

# CPA2018-10008

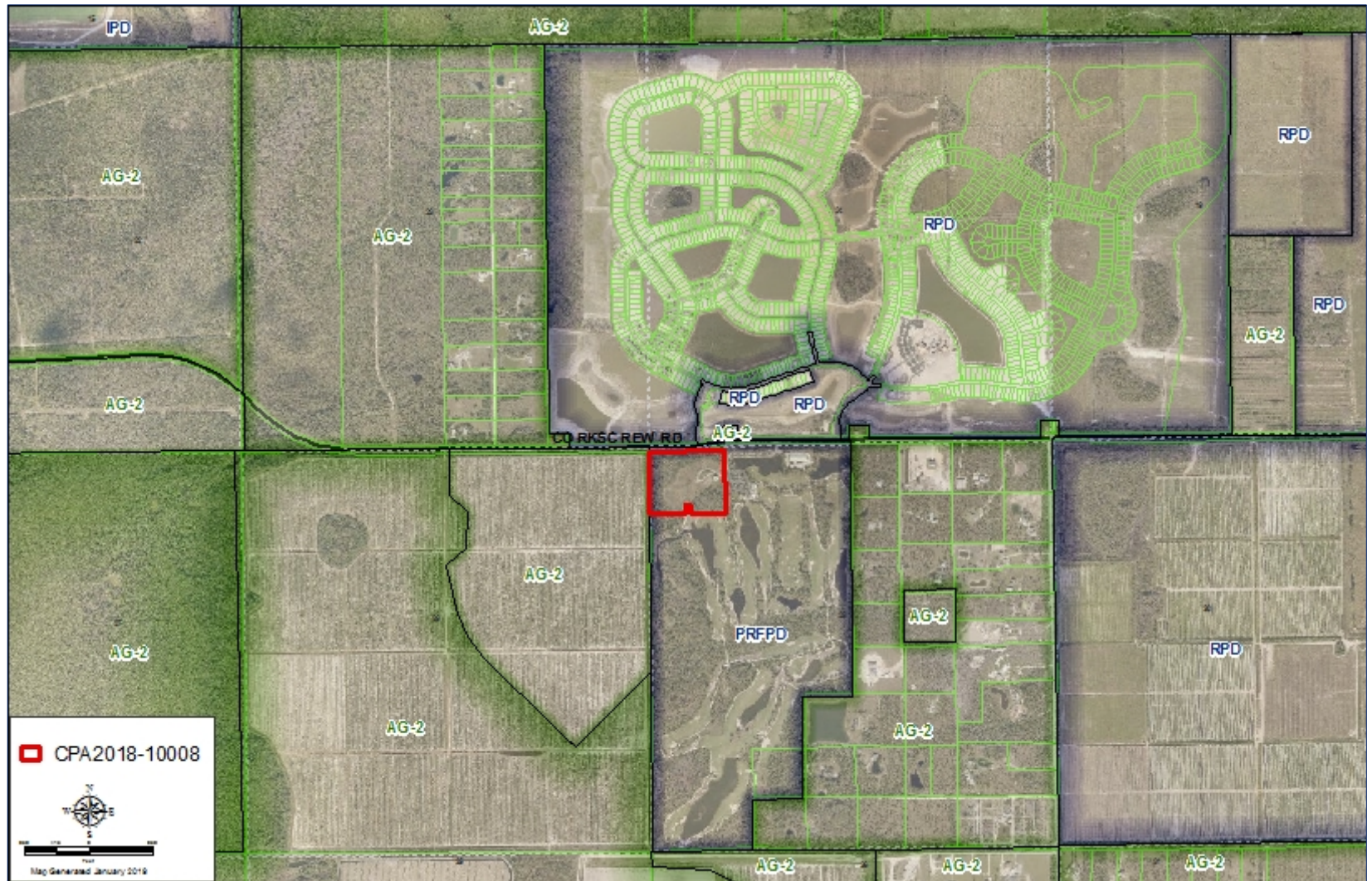
## OLD CORKSCREW COMMERCIAL

Privately Initiated – Map and Text Amendments

Local Planning Agency

April 22, 2019

# Subject Property/Surrounding Area:



# Requested Amendments - MAP

□ Map 6: Lee County  
Utilities Future Water  
Service Areas

□ Map 7: Lee County  
Utilities Future Sewer  
Service Areas

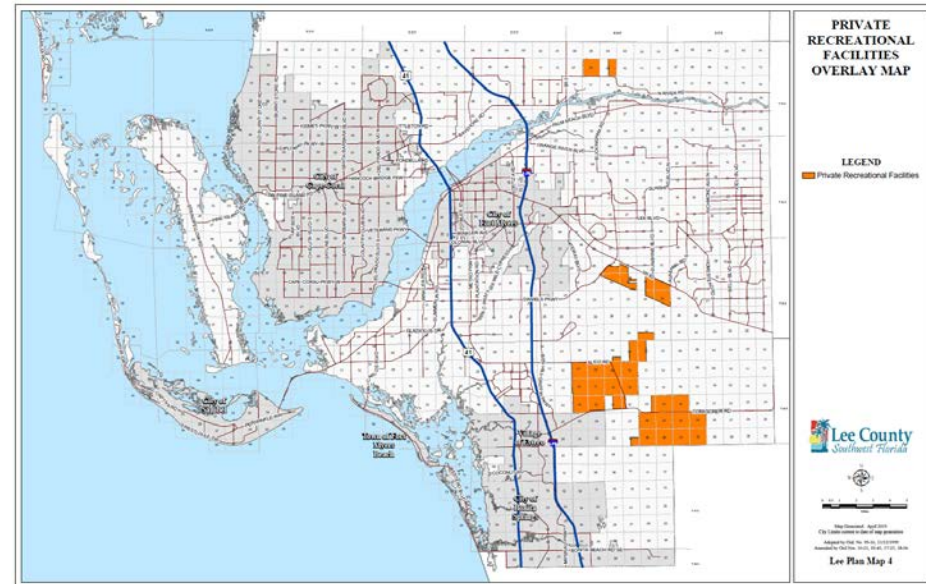




# Requested Amendments - TEXT

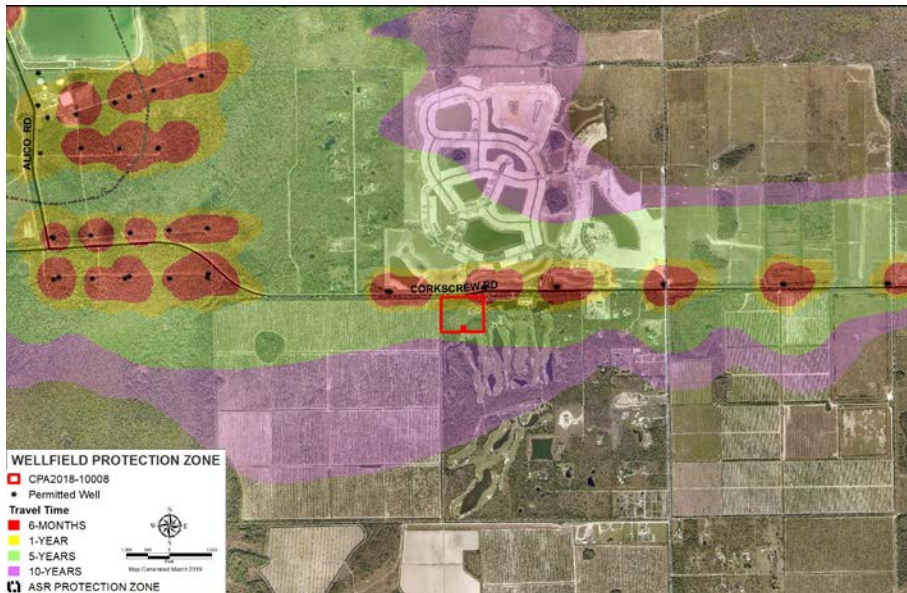
## Policy 13.2.9

- **COMMERCIAL USES.**  
Commercial uses may be permitted within Private Recreational Facility Planned Development as provided in Policy 13.3.9 when ancillary or in conjunction with Private Recreation Facilities.



# Requested Amendments - TEXT

## Policy 13.3.9



- Commercial Uses: Limited to neighborhood commercial development with uses that are in compliance with the Wellfield Protection Ordinance without any exemptions<sup>1</sup>. Total commercial gross floor area for the entire area of the PRFPD may not exceed 100,000 square feet, not including clubhouse square footage.

<sup>1</sup> No uses that would require the storage of any toxic, hazardous substances as identified in the Wellfield Protection Ordinance or sanitary hazards may be permitted.

# PRFPD Requirements

- Policy 13.1.2: Must be located on Map 4.
- Policy 13.2.8: Adequate public facilities/no adverse effects of dust, lighting, or odor on surrounding uses.
- Policy 13.2.10: Will not negatively affect adjacent conservation uses.
- Policy 13.3.6: Downward facing lights. Light poles in parking areas are limited to 12 feet in height.
- Policy 13.3.7: Native plant requirements.
- Policy 13.3.8: 85% open space.

# PRFPD Requirements – Cont.

- Policy 13.4.1: no negative impacts to present or future water resources.
- Policy 13.4.3: groundwater quality and quantity monitoring.
- Policy 13.4.5: compliance with Wellfield Protection Ord. for Zone 1 in any zone.
- Policy 13.5.1: No adverse impact in wildlife habitat.
- Policy 13.6.1: Use of BMPs in natural areas.
- Objective 13.7: provides specific monitoring requirements.

# Conclusions:

- The PRFPD rezoning assures protection of flowways, water resources, wildlife habitat and nearby residential uses and provision of 85% open space.
- Based on existing and approved development there is a need for commercial uses.
- PRFPD zonings must be located on Lee Plan Map 4.
- Prior to final zoning approval adequate public facilities and services are required.



# Staff Recommendation:

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- Staff recommends that the BoCC *transmit* the proposed map and text amendments to the State Reviewing Agencies.

# Public Comments:

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5 minute

