

TIMBER CREEK

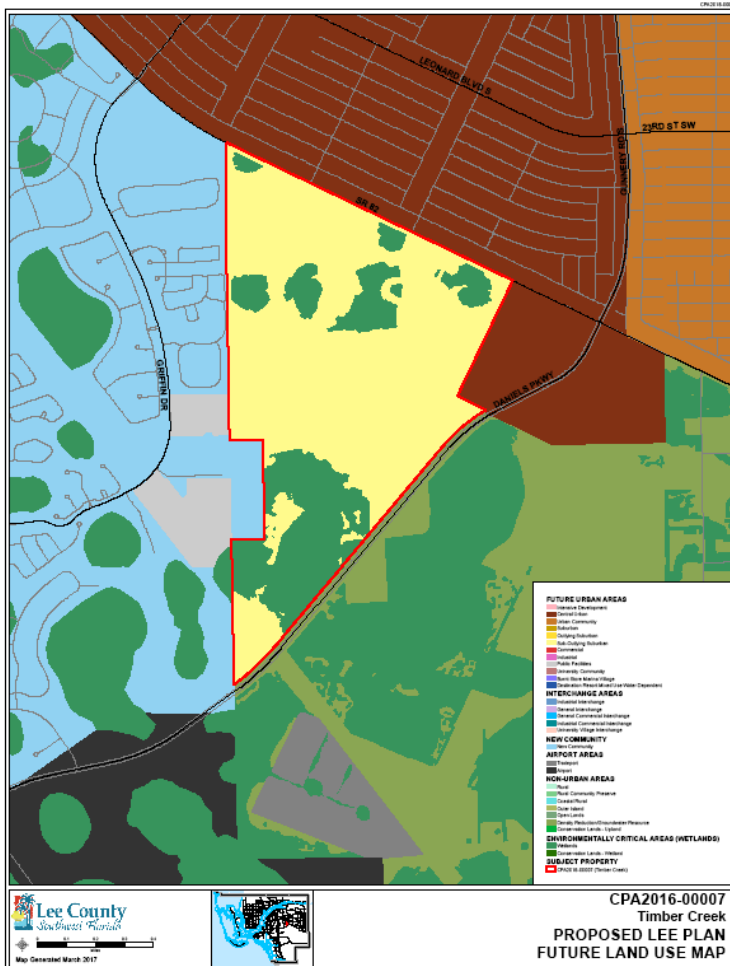
CPA2016-07

Privately-Requested Amendment

LPA Hearing

March 27, 2017

Request



- Map amendments to allow a residential community consistent with the Sub-Outlying Suburban future land use category on the subject property:
 - Map 1, Page 1: Future Land Use Map;
 - Map 6: Future Water Service Area; and
 - Map 7: Future Sewer Service Area.

Request (Continued)

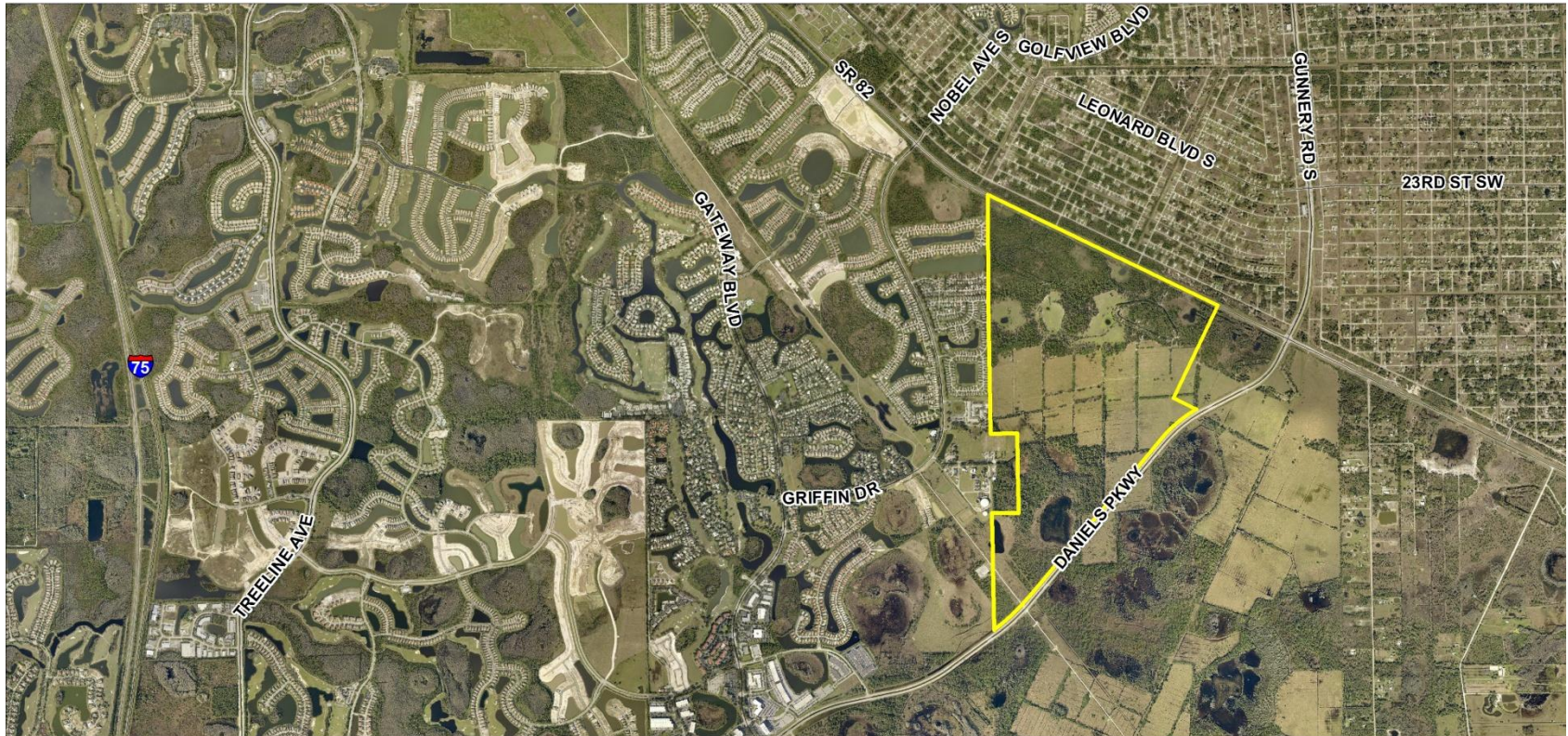
- Text and map amendments to identify the subject property in the Gateway/Airport Planning Community:
 - Table 1(b): Year 2030 Allocations;
 - Map 1, Page 2: Special Treatment Areas; and
 - Map 16: Lee County Planning Communities.

Request (Continued)

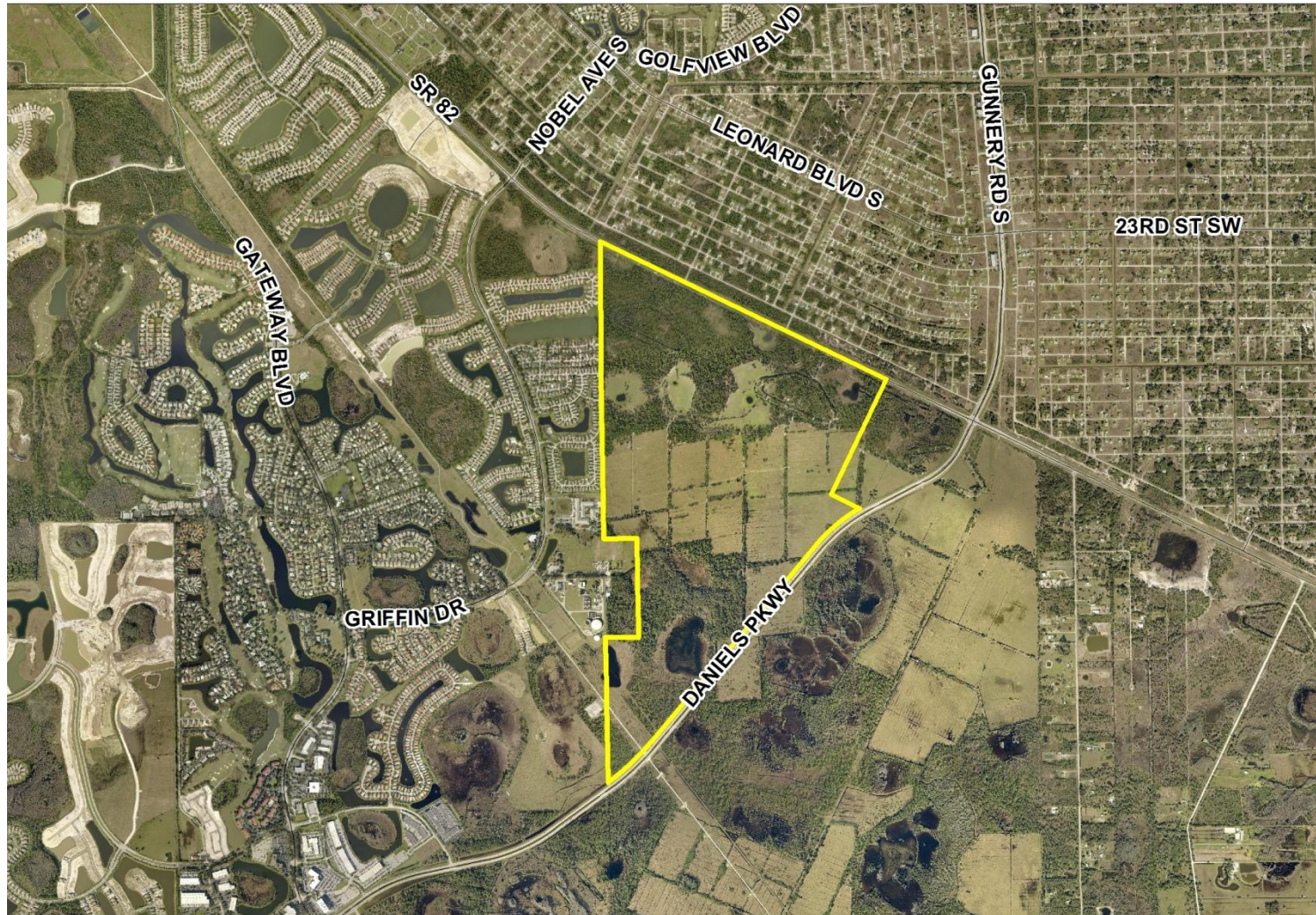
- Map amendments to maintain internal consistency within the Lee Plan:
 - Map 1, Page 4: Special Treatment Areas;
 - Map 4: Private Recreational Facilities Overlay;
 - Map 14, Future Limerock Overlay;
 - Map 17: Southeast DR/GR Residential Overlay;
 - Map 20: Contiguous Agricultural Parcels Over 100 Acres in Non-Urban Future Land Use Categories; and,
 - Map 25: Historic Surface and Groundwater Levels.

Property Overview

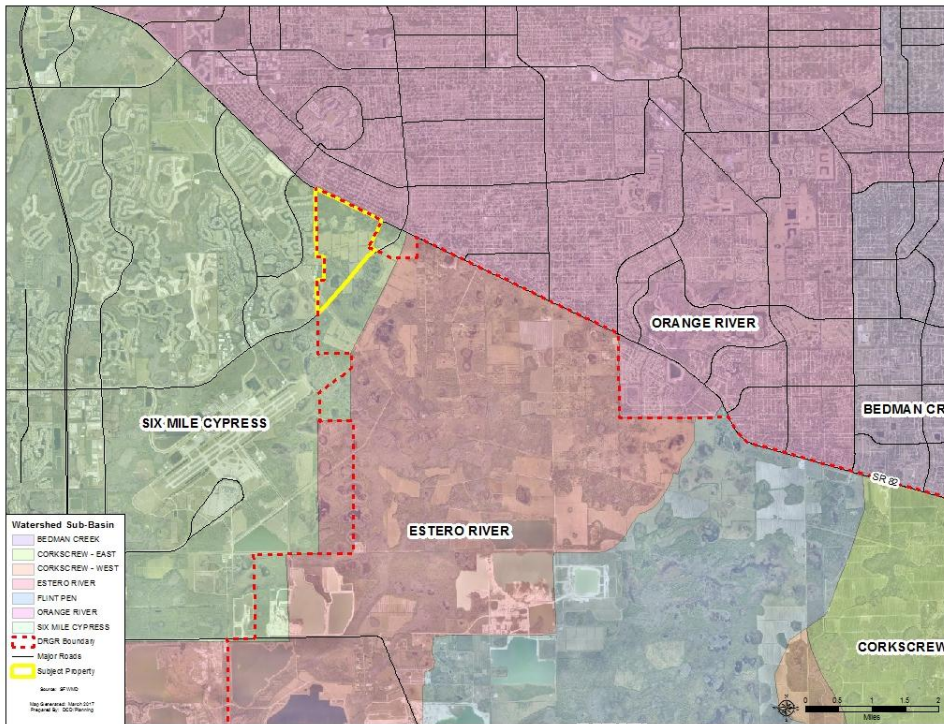
Size: 628± acres	Location: <ul style="list-style-type: none">• Southeast Lee County• Near intersection of Daniels Parkway and SR 82• East of Gateway.	Current Zoning: AG-2	Current Use: Agriculture
----------------------------	---	--------------------------------	------------------------------------



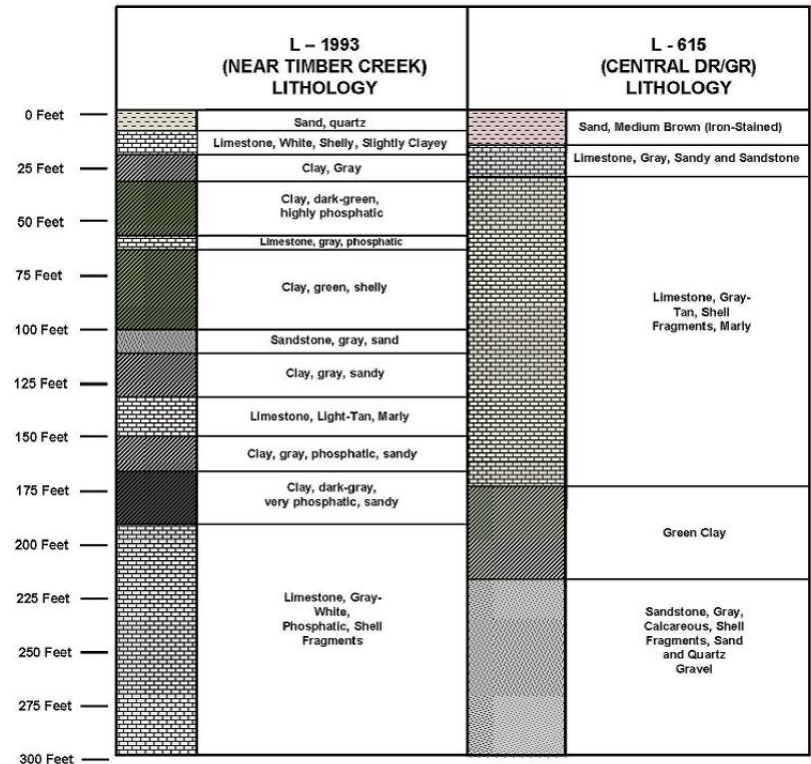
The property is separated from other DR/GR and Wetlands areas within Southeast Lee County by Daniels Parkway.



Surface and groundwater characteristics are not the same as the DR/GR and Wetlands areas south of Daniels Parkway.



Lee County Watershed Sub-Basins in relation to the subject property and Southeast Lee County.



Stratigraphic Column near subject property (L-1993) and in east central Southeast Lee County (L-615) (provided in application materials on 11-15-2016).

Recommendation:

- The DR/GR future land use category is not appropriate for the site. The requested amendment to Sub-Outlying Suburban, at a density of two units per acre is more appropriate for the subject property.
- Staff recommends that the Board of County Commissioners *transmit* the requested amendment based on the analysis and findings in this staff report.