



## AGENDA ITEM REPORT

**DATE:** May 20, 2025  
**DEPARTMENT:** Community Development  
**REQUESTER:** Mikki Rozdolski, Director  
**TITLE:** Direct Staff to Amend Lee Plan Planning Horizon Update

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### I. MOTION REQUESTED

Direct staff to amend the Lee Plan planning horizon from the year 2045 to the year 2055, consistent with Ch. 163.3177, F.S.

### II. ITEM SUMMARY

Directs staff to draft Lee Plan amendments to update the planning horizon from year 2045 to 2055. This update is required to maintain consistency with Chapter 163.3177, F.S. Once drafted, the amendments will be considered through the publicly initiated Lee Plan Amendment process, which includes consideration by the Local Planning Agency before being brought back to the Board for two public hearings for adoption. This action does not approve amendments to the Lee Plan.

### III. BACKGROUND AND IMPLICATIONS OF ACTION

The purpose of this amendment is to update the planning horizon to the year 2055 consistent with §163.3177(5)(a), F.S.

The Lee Plan is currently based on the Bureau of Economic and Business Research (BEBR) population projections through 2045. The 2045 Lee Plan horizon was adopted in 2021 by Ordinance Number 21-09. Florida Statutes were revised in 2023 to require two planning periods, covering a 10-year period and a 20-year period. Previously, the required planning periods were for 5 and 10 years. The 2023 revisions to Florida Statutes require the Lee Plan Planning Horizon to be updated sooner than anticipated.

The current Lee Plan is based on the 2045 Bureau of Economic and Business Research (BEBR) population projection of 1,056,600 persons. BEBR projects a total population of 1,075,100 by the year 2055.

Updating the Lee Plan to include the population projections through 2055 will aid Lee County in preparing for the expected population in appropriate locations. The Lee Plan must also show the general distribution, location, and extent of land uses, including residential, commercial, industrial, agricultural, and other uses of land, per §163.3177(6)(a), F.S.

As required by Lee Plan Policy 1.6.5, this update must include a comprehensive evaluation of the Planning Districts Map (Lee Plan Map 1-B) and Acreage Allocation Table (Lee Plan Table 1(b)). All elements of the Lee Plan will also be reviewed to ensure internal consistency with the updated population projections and planning horizon.

If directed by the BoCC, the amendments would update Lee Plan text, maps, and tables that relate to the planning horizon and which may also include changes such as: updating references to regulatory citations, department, and organization names; removing out-of-date requirements and policy directives for completed tasks; making modifications to reflect recent annexations; ensuring consistency with regional plans by organizations such as the Metropolitan Planning Organization (MPO), and reorganizing and renumbering as needed for clarity.

The proposed amendments are supported by several Lee Plan provisions, including:

**GOAL 1: FUTURE LAND USE MAP.** To maintain and enforce a Future Land Use Map showing the proposed distribution, location, and extent of future land uses by type, density, and intensity in order to protect natural and man-made resources, provide essential services in a cost-effective manner, and discourage urban sprawl.

**Policy 1.6.5.** To depict the proposed distribution, extent, and location of generalized land uses through the Plan's Horizon.

**GOAL 2: GROWTH MANAGEMENT.** To provide for an economically feasible plan which coordinates the location

and timing of new development with the provision of infrastructure by government agencies, private utilities, and other sources.

GOAL 5: RESIDENTIAL LAND USES. To accommodate the projected population of Lee County in appropriate locations.

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

**IV. FINANCIAL INFORMATION**

Current Year Dollar Amount:	No funding required.
Included in the Current Budget?:	N/A
Fund:	N/A
Comments:	

Is this a revenue or expense item? NA  
Is this Discretionary or Mandatory? Mandatory  
Will this item impact future budgets? No  
Program:  
Project:  
Account Strings:  
Fund Type? NA

**V. RECOMMENDATION**

· Approve

**ATTACHMENTS:**

None

**REVIEWERS:**

Lindsay Hickey, Community Development  
Mikki Rozdolski, Community Development  
Anne Henkel, Budget Services  
Peter Winton, County Manager  
Joseph Adams, County Attorney  
Marc Mora, County Manager

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