

Project Goals

- Protect and restore the County’s water resources and protected species habitat
- Minimize vehicular trip lengths by allowing more uses close to residential development
- Create a long-term vision for the Alico Extension corridor
- Re-examine the EEPSCO tiers in response to existing development, per the Dover-Kohl Study
- Maintain strict development standards to facilitate long-term resource conservation.

PROJECT SUMMARY



The BoCC has directed staff to update the Lee Plan, as it relates to the **Southeast Lee Community Plan Area**, in response to 11 privately initiated Lee Plan Amendments.



Summary of Proposed Changes

1. Description changes for the Commercial, Tradeport, and DR/GR future land use categories to broaden their application, clarify existing language, and reduce the reliance on planned developments outside of Southeast Lee.
2. Update Policy 2.3.2, relating to FLUM amendments in DR/GR, to specifically address DR/GR FLUM amendments in the SE Lee Community Plan Area.
3. Clarify the requirements for community plan area expansion and contraction.
4. Update the language for Goal 33, Southeast Lee, to generally allow all use types without increasing density, and simplify the existing overlays.
5. Update the EEPSCO requirements and tiers to better represent existing development and potential future development opportunities.
6. Add a new objective for non-residential uses to establish a clear pathway with development requirements aimed at preserving open space and water resources.
7. Update Lee Plan Maps 1-A, 1-D, 2-A, 2-D, 4-A, and 4-B relating to the text amendments, Alico Extension, and some of the privately-initiated CPAs.

