



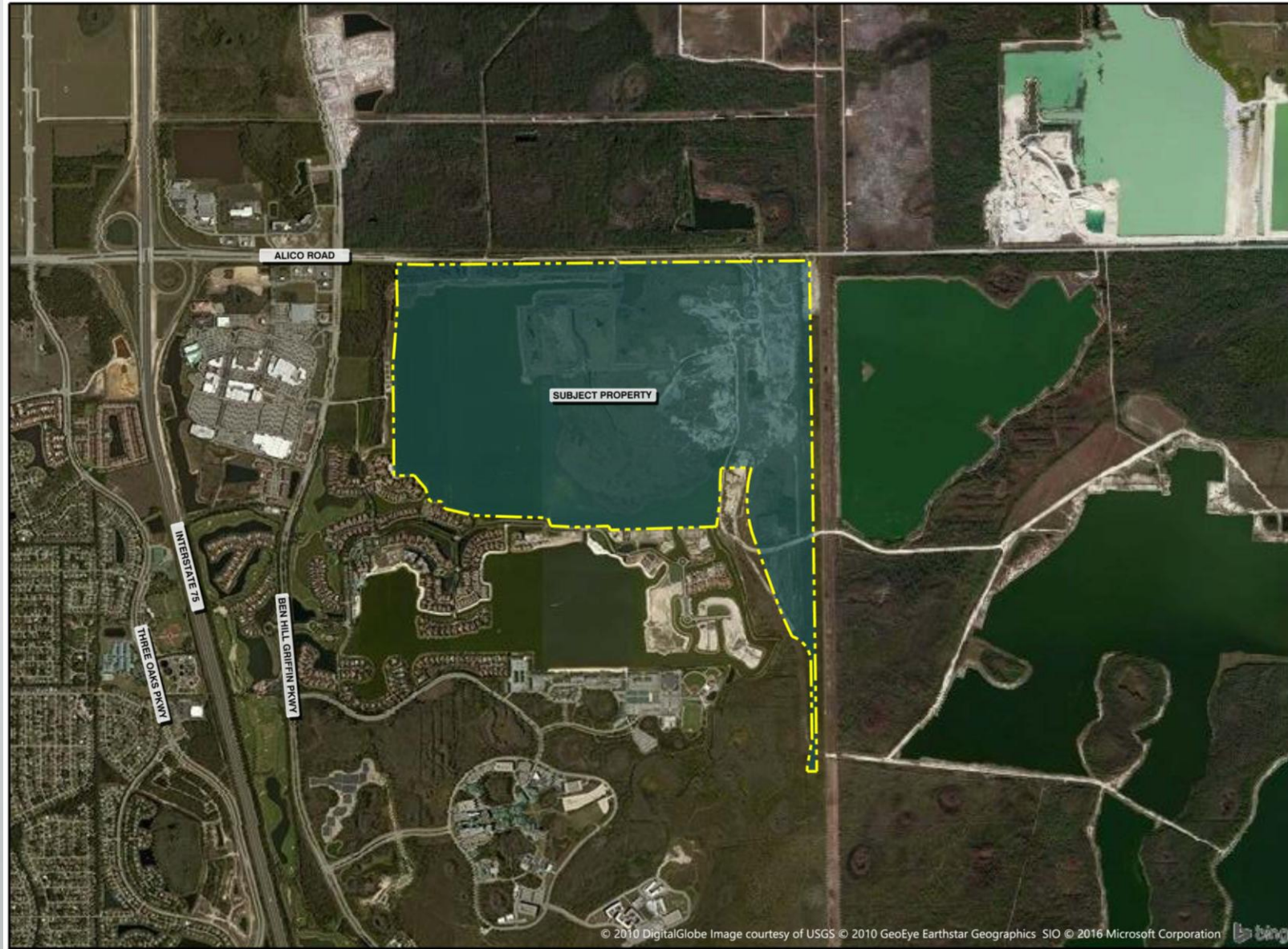
CPA2016-00011

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General Location



Changed Conditions

Since the Adoption of Ord 10-40

- ±40 Acres donated to FGCU
- Alico Road ROW Donated to Lee County
- Additional ROW for proposed CR 951 Donated to Lee County
- Stormwater Agreement with Lee County for Alico Road drainage
- Property Rezoned to Compact Community Planned Development



Request

- Eliminates zoning level detail from the Lee Plan
- Amends Policies
 - 1.1.9 – University Community: eliminates restrictive language related to clustering and FAR that is no longer necessary
 - 18.1.5 – FGCU Interconnection & CR 951 ROW donation: eliminates language for which donations have been completed
 - 18.1.8 – Eliminates mining references: mining has already ceased
 - 18.1.9 – Eliminates fines relocation/disposal plan: no fines are proposed for relocation
 - 18.1.12 – Eliminates potential rookery island: no rookery island to be required due to proximity of SWFIA
 - 18.1.16 – Adjusts densities, intensities & design requirements: elimination of zoning level details
 - 18.2.3 – Eliminate the property from University Window Overlay: elimination of zoning level details
- Amend Table 1(a)
 - Reflect the amended densities and intensities in Policies 1.1.9 and 18.1.6: eliminates zoning level details
- Amend Map 1, Page 2 of 8
 - Clean up amendment from previously approved Ord. 10-40: placement of property into proper planning community

Staff Report Modification: Policy 18.2.3, University Window Overlay

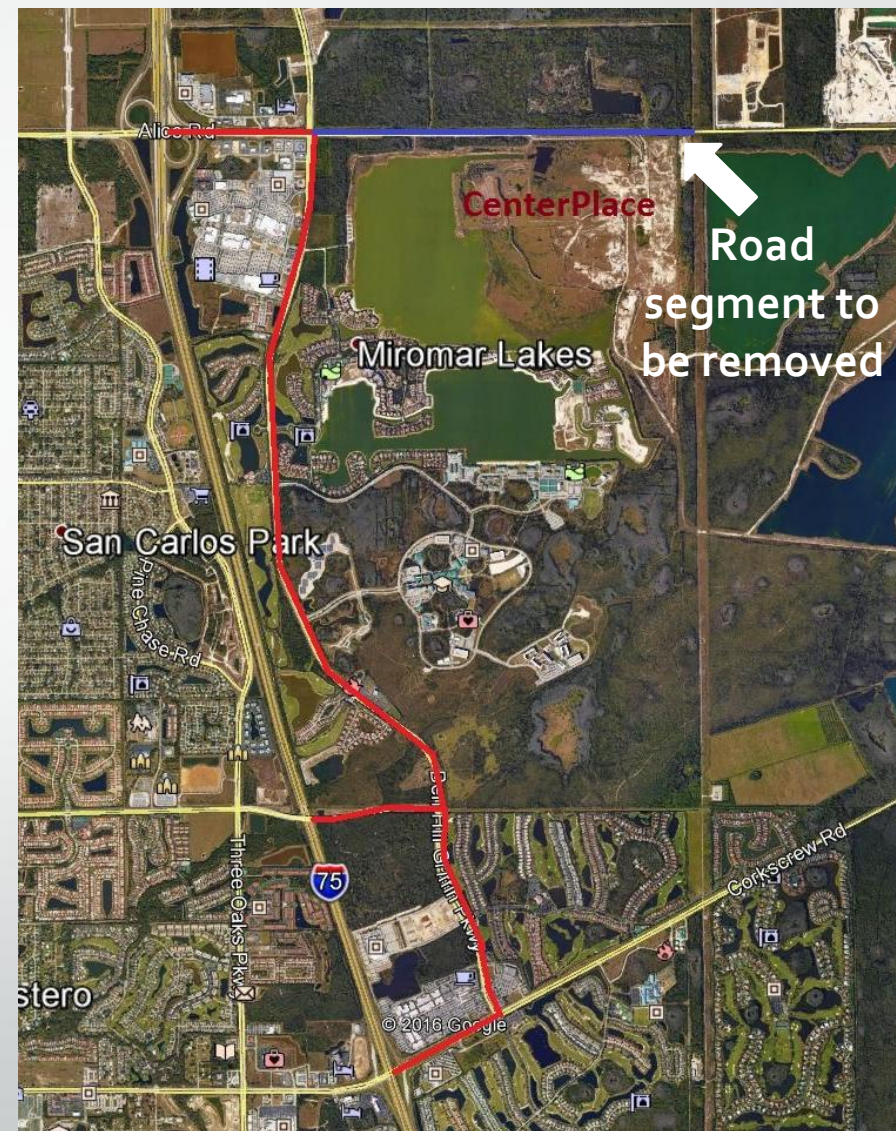
POLICY 18.2.3: The University Window Overlay includes the area within 100 feet on both sides of the right-of-way of the following roadway segments:

- ~~Treeline Avenue~~ Ben Hill Griffin Parkway From Alico Road to Corkscrew Road
- Alico Road From I-75 to ~~Future Extension of County Road 951~~ Ben Hill Griffin Parkway
- Corkscrew Road From I-75 to ~~Treeline Avenue~~ Ben Hill Griffin Parkway
- Koreshan Boulevard From I-75 to ~~Treeline Avenue~~ Ben Hill Griffin Parkway

With input from affected property owners, Lee County and the Florida Gulf Coast University Board of Trustees will develop mutually agreed upon standards for the University Window addressing landscaping, signage and architectural features visible from the designated roadway segments.

» Policy 18.2.3: University Window Overlay

- » Roadways, east of Ben Hill Griffin Parkway, never included
- » Road names have changed
- » Plans for Alico Road infrastructure are already 90% complete, include landscaped medians and utilities
- » MPD approval will address perimeter landscaping



Conclusions

- University Community category adopted to support FGCU
- Subject property designated University Community on 3/14/11
- Development within University Community category must be designed to enhance and support FGCU; proposed MPD will be so designed
- Zoning on subject property is CCPD; pending request for MPD
- Proposed amendments will allow property to utilize MPD zoning category
- Owner has donated 40 acres to FGCU; approved site plan provides interconnection
- Owner has donated ROW for Alico Road expansion
- BOCC has directed Staff to eliminate Compact Communities chapter in LDC
- Proposed amendments are consistent with Lee Plan approach for University Community category generally and subject property specifically