

GROWTH MANAGEMENT

CPA2017-01

County Initiated Text and Map Amendments

LPA Hearing

March 27, 2017

Board Direction:

- November 2015 – Identify Lee Plan amendments that:
 - ▣ better align with the BoCC strategic planning initiatives;
 - ▣ streamline;
 - ▣ eliminate potential liabilities;
 - ▣ reduce redundancy and conflict within and between Lee Plan Goals; and,
 - ▣ relocate regulatory provisions to the Land Development Code.
- May 2016 – Proceed through amendment process

Amendment Objectives:

- Integrate land use and transportation planning;
- Encourage dense and intense development in appropriate locations and facilitate infill development and redevelopment; and
- Better organize and streamline the Lee Plan and LDC where appropriate.

Amendments:

Distinguish between Future Urban, Suburban, and Non-Urban Areas based on future land use category designation.	<ul style="list-style-type: none">• Add “Suburban” to Objective 1.1.• Amend definition for “Future Urban Areas.”• Add definitions for “Future Suburban Areas” and “Future Non-Urban Areas.”
Specify and clarify how to calculate density in Future Urban Areas and the Mixed Use Overlay (MUO).	<ul style="list-style-type: none">• Policy 11.1.2: Calculation for Urban Areas.• Policy 11.2.8: Calculation for MUO.
Commercial site location standards.	<ul style="list-style-type: none">• Policy 6.1.2: Maintain Minor Commercial limitation in non-urban areas.• Delete Map 19.• Delete outdated references throughout.
Mixed use development	<ul style="list-style-type: none">• Combined language from Objective 2.12, 4.2 and 4.3 into single Goal, “Goal 11: Mixed Use.”

Amendments (Continued):

Reorganize and clarify the Southeast Lee County TDR Program.	<ul style="list-style-type: none">• Combine Objectives 33.5 and 33.6 into Objective 33.4.• Move regulatory requirements of TDR program to the LDC.
SE Lee County Mixed-Use Communities .	<ul style="list-style-type: none">• Amend Policy 33.3.2, allow development using CS-2 uses and development regulations.
Update and remove redundant and outdated provisions from both the Future Land Use and Transportation Elements.	<ul style="list-style-type: none">• Combine Map 3D-1 and 3d-2 to Map 3D.• Update Map 22.
Substantiate amendments to the LDC to implement the proposed Lee Plan amendments.	<ul style="list-style-type: none">• Policy 11.2.5: Conventional rezonings is MUO• Policy 11.2.6: Alternative regulations in MUO.• Objective 39.2: Context sensitive road designs.

Conclusion and Recommendation:

- The amendments to the Lee Pan will help to achieve the Board of County Commissioner's strategic policy priority of managing growth by:
 - ✓ Integrating land use and transportation planning,
 - ✓ Allowing for dense and intense development in appropriate locations and facilitate infill development and redevelopment, and
 - ✓ Organizing and Streamlining.
- Staff recommends That the amendments should be **transmitted** for state review.