



Lee County
Southwest Florida

Lee Plan 2045 Update

CPA2021-01 - County Initiated Map and Text Amendment

BoCC Transmittal Hearing— June 2, 2021

Lee Plan 2045 Update

Reason for Amendments:

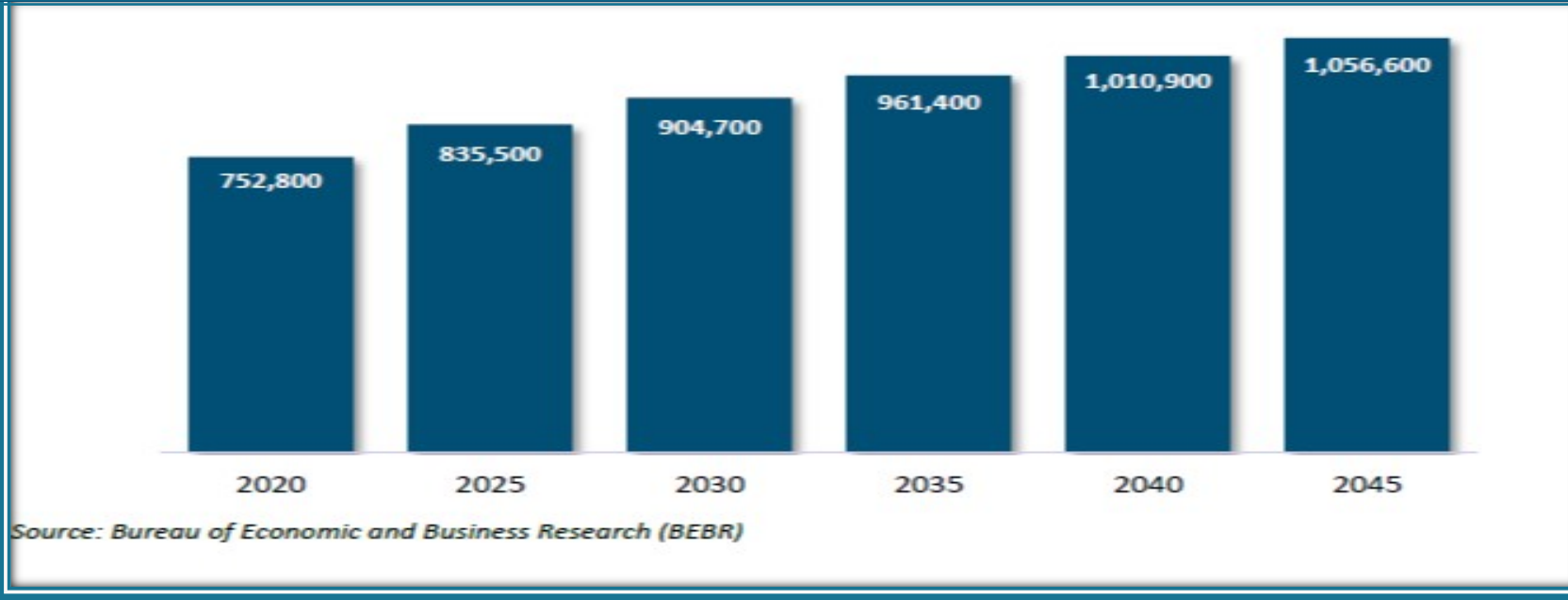
- Comprehensive plans must be based on 10-year planning period (163.3177(1)(f)(3), F.S.)
- Current Lee Plan horizon is 2030, updating the horizon to 2045 will:
 - Maintain compliance with F.S.
 - Make consistent with most recently adopted MPO Transportation Plan

Board Direction:

- Update text, maps, and tables related to planning horizon
- Non-substantive changes, including amending or deleting:
 - directives for completed or past-due tasks
 - outdated references to regulatory citations

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Lee County 2045 Population Projection ~ 1,056,600



Population Projection Methodology

1. Estimated total population by year by comparing residential land use data from existing land use database, census persons per household data, & residential occupancy rates
2. Compared the estimated total population by year with the annual estimates from BEBR; the two data sources show consistency
3. Recommend adopting BEBR 2045 population projection - there is no justifiable basis for adopting a population projection from a different source

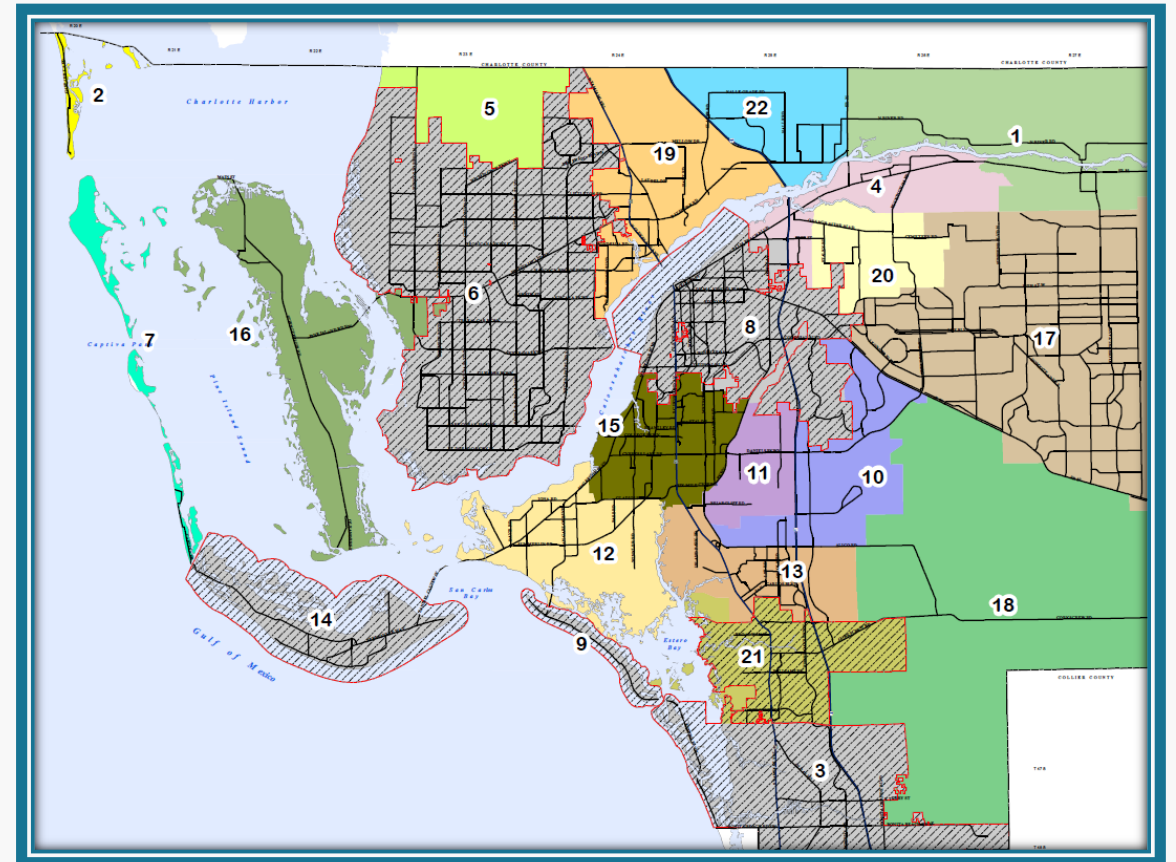
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Planning Community Allocation Amendments

Lee County must accommodate 584,330 people - based on unincorporated 2045 population projection plus 25% buffer

Population is distributed into 22 planning communities - based on current development trends, persons per household, land available for development, and other variables

Non-residential uses (shown on Table 1(b)) are distributed into 22 planning communities - based on allocated population and available land



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Conclusion

- The proposed amendments are internally consistent with the Lee Plan and in compliance with state statutes

Recommendation

- *Staff and LPA recommend the BoCC **Transmit** the proposed amendments to the state reviewing agencies as provided in the attachments to:*
 - update text that references the 2030 planning horizon to the new planning horizon date of 2045;
 - delete any text that is date sensitive and the time frame has passed or the intent of the text has been satisfied;
 - simplify the Lee Plan's vision statement;
 - update Table 1(b) to reflect the 2045 population projection and accommodation; and
 - update or delete Maps based on current data and requirements.