

CPA2015-10

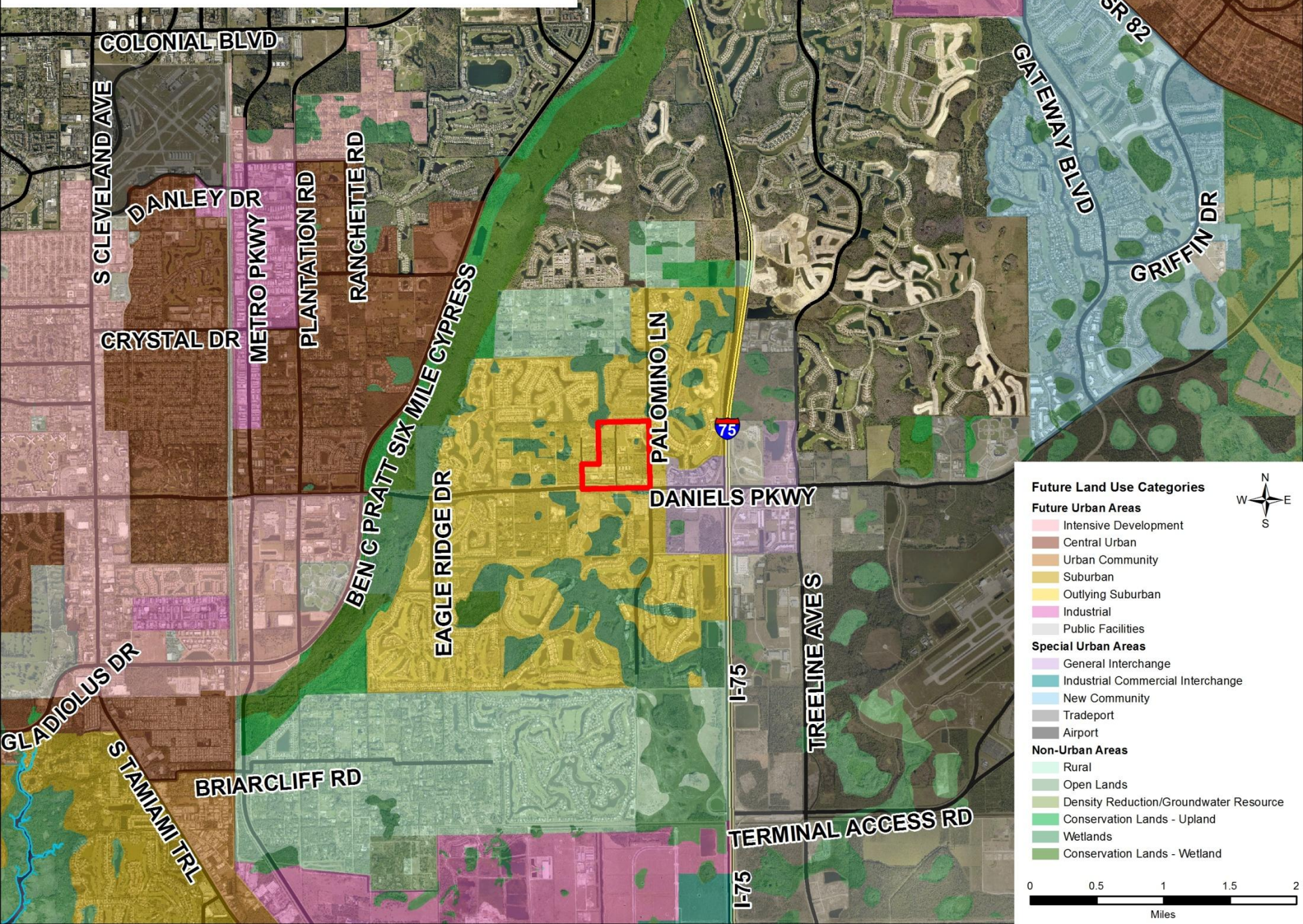
Apaloosa Lane & Palomino Lane

County Initiated Amendment

Local Planning Agency

August 22, 2016

Future Land Use Map (Current)



Future Land Use Categories

Future Urban Areas

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Industrial
- Public Facilities

Special Urban Areas

- General Interchange
- Industrial Commercial Interchange
- New Community
- Tradeport
- Airport

Non-Urban Areas

- Rural
- Open Lands
- Density Reduction/Groundwater Resource
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland

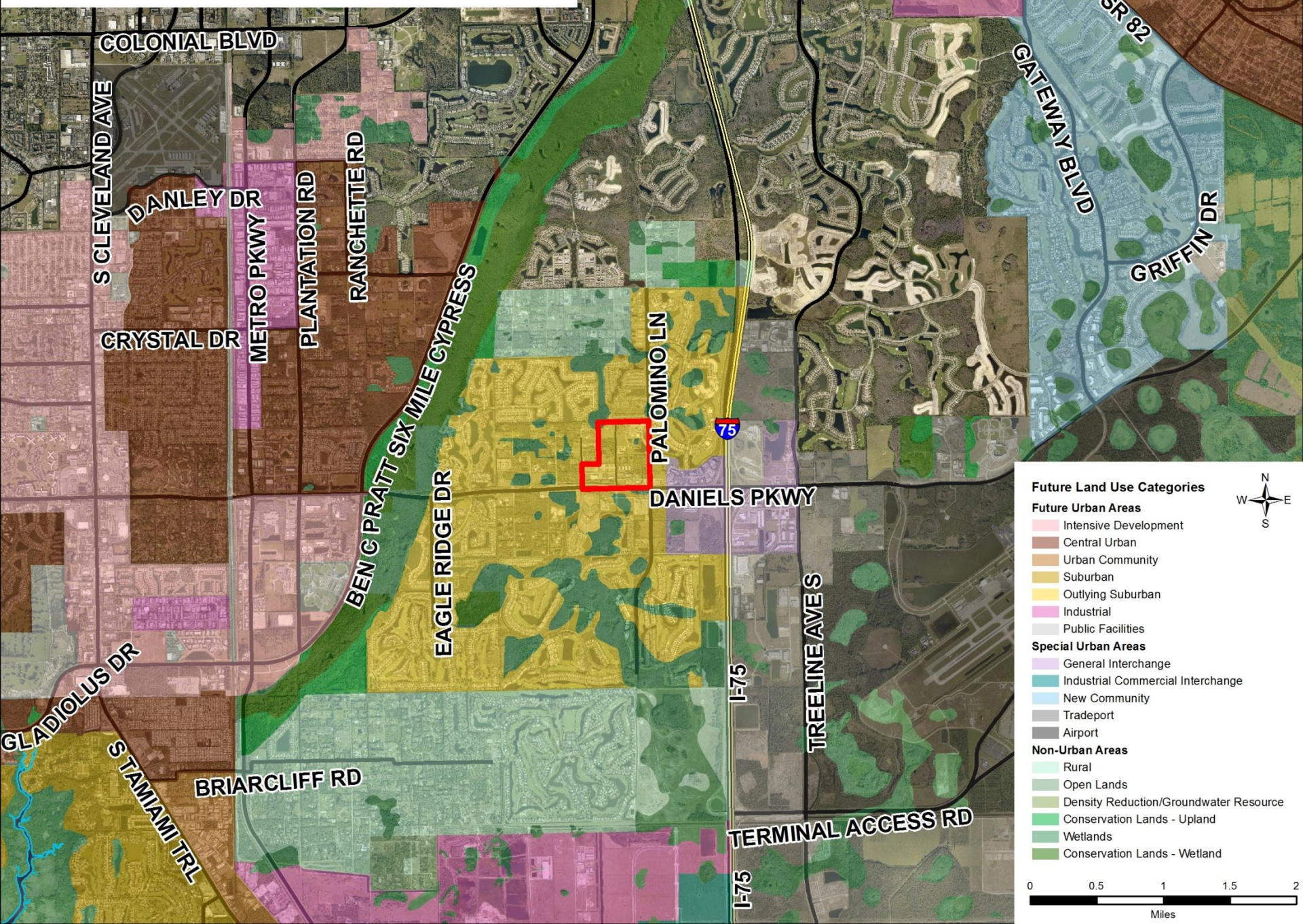
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REQUEST: Lee Plan Amendment

- ▣ **Future Land Use Map**
 - 137.44 +/- acres
 - From Outlying Suburban to Central Urban
- ▣ **Table 1(b) – 2030 Population Accommodation**
 - Daniels Parkway Community
 - Delete 108 acres from Outlying Suburban
 - Increase 35 acres to Central Urban

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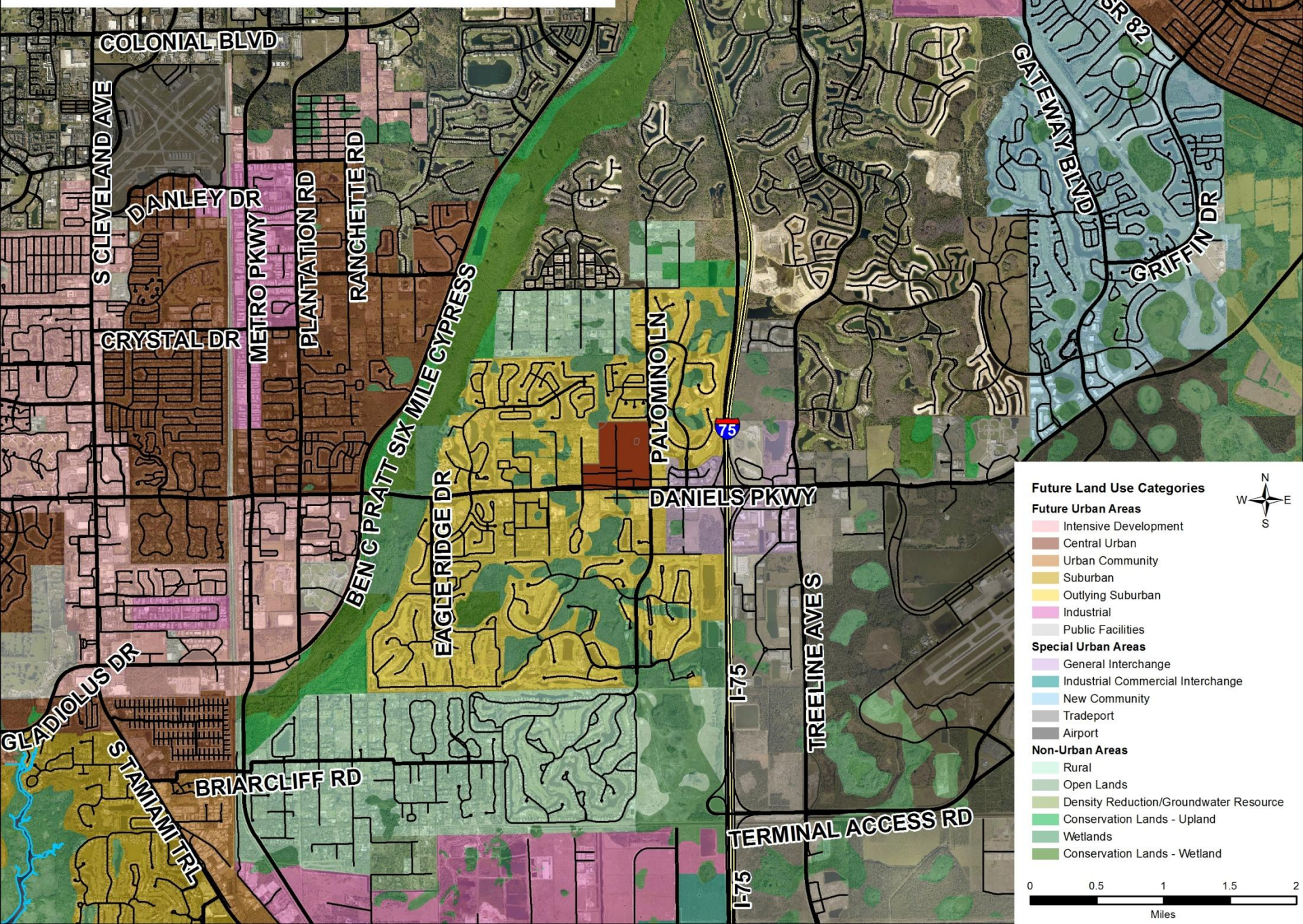
Non-Urban Areas

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Future Land Use Map (Proposed)



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Non-Urban Areas

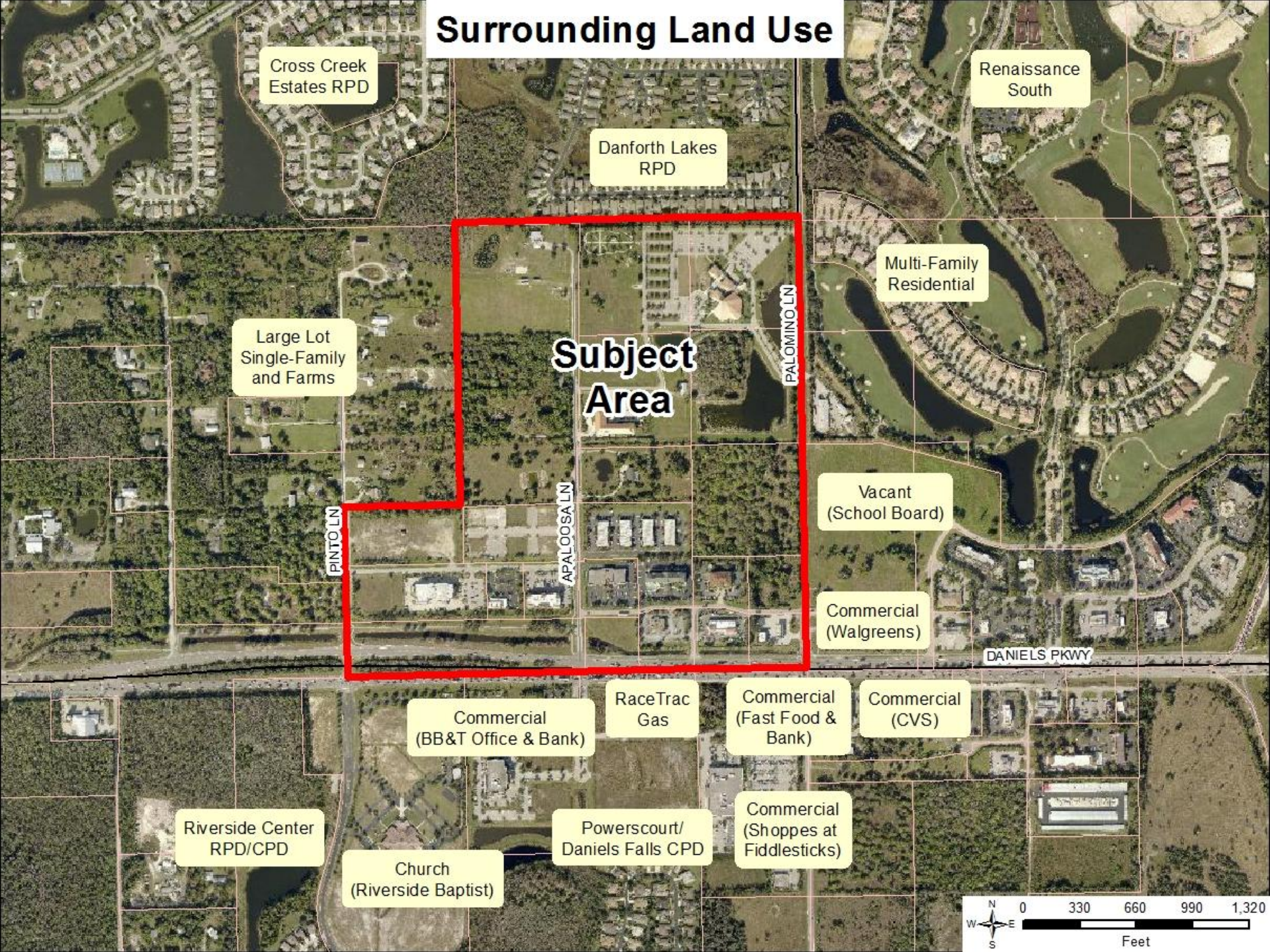
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Staff Recommendation

- Staff recommends that the BoCC ***not transmit*** the proposed amendment
 - ▣ Compatibility:
 - Uses
 - Density/Intensity
 - ▣ Infrastructure Constraints
 - Drainage
 - Location

Surrounding Land Use



Cross Creek Estates RPD

Renaissance South

Danforth Lakes RPD

Large Lot Single-Family and Farms

Subject Area

Multi-Family Residential

PALOMINO LN

PINTO LN

APALOOOSA LN

Vacant (School Board)

Commercial (Walgreens)

DANIELS PKWY

Commercial (BB&T Office & Bank)

RaceTrac Gas

Commercial (Fast Food & Bank)

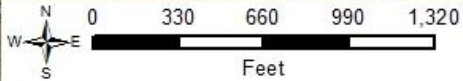
Commercial (CVS)

Riverside Center RPD/CPD

Church (Riverside Baptist)

Powerscourt/ Daniels Falls CPD

Commercial (Shoppes at Fiddlesticks)



Existing Surrounding Density

Cross Creek Estates RPD
2.73 du/acre

Danforth Lakes RPD
1.97-2.4 du/acre

Renaissance South RPD
1.6 du/acre

**Subject
Area**

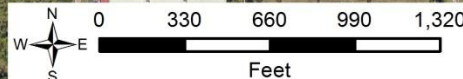
Riverside Center RPD/CPD
1.65 du/acre

PINTO LN

APALOOSA LN

PALOMINO LN

DANIELS PKWY



Compatibility: Use

□ Central Urban

- Permits light industrial uses
- Light industrial incompatible with residential
- Inconsistent with Lee Plan Policy 5.1.5
 - To protect residential uses from encroachment of uses that are potentially destructive to the character and integrity of the residential environment.

Compatibility: Use

- **Outlying Suburban is appropriate**
 - 1987 Daniels Parkway Corridor Study
 - 1988 Amendment: 8,000 acres
 - From Rural (1 u/a) to Outlying Suburban (3 u/a)
 - 1988 Density Increase
 - Six Mile Cypress Slough Watershed
 - Daniels Parkway Gateway Corridor
 - Landscaping, setbacks, buffering

Compatibility: Density/Intensity

□ Central Urban

- Maximum increase of 1,077 dwelling units
- 2,370 persons
- Height
 - Outlying Suburban:
 - 45 ft/ 3 stories;
 - (75 ft/ 6 stories in certain cases)
 - Central Urban:
 - 135 ft/12 stories
- Light Industrial, increase density/intensity & height potentially destructive to residential character & integrity

Compatibility: Density/Intensity

□ **Outlying Suburban**

- Existing commercial and residential consistent with Outlying Suburban
- Existing land use pattern protects residential neighborhood
- Subject property & surrounding area is not fully developed necessitating need for more density/intensity
 - Less than half of the allowable units have been built

Infrastructure Constraints

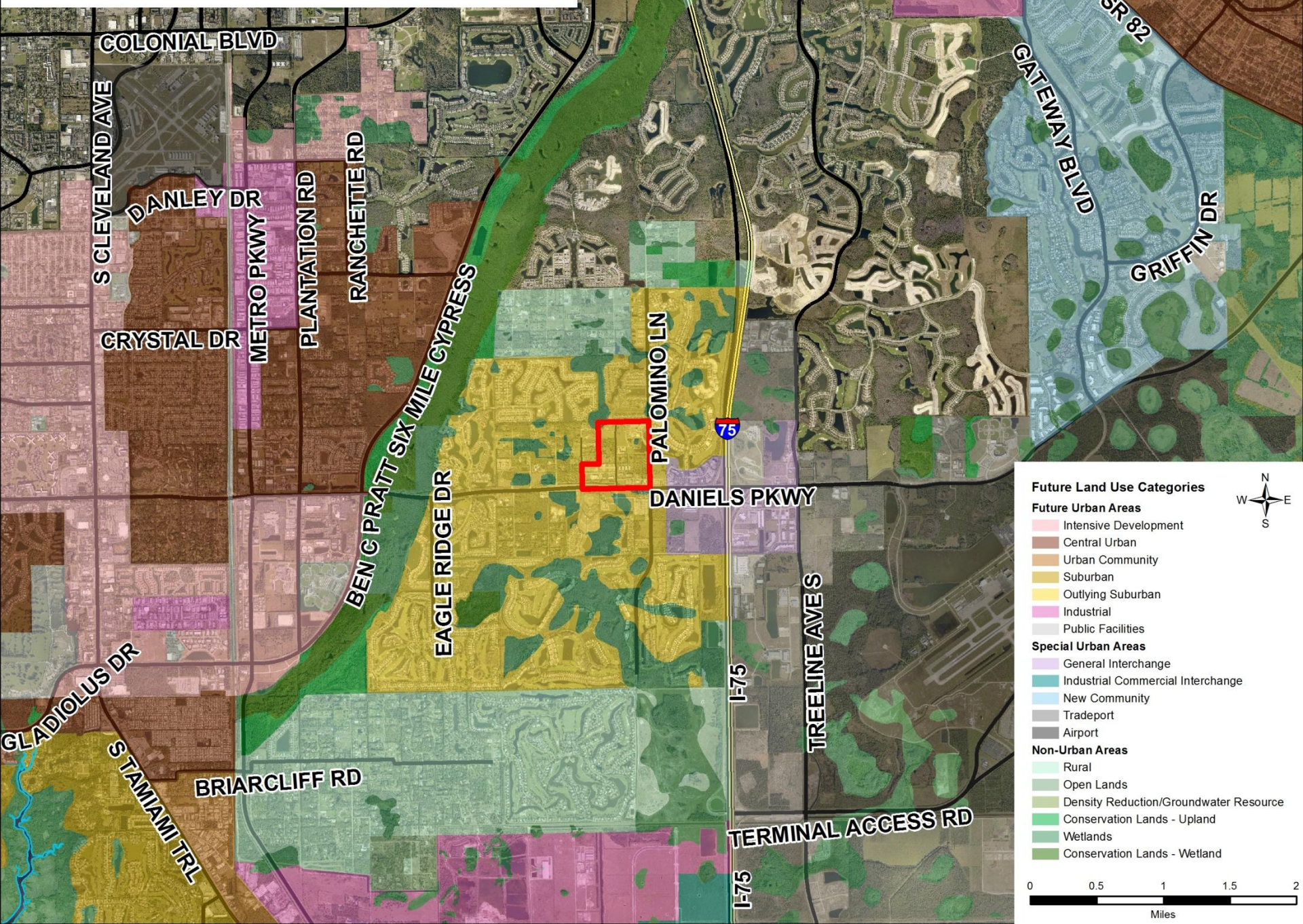
□ **Drainage:**

- ▣ Inconsistently maintained drainage ditches
- ▣ Ditches not county-owned

□ **Location:**

- ▣ Daniels Parkway is a constrained arterial roadway
- ▣ Limited connectivity west of I-75
- ▣ Residents only option is to use Daniels Parkway
- ▣ More dense/intense development further exacerbates existing traffic conditions
- ▣ EMS does not currently meet the service standards

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