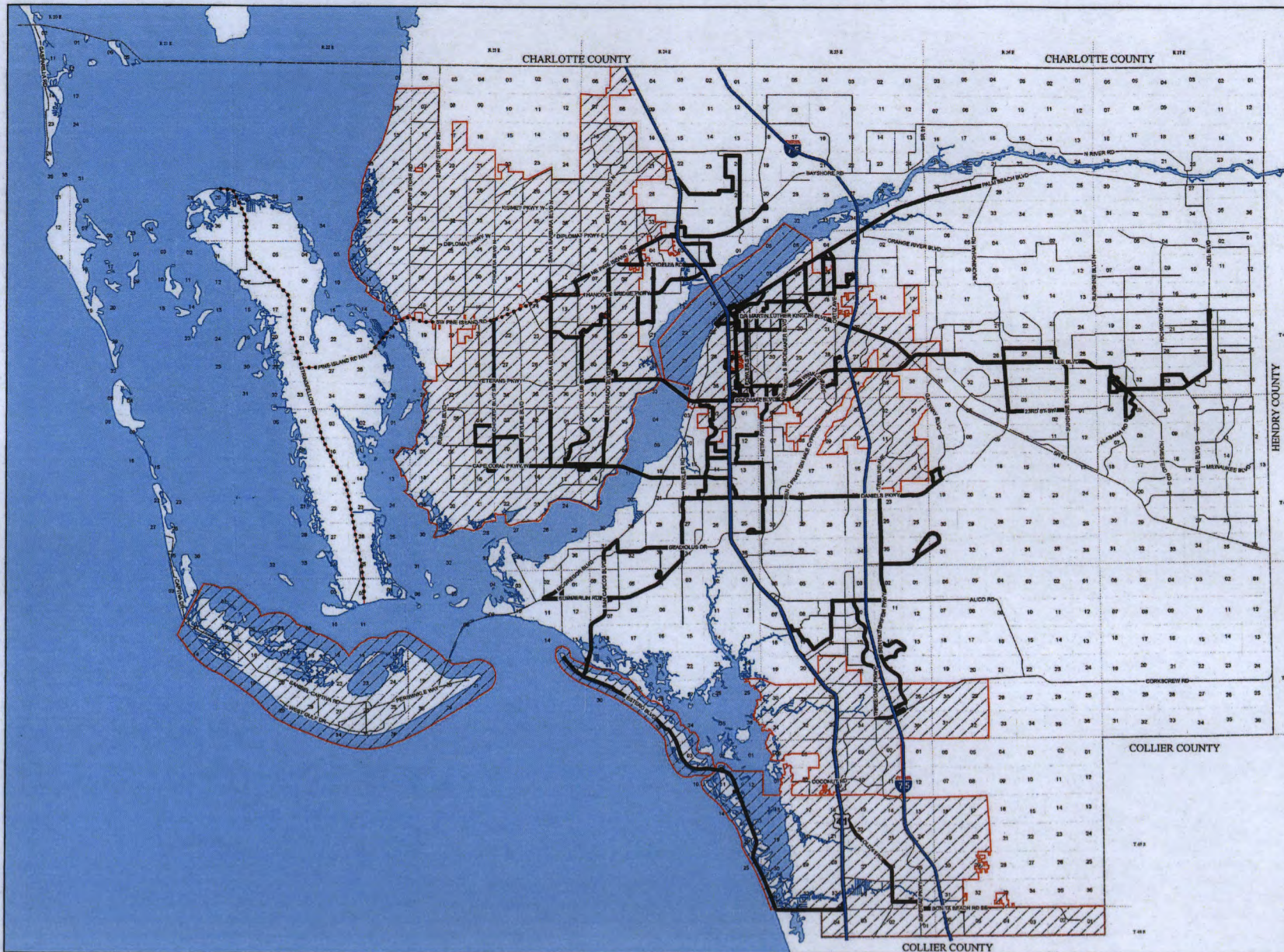


Map Generated: April 2021  
Ordinance No. 07-11, 10-03

**Lee Plan Map 3B**







# 2030 FINANCIALLY FEASIBLE TRANSIT NETWORK

Existing

- Regular Route
- - - Thursday Operation
- ▨ City Limits



Ordinance No. 98-09, 02-02, 10-09



Map Generated: April 2021  
City limits current to date of map generation

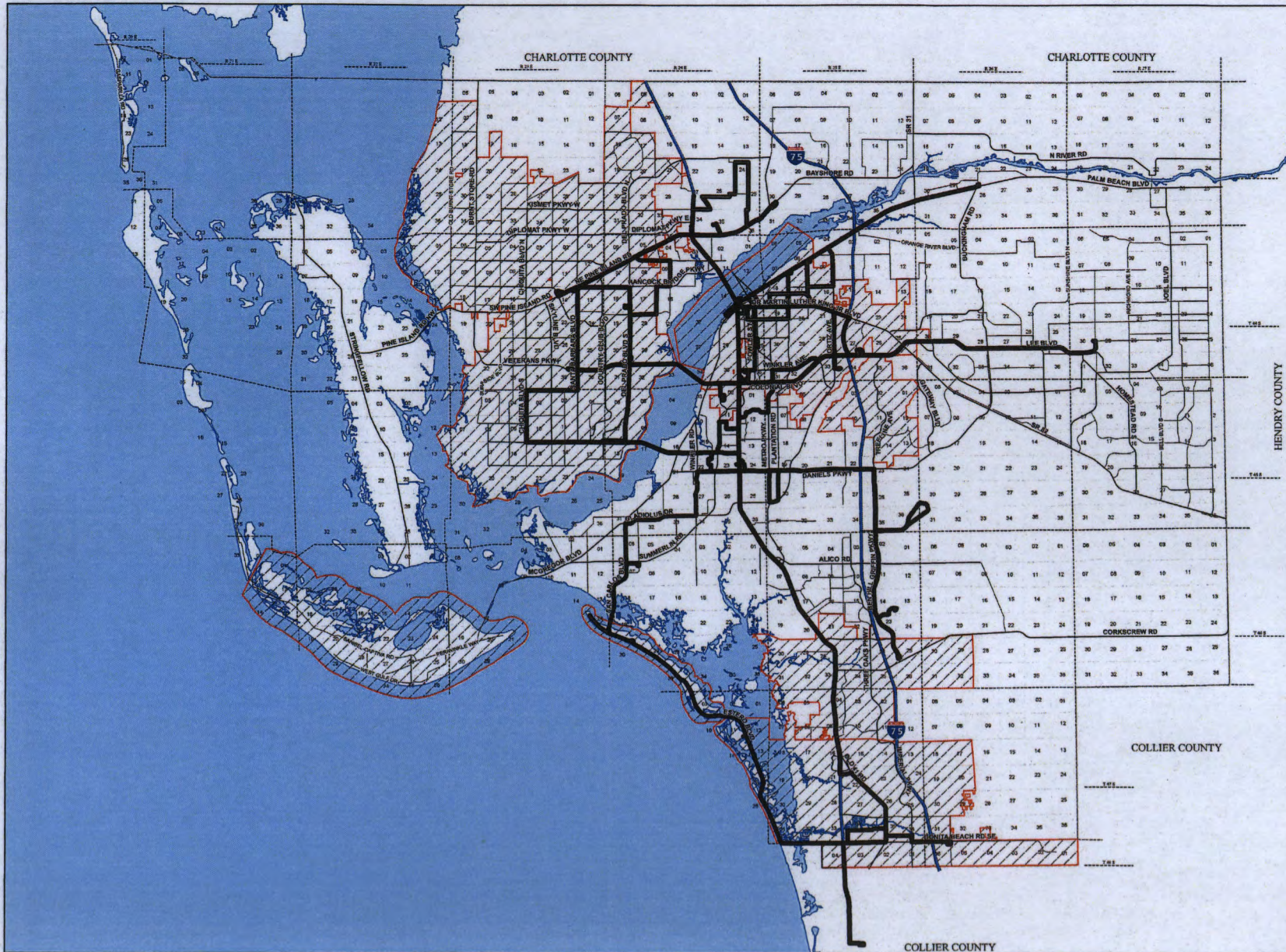
Lee Plan Map 3C



# 2045 FINANCIALLY FEASIBLE TRANSIT NETWORK

**Proposed**

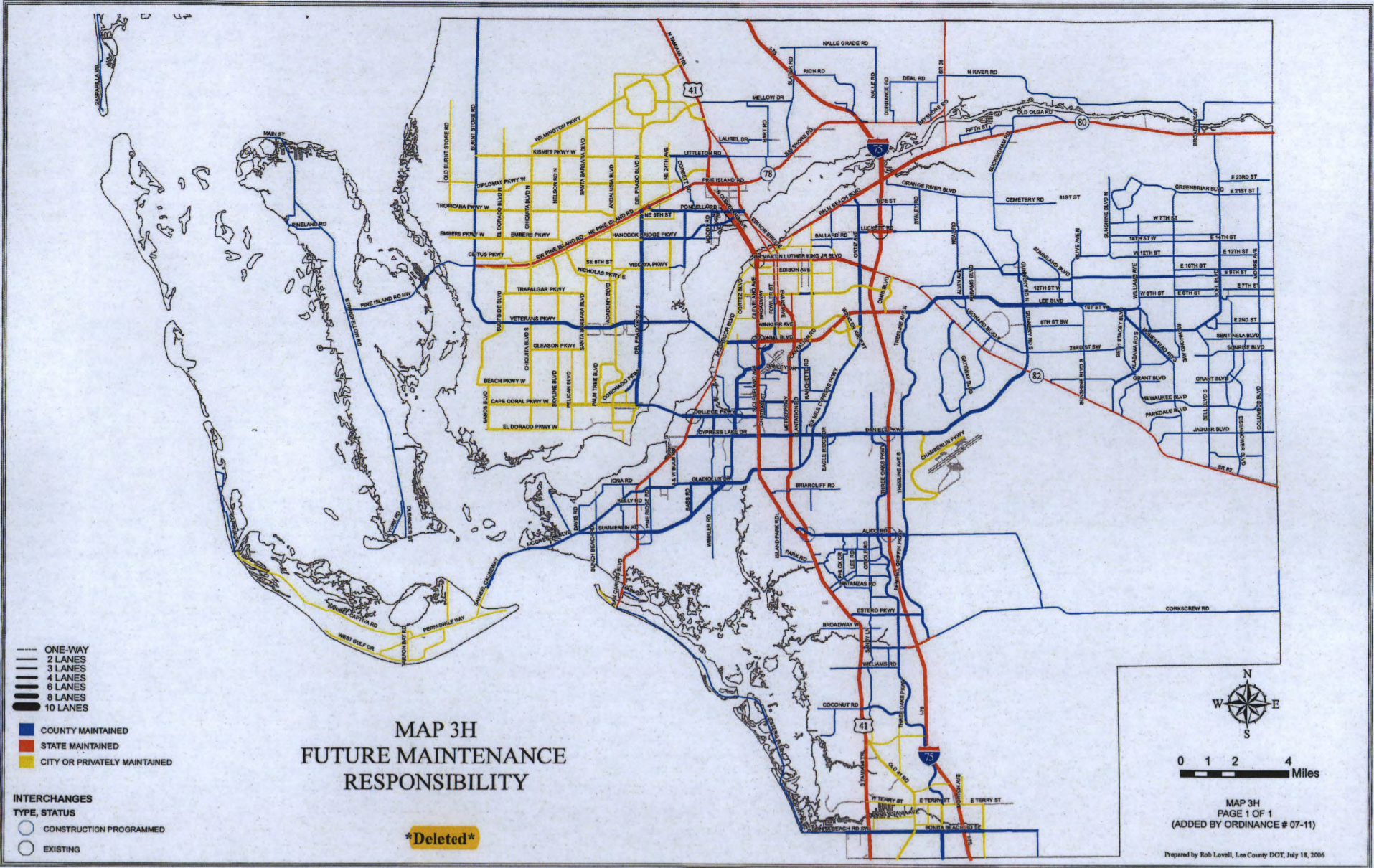
-  Transit Routes
-  City Limits



Map Generated: April 2021  
City limits current to date of map generation  
Ordinance No. 98-09, 02-02, 10-09

**Lee Plan Map 3C**

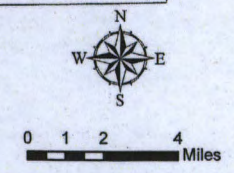




- ONE-WAY
  - 2 LANES
  - 3 LANES
  - 4 LANES
  - 6 LANES
  - 8 LANES
  - 10 LANES
  - COUNTY MAINTAINED
  - STATE MAINTAINED
  - CITY OR PRIVATELY MAINTAINED
- INTERCHANGES**
- TYPE, STATUS**
- CONSTRUCTION PROGRAMMED
  - EXISTING

**MAP 3H**  
**FUTURE MAINTENANCE**  
**RESPONSIBILITY**

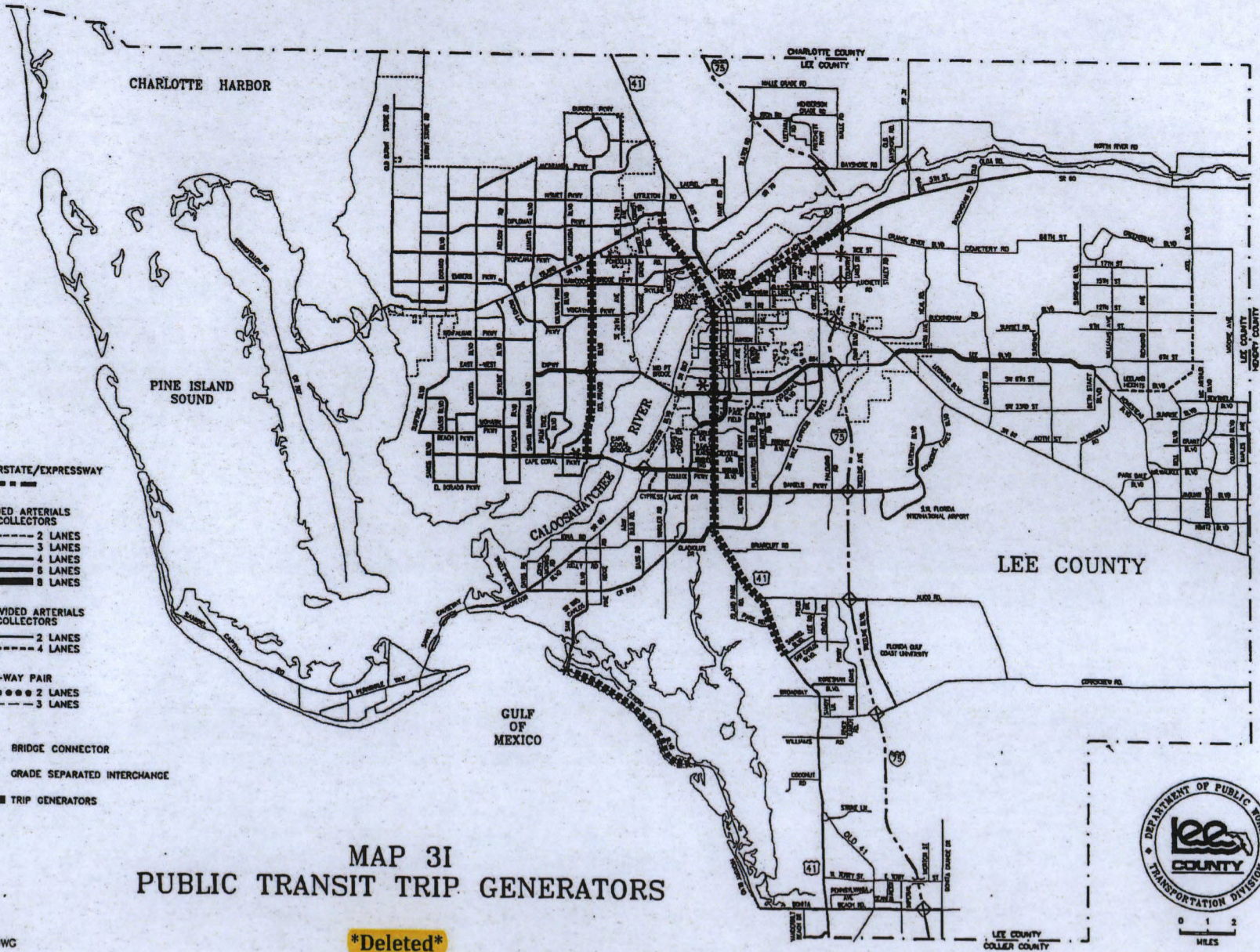
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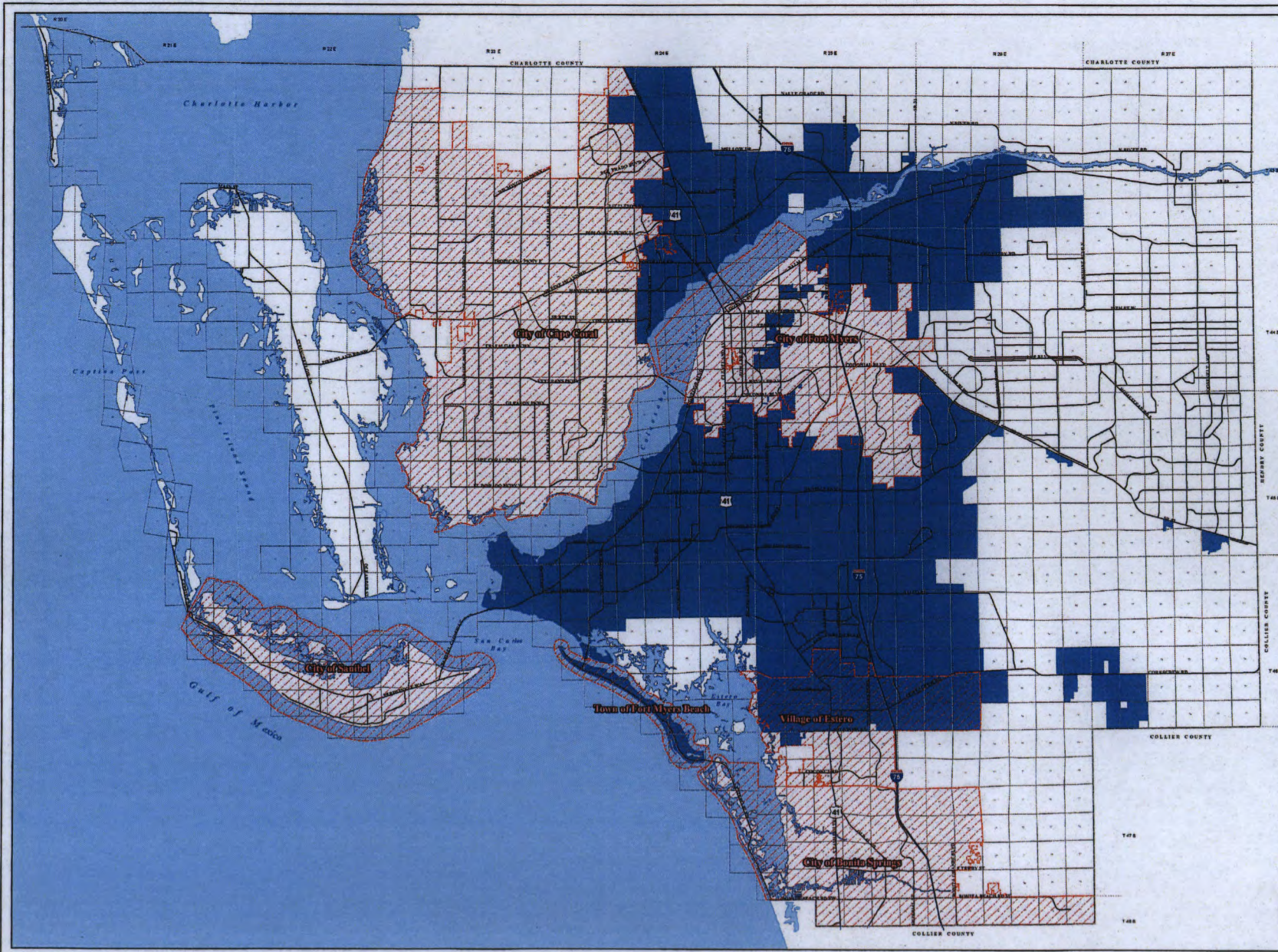
MAP 3H  
 PAGE 1 OF 1  
 (ADDED BY ORDINANCE # 07-11)

Prepared by Rob Lovell, Lee County DOT, July 18, 2006









# LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

**Existing**

Future Water Service Areas Map  
 City Limits



Map Generated: April 2021  
 City limits current to date of map generation  
 Ordinance No. 89-02, 00-22, 03-19, 10-06, 10-40, 10-43,  
 12-24, 13-16, 14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25

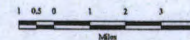
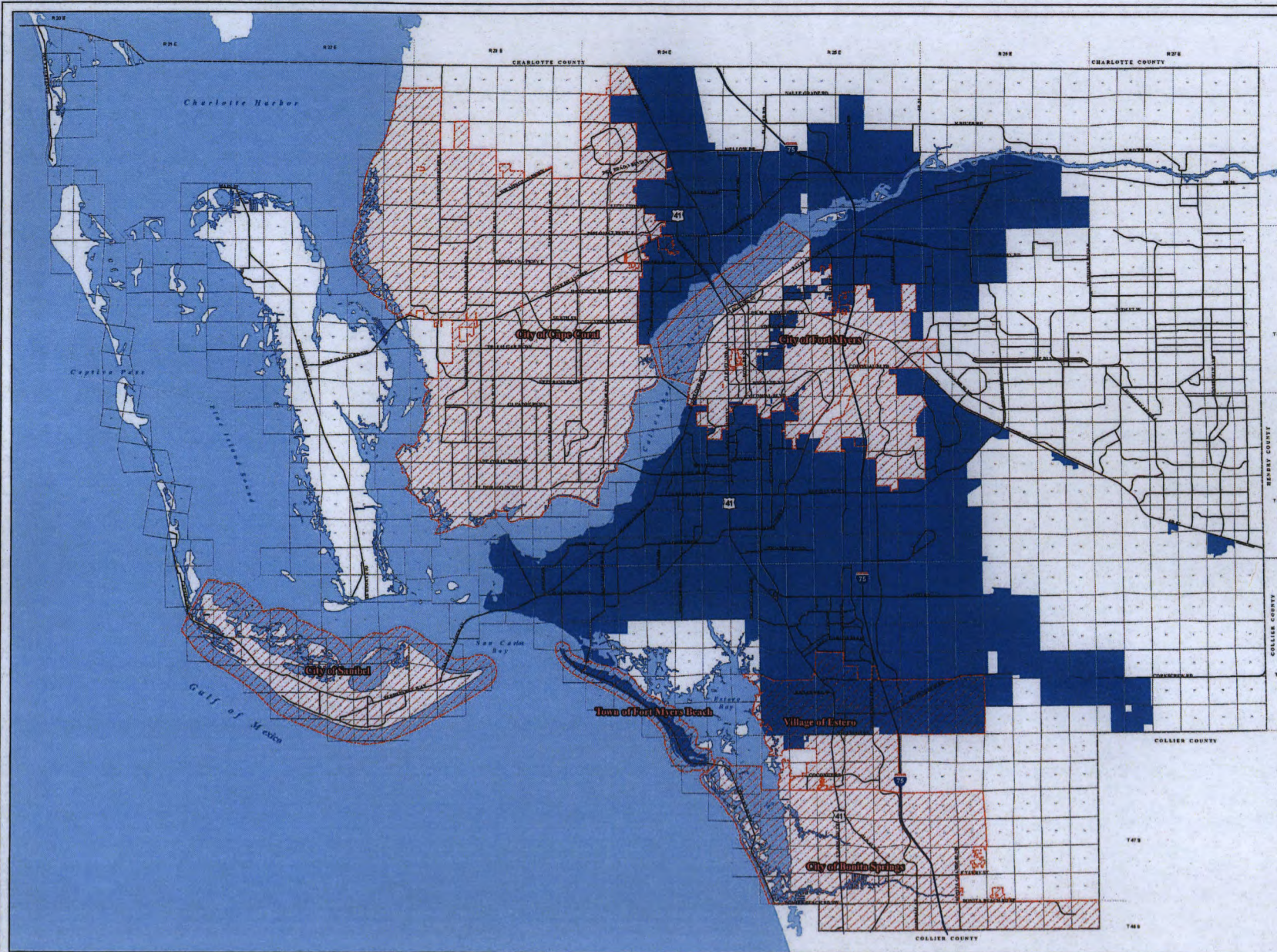
**Lee Plan Map 6**



# LEE COUNTY UTILITIES FUTURE WATER SERVICE AREAS

**Proposed**

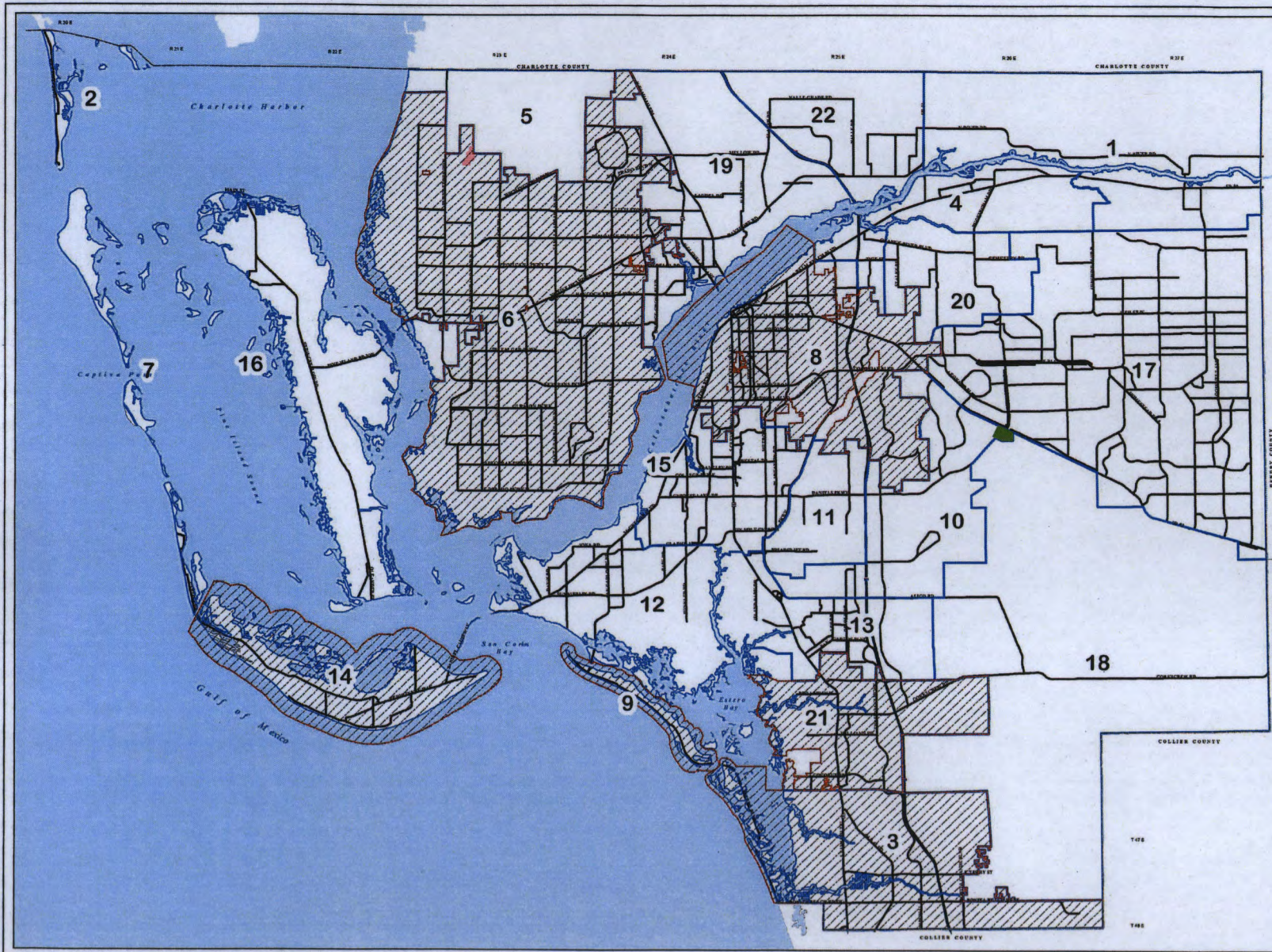
Future Water Service Areas Map  
 City Limits



Map Generated: April 2021  
 City limits current to date of map generation  
 Ordinance No. 89-02, 00-22, 03-19, 10-06, 10-40, 10-43,  
 12-24, 13-16, 14-21, 15-13, 15-14, 17-06, 17-23, 19-10, 19-25

**Lee Plan Map 6**





# LEE COUNTY PLANNING DISTRICTS

## Changes

- Vacant, Annexed by Cape Coral
- Vacant, separated from Lehigh Acres, anticipated development patterns like Planning Community 10
- Proposed Planning Community Boundary
- City Limits

## For Information Only

The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.7.5 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2045



Map Generated: May 2021  
City Limits current to date of map generation

Ordinance No. 98-09, 02-02, 07-09, 07-13, 10-15, 10-16, 10-40, 11-14, 17-23

Lee Plan Map 16



# LEE COUNTY PLANNING COMMUNITIES

- Existing**
- 1. Northeast Lee County
  - 2. Boca Grande
  - 3. Bonita Springs
  - 4. Fort Myers Shores
  - 5. Burnt Store
  - 6. Cape Coral
  - 7. Captiva
  - 8. Fort Myers
  - 9. Fort Myers Beach
  - 10. Gateway/Airport
  - 11. Daniels Parkway
  - 12. Iona/McGregor
  - 13. San Carlos
  - 14. Sanibel
  - 15. South Fort Myers
  - 16. Pine Island
  - 17. Lehigh Acres
  - 18. Southeast Lee County
  - 19. North Fort Myers
  - 20. Buckingham
  - 21. Estero
  - 22. Bayshore
-  City Limits

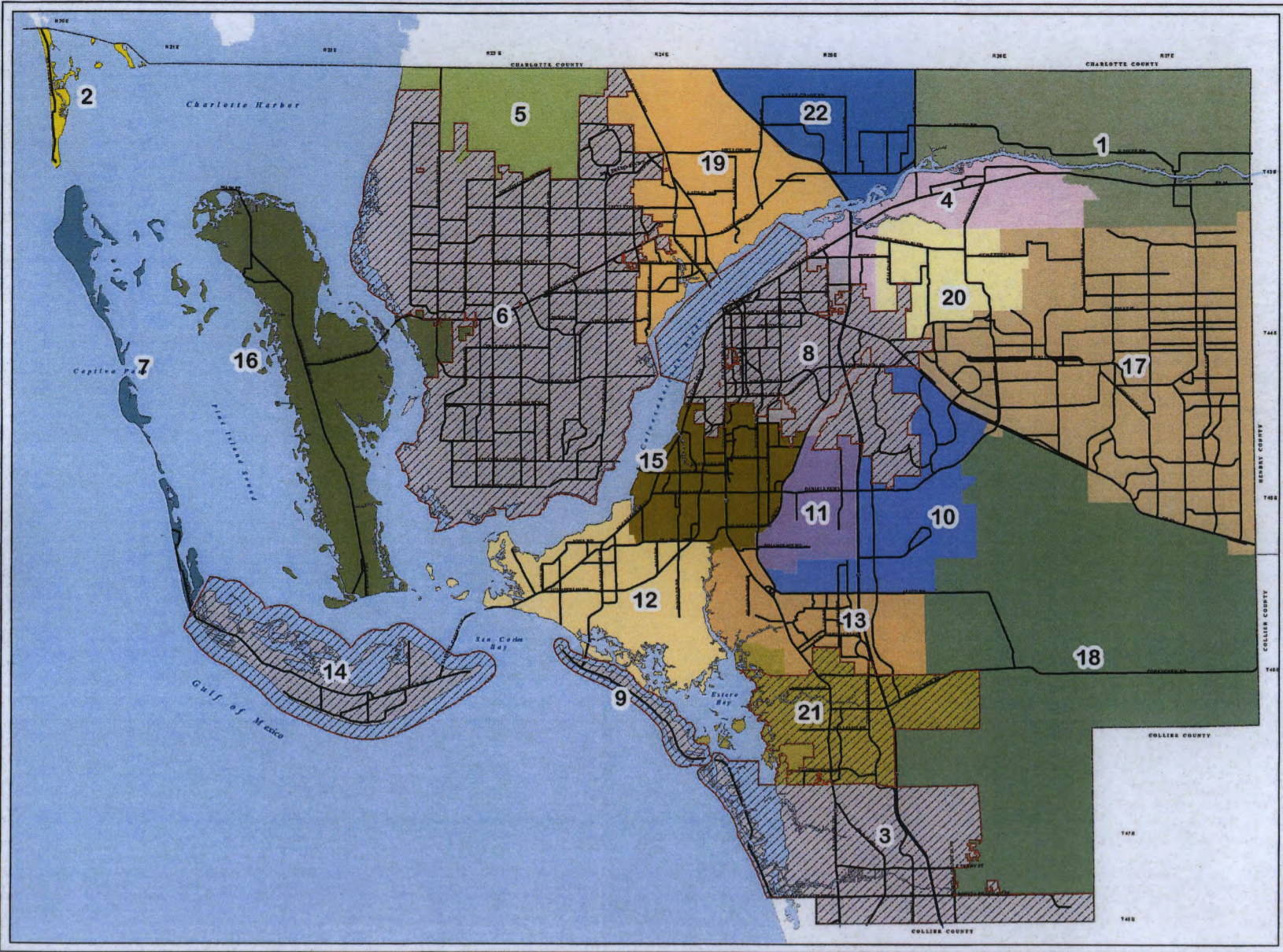
The Planning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.1.1 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2030.



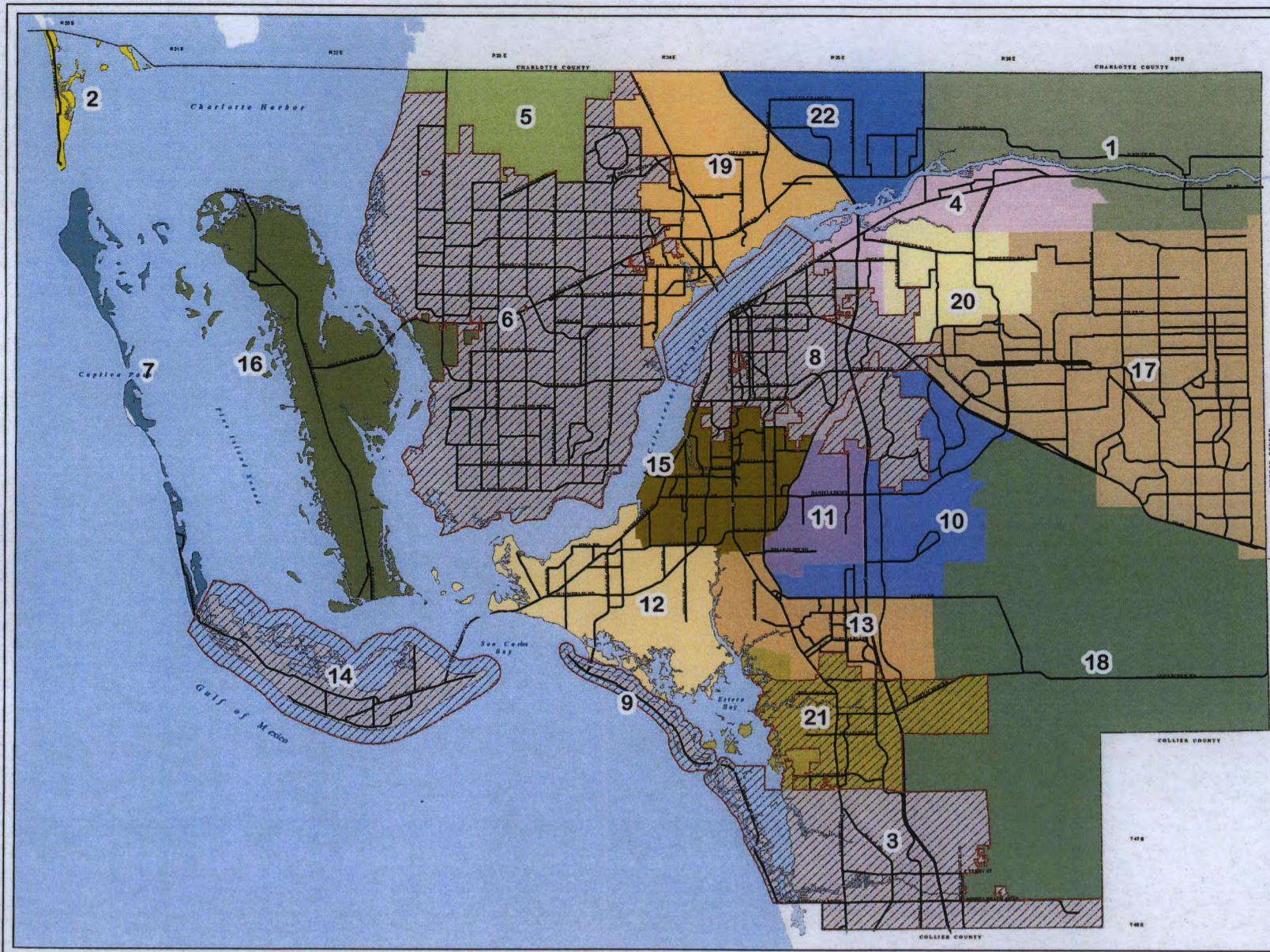
Map Generated: April 2021  
City Limits current to date of map generation

Ordinance No. 98-09, 02-02, 07-09, 07-13, 10-15, 10-16, 10-40, 11-14, 17-23

**Lee Plan Map 16**







# LEE COUNTY PLANNING DISTRICTS

**Proposed**

- District 1 - Northeast Lee County
- District 2 - Boca Grande
- District 3 - Bonita Springs
- District 4 - Fort Myers Shores
- District 5 - Burnt Store
- District 6 - Cape Coral
- District 7 - Captiva
- District 8 - Fort Myers
- District 9 - Fort Myers Beach
- District 10 - Gateway / Airport
- District 11 - Daniels Parkway
- District 12 - Iona / McGregor
- District 13 - San Carlos
- District 14 - Sanibel
- District 15 - South Fort Myers
- District 16 - Pine Island
- District 17 - Lehigh Acres
- District 18 - Southeast Lee County
- District 19 - North Fort Myers
- District 20 - Buckingham
- District 21 - Estero
- District 22 - Bayshore
- City Limits

The Manning Communities Map and Acreage Allocation Table (see Table 1(b) and Policies 1.7.5 and 2.2.2) depict the proposed distribution, extent, and location of generalized land uses for the year 2045



Map Generated: May 2021  
 City Limits current to date of map generation  
 Ordinance No. 98-09, 02-02, 07-09, 07-13, 10-15, 10-16, 10-40, 11-14, 17-23

**Lee Plan Map 16**



# EXHIBIT C

**TABLE 1(b) Year 2030 Allocation  
Existing**

Future Land Use Category		Lee County Totals	Northeast Lee County	Boca Grande	Bonita Springs	Fort Myers Shores	Burnt Store	Cape Coral	Captiva	Fort Myers	Fort Myers Beach	Gateway/ Airport	Daniels Parkway	
<b>Residential By Future Land Use Category</b>	Intensive Development	1,361				5		27		250				
	Central Urban	14,766				225				230				
	Urban Community	16,396	520	485		637						250		
	Suburban	16,623				1,810				85				
	Outlying Suburban	4,301	30			498	20	2	500				1,438	
	Sub-Outlying Suburban	1,687				279						227		
	Commercial													
	Industrial	79								39		20		
	Public Facilities	1							1					
	University Community	850												
	Destination Resort Mixed Use Water Dependent	8												
	Burnt Store Marina Village	4						4						
	Industrial Interchange													
	General Interchange	169										29	58	
	General Commercial Interchange													
	Industrial Commercial Interchange													
	University Village Interchange													
	Mixed Use Interchange													
	New Community	2,100	1,200										900	
	Airport													
	Tradeport	9											9	
	Rural	8,313	1,948			1,400	636							1,500
	Rural Community Preserve	3,100												
	Coastal Rural	1,300												
	Outer Island	202	5			1			150					
	Open Lands	2,805	250				590							120
	Density Reduction/ Groundwater Resource	6,905	711										94	
	Conservation Lands Upland													
Wetlands														
Conservation Lands Wetland														
<b>Unincorporated County Total Residential</b>	<b>80,979</b>	<b>4,664</b>	<b>485</b>		<b>4,855</b>	<b>1,250</b>	<b>29</b>	<b>651</b>	<b>604</b>		<b>1,529</b>	<b>3,116</b>		
<b>Commercial</b>	<b>12,793</b>	<b>177</b>	<b>52</b>		<b>400</b>	<b>50</b>	<b>17</b>	<b>125</b>	<b>150</b>		<b>1,100</b>	<b>440</b>		
<b>Industrial</b>	<b>6,620</b>	<b>26</b>	<b>3</b>		<b>400</b>	<b>5</b>	<b>26</b>		<b>300</b>		<b>3,100</b>	<b>10</b>		
<b>Non Regulatory Allocations</b>														
<b>Public</b>	<b>82,570</b>	<b>7,100</b>	<b>421</b>		<b>2,005</b>	<b>7,000</b>	<b>20</b>	<b>1,961</b>	<b>350</b>		<b>7,752</b>	<b>2,477</b>		
<b>Active AG</b>	<b>24,208</b>	<b>5,100</b>			<b>550</b>	<b>150</b>							<b>20</b>	
<b>Passive AG</b>	<b>43,591</b>	<b>12,229</b>			<b>2,305</b>	<b>109</b>					<b>1,241</b>	<b>20</b>		
<b>Conservation</b>	<b>81,933</b>	<b>2,214</b>	<b>611</b>		<b>1,142</b>	<b>3,236</b>	<b>133</b>	<b>1,603</b>	<b>748</b>		<b>2,947</b>	<b>1,733</b>		
<b>Vacant</b>	<b>24,481</b>	<b>1,953</b>			<b>61</b>	<b>931</b>	<b>34</b>		<b>45</b>		<b>282</b>	<b>151</b>		
<b>Total</b>	<b>357,175</b>	<b>33,463</b>	<b>1,572</b>		<b>11,718</b>	<b>12,731</b>	<b>259</b>	<b>4,340</b>	<b>2,197</b>		<b>17,951</b>	<b>7,967</b>		
<b>Population Distribution (unincorporated Lee County)</b>	<b>495,000</b>	<b>9,266</b>	<b>1,531</b>		<b>34,178</b>	<b>3,270</b>	<b>225</b>	<b>530</b>	<b>5,744</b>		<b>19,358</b>	<b>16,375</b>		

**TABLE 1(b) Year 2030 Allocation  
Existing**

Future Land Use Category	Iona/ McGregor	San Carlos	Sandbel	South Fort Myers	Pine Island	Lehigh Acres	Southeast Lee County	North Fort Myers	Buckingham	Estero	Bayshore
Intensive Development				660	3	42		365		9	
Central Urban	375	17		3,140		8,179		2,600			
Urban Community	850	1,000		860	500	10,734			110	450	
Suburban	2,488	1,975		1,200	675			6,690		1,700	
Outlying Suburban	377				600			382		454	
Sub-Outlying Suburban		25						140	66		950
Commercial											
Industrial	5	5		10							
Public Facilities											
University Community		850									
Destination Resort Mixed Use Water Dependent	8										
Burnt Store Marina Village											
Industrial Interchange											
General Interchange							15	31		6	30
General Commercial Interchange											
Industrial Commercial Interchange											
University Village Interchange											
Mixed Use Interchange											
New Community											
Airport											
Tradeport											
Rural		90			190	14		500	50	635	1,350
Rural Community Preserve									3,100		
Coastal Rural					1,300						
Outer Island	1				45						
Open Lands								45			1,800
Density Reduction/ Groundwater Resource							4,000				2,100
Conservation Lands Upland											
Wetlands											
Conservation Lands Wetland											
<b>Unincorporated County Total Residential</b>	<b>4,104</b>	<b>3,962</b>		<b>5,870</b>	<b>3,313</b>	<b>18,969</b>	<b>4,015</b>	<b>10,753</b>	<b>3,326</b>	<b>3,254</b>	<b>6,230</b>
Commercial	1,100	1,944		2,100	226	1,300	68	1,687	18	1,700	139
Industrial	320	450		900	64	300	65	554	5	87	5
<b>Non Regulatory Allocations</b>											
Public	3,550	3,059		3,500	2,100	15,289	12,000	4,000	1,486	7,000	1,500
Active AG					2,400		14,352	200	411	125	900
Passive AG					815		17,521	1,532	3,619	200	4,000
Conservation	9,306	2,969		188	14,767	1,541	31,210	1,317	336	5,068	864
Vacant	975	594		309	3,781	10,505	470	2,060	1,000	800	530
<b>Total</b>	<b>19,355</b>	<b>12,978</b>		<b>12,867</b>	<b>27,466</b>	<b>47,904</b>	<b>79,701</b>	<b>22,103</b>	<b>10,201</b>	<b>18,234</b>	<b>14,168</b>
Population Distribution (unincorporated Lee County)	34,538	36,963		58,363	13,265	148,669	1,270	71,001	6,117	25,577	8,760

**Table 1(b) Year 2045 Allocations  
PROPOSED**

Future Land Use Category	Unincorporated County	Planning District									
		District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
<b>Residential By Future Land Use Category</b>											
Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
Outlying Suburban	3,648	25	-	-	490	13	3	429	-	-	-
Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
Commercial	-	-	-	-	-	-	-	-	-	-	-
Industrial	15	-	-	-	-	-	-	-	-	-	6
Public Facilities	-	-	-	-	-	-	-	-	-	-	-
University Community	503	-	-	-	-	-	-	-	-	-	-
Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
General Interchange	114	-	-	-	-	-	-	-	-	-	15
General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
Airport	-	-	-	-	-	-	-	-	-	-	-
Tradeport	3	-	-	-	-	-	-	-	-	-	3
Rural	7,764	2,431	-	-	800	730	-	-	-	-	-
Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
Outer Island	233	2	4	-	1	-	-	169	-	-	-
Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
Wetlands	-	-	-	-	-	-	-	-	-	-	-
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
<b>Unincorporated County Total Residential</b>	<b>83,113</b>	<b>4,669</b>	<b>457</b>	<b>-</b>	<b>4,270</b>	<b>1,002</b>	<b>24</b>	<b>598</b>	<b>548</b>	<b>-</b>	<b>1,415</b>
<b>Commercial</b>	<b>8,916</b>	<b>300</b>	<b>53</b>	<b>-</b>	<b>450</b>	<b>27</b>	<b>9</b>	<b>125</b>	<b>150</b>	<b>-</b>	<b>1,216</b>
<b>Industrial</b>	<b>4,787</b>	<b>30</b>	<b>3</b>	<b>-</b>	<b>300</b>	<b>10</b>	<b>15</b>	<b>70</b>	<b>315</b>	<b>-</b>	<b>2,134</b>
<b>Non Regulatory Allocations</b>											
Public	120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG	21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG	13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation	87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant	26,118	1,145	28	-	733	766	8	105	17	-	88
<b>Total</b>	<b>366,520</b>	<b>33,793</b>	<b>1,460</b>	<b>-</b>	<b>12,634</b>	<b>12,505</b>	<b>129</b>	<b>4,831</b>	<b>2,538</b>	<b>-</b>	<b>17,205</b>
<b>Population Distribution (unincorporated Lee County)</b>	<b>584,331</b>	<b>8,235</b>	<b>1,470</b>	<b>-</b>	<b>35,253</b>	<b>2,179</b>	<b>152</b>	<b>725</b>	<b>5,273</b>	<b>-</b>	<b>22,281</b>



**Table 1(b) Year 2045 Allocations  
PROPOSED**

Future Land Use Category	Planning District											
	District 11 Daniels Parkway	District 12 Iona / McGregor	District 13 San Carlos	District 14 Sanibel	District 15 South Fort Myers	District 16 Pine Island	District 17 Lehigh Acres	District 18 Southeast Lee County	District 19 North Fort Myers	District 20 Buckingham	District 21 Estero	District 22 Bashore
<b>Residential By Future Land Use Category</b>												
Intensive Development	-	-	-	-	801	1	30	-	376	-	-	-
Central Urban	-	656	20	-	3,113	-	7,362	-	2,225	-	-	-
Urban Community	-	978	1,318	-	863	540	17,034	-	-	115	-	-
Suburban	-	2,566	2,069	-	1,202	659	-	-	6,387	-	-	-
Outlying Suburban	1,253	438	-	-	-	502	-	-	406	-	90	-
Sub-Outlying Suburban	-	-	13	-	-	-	-	-	145	66	-	950
Commercial	-	-	-	-	-	-	-	-	-	-	-	-
Industrial	-	3	3	-	3	-	-	-	-	-	-	-
Public Facilities	-	-	-	-	-	-	-	-	-	-	-	-
University Community	-	-	503	-	-	-	-	-	-	-	-	-
Destination Resort Mixed Use Water Dependent	-	8	-	-	-	-	-	-	-	-	-	-
Burnt Store Marina Village	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
General Interchange	58	-	-	-	-	-	-	8	14	-	-	20
General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-	-
University Village Interchange	-	-	-	-	-	-	-	-	-	-	-	-
New Community	-	-	-	-	-	-	-	-	-	-	-	-
Airport	-	-	-	-	-	-	-	-	-	-	-	-
Tradeport	-	-	-	-	-	-	-	-	-	-	-	-
Rural	1,573	-	99	-	-	227	14	-	454	50	-	1,387
Rural Community Preserve	-	-	-	-	-	-	-	-	-	3,517	-	-
Coastal Rural	-	-	-	-	-	1,338	-	-	-	-	-	-
Outer Island	-	2	-	-	-	55	-	-	-	-	-	-
Open Lands	80	-	-	-	-	-	-	-	30	-	-	1,667
Density Reduction/ Groundwater Resource	-	-	-	-	-	-	-	4,742	-	-	-	2,101
Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-	-
Wetlands	-	-	-	-	-	-	-	-	-	-	-	-
Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-	-
<b>Unincorporated County Total Residential</b>	<b>2,964</b>	<b>4,650</b>	<b>4,024</b>	<b>-</b>	<b>5,982</b>	<b>3,322</b>	<b>24,440</b>	<b>4,750</b>	<b>10,035</b>	<b>3,748</b>	<b>90</b>	<b>6,125</b>
Commercial	326	774	938	-	2,012	288	900	118	1,121	19	18	72
Industrial	5	198	387	-	566	67	218	215	244	4	2	4
<b>Non Regulatory Allocations</b>												
Public	3,214	4,898	6,364	-	5,883	4,831	20,267	17,992	10,117	3,052	653	3,351
Active AG	5	13	5	-	-	2,780	35	12,000	90	630	4	550
Passive AG	10	-	5	-	-	70	50	2,500	250	2,000	-	2,100
Conservation	1,677	9,786	2,232	-	211	15,489	1,077	41,028	1,607	382	1,465	895
Vacant	20	55	158	-	4	2,200	14,804	2,400	1,183	850	130	1,425
<b>Total</b>	<b>8,221</b>	<b>20,374</b>	<b>14,114</b>	<b>-</b>	<b>14,658</b>	<b>29,047</b>	<b>61,791</b>	<b>81,003</b>	<b>24,649</b>	<b>10,684</b>	<b>2,362</b>	<b>14,523</b>
<b>Population Distribution (unincorporated Lee County)</b>	<b>14,322</b>	<b>44,132</b>	<b>54,615</b>	<b>-</b>	<b>76,582</b>	<b>13,431</b>	<b>162,245</b>	<b>17,369</b>	<b>110,722</b>	<b>5,951</b>	<b>741</b>	<b>8,653</b>



**FLORIDA DEPARTMENT *of* STATE**

**RON DESANTIS**  
Governor

**LAUREL M. LEE**  
Secretary of State

August 19, 2021

Honorable Linda Doggett  
Clerk of the Circuit Courts  
Lee County  
Post Office Box 2469  
Fort Myers, Florida 33902-2469

Attn: Theresa King

Dear Ms. Doggett:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 21-09, which was filed in this office on August 19, 2021.

Sincerely,

Anya Grosenbaugh  
Program Administrator

AG/lb

**RECEIVED**

*By Theresa King at 4:10 pm, Aug 19, 2021*

**MEMORANDUM  
FROM THE  
OFFICE OF COUNTY ATTORNEY**

VIA HAND DELIVERY

DATE: August 18, 2021

To: Commissioner Ruane  
Chair, Board of County  
Commissioners

FROM:   
Michael D. Jacob  
Deputy County Attorney

RE: **Lee County Ordinance Amending the Lee County Comprehensive Plan  
Ord #21-09 – Lee Plan 2045 Update (CPA2021-00001)  
Adoption Hearing – August 18, 2021**

On August 18, 2021, the Board of County Commissioners adopted an ordinance amending the Lee County Comprehensive Plan. The original ordinance is attached to this memorandum for execution. Kindly execute the ordinance at your earliest convenience and then forward to Eileen Gabrick in the Minutes Department.

By copy of this memorandum to Eileen Gabrick, I request that a clerk attest to the Chair's signature on the attached ordinance and email a copy of the fully executed ordinance with all exhibits to my attention.

Insofar as State Statute mandates that the ordinance reach Tallahassee within ten (10) days of the adoption, please expedite the above request so that the ordinance arrives in Tallahassee no later than August 27, 2021.

**Joyce**, attached please find the Data Retrieval Form. Kindly include the amendments in the Lee County Ordinance History.

Thank you for your assistance.

MDJ:tlb

Attachment:

Ord #21-09 – Lee Plan 2045 Update (CPA2021-00001)

cc via email only:

Joyce Conatser, Senior Fiscal Officer  
Samantha Westen, Executive Assistant  
Rose Bahena, Administrative Specialist, Senior  
Eileen Gabrick, Manager, Minutes Department  
Mikki Rozdolski, Section Manager, Planning  
Brandon Dunn, Principal Planner, Planning  
Janet Miller, Administrative Specialist/DCD  
Debbie Carpenter, Administrative Specialist/DCD  
Andrea Eggen, Legal Administrative Specialist (for ordinance history)

MINUTES OF THE  
2021 AUG 19 AM 10:23