



Lee County
Southwest Florida

Clean Up Amendments

CPA2026-00003 – County Initiated Text Amendment

Local Planning Agency Hearing – April 27, 2026

CPA2026-00003 CLEAN UP AMENDMENTS

Purpose

The purpose of these Lee Plan amendments is to remove outdated language, improve the overall consistency of the document, and reflect current conditions and practices of the County.

Board Direction

The BOCC directed staff to review the current Lee Plan for modifications to increase efficiency and to bring proposed amendments to the Board on April 1, 2025.

FUTURE LAND USE ELEMENT

1

Policy 2.1.3, Development Location

2

Policy 6.1.2, Commercial Development in non-urban future land use categories

3

Policy 11.2.1, Mixed Use Overlay Expansion Criteria

4

Policy 25.8.4, Commercial development parking lot interconnections

Amendment #1

POLICY 2.1.3: All land use categories and Planning Districts permit the consideration of churches and schools (except in ~~Wetlands and~~ Airport Noise Zones A and B), public uses and buildings, public utilities and resource recovery facilities, public recreational uses (including franchised quasicommercial uses in conjunction with a public use), and sites for compatible public facilities when consistent with the goals, objectives, policies, and standards in this plan and applicable zoning and development regulations.

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Policy 25.8.4, Commercial development parking lot interconnections

Amendment #2

POLICY 6.1.2: Commercial development in non-urban future land use categories is limited to Minor Commercial except that:

- ~~• Neighborhood Commercial uses serving the Lee County Civic Center are permitted within one quarter mile of SR31 between North River Road and the Caloosahatchee River in the North Olga Community Planning Area and may be expanded to Community Commercial when approved as part of a Planned Development that is located at the intersection of two arterial roadways and has direct access to, or the ability to extend, existing water and sanitary sewer utilities.~~

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Policy 25.8.4, Commercial development parking lot interconnections

Amendment #3

POLICY 11.2.1: The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities ~~though~~ through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:

1. ~~Located within the extended pedestrian shed of established transit routes; and,~~ Has access to a transit route located within:

- a. the extended pedestrian shed of established transit routes; or,
- b. mobility on demand transit zones; and,

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Policy 25.8.4, Commercial development parking lot interconnections

Amendment #4

POLICY 25.8.4: To minimize driveway connections to arterial and major collector roadways, all ~~All~~ new commercial development must provide parking lot interconnections, with accompanying cross-access easement rights, to adjacent properties unless physical constraints prevent the interconnection. ~~and must not prevent pedestrian or vehicular access from adjacent residential areas.~~

ADMINISTRATION AND GLOSSARY

5 Chapter XIII, Part b.2.e(1)(b)

6 Chapter XIII, Part b.2.e(2)(e)

7 Chapter XIII, Part b.2.e(5)

8 Chapter XIII, Part b.2.e(9)

9 Chapter XVI, Glossary

Amendment #5

(vi) Platted subdivisions with lots/parcels that do not meet current minimum lot requirements may obtain a Minimum Use Determination based on established precedent.

ADMINISTRATION AND GLOSSARY

5 Chapter XIII, Part b.2.e(1)(b)

6 Chapter XIII, Part b.2.e(2)(e)

7 Chapter XIII, Part b.2.e(5)

8 Chapter XIII, Part b.2.e(9)

9 Chapter XVI, Glossary

Amendment #6

Amendment:

(e) If two or more contiguous properties have each qualified for the right to construct a single-family residence and if the lots/parcels are located in a zoning district that permits duplex, ~~or~~ two-family dwellings, or multi-family dwellings, the lots/parcels may be combined to build a single duplex, ~~or~~ two-family, or multi-family building in lieu of constructing ~~two~~ single-family residences, provided the overall density will not increase.

ADMINISTRATION AND GLOSSARY

5 Chapter XIII, Part b.2.e(1)(b)

6 Chapter XIII, Part b.2.e(2)(e)

7 Chapter XIII, Part b.2.e(5)

8 Chapter XIII, Part b.2.e(9)

9 Chapter XVI, Glossary

Amendment #7

(5) A Minimum Use Determination ~~may~~will be considered vacated on a property that is brought into compliance with the standard density requirement of the Lee Plan.

ADMINISTRATION AND GLOSSARY

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Chapter XIII, Part b.2.e(1)(b)

6

Chapter XIII, Part b.2.e(2)(e)

7

Chapter XIII, Part b.2.e(5)

8

Chapter XIII, Part b.2.e(9)

9

Chapter XVI, Glossary

Amendment #8

(9) Lots/parcels of record with a residence that was legally permitted are not required to obtain a Minimum Use Determination.

ADMINISTRATION AND GLOSSARY

5

Chapter XIII, Part b.2.e(1)(b)

6

Chapter XIII, Part b.2.e(2)(e)

7

Chapter XIII, Part b.2.e(5)

8

Chapter XIII, Part b.2.e(9)

9

Chapter XVI, Glossary

Amendment #9

FUTURE NON-URBAN AREAS – Those categories on the Future Land Use Map that are designated primarily for single use developments with a density equal to or less than 1 unit per acre unless otherwise allowed within a special treatment area identified in Objective 1.7: Rural, Rural Community Preserve, Coastal Rural, Outer Island, Open Lands, ~~Wetlands~~, Conservation Lands (upland and wetland), New Community within the North Olga Planning Community and Density Reduction/Groundwater Resource.

FUTURE SUBURBAN AREAS – Those future urban categories on the Future Land Use Map that are designated primarily for single use developments: Suburban, Outlying Suburban, Sub-Outlying Suburban, Industrial Development, Airport, Tradeport, Commercial, Industrial Interchange, General Commercial Interchange, Industrial Commercial Interchange, University Village Interchange, University Community, ~~Public Facilities~~, and the New Community within the Gateway/Airport Planning Community.

CONCLUSION

Conclusion

- Amendments will provide for greater efficiency and flexibility of Lee Plan;
- Maintain the protection of public health, safety, and welfare; and,
- Will not affect standard density requirements or significantly change Community Plan Areas.

Recommendation

- ***Transmit*** the proposed amendment as provided in the staff report.

Questions?



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