

**LEE COUNTY ORDINANCE NO. 23-08**

Economic Element  
(CPA2022-00001)

**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 AMENDMENTS PERTAINING TO THE ECONOMIC ELEMENT (CPA2022-00001) APPROVED DURING A PUBLIC HEARING; PROVIDING FOR PURPOSE, INTENT, AND SHORT TITLE; AMENDMENTS TO ADOPTED TEXT; 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 October 24, 2022; and,

WHEREAS, the Board held a public hearing for the transmittal of the proposed amendment on February 8, 2023. At that hearing, the Board approved a motion to send, and did later send, proposed amendment pertaining to Economic Element (CPA2022-00001) to the reviewing agencies set forth in Section 163.3184(1)(c), F.S. for review and comment; and,

WHEREAS, at the February 8, 2023 meeting, the Board announced its intention to hold a public hearing after the receipt of the reviewing agencies' written comments; and,

WHEREAS, on April 19, 2023, 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 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 "Economic Element Ordinance (CPA2022-00001)."**

## 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 the Lee Plan to support and promote Lee County's economic development strategies through the Lee Plan Planning Horizon, 2045. Amendments will include: updating the Economic Element; aligning allowable uses within Lee County's employment centers with targeted industries; and, non-substantive amendments needed to maintain internal consistency within the Lee Plan, known as Economic Element (CPA2022-00001).

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.

## 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

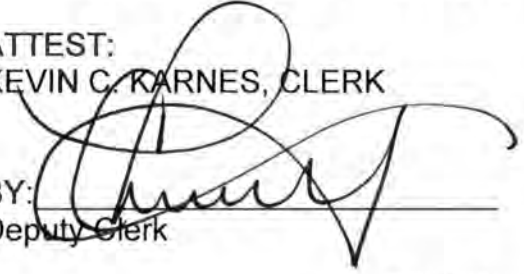
The plan amendments adopted herein are not effective until 31 days after the State Land Planning Agency notifies the County that the plan amendment package is complete. If timely challenged, an amendment does not become effective until the State Land Planning Agency or the Administrative Commission enters 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 Ruane, who moved its adoption. The motion was seconded by Commissioner Greenwell. The vote was as follows:

Kevin Ruane	Aye
Cecil L Pendergrass	Aye
Raymond Sandelli	Aye
Brian Hamman	Aye
Mike Greenwell	Aye

DONE AND ADOPTED this 19<sup>th</sup> day of April 2023.

ATTEST:  
KEVIN C. KARNES, CLERK

BY:   
Deputy Clerk

LEE COUNTY BOARD OF  
COUNTY COMMISSIONERS

BY:   
Brian Hamman, Chair



DATE: 4/20/23

APPROVED AS TO FORM FOR THE  
RELIANCE OF LEE COUNTY ONLY

  
County Attorney's Office

Exhibit A (Adopted by BOCCC April 18, 2023):  
Adopted revisions to Lee Plan Text

## EXHIBIT A

**Note: Text depicted with underscore represents additions to the Lee Plan.  
Strike-through text represents deletions from the Lee Plan.**

Text Amendments:**II. Future Land Use Element**

**POLICY 1.1.7:** ~~The Industrial Development future land use category are areas characterized by the special locational requirements needed to support industrial uses such as: access to transportation (e.g., air, rail, highway) for freight movement and efficiency; industrial levels of water, sewer, fire protection, and other public services; and, employees. 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 within the County. The Industrial Development future land use~~ This category is reserved mainly for industrial uses which includes uses such as and land-use mixtures including industrial, manufacturing, processing and warehousing, data and logistics centers, research and development activities, laboratories, recreational, and, if specifically related to adjoining industrial uses, training facilities and office uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. (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 public service needs; and, employee needs, such as being conveniently located. Retail, recreational, and service uses are allowed as follows:

1. Retailing and/or wholesaling of products manufactured or directly related to that manufactured on the premises; or,
2. Recreational, service and retail uses may not exceed 20% of the total acreage within the Industrial Development future land use categories of each Planning District.

It is the County's policy to prevent encroachment of incompatible uses, such as residential, into areas designated Industrial Development. In order to provide adequate area in locations suitable for industrial uses and to meet the County's corresponding needs for job creation and economic development, the County will not support land use changes from Industrial Development to accommodate residential development.

**POLICY 1.1.10:** ~~The Commercial future land use category is located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist-oriented areas, and where commercial services are necessary to meet the projected needs of the residential areas of the County. These areas are specifically designated for commercial uses. Residential uses, other than bona fide caretaker residences, are not permitted in this future land use category. The Commercial future land use category is in areas where residential uses are not expected or compatible due to the nature of the surrounding land uses, and their location along major travel corridors, or. The Commercial category is intended for use where residential development would increase densities in areas such as the Coastal High Hazard Areas of the County or in areas such as Lehigh Acres, where residential uses are abundant and existing commercial areas serving the residential needs are extremely limited. In these locations, the~~ The requisite infrastructure needed for commercial development is generally planned or in place. New developments in this category must connect to

~~a potable water and sanitary sewer system.~~ Commercial 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 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 airport. 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 every 10 Tradeport and preserved wetland acres within the project. To provide an incentive to preserve upland habitat, Developments of Regional Impact or Planned Developments may also receive additional stand-alone retail acres at the rate of 1 additional acre out of 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 in ~~the~~ 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. ~~Caretaker residences are not permitted in the Airport Noise Zone B. Special environmental and design review guidelines will be applied to this future land use category because of its location within the Six Mile Cypress Basin and in order to maintain the appearance of this area as a primary point of entry into Lee County<sup>1</sup>.~~

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**POLICY 1.6.1:** The Airport Noise Zones (Map 1-E) cover areas subject to varying levels of airport-related noise. In conformance with Airport Noise Compatibility Planning outlined in Title 14 of the Code of Federal Regulations (CFR) Part 150, the Port Authority will update the aviation forecasts and associated noise contours for the Southwest Florida International Airport when warranted by operational changes and will initiate an amendment to the Airport Noise Zone Overlay to reflect the updates as applicable. In addition to meeting the requirements of the underlying Future Land Use Map categories, properties within the Airport Noise Zone Overlay must meet the following:

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<sup>1</sup>Property in Section 1 and the east 1/2 of Section 2, Township 46 South, Range 25 East, and in Section 6, Township 46 South, Range 26 East, must be rezoned to a planned development zoning category prior to any development other than the construction of essential public services. During the rezoning process, the best environmental management practices identified on pages 43 and 44 of the July 28, 1993 Honigar & Ray study entitled, "Groundwater Resource Protection Study" will be rebuttably presumed to be necessary to protect potential groundwater resources in the area.

Zone A/Airport Property is limited to uses that are compatible with airports and air commerce, including but not limited to those necessary to provide services and convenience goods to airline passengers, those generally associated with airport operation, and related development. Upon disposition of any Port Authority property, the land is then subject to the Noise Zone as applicable based on the most recent Composite Day-Night Average Noise Level (DNL) Noise Contours map for Southwest Florida International Airport approved by the Federal Aviation Administration (FAA).

Zone B does not permit any residential units, places of worship, libraries, schools, hospitals, correctional institutions or nursing homes. However, residential units, including mobile or manufactured homes, that were lawfully existing as of June 27, 2000 will be treated as legally permitted uses and may be replaced with a new mobile or manufactured home or conventional single family construction as long as such replacement would be otherwise allowed by the LDC. However, an existing conventional home may not be replaced with a new mobile or manufactured home. One conventional single family home is permitted on each lot in a plat properly recorded before June 27, 2000 if such use would have been permitted on the lot prior to June 27, 2000. In the Industrial Development, Tradeport, and Commercial future land use categories, caretaker residences are permitted. Zone B requires formal notification as provided for in the LDC.

Zone C and D allow existing and new construction and land uses as would otherwise be permitted by the LDC. These zones require formal notification as provided for in the LDC.

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**POLICY 5.1.4:** Residential development, except for caretaker residences, is prohibited in the Industrial Development, Commercial, and Tradeport future land use categories and in Airport Noise Zone B. Prohibit residential development in all Industrial Development areas and Airport Noise Zone B as indicated on the Future Land Use Map, except for residences in the Industrial Development area for a caretaker or security guard. (Ord. No. 94-30, 03-02, 18-05)

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**POLICY 6.1.3:** Commercial developments requiring rezoning and meeting Development of County Impact (DCI) thresholds, must be rezoned to a developed as 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: provide visual harmony 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 services and facilities where they are inadequate to serve the proposed use.

**POLICY 6.1.5:** Maintain The land development regulations that will require that commercial development be designed to protect the traffic-carrying capacity of roads and streets. Methods to achieve this include, but are not limited to: frontage roads; clustering of activities; limiting access; sharing access; setbacks from existing rights-of-way; acceleration, deceleration and right-turn-only lanes; and, signalization and intersection improvements.



**POLICY 6.1.6:** ~~Maintain The~~ land development regulations ~~that will require that~~ commercial development provide adequate and appropriate landscaping, open space, ~~and buffering, and architectural standards.~~ Such development is encouraged to be architecturally designed so as to enhance the appearance of structures and parking areas and blend with the character of existing or planned surrounding land uses.

**POLICY 6.1.10:** ~~Maintain~~ Provide appropriate requirements and incentives for the conversion of strip commercial development into series of discrete, concentrated commercial areas.

**POLICY 7.1.1:** In addition to the standards required herein, the following factors apply to industrial rezoning and development order applications:

*1 – 4 no changes.*

5. Applications for industrial development will be reviewed and evaluated as to:

- a. air emissions (rezoning and development orders);
- b. impacts and effects on environmental and natural resources (rezoning and development orders);

*c – h no changes.*

- i. buffering and screening<sup>2</sup>, ~~except properties within the Industrial Development future land use category adjacent to lands redesignated to the Urban Community future land use category by Ordinance 16-17 will retain their development potential and land development regulations (including buffers and setbacks) consistent with the requirements previous to the redesignation, as though the redesignated lands are non-residential in use (planned development rezoning and development orders);~~

*j – m no changes.*

**POLICY 7.1.2:** Industrial development is encouraged in the Industrial Development, Tradeport and Industrial Interchange future land use categories. Industrial developments in these future land use categories requiring rezoning and meeting DCI thresholds must be rezoned to a developed as Planned Developments. All rezonings to allow industrial uses outside of ~~except if located within the Mixed Use Overlay or 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.

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<sup>2</sup> Except for properties within the Industrial Development future land use category that are adjacent to lands redesignated to the Urban Community future land use category by Ordinance 16-17 will retain their development potential and land development regulations (including buffers and setbacks) consistent with the requirements previous to the redesignation, as though the redesignated lands are non-residential in use.

**POLICY 7.1.5:** Permit agriculturally-related industrial uses that directly serve the agriculture industry in the Rural and Open Lands future land use categories rural and agricultural community in areas indicated on the Future Land Use Map as Rural or Open Lands, provided there is they have adequate fire protection, transportation, ~~and~~ wastewater treatment, ~~and~~ water supply, and have no adverse effect on surrounding land uses and natural resources. These determinations will be made during the rezoning process.

**POLICY 7.1.6:** Maintain ~~land~~ development regulations that will require that industrial uses be adequately buffered and screened from adjacent existing or proposed residential areas so as to prevent visual blight and noise pollution.

**POLICY 7.1.8:** Lee County will discourage conversion of lands within the Tradeport and Industrial Development future land use categories to other future land use categories to ensure adequate land is available for industrial uses and other employment opportunities. All County actions relating to industrial land uses must be consistent with the goals, objectives, and policies of the Economic Element.

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## XI. Economic Element

~~**GOAL 158:** Lee County will achieve and maintain a diversified and stable economy by providing a positive business climate that assures maximum employment opportunities while maintaining a high quality of life.~~

~~**OBJECTIVE 158.1:** Lee County will encourage the conservation and enhancement of those natural and cultural resources that represent the foundation of the County's existing retirement, recreation, and tourist oriented economy in order to place Lee County in a competitive position to enable the retention and expansion of these and other business opportunities.~~

~~**POLICY 158.1.1:** Lee County will encourage the development of diverse cultural facilities, through public, private, or public/private partnerships, that meet the needs of the residents and visitors of Lee County.~~

~~**POLICY 158.1.2:** Lee County will promote the opportunity for development and support of hospitals, nursing homes, and additional medical related facilities in order to promote a continuum of care to enhance the quality of life throughout the County.~~

~~**POLICY 158.1.3:** Lee County will cooperate with state entities and other social service providers to encourage the establishment of programs and facilities that assist the elderly population of Lee County.~~

~~**POLICY 158.1.4:** Lee County will work with the sheriff, fire districts, municipalities, and other appropriate entities to provide a strong public safety program capable of protecting the citizens of Lee County and their property.~~

~~**POLICY 158.1.5:** Lee County will maintain a publicly sponsored recycling program as well as "Keep Lee County Clean," "Adopt a Road," and "Adopt a Beach" programs to maintain a positive public image.~~

~~**POLICY 158.1.6:** Lee County will protect the environment that sustains the commercial fishing and tourist industries by opposing the leasing of off shore tracts for the purpose of oil exploration and drilling. The County will oppose off shore oil drilling in the region south of latitude 27 degrees north to the state waters north of the Florida Keys and west to longitude 86 degrees west.~~

~~**POLICY 158.1.7:** Lee County will encourage the preservation of sensitive natural resources, including beaches, wetlands, estuaries, clean air and water, historic resources, scenic vistas and other unique natural resources through public acquisition and/or regulatory protection.~~

~~**POLICY 158.1.8:** Lee County will ensure a continued commitment of a portion of the Tourist Development Tax to be used for beach and shore related improvements such as restoration and erosion control, renourishment, future beach acquisition, fishing piers, and beach access points, beach parking facilities, and maintenance.~~

~~**POLICY 158.1.9:** Lee County, in response to current and projected needs of Lee County residents, will encourage a diverse mix of housing types, sizes, prices, and rents by maintaining mixed use land use categories in the Future Land Use Element.~~

~~**POLICY 158.1.10:** Evaluate the current land development regulatory and fiscal structure to identify and remove where appropriate the unwanted impediments to ensuring development is fiscally beneficial.~~

~~**OBJECTIVE 158.2:** Lee County will maintain and develop programs which are designed to expand and enhance the tourism industry.~~

~~**POLICY 158.2.1:** Lee County, in coordination with the Tourist Development Council (TDC) and other appropriate entities, will continue to support the area's domestic and international tourism development program to ensure continuation and expansion of the tourism industry.~~

~~**POLICY 158.2.2:** Lee County, in coordination with the TDC and other appropriate entities, will continue to lead the local tourism industry and work with the community to position Lee County as a friendly and hospitable visitor destination.~~

~~**POLICY 158.2.3:** Lee County, in coordination with the TDC and other appropriate entities, and in conjunction with the Port Authority, will work toward positioning Lee County as a major aviation international port of entry.~~

~~**POLICY 158.2.4:** Lee County, in coordination with the TDC and other appropriate entities, should continue the strong research efforts that accurately measure the economic impact of tourism and provide information for planning, marketing and management of tourism for both the private and public sectors.~~

~~**POLICY 158.2.5:** Lee County, in coordination with the TDC and other appropriate entities, will promote the development of ecotourism in Lee County.~~

~~**POLICY 158.2.6:** Lee County, in coordination with the TDC and other appropriate entities, will promote the development of the sports market and sports facilities for future economic development.~~

~~**OBJECTIVE 158.3:** Lee County, in coordination with the Horizon Council and other appropriate entities, will establish, continue and maintain programs which are designed to promote and encourage the recruitment of new industries that will facilitate and diversify Lee County's economic base.~~

~~**POLICY 158.3.1:** Lee County will, in coordination with the Horizon Council and other appropriate entities, formulate an economic development plan to assist local organizations in fostering the expansion and diversification of Lee County's economic base, and will set forth the intent, funding, and the means available for its implementation.~~

~~**POLICY 158.3.2:** Lee County, in coordination with the Horizon Council and other appropriate entities, will sustain a coordinated local, regional, national, and international marketing program that will identify and attract industrial, commercial, and office space users.~~

~~**POLICY 158.3.3:** Lee County, in coordination with the Horizon Council and other appropriate entities, will annually report on the progress of new company locations.~~

**POLICY 158.3.4:** Lee County will, in coordination with the Horizon Council and other appropriate entities, develop a presentation packet to actively pursue and encourage businesses to relocate to Lee County.

**POLICY 158.3.5:** Lee County will ensure that adequate land is allocated in this Plan to meet future commercial, industrial, agricultural, residential, and recreational needs.

**POLICY 158.3.6:** Lee County will study economic incentives utilized by various Florida cities and counties that may also be utilized by Lee County to place the County in a competitive position to attract new businesses.

**POLICY 158.3.7:** Lee County, in coordination with the Horizon Council and other appropriate entities, will encourage the expansion of international banking and finance to better accommodate the needs of international visitors to the area and that of local firms engaged in global markets.

**POLICY 158.3.8:** Lee County, in coordination with the Horizon Council and other appropriate entities, will promote the Foreign Trade Zones in Lee County.

**POLICY 158.3.9:** Lee County will, in coordination with local, state, and federal representatives, develop a strategy to increase foreign investment in Lee County.

**POLICY 158.3.10:** Lee County, in coordination with the Horizon Council and other appropriate entities, will continue programs which encourage and assist in the location of new companies that diversify the economy and create higher wage jobs.

**OBJECTIVE 158.4:** Lee County, in coordination with the Horizon Council and other appropriate entities, will maintain programs which are designed to encourage the retention and expansion of the County's existing economic base.

**POLICY 158.4.1:** Lee County, in coordination with the Horizon Council and other appropriate entities, will continue programs which assist existing companies in expansion efforts and new companies that desire to relocate to the County.

**POLICY 158.4.2:** Lee County, in coordination with the Horizon Council and other appropriate entities, will annually report on the progress of existing industry expansions.

**POLICY 158.4.3:** Lee County will protect and promote its existing water port developments.

**POLICY 158.4.4:** Lee County, in coordination with the Horizon Council and other appropriate entities, will promote economic opportunity through the utilization of the Southwest Florida International Airport and strengthen the role of the airport in Lee County's economic development.

**POLICY 158.4.5:** Lee County will actively pursue state and federal funding for transportation improvements to the local, region, state, and national highway system in Lee County.

**POLICY 158.4.6:** All Lee County Departments and Divisions will communicate and coordinate with the Economic Development Office (EDO) (or its successor) to assure interdepartmental coordination of industry and business attraction, expansion and retention in Lee County.

**POLICY 158.4.7:** Lee County will encourage the retention of the agricultural and commercial fishing industries.

**POLICY 158.4.8:** Lee County, in coordination with the Horizon Council and other appropriate entities, may establish an "Ambassador Team", consisting of volunteer representatives from such sources as government, banking/finance, utilities, marketing, chambers of commerce, education, and labor market sectors, in order to assist in the retention of targeted industries and businesses. The function of the team will be to increase communication between County and municipal governments, the Horizon Council, and the business community in Lee County.

**POLICY 158.4.9:** Lee County, in coordination with other appropriate entities, will work to establish and retain small businesses throughout Lee County.

~~POLICY 158.4.10: Lee County will encourage agriculture industry programs to maintain or improve its economic viability, provide necessary support and promote Lee County produce.~~

~~OBJECTIVE 158.5: Lee County will encourage the expansion and development of educational facilities that complement economic development and diversification.~~

~~POLICY 158.5.1: Lee County will continue to coordinate with and assist the Lee County School District in the orderly and rational expansion of educational facilities that enhance economic growth and a desired quality of life.~~

~~POLICY 158.5.2: Lee County will promote the development of programs and facilities through the Lee County School District, Florida Southwestern State College, Florida Gulf Coast University, and any existing and/or future institutions of higher learning, including business and commerce, health services, technologies, and education careers.~~

~~POLICY 158.5.3: Lee County will encourage the Lee County School District, 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.~~

~~OBJECTIVE 158.6: Lee County will maintain a system of development regulations that will promote the accomplishment of the goals, objectives, and policies of this element and will expedite the development review process for projects identified by EDO as "economic projects."~~

~~POLICY 158.6.1: Before adopting any new regulation which potentially imposes new costs to taxpayers and private business, Lee County first will generally assess the impact of that regulation upon the local economy and will adopt such regulations only in cases of compelling public need.~~

~~POLICY 158.6.2: Lee County will continue to utilize Lee County staff and private citizen committees to recommend revisions that will streamline development regulations.~~

~~POLICY 158.6.3: Lee County will expedite the processing of rezoning and development permitting for projects identified by EDO as "economic projects."~~

~~POLICY 158.6.4: Lee County will appoint a zoning and development permitting ombudsman within EDO, who will have the authority to coordinate and facilitate the rezoning and development permitting processes for "economic projects" pursuant to Policy 158.6.3, so as to reduce requests for additional information, identify issue resolutions, and reduce the amount of time spent in rezoning and permitting for such projects.~~

GOAL 158: Achieve and maintain a diversified and stable economy by providing a positive business climate that assures maximum employments.

OBJECTIVE 158.1: Foster a positive business climate by providing technical support and guidance to existing and prospective businesses.

POLICY 158.1.1: Provide assistance to various and diversified companies seeking to relocate or expand in the County. Assistance may include, but is not limited to, technical development process guidance, site selection, and identifying appropriate incentives.

POLICY 158.1.2: Provide resources and guidance to assist businesses in navigating the County's regulatory processes, and to encourage relocation to Lee County.

**POLICY 158.1.3:** Continue to obtain policy guidance and recommendations from appropriate advisory councils within the County, including the Horizon Council, the Tourist Development Council, and others, as may be created or amended from time to time.

**OBJECTIVE 158.2:** Ensure maximum employment opportunities throughout the County.

**POLICY 158.2.1:** Allocate adequate land on the Future Land Use Map and in Table 1(b) to meet the future commercial, industrial, agricultural, residential, and recreational needs of residents and visitors to the County.

**POLICY 158.2.2:** Encourage efficient use of industrial areas by:

- Prohibiting residential development in the Tradeport and Industrial Development future land use categories;
- Promoting development of industrial uses with high employment density; and,
- Allowing for redevelopment to accommodate business growth.

**OBJECTIVE 158.3:** Ensure businesses have access to infrastructure and services needed to be competitive in a global economy.

**POLICY 158.3.1:** Maintain the County's transportation infrastructure, including transit, roads, airport, and rail, to ensure safe and convenient travel needed to support businesses within the County.

**POLICY 158.3.2:** Strengthen the role of the Port Authority's airports as economic engines for economic development and diversification within the County.

**POLICY 158.3.3:** Protect the capacity and improve the access to the State's Strategic Intermodal System (SIS) to support economic development opportunities.

**POLICY 158.3.4:** Support provision of digital broadband and communications infrastructure and expansion of information technology industries needed to meet current and future business needs.

**GOAL 159:** Support the retention and expansion of existing businesses, and the attraction of new domestic and foreign businesses.

**OBJECTIVE 159.1:** Establish and maintain programs designed to promote and encourage the recruitment of new industries to help diversify the County's economic base.

**POLICY 159.1.1:** Utilize public relations and marketing to attract a wide range of businesses, specifically those which are identified as Target Industries.

**POLICY 159.1.2:** Support policies and programs which attract high-growth and competitive businesses.

**POLICY 159.1.3:** Where appropriate, implement incentives to attract new businesses.

**POLICY 159.1.4:** Maintain Land Development Code regulations to support the growth of existing and future businesses.

**POLICY 159.1.5:** Support initiatives and programs that attract and maintain foreign investment.

**OBJECTIVE 159.2:** Establish and maintain programs designed to encourage the retention and expansion of the County's existing economic base.

**POLICY 159.2.1:** Retain, and assist in the development of small businesses.

**POLICY 159.2.2:** When and where appropriate, encourage and implement incentives to maintain existing businesses.

**POLICY 159.2.3:** Establish and maintain regulations within the Land Development Code that enable small businesses to undertake infill and redevelopment projects.

**POLICY 159.2.4:** Support local businesses and organizations that improve the capacity and ability of small businesses.

**GOAL 160:** Attract, develop, and retain a 21st-century workforce to support Targeted Industry employment needs.

**OBJECTIVE 160.1: Workforce Attraction.** Attract a continually diversifying workforce.

**POLICY 160.1.1:** Ensure that adequate public facilities exist, or are planned, which will serve the County's existing and future employment base.

**POLICY 160.1.2:** Provide the services needed to maintain the County's position as an attractive and viable location for a diversified workforce.

**POLICY 160.1.3:** Ensure the development of a wide variety of housing options are available to support a diverse workforce.

**OBJECTIVE 160.2: Workforce Retention.** Promote the continued growth of the workforce.

**POLICY 160.2.1:** Maintain a workforce with up-to-date skill sets by supporting collaboration and coordination between the County's various educational institutions and employers in Lee County to provide relevant and continuous job training.

**POLICY 160.2.2:** Support policies and activities that enhance the quality of life of Lee County's workforce.

**OBJECTIVE 160.3: Workforce Education and Training.** Collaborate with the County's educational institutions to support the continuing educational needs of current and future populations.

**POLICY 160.3.1:** Encourage the clustering or co-locating of vocational schools and colleges or universities near employment centers to better connect students to potential employment opportunities.

**POLICY 160.3.2:** Encourage the Lee County School District, Florida SouthWestern State College, Florida Gulf Coast University, and other 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.

**GOAL 161: Promote and continue to grow the County's tourism industry, to both domestic and international visitors.**

**OBJECTIVE 161.1: Leisure Tourism.** Support the area's domestic and international tourism development, to ensure continuation and expansion of the leisure tourism industry.

**POLICY 161.1.1:** Continue to enhance the County's position as the premier tourism destination through global marketing and preservation of the area's unique attributes.

**POLICY 161.1.2:** Ensure adequate public facilities and services exist to serve the County's guests and residents.

**POLICY 161.1.3:** Encourage the development of diverse cultural, educational, and entertainment facilities that attract visitors.

**POLICY 161.1.4:** Identify and support new types and sectors of tourism, as a way to grow the County's economy.

**POLICY 161.1.5:** Encourage the preservation of sensitive natural resources, including beaches, wetlands, estuaries, historic resources, and other unique natural resources through public acquisition and/or regulatory protection to support the development of ecotourism in Lee County.

**POLICY 161.1.6:** Ensure a continued commitment of a portion of the Tourist Development Tax to be used for beach and shore-related improvements such as restoration and erosion control, renourishment, future beach acquisition, fishing piers, and beach access points, beach parking facilities, and maintenance.

**POLICY 161.1.7:** Maintain Land development Codes requirements for design and architectural review of projects in proximity to RSW and other points of entry into Lee County.

**OBJECTIVE 161.2: Sports Tourism.** Promote the development of the sports tourism market.

**POLICY 161.2.1:** Provide facilities and venues for amateur and professional sporting events.

**POLICY 161.2.2:** Encourage lodging and other tourism-based development in proximity to sports facilities/venues.

**POLICY 161.2.3:** Engage with promoters of amateur sporting events in order to attract and retain local, state, regional, national and international sporting events.

**OBJECTIVE 161.3: Business Tourism.** Promote the development of the business tourism market.

**POLICY 161.3.1:** Encourage and support the development of facilities to host business-related tourism.



**POLICY 161.3.2:** Support and encourage the development of entertainment and recreational facilities to appeal to business travelers and their travel companions.

**POLICY 161.3.3:** Engage business groups in order to attract conference-related tourism.

**OBJECTIVE 161.4:** Ensure development of the appropriate infrastructure needed to support the County's tourism sector.

**POLICY 161.4.1:** Position the County as a major aviation international port of entry.

**POLICY 161.4.2:** Continue to research and measure the economic impact of tourism, in order to provide information for planning, marketing, and management of tourism for both the private and public sectors.

**POLICY 161.4.3:** Support the development of adequate public and private facilities needed to attract and retain long and short term visitors.

**GOAL 162 159 - GOAL 163: RESERVED**

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**XIII. Administration**  
**b. Administrative Interpretations of the Plan**

2. Standards for Administrative Interpretations

e. In addition to the above, interpretations for a Minimum Use Determination (MUD) will be determined under the following standards:

(7) Properties within future land use categories that do not permit residential density, ~~as summarized on Table 1(a),~~ do not qualify for a MUD.



## FLORIDA DEPARTMENT *of* STATE

**RON DESANTIS**  
Governor

**CORD BYRD**  
Secretary of State

April 25, 2023

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

Attn: Chris Jagodzinski

Dear Kevin Karnes:

Pursuant to the provisions of Section 125.66, Florida Statutes, this will acknowledge receipt of your electronic copy of Lee County Ordinance No. 23-08, which was filed in this office on April 21, 2023.

Sincerely,

Anya Owens  
Program Administrator

ACO/wlh

**RECEIVED**

*By Chris Jagodzinski at 8:56 am, Apr 26, 2023*