

Public Information Meeting

Future Land Use Element & Supporting LDC Updates

RULES OF ENGAGEMENT

The goal of this presentation is to explain the proposed amendments. To ensure this occurs, attendees will be expected to adhere to the following guidelines.

Comment Cards:

Please fill out a card with any relevant comment or question you would like to share with staff.

Questions will be selected and answered at the end of the presentation.

01 Respect all Participants

02 Wait Until the End for Questions

03 Keep it Constructive



MEETING AGENDA

Introduction and Overview

Background

Staff Presentation on Proposed Changes

Key Takeaways

Next Steps

Comment Cards

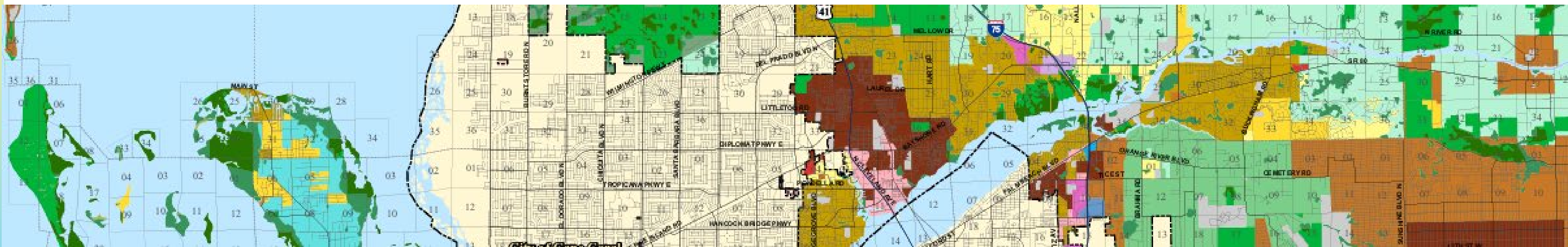
BACKGROUND

➤ On **April 1, 2025**, the Board of County Commissioners (BOCC) directed staff to amend the Lee Plan and the Land Development Code (LDC).

- Increase efficiency
- Reduce unnecessary regulations
- Maintain public health, safety, and welfare
- Meet State requirements

Lee Plan Facts

- Originally published in **1979**.
- The **1984** Lee Plan included **17 Future Land Use Categories**
- Florida's Growth Management Act was adopted in **1985**





AMENDMENT GOALS

- Improve clarity and consistency across the Lee Plan.
- Create predictability by resolving ambiguities.
- Improve Lee County's ability to plan for future infrastructure and public safety needs.
- Maintain protection of public health, safety, and welfare of Lee County residents and stakeholders.

The Lee Plan

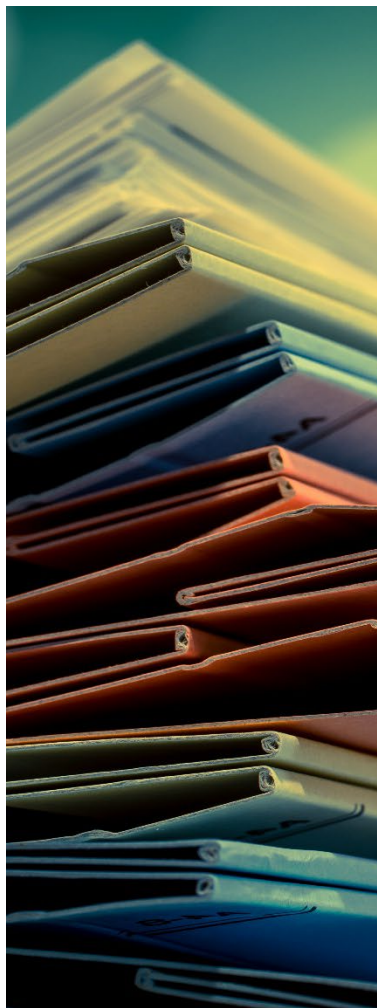
AS AMENDED THROUGH DECEMBER 2025



AMENDMENT OVERVIEW

WHAT IS FLORIDA STATUTE CHAPTER 163?

Florida Statute Chapter 163.3177 governs local comprehensive plans.



Required Elements:

- Future Land Use
- Transportation
- Water, Sewer, Solid Waste
- Conservation
- Recreation and Open Space
- Housing
- Coastal Management
- Intergovernmental Coordination
- Capital Improvements
- Property Rights



Future Land Use Element

Identify the general distribution, location, and extent of the uses of land for residential uses, commercial uses, industry, agriculture, recreation, conservation, education, public facilities, and other categories of the public and private uses of land.



Coordinate Development

Coordinate future land uses with availability of facilities and services and provide principles, guidelines, standards, and *strategies for the orderly and balanced future development of the county.*



Compatibility and Environmental Protection

Ensure the protection of natural and historic resources and provide for compatibility of adjacent uses.

RE-ORGANIZE STRUCTURE

➤ The **Future Land Use Element** is being restructured for clarity. Pulling scattered rules into the land use category they apply to, cutting repetition, and moving detailed regulations to the Land Development Code.

The Lee Plan

CONTENTS

I. VISION STATEMENT	
II. FUTURE LAND USE ELEMENT	
a. Growth Management.....	II-1
b. Community Planning	II-49
III. TRANSPORTATION ELEMENT	
a. Multi-modal Transportation	III-1
b. Ports, Aviation & Related Facilities.....	III-13
IV. COMMUNITY FACILITIES & SERVICES ELEMENT	
a. Potable Water	IV-1
b. Sanitary Sewer.....	IV-5
c. Surface Water Management	IV-7
d. Solid Waste	IV-13
e. Groundwater Recharge.....	IV-14
f. Libraries	IV-15
g. Fire Protection & Emergency Medical Service	IV-16
h. Education & Public School Facilities.....	IV-17
i. Environmental Health	IV-22
j. Police & Justice.....	IV-23
k. Energy Conservation.....	IV-24
l. Emergency Services	IV-24
V. PARKS, RECREATION & OPEN SPACE ELEMENT	
VI. CAPITAL IMPROVEMENTS ELEMENT	
VII. CONSERVATION & COASTAL MANAGEMENT ELEMENT	
VIII. HOUSING ELEMENT	
IX. HISTORIC PRESERVATION ELEMENT	
X. INTERGOVERNMENTAL COORDINATION ELEMENT	
XI. ECONOMIC ELEMENT	
XII. PROPERTY RIGHTS ELEMENT	
XIII. ADMINISTRATION	
a. Effect & Legal Status of the Plan	XIII-1
b. Administrative Interpretations of the Plan	XIII-2
c. Legislative Interpretations of the Plan.....	XIII-5
d. Amendments to the Plan	XIII-6
XIV. GLOSSARY	

➤ Combine Future Land Use Categories

➤ Resolving Duplicative & Redundant Language

➤ Remove Outdated Requirements

➤ Move Implementing Language to the LDC



Land Development Code (LDC)

Land Development Code

Supplement 3 Update 2
Online content updated on May 26, 2026
LEE COUNTY, FLORIDA LAND DEVELOPMENT CODE Codified through Ordinance No. 26-01, enacted February 3, 2026. (Supp. No. 3, Update 2)

BROWSE TABLE OF CONTENTS

This Code of Ordinances and/or any other documents that appear on this site may not reflect the most current legislation adopted by the Municipality.

Adopted Ordinances Not Yet Codified

The listing below includes all legislation received by Municipal Code since the last update (printed or electronic) to the Code of Ordinances. This legislation has been enacted, but has not yet been codified.

Ordinance No. 26-07
Adopted 6/16/26

AN ORDINANCE AMENDING THE LEE COUNTY LAND DEVELOPMENT CODE, CHAPTERS 6, 10, 12, 33, 34; PERTAINING TO MODIFICATIONS THAT MAY ARISE FROM CONSIDERATION AT PUBLIC HEARING; PROVIDING FOR CONFLICTS OF LAW, SEVERABILITY, CODIFICATION, INCLUSION IN CODE AND SCRIVENERS ERRORS, AND AN EFFECTIVE DATE.

HOW THE LEE PLAN AND LDC WORK TOGETHER

Lee Plan

The Policy Framework → IMPLEMENTED THROUGH →

- Where different land uses may occur
- Densities and intensities
- Countywide planning policies
- Long-range growth and infrastructure direction

Land Development Code

The Development Regulations

- Zoning and development standards
- Application and review procedures
- Site design requirements
- How the Lee Plan is implemented on individual properties

WHAT DOES “LDC REORGANIZATION” MEAN

☐ **CONSOLIDATE**

Put related regulations together.

☐ **RELOCATE**

Move requirements to the chapter that addresses that subject.

☐ **UPDATE**

Clarify procedures, terminology, and outdated references.

☐ **REMOVE DUPLICATION**

Delete provisions that repeat another applicable requirement or are no longer necessary.

Chapter 33 is proposed to be eliminated as a stand-alone chapter. Regulations that remain necessary are relocated where appropriate; duplicative, obsolete, or unnecessary provisions are proposed for removal.

PREDICTABILITY

A predictable comprehensive plan means property owners, staff, and residents get consistent answers about what's allowed. Aim to reduce disputes, shorten review times, and reinforce existing growth management protections.



Clarified or Relocated

≠

Removed



Remove Ambiguity

Many current goals, objectives, and policies conflict slightly with the Future Land Use Map, other policies, or development standards, forcing constant reinterpretation.



Future Land Use Map

Identifies location of future land use categories which include descriptions of densities, intensities and allowable uses



Keep Protections

Existing densities, intensities, and distribution of uses as well as county-wide protections of historic and natural resources and compatibility are being retained.

➤ No substantive changes to any future land use categories – they will keep their existing densities and intensities.

Population Growth/ Growth Coordination

Community Plan Area	Year Adopted	County Population When Adopted
Boca Grande	1989	325,374
Greater Pine Island	1989	325,374
San Carlos Island	1989	325,374
Buckingham	1991	346,287
Lehigh Acres	1998	413,952
Bayshore	2003	493,147
Caloosahatchee Shores	2003	493,147
Captiva	2003	493,147
Alva	2009	612,169
North Captiva	2009	612,169
North Fort Myers	2009	612,169
Olga	2009	612,169
Page Park	2009	612,169
Tice	2009	612,169
SE Lee County	2010	618,754
NE Lee County	2011	627,509
North Olga	2011	627,509

Lee County Population (2026) :

839,125

- **157% Population Growth** since 1989, and 33% growth since the most recent community plan was added in 2011.
- **Statutory changes** since 2011 have altered concurrency and growth planning.
- Follow a **holistic approach** to countywide growth, rather than community-by-community.

IMPROVEMENTS

There are strategies that have been beneficial and should be continued and allowed to have wide applicability when appropriate.



Support Redevelopment

Continue to support redevelopment in North Fort Myers and Lehigh Acres along major transportation corridors.



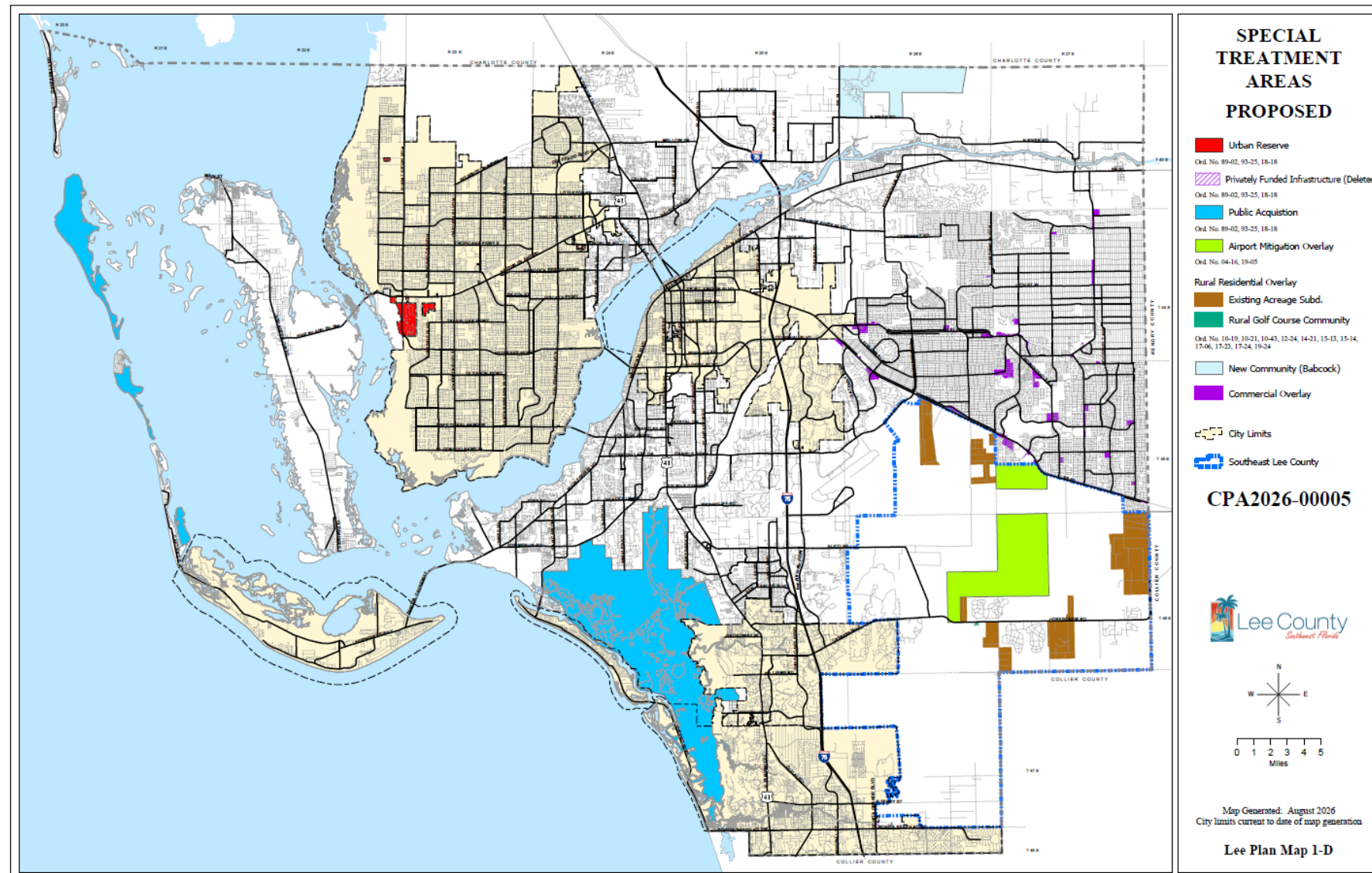
Upgrade Housing

Encourage redevelopment of over-density residential projects. Many of these projects were developed before modern building code and flood requirements.



Expand Applicability

Expand applicability of strategies, relocate to Maps and Policies that can be applicable to all areas of un-incorporated Lee County.



REGULATORY CONSISTENCY

F.S. Chapter 163 Required

Retain everything needed to satisfy State of Florida comprehensive planning requirements (§ 163.3177):

- Coordinate development with availability of facilities and services.
- Identify distribution of uses, densities and intensities.
- Protect natural and historic resources and compatibility.

SB 180 Compliance

Lee County was listed in federal disaster declarations in 2024.

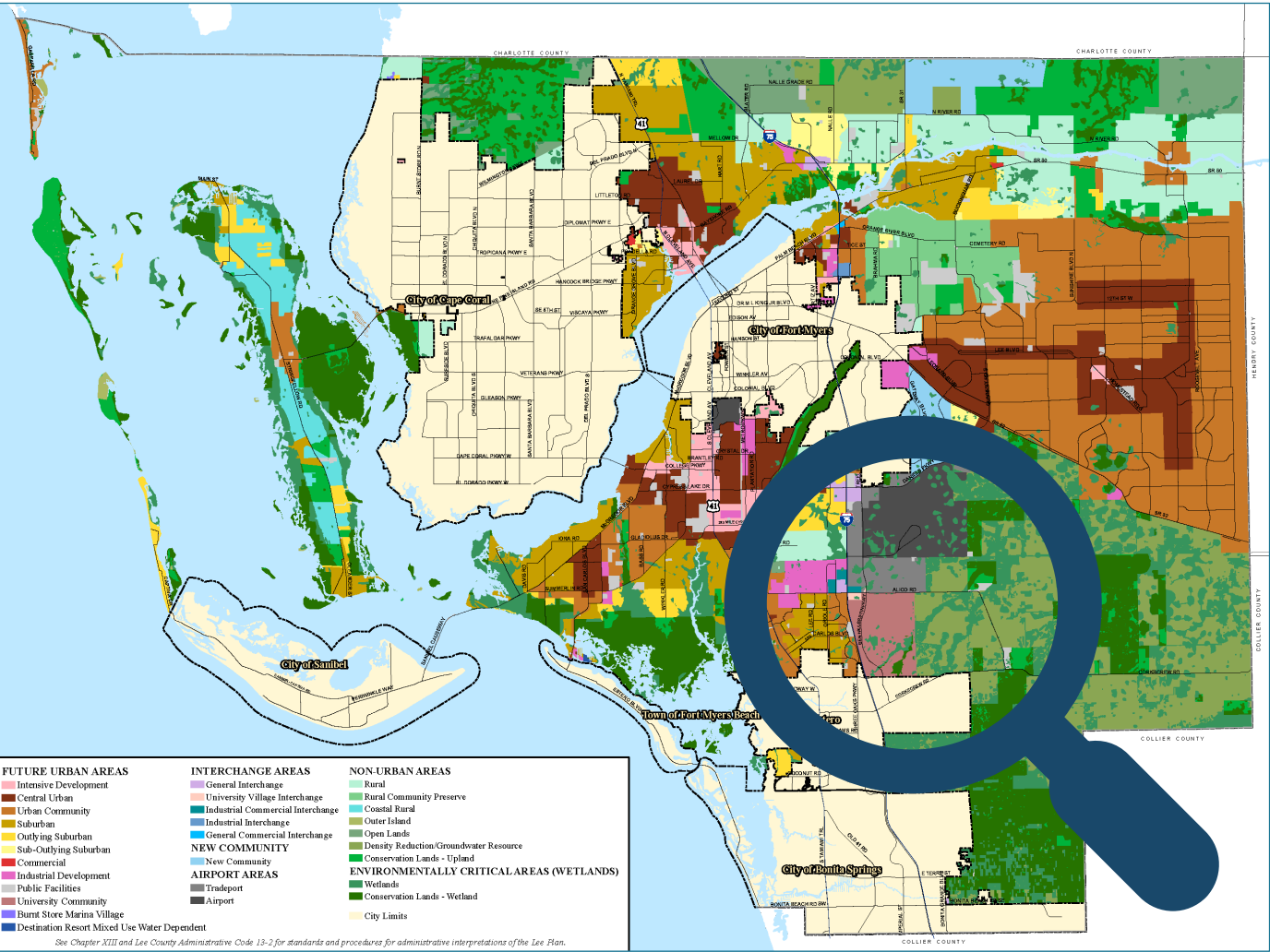
Amendments can't be more restrictive or burdensome through to...

October 1, 2027



SUPPORTING AMENDMENTS

Ongoing updates to maintain internal consistency and increase efficiency will be required.



Lee Plan and LDC Updates

Some provisions are being relocated to the section or code where they most logically belong, keeping the plan internally consistent without losing any protections.



Align with Board Direction

These amendments were initiated due to Board direction. This comprehensive review process is expected to continue as more improvements are identified in order meet the Board's vision.



Map Updates

Several Future Land Use Map series and a table are being amended to stay consistent with the text changes. These maps can be found within the Appendix of the Lee Plan.

LDC SUPPORTING AMENDMENTS

RETAIN & RELOCATE

1

MATLACHA RESIDENTIAL STANDARDS

Community-specific standards that continue to serve a purpose are moved into Chapter 34 with other zoning and development regulations.

CONSOLIDATE & BROADEN

2

LEHIGH ACRES MODEL HOMES

Appropriate provisions are incorporated into Chapter 34's existing model-home regulations, with selected standards proposed for countywide application.

RETAIN & REORGANIZE

3

NORTH FORT MYERS COMMERCIAL CORRIDOR

Working corridor regulations are retained in a new Chapter 34 section so they remain within the County's primary zoning chapter.

Put regulations with the subject they regulate, while retaining community to serve a purpose.

-specific standards where they continue



KEY TAKEAWAYS

No Density Increases

No increase in densities or intensities anywhere in unincorporated Lee County

Retained Protections

Strong emphasis on retaining protections of public health, safety, and welfare.

Improved Predictability

Reduced legal ambiguity ensure a clearly defined approach to growth management and planning.

Regulatory Consistency

Proposed changes are all consistent with state and federal requirements.

HOW TO READ PROPOSED AMENDMENTS

SAMPLE TEXT

Predominant land uses within this future land use category are expected to be residential, commercial, office, public and quasi-public, recreation, and research and development parks.



Underlined Text = New or Added Language

SAMPLE TEXT

~~Predominant land uses within this future land use category are expected to be residential, commercial, office, public and quasi-public, recreation, and research and development parks.~~



~~Strike Through Text~~ = Deleted Language

SAMPLE TEXT

Predominant land uses within this future land use category are expected to be residential, commercial, office, public and quasi-public, recreation, and research and development parks.



Double Underline Text = Language Being Moved or Relocated

NEXT STEPS

Monday, August 31

Local Planning Agency Hearing

One hearing required for recommendation to the Board of County Commissioners (BOCC).

September (TBD)

BOCC Transmittal Hearing

One hearing required for transmittal to the State of Florida reviewing agencies.



Future Process Steps Pending State Approval:

- State Sends Approval
- Adoption Hearing with BOCC
- Transmittal for Adoption with State

SCAN THE
QR CODE
TO VIEW
THE EVENT
CALENDAR

QUESTION CARDS



Information

Our website will be updated throughout the process with responses to frequently asked questions and public hearing dates.

www.leegov.com/DCD

Comments can be emailed to PODPlanning@leegov.com

