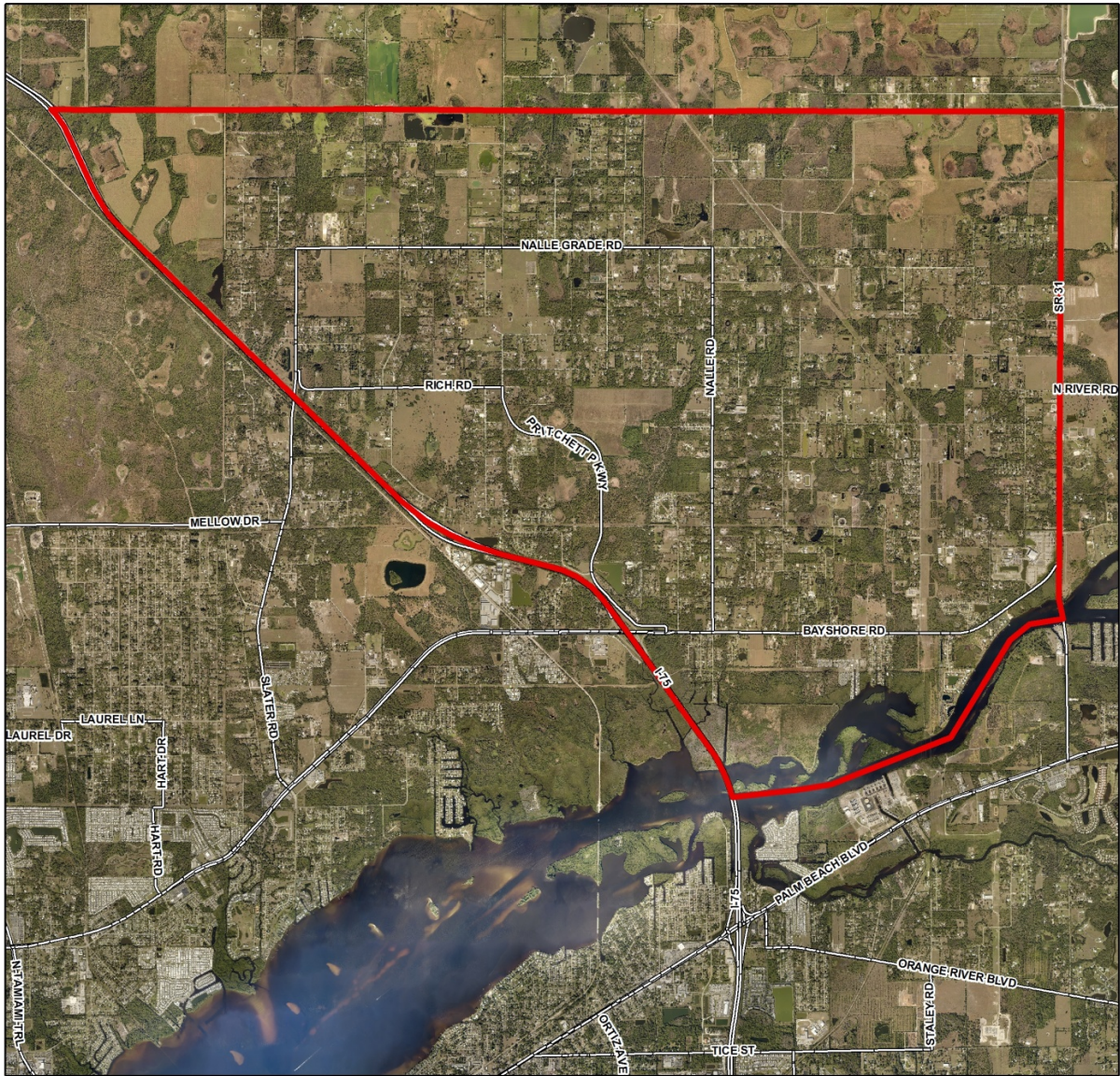
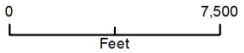


Lee Plan Goal 18
Bayshore Community Plan



**Bayshore Community
Planning Area**



Topics identified as Important at the 2018 Visioning Meeting

- Flooding
- Commercial Development
- Residential Development
- Parks and Recreation
- Public Notification of Applications

These topics helped to establish the Bayshore Community Plan Goal.

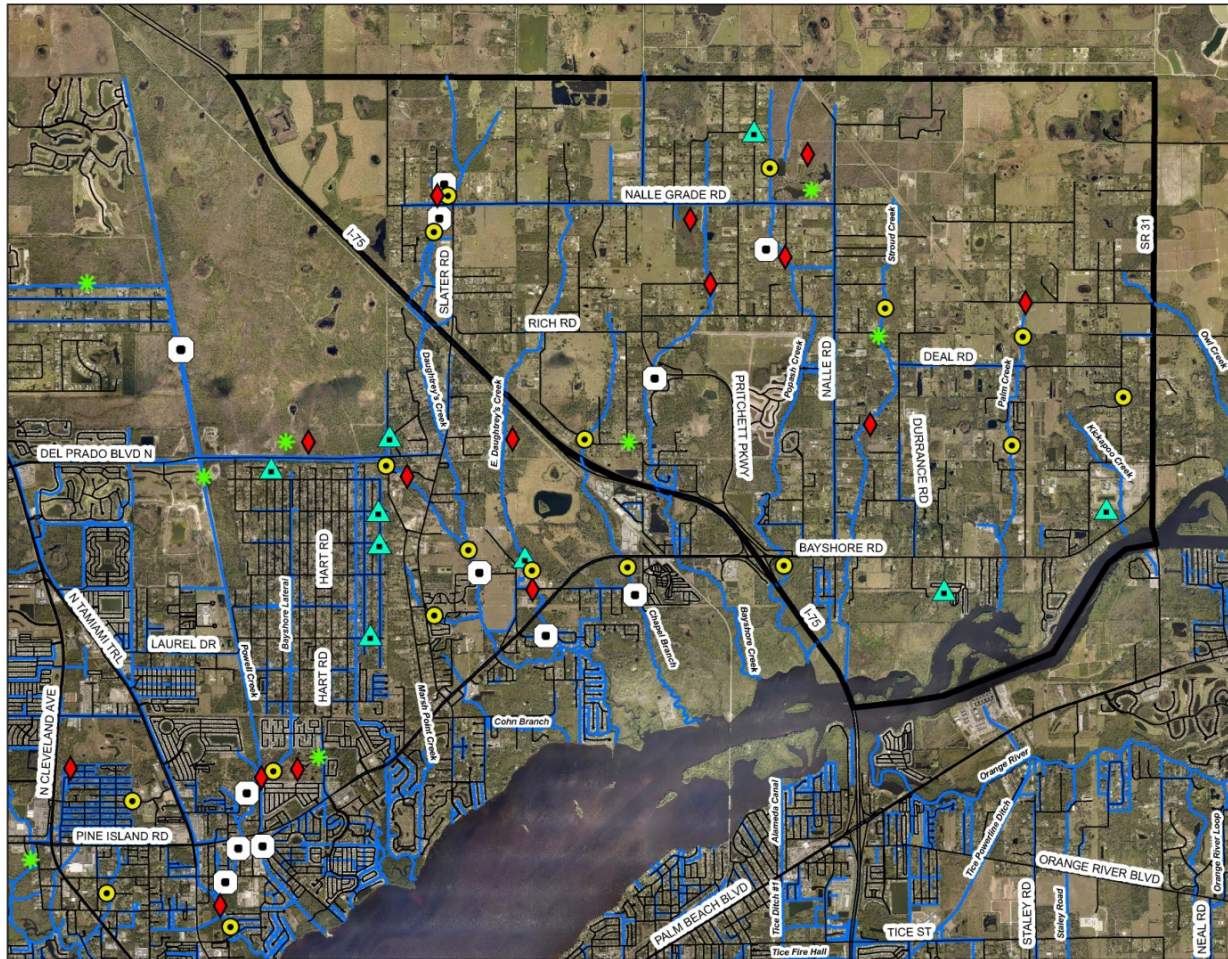
NEW GOAL 18: BAYSHORE COMMUNITY PLAN

Manage future growth in the Bayshore Community Plan area so as to: maintain a low-density development pattern; support commercial agricultural operations and homestead agricultural and equestrian activities; minimize potential damage to property caused by flooding; and, protect and conserve water supply.

Flooding

- **Issue:** The stakeholders of Bayshore have expressed a great concern for flooding. The problem is perceived by the community to be exacerbated due to new development within the area, and the creation of germs.
- **Action:** The Lee Plan is being amended to address flooding specific to the Bayshore Community by:
 - Requiring construction techniques that reduce the amount of fill needed for site development
 - Requiring development not impede water flow
 - Protecting environmentally critically sensitive areas and adjacent properties from potential impacts of development
 - Incorporating natural features into surface water management plan
 - Establishing open space, surface water management and berms or other physical impediment design standards

Lee County will continue projects that help alleviate flooding in the area

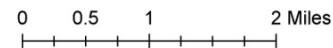


LEGEND

-  Bayshore Planning Community
-  Capital Improvement Projects
-  Hurricane Debris Removal Projects
-  Maintenance Projects
-  Clean & Snag Projects
-  Neighborhood Improvement Projects



Surface Water Projects
2010-2018



Commercial Development

- **Issue:** The stakeholders of Bayshore have expressed a desire to limit commercial development to the I-75 interchange.
- **Action:** While the county is not able to completely limit all commercial development to the I-75 interchange, new and revised language will be added to the Lee Plan to limit, where possible, and require compatibility and screening requirements consistent with existing community character by:
 - Limiting commercial development to specific areas
 - Requiring new commercial rezoning be through the planned development process
 - Requiring enhanced buffers
 - Connecting existing and future preserves
 - Increasing open space requirements

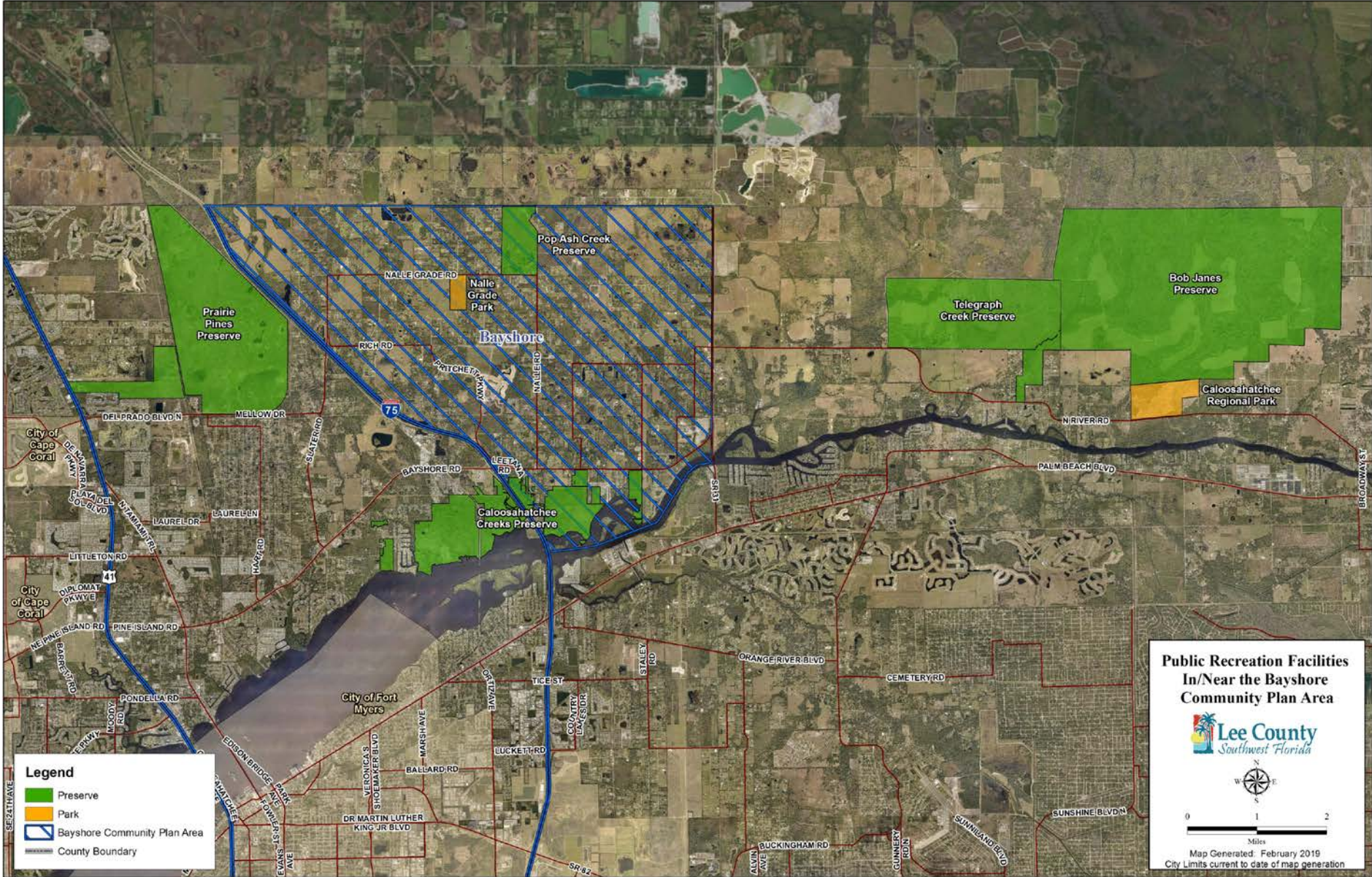
Residential Development

- **Issue:** Public input indicated that residential development should be limited to large lots (2 to 5 acres).
- **Action:** The Community Plan area currently has future land use categories that limit density to less than one unit per two acres. However, the Community Plan area also includes future land use categories that allow density of more than one dwelling units per two acres. There are legal challenges to restricting residential densities to less than what is currently allowed. (cont.)

- Staff is proposing Lee Plan and Land Development Code provisions to address the design of future residential uses to fit the desired community character and safeguard against flooding by:
 - Requiring planned developments with any increases to density to demonstrate compatibility
 - Preserving habitats and increased open space
 - Enhancing landscape buffers
 - Incorporating natural features
 - Establishing maximum lot coverage

Parks and Recreation

- **Issue:** Largely, the stakeholders are interested adding an equestrian facility to the area.
- **Action:** Language will be added to the Lee Plan that will support:
 - Maintaining nearby county-owned equestrian facilities such as:
 - Pop Ash Creek Preserve
 - Caloosahatchee Creeks Preserve
 - Prairie Pines Preserve
 - Telegraph Creek Preserve
 - Exploring the feasibility for developing additional facilities in or adjacent to the Bayshore Community



Public Notification

- **Issue:** The stakeholders would like to add a requirement for a public informational meeting to be held prior to the submittal of any development order or public hearing zoning case.
- **Action:** Language has been added to the Lee Plan to standardize the meeting requirement for amendments to the Lee Plan or LDC.
- Staff is proposing to add language to the LDC to standardize public informational meetings for zoning cases for each planning community.