

Community Sustainability Advisory Committee

Recommendations:

Land Use Element; Land Use Map; Transportation Maps

Wednesday, April 16, 2014

Land Use Element

Recommendation #1: Under the INTENT paragraph, add “environmental resource conservation”:

“The Land Use Element ~~intends~~ is intended to guide new development, infill, and redevelopment efforts through land use practices that support urban, suburban, coastal, and rural places; economic development; interconnected transportation and land use projects; land, ~~and~~ wetland, and environmental resource conservation; and existing neighborhoods.

Recommendation #2: Under POLICY 1.1.2 (h) remove ‘Job Center’ and ‘Interstate Highway’ as they are not Land Use Categories.

POLICY 1.1.2: Promote the character of Urban Land Use Areas through planning and development practices ~~that~~ by:

(h) Facilitating higher levels of employment and economic activity within the Urban Areas—particularly within mixed-use centers and Urban and Economic Development ~~and Job Center, and Interstate Highway~~ Land Use Categories.

Recommendation #3: Under POLICY 1.1.4 (a) add, ‘natural hydrological flow’. Under (e) simplify and add ‘infrastructure systems’.

POLICY 1.1.4: Retain the character of Non Urban Areas through planning and development practices that:

(a) Promote development design that maintains large, contiguous tracts of open space, while supporting agricultural uses and natural hydrological flow;

(e) Discourage the expansion of ~~public services, public utilities, and transportation services into~~ infrastructure systems into Non Urban Areas.

Recommendation #4: Under POLICY 1.1.6(c) use terminology, ‘site design’. Under (f), slight grammatical change. Also note that the term ‘green building’ will be defined in the Glossary.

POLICY 1.1.6: Incentive Density Units ~~are~~ may be used to ~~provide permit~~ additional development rights within the ~~Urban Core, Urban Places, Urban Neighborhoods, and Suburban 6~~ Urban Land Use Categories except for any islands or to Greater Pine Island. ~~Incentive Density Unities may be obtained through participation in various county programs including: The~~

incentive density may be obtained in exchange for meeting specific land use and development goals including:

(c) Meeting established industry guidelines for green-building construction and site design verified by a certified third party;

(F) Promoting transit services by locating within a current ~~and or~~ future transit service area; construction of transit related infrastructure (e.g.: transit stops, bus shelters, bus lanes, etc...), or contribution to transit services (e.g.: busses, transit fees, or maintenance or operation costs; or

Recommendation #5: Under POLICY 1.2.3, minor grammatical changes:

POLICY 1.2.3: Urban Neighborhoods. The Urban Neighborhoods Land Use Category includes a mixture of relatively intense commercial and residential uses. While these places have a distinctly urban character, they should be developed at ~~slightly~~ lower densities than the Urban Core or Urban Places land use categories due to the proximity to more suburban, mostly residential, communities. Predominant land uses in the Urban ~~Communities-Neighborhoods~~ will be residential, commercial, ~~public and quasi-public, and limited light industry retail, office/professional, limited light industrial land uses, civic spaces, and park and recreational facilities.~~ Future development in this category is encouraged to be developed as a mixed-use, ~~that~~ are intended to support and connect to nearby residential suburban communities. The Urban Neighborhoods land use category has the following land use standards:

Recommendation #6: Under OBJECTIVE 1.3, minor grammatical changes:

OBJECTIVE 1.3: SUBURBAN LAND USE CATEGORIES. Suburban Land Use ~~Category~~ ~~Categories is are~~ predominantly residential places located within ~~includes~~ Urban Areas that promote the development of suburban places including: ~~residential communities neighborhoods;~~ ~~economic centers with~~ commercial, office, and professional businesses; public facilities and resources; and, park and recreational opportunities. These categories are intended to be well connected communities with land uses that are linked via a system of roadways, pedestrian and bike connections, and open spaces. There are ~~four~~ five suburban land use categories.

Recommendation #7: Under POLICY 1.9.11, committee suggests staff review and revise the policy to be less specific about the size and location of the conceptual Research & Enterprise Diamond.

Additionally, the Committee requests staff review and modify Policy 1.9.11 and incorporate it into the Economic Element. The new policy should not be specific about the size and location but should, instead, address the vision and economic goals of the Research & Enterprise Diamond.

POLICY 1.9.11: Research and Enterprise Diamond. The Research and Enterprise Diamond Overlay (Map ##) ~~depicts an~~ ~~is~~ generally located ~~in the Urban Areas in the general~~ vicinity of Florida Gulf Coast University (FGCU) and the Southwest Florida International Airport (SWFIA). ~~The area is~~ targeted for the creation of an economically diverse center for businesses. ~~Located within a~~ The ~~approximately 40+/-square-mile~~ area of south Lee County, businesses in the

Diamond will benefit from existing and planned infrastructure in transportation, education and recreation. Resources, such as the SWFIA, JetBlue Park, and FGCU, establish a prime location for creating synergies among research, renewable energy, enterprise opportunities, and economic growth. Infill development to create more walkable, transit-oriented communities that meet complete streets objectives will be encouraged. (New)

Recommendation #8: Under POLICY 4.2.9, add ‘and others as identified in the future.’

POLICY 4.2.9: Encourage transit-oriented development (TOD) around future transit stations around the existing rail corridor. Potential stations in unincorporated Lee County are identified on the mixed-use overlay on the Land Use Map at these locations: Danley Drive, Crystal Drive, Daniels Parkway, Gladiolus/Six Mile Cypress Parkway, Corkscrew Road, and Coconut Road, and others as identified in the future.

Land Use Map

Draft Land Use Map (Draft Map Generated: 4/4/2014)

Recommendation #1: No recommendation.

Transportation Map

Draft: Unincorporated Bikeways/Walkways Facilities Plan Map 3D 10/30/2013

Recommendation #1: Support BPAC’s recommendation to include this map in the Comprehensive plan. Also recommend cleaning up the layers on the map for clarity.

Table (2)a Constrainer Roads, State and County Roads

Recommendation #2: Committee has previously reviewed this table. No additional recommendation.

FDOT District One –Map H1, Federal Functional Classification/Urban Boundaries- Lee County

Recommendation #3: Support the addition of these maps into the Comprehensive Plan.

FDOT District One –Map H2, Federal Functional Classification/Urban Boundaries- Lee County –Inset 1

Recommendation #4: Support the addition of these maps into the Comprehensive Plan.

FDOT District One –Map H3, Federal Functional Classification/Urban Boundaries- Lee County –Inset 2

Recommendation #5: Support the addition of these maps into the Comprehensive Plan.

FDOT District One –Map H4, Federal Functional Classification/Urban Boundaries- Lee County –Inset 3

Recommendation #6: Support the addition of these maps into the Comprehensive Plan.

FDOT District One –Map H5, Federal Functional Classification/Urban Boundaries- Lee County –Inset 4

Recommendation #7: Support the addition of these maps into the Comprehensive Plan.

LeeTran 2012 Transit Development Plan, Map 9-5 Cost Feasible Plan

Recommendation #8: Strongly support the addition of the Transit Development Plan Map into the Comprehensive Plan.

LeeTran 2012 Transit Development Plan, Map 9-4 2021 Needs Plan

Recommendation #9: Strongly support the addition of the Transit Development Plan Map into the Comprehensive Plan.