



STAKEHOLDER ROUNDTABLE

Southeast Lee Community Plan Area

*Lee County Planning Section
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MEETING AGENDA

- Introduction and Overview
- Opening Discussion
- Staff Presentation on Proposed Changes
- Reflection Discussion
- Next Steps with Target Dates
- Conclusion

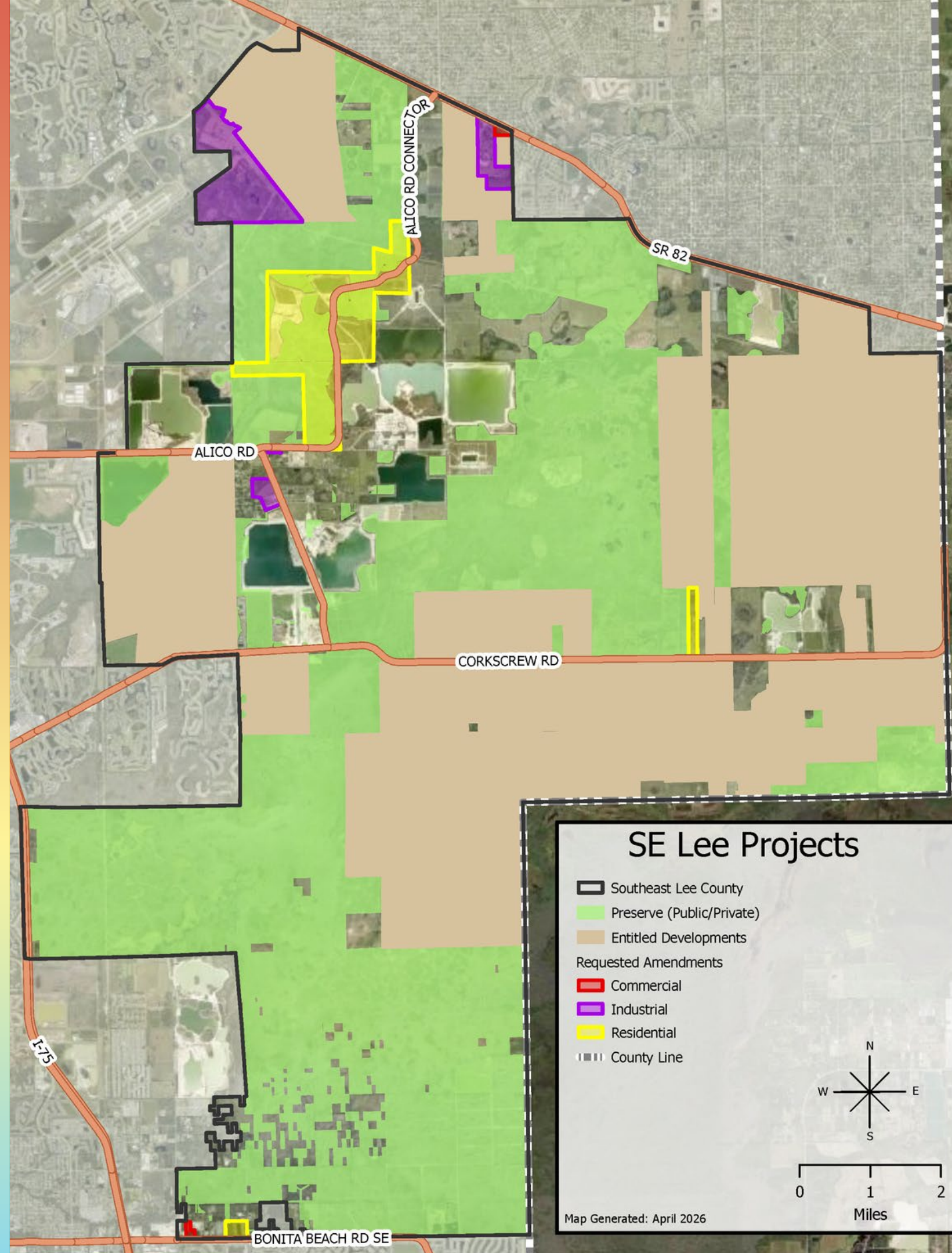
PROJECT BACKGROUND

- Between 2023 and 2026, the County's Planning Section received **11 text and map amendments** within the Southeast Lee Community Plan Area.
- Instead of looking at all these cases in a vacuum, the staff asked the Board of County Commissioners whether we could **consider the requests more holistically**.
- Been **approximately 10 years since Southeast Lee was updated**, and the Dover-Kohl Study wanted reevaluation every 10 years.
- The **Board of County Commissioners** gave direction to pursue County-Initiated Amendments on **April 21, 2026**.

CASE NUMBER	PROJECT NAME	TYPE	REQUEST	CONSULTING TEAM
CPA2023-00009	Dante Commercial	Map	Commercial FLUM Amendment	RVi Planning + Landscape Architecture
CPA2024-00001	Bonita Beach Commercial	Map	Outlying Suburban FLUM Amendment	RVi Planning + Landscape Architecture
CPA2024-00002	Bonita Beach Commercial	Text	Remove commercial cap and allow commercial uses	RVi Planning + Landscape Architecture
CPA2024-00011	Corkscrew 80 Residential	Map	Incorporate property into EEPKO for density incentives	RVi Planning + Landscape Architecture
CPA2024-00012	Corkscrew 80 Residential	Text	Change EEPKO requirements to allow map amendments	RVi Planning + Landscape Architecture
CPA2025-00006	Alico Tradeport Industrial	Text	Allow industrial uses in SE Lee	Ensite
CPA2025-00009	Daniels Tradeport Industrial	Map	Remove from SE Lee to allow industrial uses	Morris DePew & Associates
CPA2025-00010	Alico Tradeport Industrial	Map	Tradeport FLUM amendment	Ensite
CPA2025-00011	SR 82 Freeman Industrial	Map	Tradeport FLUM Amendment	RVi Planning + Landscape Architecture
CPA2025-00013	White Willow Residential	Map	Outlying Suburban FLUM amendment	Daniel Delisi
CPA2026-00001	Bluewater Ridge Residential	Text	Create mine reclamation overlay for residential development	RVi Planning + Landscape Architecture

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.



AMENDMENTS OVERVIEW

NON-RESIDENTIAL USES

Under current Goal 33, allowable land uses include conservation, agriculture, public facilities, low-density or clustered residential, natural resource extraction operations, and private recreation facilities. All uses must be compatible with the protection of Southeast Lee County's environment.



Litigation & Demand

Existing limitations for non-residential uses in the Lee Plan have been exceeded by the settlement agreements, preventing new non-residential uses despite an increase in residential uses.



Livability

Existing use limitations largely prevent everyday needs and amenities from being located near existing residential uses, resulting in additional vehicle miles traveled and increased tax burden.



Resource Conservation

Changes need to balance wildlife habitat conservation, natural resource protection, and inevitable growth.

CHANGES – NONRESIDENTIAL

OBJECTIVE 33.4: NON-RESIDENTIAL USES. Provide adequate commercial, industrial, and office uses to support the Southeast Lee County Community Plan Area by allowing non-residential uses within a Southeast Lee Community Plan Area overlay, as depicted in Map XXXX or as an independent development outside of an overlay. These non-residential uses are intended to provide employment opportunities and reduce the number and duration of vehicle trips while safeguarding natural resources. Commercial uses are limited to Neighborhood Commercial.

POLICY 33.4.X: Non-residential uses may be permitted through a planned development that demonstrates the following:

1. Connections to public water and sewer services. When available, non-residential development must also connect to public reuse infrastructure.
2. Minimizes pollutants associated with some non-residential uses. The following are examples of uses that are not appropriate within SE Lee when located within a wellfield protection zone: auto parts stores, data centers, lawn and garden supply stores, fuel pump stations, dry cleaners (on-site), or any other use that is not compatible with protecting Southeast Lee County's environment, as determined by Lee County Natural Resources.
3. Provides a minimum of 40% open space. A project may provide off-site mitigation by acquiring and transferring property acceptable to the county, specifically properties depicted on Map XXXXX, to Lee County Natural Resources for an open space credit of up to 25%. On-site Open space shall be designed around the following to the maximum extent possible:
 - Restoration and accommodation of existing and historic regional flow-ways;
 - Restoration and preservation of wetlands;
 - Restoration and preservation of indigenous upland habitats;
 - Providing or enhancing critical wildlife connections to adjacent conservation areas;
 - Providing an enhanced lake management plan that establishes surface and groundwater monitoring and maintenance plans, applies best management practices for fertilizers and pesticides, and provides erosion control and bank stabilization.
4. Develop a site-specific ecological and hydrological restoration plan which includes, at a minimum, the following: preliminary excavation and grading plans, analysis of hydrological improvements and water narrative, replanting plan, habitat restoration plan, success criteria, and a mechanism for long-term monitoring and maintenance.
5. Include a human-wildlife coexistence plan that, at a minimum, includes bear-proof trash and recycling containers, underground grease traps, enhanced outdoor lighting standards that do not illuminate conservation areas, and educational materials.
6. Commercial development within the 6-month, 1-year, 5-year, or 10-year travel zones of the Wellfield Protection Ordinance must provide a total of 1½ inches of treatment, ½ inch of which must be completed via dry pretreatment, at a minimum. The entire commercial portion of the project will be considered within the most restrictive wellfield protection zone as defined in the Wellfield Protection Ordinance. Groundwater quality monitoring well(s) must be provided and located between Lee County's nearest production well(s) and the commercial development when the property is within XXXX.
7. Properties along Corkscrew Rd must provide a 100-foot-wide buffer along the Corkscrew right-of-way.
8. Landscaping utilizes drip irrigation, uses drought-tolerant native plants, and limits the use of turfgrass within all common areas to no more than 30%.



Creates a **new Objective** in Goal 33 with specific requirements for **Non -Residential Development**.



Requires:

- Connection to **Public Utilities**
- **Pollutant minimization** through use limitations
- **Increased Open Space** prioritizing restoration and preservation
- **Restoration Plans** for wetlands and uplands
- **Wildlife Co -Existence Plans**
- **Minimized Irrigation** Needs

LAND USE DESCRIPTIONS

The amendments will update the descriptions for the Commercial, Tradeport, and Density Reduction/ Groundwater Resource Future Land Use Categories to facilitate their use in Southeast Lee.



No Density Increases

Southeast Lee should maintain low-density development standards because infrastructure is not yet in place, and there are numerous environmental concerns.



Employment Opportunities

The Tradeport FLUC prioritizes employment opportunities over stand-alone retail, in hopes of creating more jobs for residents in Southeast Lee and Lehigh.



Amenities

The Commercial FLUC allows all types of commercial development and, like Tradeport, supports job creation while providing access to everyday amenities.

CHANGES – LAND USE CATEGORIES

POLICY 1.1.10: The **Commercial** future land use category is located in areas where infrastructure is planned or in place and residential uses are not expected or incompatible due to surrounding land uses, environmental constraints, or proximity to the Coastal High Hazard Area. ~~the nature of surrounding land uses, location along major travel corridors, or where residential development would increase densities in Coastal High Hazard Areas or in Lehigh Acres, where residential uses are abundant and existing commercial areas serving the residential needs are limited. In these locations, the requisite infrastructure needed for commercial development is generally planned or in place. The Commercial category is intended to support all types of commercial uses and limited light industrial uses, excluding outdoor storage, retail developments, hotels and motels, banks, all types of office development, research and development, public, and other similar development will be predominant in the Commercial future land use category. Limited light industrial uses are also permitted, excluding outdoor storage type uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. Any redesignation of land to the Commercial future land use category should occur along major travel corridors and at road intersections. The planned development rezoning process must be used to prevent adverse impacts to the surrounding areas and to ensure that appropriate site development regulations are incorporated into the development plans of each site. New developments~~Development in this category must connect to a potable water and sanitary sewer system.

POLICY 1.1.13: The **Tradeport** future land use category includes areas of commercial and industrial lands adjacent to the Southwest Florida International Airport (RSW), the airport or other major transportation infrastructure such as Florida's Strategic Intermodal System (SIS). These areas will include developments consisting of light manufacturing or assembly, data centers, warehousing, and distribution facilities; research and development activities; laboratories; ground transportation and airport-related terminals or transfer facilities; hotels/motels, meeting facilities; education and training facilities; and office uses.

Stand-alone retail commercial uses intended to support and complement the surrounding business and industrial land uses are permitted if they are approved as part of a Development of Regional Impact (DRI) or Planned Development rezoning. Stand-alone retail commercial uses are limited to 1 acre ~~out of~~ for every 10 Tradeport and preserved wetland acres within the project. To provide an incentive to preserve upland habitat, ~~DRI or Planned Developments~~ may also receive additional stand-alone retail acres at the rate of 1 additional acre ~~out of~~ for every 10 acres of preserved and enhanced uplands within the project that protect wetlands, flow-ways, or occupied listed species habitat. Ancillary ~~retail~~ commercial uses related directly to the sale of products manufactured or services provided by the associated light industrial use are not considered stand-alone commercial in Tradeport are allowed if they are part of a planned development. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category.

- Broadens the application of the **Commercial** category to areas with existing infrastructure but where residential development is not ideal.
- Broadens the application of the **Tradeport** category to areas that may not be directly adjacent to the airport, but are still close to major transportation infrastructure.
- Does not allow **residential** density.
- **Apply County -wide** , but all uses in these categories in SE Lee would have to **comply with SE Lee requirements** .

CHANGES – LAND USE CATEGORIES

POLICY 6.1.2: Commercial development in non-urban future land use categories is limited to Minor Commercial, ~~except that unless the Community Plan Area specifically provides otherwise.:~~

- ~~• Neighborhood Commercial uses are permitted in the Southeast Lee County Planning District as provided for in Objectives 13.3 and 33.2.5.~~

Minor Commercial development may include limited commercial uses serving rural areas and agricultural needs, and commercial marinas. Minor Commercial development must be located so that the retail use, including buildings and outdoor sales area, is located at the intersection (within 330 feet of the adjoining rights-of-way of the intersecting roads) of arterial and collector roads or two collector roads with direct access to both intersecting roads. Direct access may be achieved with an internal access road to either intersecting road. On islands, without an intersecting network of collector and arterial roads, commercial development may be located at the intersection of local and collector, or local and arterial, or collector and collector roads.

POLICY 7.1.2: Industrial development is encouraged through conventional zoning districts when the property is not adjacent to a residential zoning district, and within the Industrial Development, Tradeport, and Industrial Interchange future land use categories. Industrial development outside of the aforementioned industrial future land use categories that meet in these future land use categories requiring rezoning and meeting DCI thresholds must be rezoned to a Planned Development. All rezonings to allow industrial uses outside of the Industrial Development, Tradeport, or Industrial Interchange future land use categories must be rezoned to a Planned Development, except if located within the Mixed Use Overlay. The Planned Development must be designed to arrange uses as an integrated and cohesive unit in order to: promote compatibility and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources; and, provide necessary facilities and services where they are inadequate to serve the proposed use.



Broaden the language of Policy 6.1.2 to **defer to Community Plan Areas** rather than to described intersections or Policies.



Reduce the requirement for Planned Developments in Policy 7.1.2 when zoning and FLUC are consistent.

CHANGES – LAND USE CATEGORIES

POLICY 1.4.5: The **Density Reduction/Groundwater Resource (DR/GR)** future land use category includes upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers.

- ~~1. New land uses in these areas that require rezoning or a development order must demonstrate compatibility with maintaining surface and groundwater levels at their historic levels utilizing hydrologic modeling. Impacts of proposed land disturbances on surface and groundwater resources will be analyzed during the rezoning or development order application review using integrated surface and groundwater models that utilize site-specific data to assess potential adverse impacts on water resources and natural systems. The modeling must also demonstrate that the proposed change will have no significant impacts on present or future water resources or adjacent properties. This can be achieved through the incorporation of increased storage capacity and the inclusion of green infrastructure. The modeling must also show that no adverse impacts will result to properties located upstream, downstream, as well as adjacent to the site. Offsite mitigation may be utilized, and may be required, to demonstrate this compatibility. Evidence as to historic levels must be submitted as part of the rezoning application and updated, if necessary, as part of the mining development order application.~~
2. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, public and private recreation facilities, and residential uses at a maximum standard density of one dwelling unit per ten acres (1 du/10 acres). Other uses or densities may be appropriate when the Community Plan Area specifically provides otherwise. See Objectives 33.2 and 33.3 for potential density adjustments resulting from concentration or transfer of development rights.
3. Private Recreational Facilities may be permitted in accordance with the site locational requirements and design standards, as further defined in Goal 13. No Private Recreational Facilities may occur within the DR/GR land use category without a rezoning to an appropriate Planned Development zoning category, and compliance with the Private Recreation Facilities performance standards, contained in Goal 13.



Clarifies the modeling requirements for DR/GR



Updates the reference to Southeast Lee Community Plan Area



No substantive changes to DR/GR Future Land Use Category

CHANGES – LAND USE CATEGORIES

OBJECTIVE 2.3: FUTURE LAND USE MAP AMENDMENTS. To require formal findings for certain Future Land Use Map amendments.

POLICY 2.3.1: All proposed changes to the Future Land Use Map in critical areas for future potable water supply (Lehigh Acres, as described in Policy 54.1.9, and all land in the DR/GR land use category) will be subject to a special review by the staff of Lee County. This review will analyze the proposed land uses to determine the short-term and long-term availability of irrigation and domestic water sources and will assess whether the proposed land uses would cause any significant impact on present or future water resources. If the Board of County Commissioners wishes to approve any such changes to the Future Land Use Map, it must make a formal finding that no significant impacts on present or future water resources will result from the change.

POLICY 2.3.2: Future Land Use Map amendments to the existing DR/GR areas within the Southeast Lee Community Plan Area south of SR 82 east of I-75, excluding areas designated by the Port Authority as needed for airport expansion, which increase the current allowable density ~~or intensity of land use~~ will be discouraged by the County. Non-residential uses that provide opportunities to support surrounding residential development may be considered when consistent with the Lee Plan and Wellfield Protection Ordinance. It is Lee County's policy not to approve further urban designations there for the same reasons that supported its 1990 decision to establish this category. In addition to satisfying the requirements in Ch. 163, Part II, Fla. Stat., the Strategic Regional Policy Plan, the State Comprehensive Plan, and all of the criteria in the Lee Plan, applicants seeking such an amendment must:

1. ~~a~~Analyze the proposed allowable land uses to determine the availability of irrigation and domestic water sources; and,
2. ~~i~~Identify potential irrigation and domestic water sources, consistent with the Regional Water Supply Plan. Since regional water suppliers cannot obtain permits consistent with the planning time frame of the Lee Plan, water sources do not have to be currently permitted and available, but they must be reasonably capable of being permitted; and,
3. ~~p~~Present data and analysis that the proposed land uses will not cause any significant harm to present and future public water resources; and,
4. ~~s~~Supply data and analysis specifically addressing urban sprawl.

During the transmittal and adoption process, the Board of County Commissioners must review the application for all these analytical requirements and make a finding that the amendment complies with all of them.

➤ Clarifies that **Policy 2.3.2** applies to DR/GR in the Southeast Lee Community Plan Area instead of providing a general description of SE Lee.

➤ Changes Policy 2.3.2 to potentially **allow non-residential uses**, when consistent with the Lee Plan, **Goal 33**, and the **Wellfield Protection Ordinance**.

➤ Minor grammatical fixes.

RESIDENTIAL OVERLAYS & TIERS

Under the existing Lee Plan policy, the EEPCO allows certain densities based on the Priority Restoration Tier the property is identified as in Map 1-D.



Map 1 -D

All existing Tier 1 and 2 properties have been developed or preserved, but the Lee Plan does not provide clear guidance on how lower-tier properties may develop or if a property may change tiers.



Dover -Kohl

The Dover-Kohl study, which was the foundation of the Southeast Lee Community Plan Area, stated that the County should reevaluate the Tiers in Southeast Lee every 10 years.



Additional Overlays

A request for an additional overlay type within the Southeast Lee Community Plan Area became a springboard to examine whether the existing overlays could be better utilized.

CHANGES – RESIDENTIAL

POLICY 33.2.4: ~~Lands that provide a significant regional hydrological and wildlife connection have Development in Southeast Lee must~~ the potential to improve, preserve, and/or restore regional strategic surface and groundwater resources and indigenous wildlife habitats. These lands, located along Corkscrew and Alico Roads, Lands within the Environmental Enhancement and Preservation Community Overlay (EEPCO) must ~~can~~ provide important hydrological connections to the Flint Pen Strand and the Stewart Cypress Slough regional watersheds, as well as important wildlife habitat connections to publicly- or privately-owned conservation lands between existing CREW and Lee County properties, or strategic infrastructure connections to benefit the county's water resources. 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 commercial uses may be granted if the project is found to be consistent with ~~and demonstrates through a planned development rezoning~~ the following:

1. ~~These lands are~~ must be within the “Environmental Enhancement and Preservation Communities” Overlay as designated on Map 2-D of the Plan. Lands eligible for designation on the Environmental Enhancement and Preservation Communities Overlay must have the potential to provide important hydrological connections to the regional watersheds, important wildlife habitat connections, or strategic infrastructure connections to benefit the county's water resources. All EEPCO properties must have access to a county- or state-maintained arterial roadway. Inclusion of a property on Map 2-D does not guarantee approval of density above what's permitted in DR/GR without demonstrating the requirements of #3 below. be consistent with the criteria below:
 - ~~Provide significant regional hydrological and wildlife connections and have the potential to improve, preserve, and restore regional surface and groundwater resources and indigenous wildlife habitats; and~~
 - ~~Be located west of Lee County 20/20 Imperial Marsh Preserve (Corkscrew Tract) and within one mile north or south of Corkscrew Road. Properties with frontage on Corkscrew Road designated as Tier 1 Priority Restoration Area may extend the Overlay an additional mile south to include contiguous Tier 1 properties where the extension will result in regional environmental benefits by connecting protected habitat north of Corkscrew Road to land in Collier County used for conservation purposes; or,~~
 - ~~Be located west of the intersection of Alico Road and Corkscrew Road, north of Corkscrew Road and south of Alico Road.~~

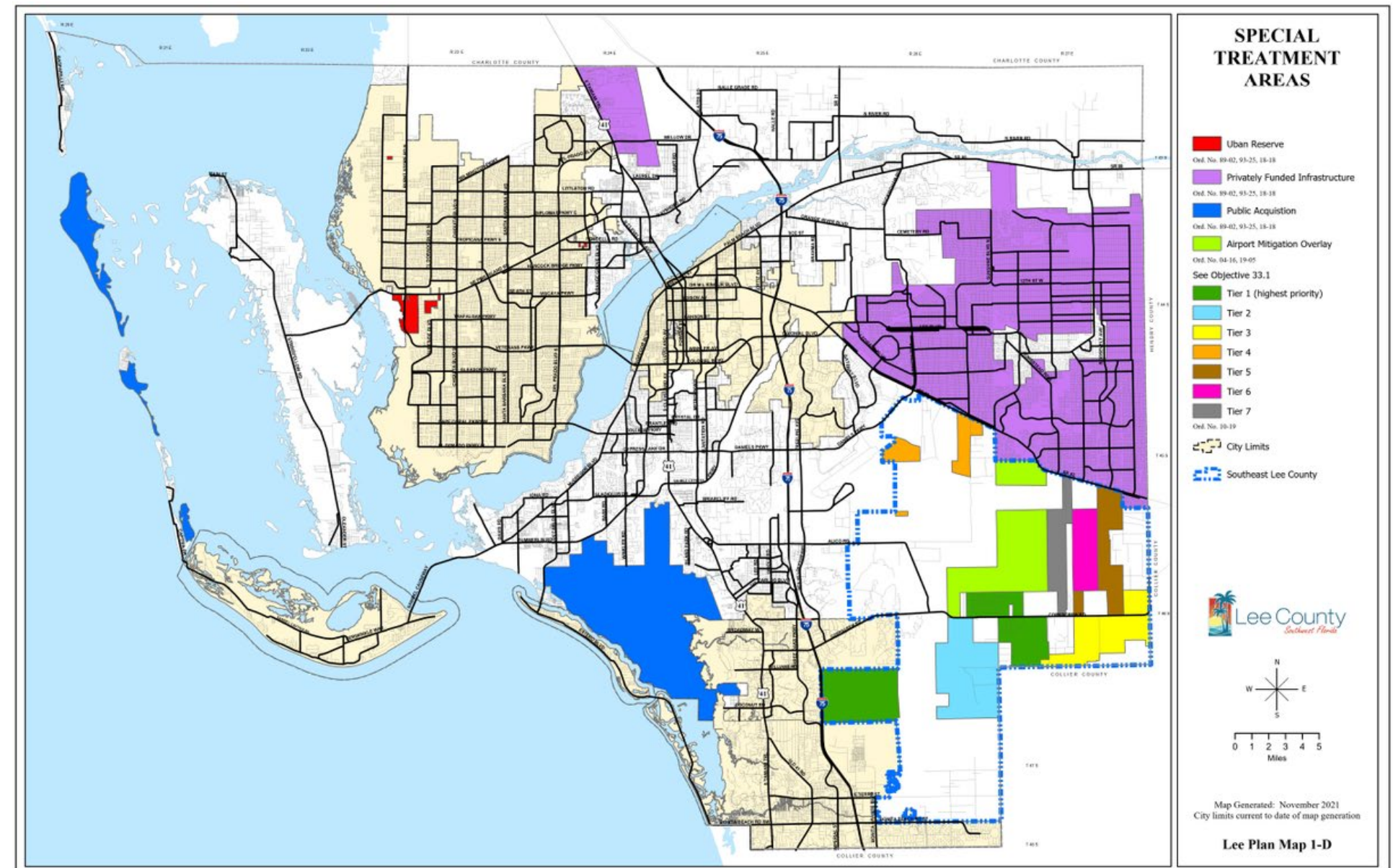
➤ Updates the policy establishing the EEPCO to a vision statement rather than a static reference to properties already identified on a map.

➤ Updates references to broad categories instead of specific places to allow broader application.

➤ No substantive changes to EEPCO development requirements in #2.

CHANGES – RESIDENTIAL

3. In recognition of the private investment towards restoration, preservation, enhancement, and protection of regional flow-ways and natural habitat corridors, the interconnection(s) with existing off-site conservation areas, and the significant enhancement, preservation, and protection of these lands, ~~additional density above what is permitted in the DR/GR may be approved based on the following criteria through planned developments meeting the criteria and requirements outlined above as follows:~~ Sites previously used for mining within the EEPKO must propose strategies from below that go beyond what was required in their approved restoration plan to qualify for additional density.
 - a. ~~Tier 1 lands within the Priority Restoration Strategy will be permitted a maximum density of 1 unit per acre. One (1) dwelling unit per one (1) acre shall be approved when the proposed development includes five (5) of the following, with no more than two (2) of those five (5) from any one category below:~~
 1. Flooding Mitigation and Aquifer Recharge:
 - i. Development design provides for the creation, preservation, or re-establishment of flowways to mitigate flooding and enhance water recharge in the region. Flowway creation, preservation, or re-establishment providing a regional benefit may be completed off-site.
 - ii. Development design must provide a stormwater management system that provides capacity to store a 100-year storm event.
 2. Minimize the Need for Irrigation:
 - i. Landscaping utilizes drip irrigation and 100% drought-tolerant native plantings throughout the development and limits the use of turfgrass within all common areas to no more than 40%.
 - ii. Centralized irrigation system that meets the Water Conservation Ordinance and prohibits the construction of individual irrigation wells on residential lots. The development's irrigation must utilize stormwater ponds and, if necessary, be resupplied from an alternative aquifer or a blend of multiple aquifers to reduce demand on aquifers used by adjacent County or private wells.
 - iii. Connect to and utilize reuse water for 100% of the development's irrigation needs.
 3. Wildlife:
 - i. Restore and preserve wildlife connections to adjacent conservation areas.
 - ii. Provided wildlife connection(s) must be a minimum of 300 feet wide and designed to allow mammals to traverse the project property and connect to adjacent conservation areas.
 - iii. The development must be designed to provide internal wildlife crossings to conservation areas. Wildlife crossings must be designed to accommodate all wildlife, including mammals, when habitat exists.
 4. Wetlands and Native Habitat:
 - i. All wetlands are preserved and restored.
 - ii. Creation, restoration, and preservation of upland habitat that supports protected species. Upland habitat must comprise a minimum of 20% of required open space and have a minimum width of 40 feet.



➤ Major change to EEPKO Tiers.

CHANGES – RESIDENTIAL

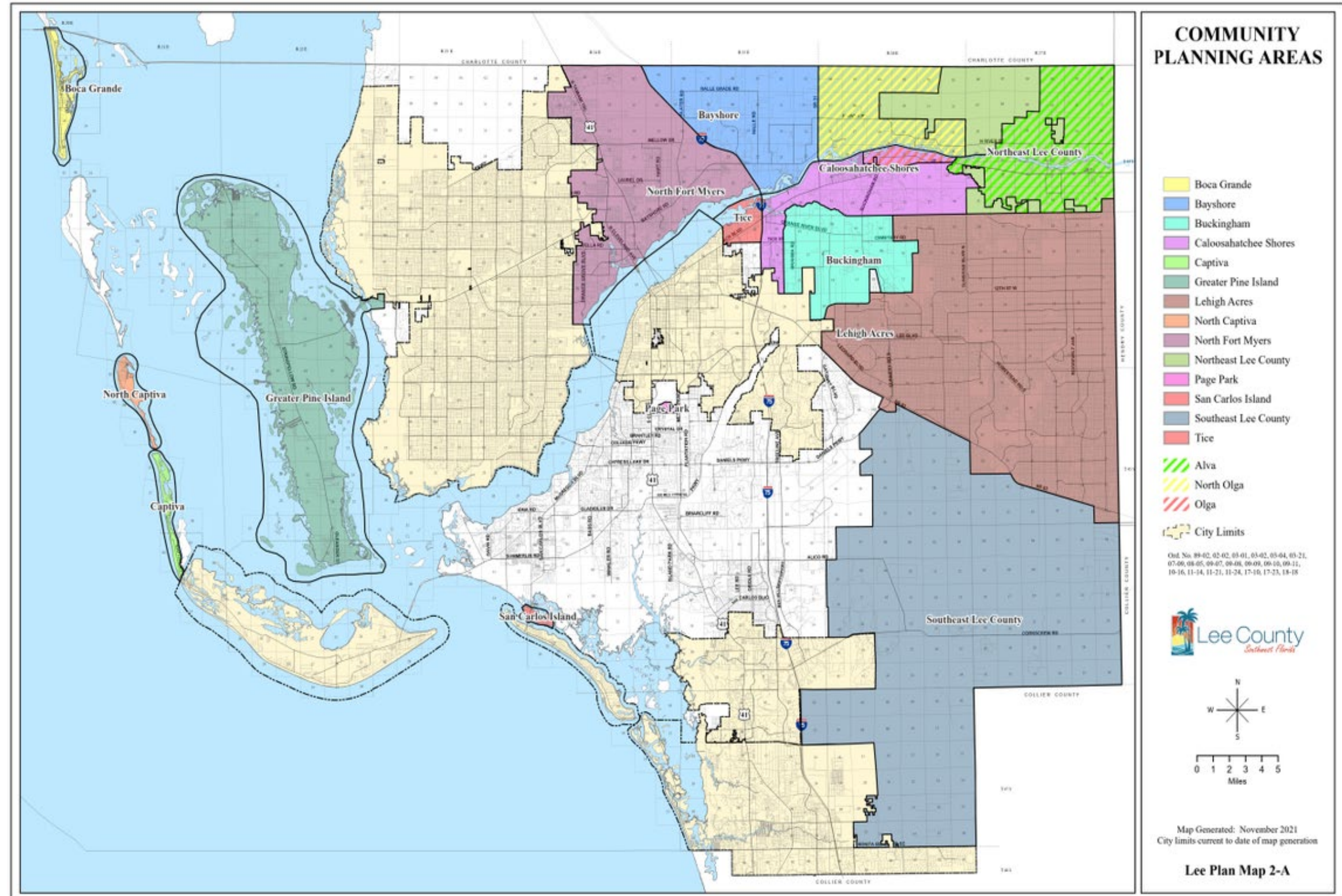
~~**OBJECTIVE 33.2: RESIDENTIAL AND MIXED-USE DEVELOPMENTS**~~**SOUTHEAST LEE COMMUNITY PLAN AREA OVERLAYS.** Southeast Lee Community Plan Area Overlays (Southeast Lee Overlays) denote areas utilizing the development programs in this objective to incentivize natural resources, land conservation, and restoration. Designate on a Future Land Use Map overlay areas that should be protected from adverse impacts of mining (Existing Acreage Subdivisions), specific locations for concentrating existing development rights on large tracts (Mixed-Use Communities), specific properties which provide opportunities to protect, preserve, and restore strategic regional hydrological and wildlife connections (Environmental Enhancement and Preservation Communities), and vacant properties with existing residential approvals that are inconsistent with the DR/GR future land use category (Improved Residential Communities).

~~**POLICY 33.2.5:** Commercial uses may only be permitted if incorporated into a Mixed-Use Community, Environmental Enhancement and Preservation Community, or Rural Golf Course Community depicted on Map 2-D. The maximum commercial floor area that may be approved within the Southeast Lee County community plan area may not exceed 300,000 square feet.~~

- Numerous other changes to clean up Goal 33 related to the changes in the Tiers and Use allowances.
- Clarifies that Objective 33.2 relates to all of the overlays in SE Lee, not general residential and mixed-use development.
- Removes commercial use cap in Policy 33.2.5.

COMMUNITY PLAN AREA BOUNDARIES

The existing Objective 17.2 establishes the Community Plan Areas per Map 2-A with no guidance on how those areas were created or how they may be changed over time .



CHANGES – GOAL 17

OBJECTIVE 17.2: COMMUNITY PLAN AREAS. To depict the boundaries of community plan areas on the Future Land Use Map (Map 2-A).

POLICY 17.2.1: Each community plan area boundary must be rationally related to the condition(s) identified in the individual community plan.

POLICY 17.2.2: Expansion of an existing community plan area boundary must be supported by data and analysis demonstrating all of the following:

- A specific condition addressed in the community plan also exists outside and immediately contiguous to the existing community plan area;
- Expansion of the community plan area boundary would not be duplicative or contrary to the provisions of the lee plan;
- Expansion of the community plan area boundary requires authorization by the property owner whose property will be added to the community plan area;
- Expansion of the community plan area boundary will advance the objectives of the community plan; and
- Expansion of the community plan area boundary must be contiguous to the existing community plan area and must not create an enclave.

POLICY 17.2.3: Contraction of an existing community plan area may occur when data and analysis show that the proposed subtraction area is not rationally related to the surrounding Community Plan Area. Contraction may not occur in a way that creates an enclave.



Updates the language to create clear statements on what creates or contracts Community Plan Areas.



Still a VERY draft version of this.

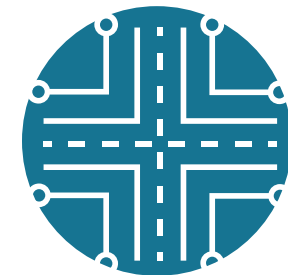
APPENDIX MAPS

Based on the proposed changes, the maps currently contained in the Appendix of the Lee Plan will likely be amended with the text amendments .



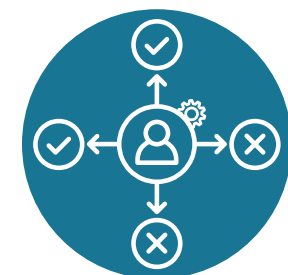
Text Amendments

The proposed text amendments, such as the change to the EEPKO Tiers, necessitate changes to the maps.



Infrastructure Expansions

The County has approved infrastructure expansions for the road network and utility systems, which need to be accounted for in the map series.



Privately -Initiated Amendments

The privately-initiated amendments under review will be processed individually, with final decisions based on their individual merits. **The county - initiated amendments do not guarantee approval of the proposed map amendments.**

NEXT STEPS

Meetings with County Departments

Meetings to review proposed language and verify data needs with the following depts:

- Natural Resources
- Lee DOT
- Solid Waste
- Public Safety
- Utilities

MAY

Finalize Language & Draft Staff Report

Review and revise the draft based on comments from County departments and stakeholder feedback.

JUNE

LPA Hearing

- One hearing for recommendation to BOCC

JULY

BOCC Hearings & State Reviewing Agencies

- Transmittal Hearing with BOCC
- Transmittal to the SRA
- Adoption Hearing with BOCC
- Transmittal to SRA

AUGUST TO OCTOBER



CONCLUSIONS

No Density Increases

- New use allowances prioritize non-residential uses for jobs and amenities.
 - Residential density incentives reimagined, not increased.
-

Changing Conditions

The Alico Extension and entitled development have changed the Southeast Lee Community Plan Area in the last 10 years.

DR/GR Remains

No substantive changes to the DR/GR Future Land Use Category.

The intent of these amendments is to balance development pressures with the legacy of environmental protection in the Southeast Lee Community Plan Area.

CONTACT US

Thank you for your continued support and involvement in our efforts to make Lee County more liveable and sustainable.

Information

Check out the project webpage on the County's website:
www.leegov.com.

Contact Planning Staff with questions, comments, or concerns at PODPlanning@leegov.com.

