

CPA2017-04 NORTH FORT MYERS MIXED USE OVERLAY EXPANSION

County Initiated Map Amendment

LPA Hearing
August 28, 2017

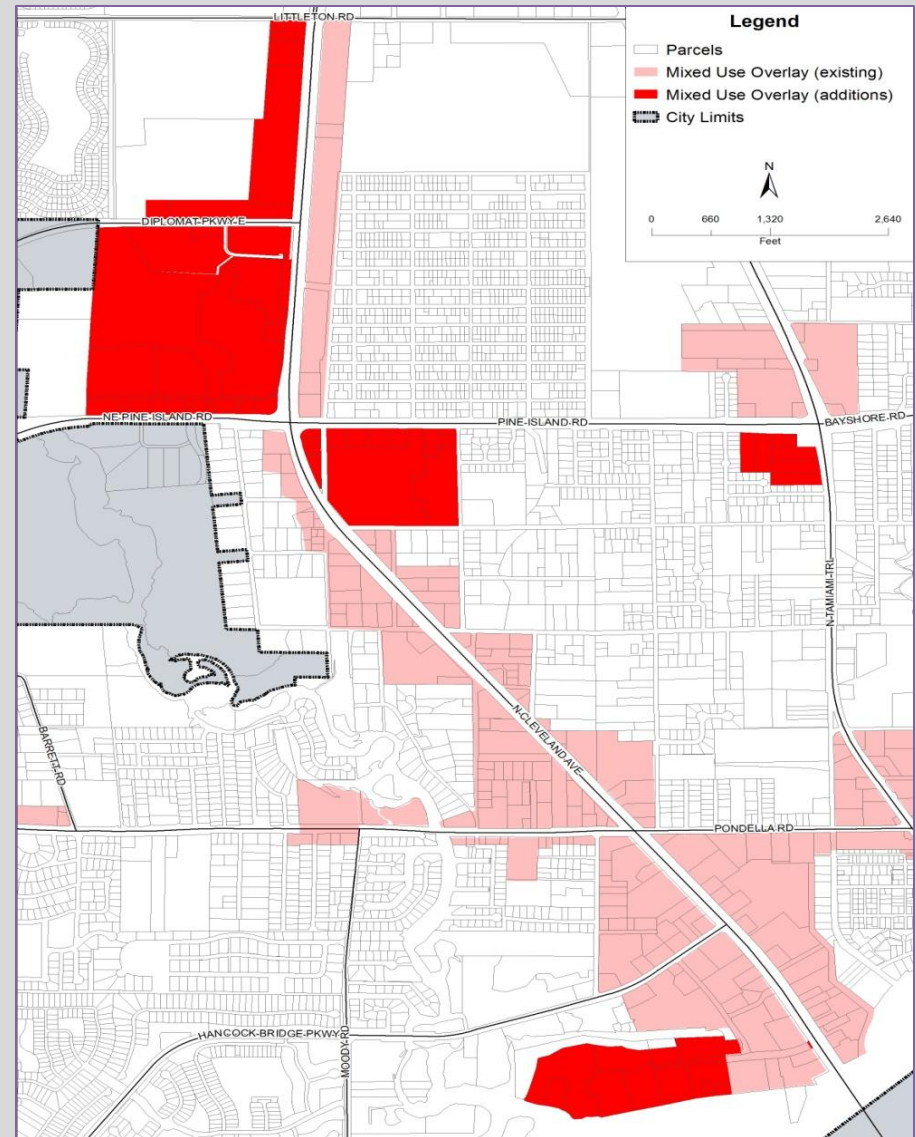


Board Direction

- ▶ May 2017 – Identify properties in North Fort Myers along State Route 41 and Business 41 to add to the Mixed Use Overlay.

Mixed Use Overlay (MUO) Expansion

- ▶ 56 properties/288 acres
- ▶ Four areas generally along State Route 41 and Business 41



Analysis

- ▶ Properties are in close proximity to:
 - public transit routes,
 - education facilities,
 - recreation opportunities, and
 - existing residential, shopping and employment centers.
- ▶ Properties are within Intensive Development and Central Urban FLUCs
- ▶ Expansion of the Mixed Use Overlay is consistent with:
 - North Fort Myers Community Plan (Goal 28)
 - Objectives 2.1 and 28.7
 - Policies 1.1.2, 1.1.3, 2.1.1, 2.12.1, 2.12.3, 11.2.1, 28.1.4, 28.2.5, and 28.7.3.

Conclusion and Recommendation:

- ▶ The amendment to the Lee Plan will help to facilitate redevelopment and infill development within the North Fort Myers Planning Community.
- ▶ Staff recommends that amendment should be **transmitted** for state review.