

AGENDA ITEM REPORT**DATE:****DEPARTMENT:** Community Development**REQUESTER:** Mikki Rozdolski**ITEM TITLE:** Authorization to Prepare a County-Initiated Lee Plan Text Amendment

I. MOTION REQUESTED

1. Direct staff to prepare amendments to the Lee Plan, relating to the Southeast Lee Community Plan Area, to manage growth, streamline the Southeast Lee Overlays, reduce unnecessary regulations, and encourage development that preserves or restores the County's natural resources.
2. Direct staff to pause processing the following privately-initiated text amendments to the Southeast Lee Community Plan Area: CPA2024-00002, CPA2024-00012, CPA2025-00006, and CPA2026-00001.

II. ITEM SUMMARY

Directs staff to prepare amendments related to the Southeast Lee Community Plan Area in response to the eleven privately-initiated map and text amendments under review. The volume of privately-initiated amendments and changing conditions in this area of the county necessitate a holistic approach to planning for future development of this Community Plan Area. The proposed amendments would ensure clear, consistent language, reduce redundancies, increase efficiencies, and reduce unnecessary regulations, consistent with previous Board direction.

The Southeast Lee Community Plan Area was adopted in 2010. In the last few years, Southeast Lee has seen significant new development driven by court decisions and existing Lee Plan programs. This growth has led to expanded road networks and utility infrastructure, increasing demand for new types of development, as evidenced by the volume of privately initiated amendments. The Southeast Lee Community Plan Area and related Lee Plan policies should be updated to guarantee that future growth in this area preserves the County's natural resources and aligns with its long-term development vision.

Review of the existing privately-initiated amendments for the Southeast Lee Community Plan Area will be paused to allow staff to prepare amendments to be considered through the full 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

A county-initiated amendment would balance privately initiated amendment requests with the county's interest in long-term water quality, appropriate development standards, and environmental protection by examining community needs, environmental conditions, and private property rights. Without a county-initiated approach, the new language may be duplicative, inconsistent, and may not address the County's overarching goals for the Southeast Lee County Community Plan Area.

More specifically, staff will consider amendments to address the non-residential use thresholds in the Southeast Lee County Community Plan Area, the Environmental Enhancement and Preservation Communities Overlay tier system, the applicability of certain requirements throughout the Community Plan Area, and, consistent with previous Board direction, the removal of unnecessary regulations, redundancies, and inconsistencies.

There are four privately-initiated text amendments under review that would be put on hold pending the outcome of the county-initiated amendment: CPA2024-00002, CPA2024-00012, CPA2025-00006, and CPA2026-00001. In addition to the privately-initiated text amendments under review, there are seven map amendments under review that will be impacted by the text amendments.

IV. FINANCIAL INFORMATION

Current Year Dollar Amount:

Included in the Current Budget?:

Fund:

Comments: This item does not require any new funds from the county.

Is this a revenue or expense item?

Is this Discretionary or Mandatory?

Will this item impact future budgets?

Program:

Project:

Account Strings:

Fund Type?