

# EEPCO Text Amendments

CPA2019-00008

Privately Initiated Text Amendments

LPA Hearing

December 9, 2019

# Summary of Amendments

## **Residential:**

- Allow 15% more units within Environmental Enhancement and Preservation Communities (EEPC) when enhanced regional benefits provided
- Clarify timing to end agricultural uses and record conservation easements in EEPCs

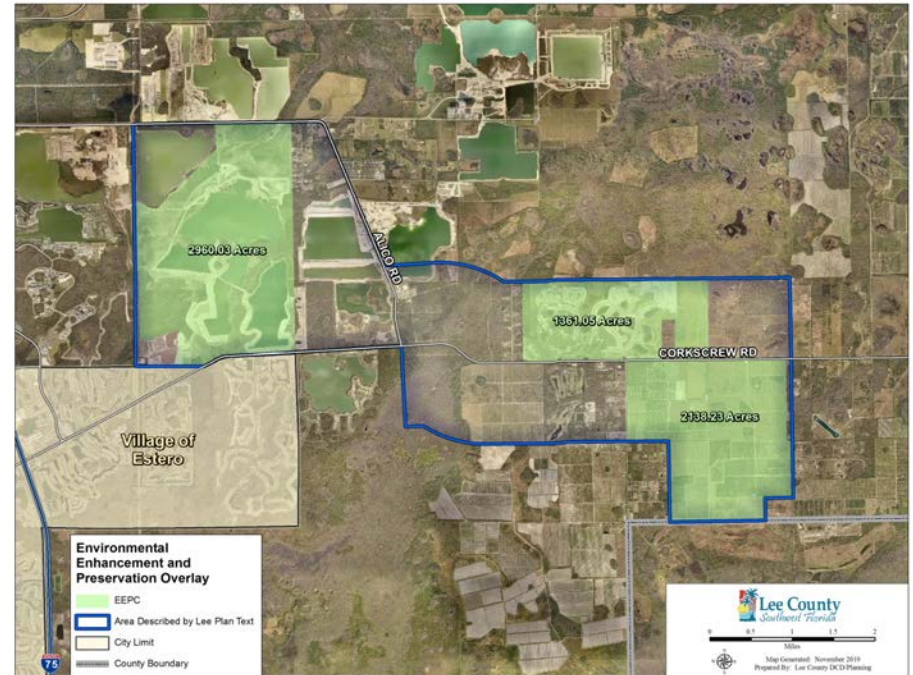
## **Commercial:**

- EEPCs with minimum of 2,000 acres may request up to 100,000 sf of commercial, consistent with wellfield protection Ordinance
- Reallocate allowed 300,000 sf of commercial development within Southeast Lee County

# Residential Amendments

## The amendments will (Proposed Policy 33.3.4, Subsection 3.e):

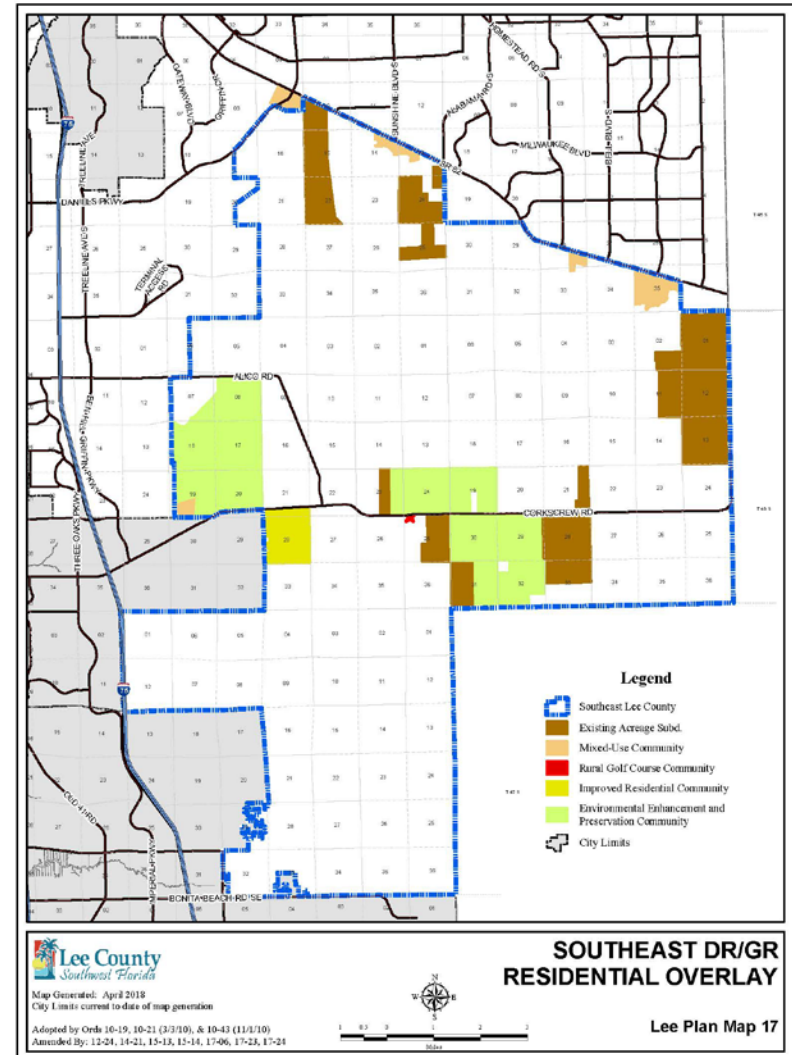
- allow for 15% unit increase for properties in EEPCO.
- require additional 5% open space for total of 65% open space required.
- Create stormwater retention and flowway connections to implement county identified regional flood mitigation projects.



# Commercial Amendments

## The amendments will:

- **Reallocate 300,000 sf of commercial uses within SE Lee County residential overlays (Proposed Policy 33.3.5):**
  - **Mixed-Use Communities:** Currently 300,000 sf of commercial uses is allocated to Mixed-Use Communities.
  - **Environmental Enhancement and Preservation Communities:** Allow up to 100,000 sf of commercial (out of 300,000 sf) in EEPs.
  - **Rural Golf Course Communities:** Pending CPA2018-10008.
- **Incorporate additional criteria specific to commercial uses (Proposed Policy 33.3.4, Subsection 4):**
  - Prohibit commercial development in wetlands.
  - Exclude commercial uses that could potentially adversely impact Lee County water resources.
  - Require water quality monitoring and pretreatment of stormwater.
  - Require a commercial component in the wildlife coexistence plan.



# EEPCO Environmental Requirements

## Existing:

- Provide 60% open space (preserve plus development area).
- Restoration of 55% of the property into wetland and upland preserves with flowway and wildlife connections.
- Maintenance of preserve areas in perpetuity.
- Provide enhanced lake management plan.
- Site specific ecological and hydrological restoration plan.
- Wildlife coexistence plan.
- Meet state and federal water quality standards.
- Cease agricultural uses to eliminate use of associated chemicals and irrigation.
- Preservation of water resources through reductions in water use allocation and the use of native plants to reduce irrigation.
- Connect to sewer and water instead of the currently approved well and septic use.

## Proposed:

### Residential (Policy 33.3.4, Subsection 3.e):

- Additional 5% open space for total of 65% open space required.
- Create stormwater retention and make flowway connections to implement county identified regional flood mitigation projects.

### Commercial (Policy 33.3.4, Subsection 4):

- Prohibit commercial development in wetlands.
- Exclude commercial uses that could potentially adversely impact Lee County water resources.
- Require water quality monitoring and pretreatment of stormwater.
- Require a commercial component in the wildlife coexistence plan.

# Conclusion and Recommendation

## Conclusions:

- Development footprints will not increase;
- Commercial uses allowed in Southeast Lee County will not increase;
- Commercial uses will be limited to specific community overlays (Map 17);
- Increased opportunity to re-establish historic and mitigate flooding at a regional scale; and,
- Will not have significant impacts on present or future water resources, consistent with Lee Plan Policies 2.4.2 and 2.4.3.

## Recommendation:

- Staff recommends that the Board of County Commissioners ***transmit*** the proposed amendments, as identified in Attachment 1.

# CONSERVATION LANDS UPDATE

CPA2019-00006

County Initiated Map Amendment

LPA Hearing

December 9, 2019

# Proposed Amendment

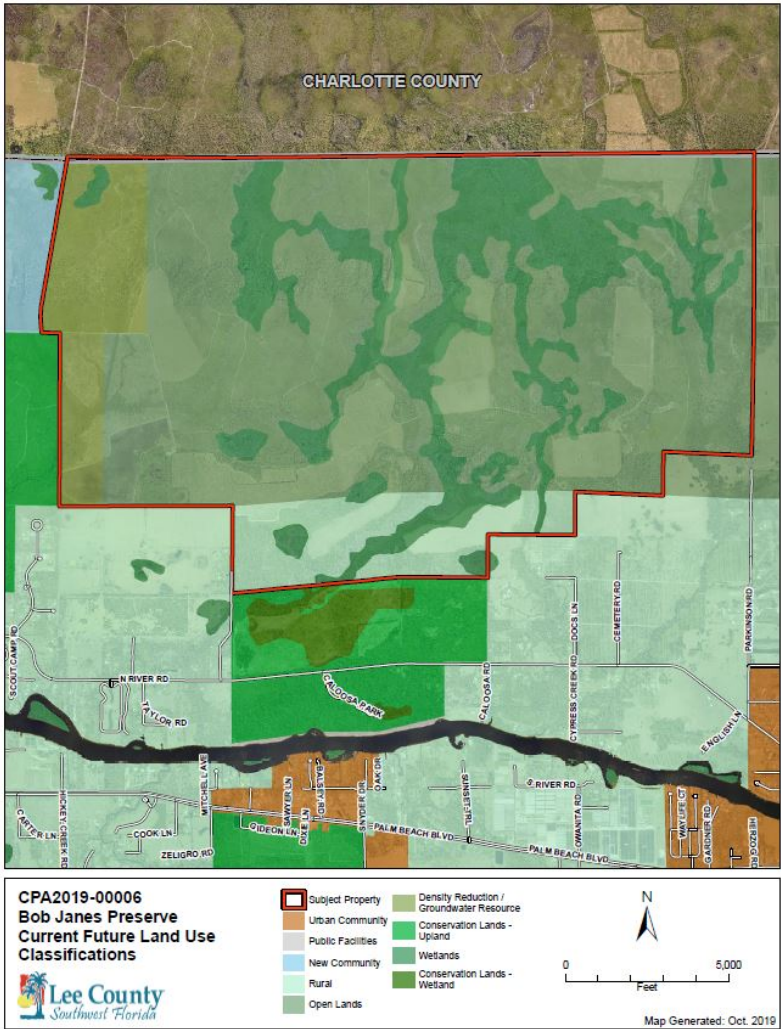
- Size:
  - 5,726± acres
- Location:
  - 3 different parcels throughout Lee County
- Current Future Land Use Categories:
  - DR/GR
  - Open Lands
  - Rural
  - Suburban
  - Wetlands
- Proposed Future Land Use Category:
  - Conservation Lands (upland and wetland)





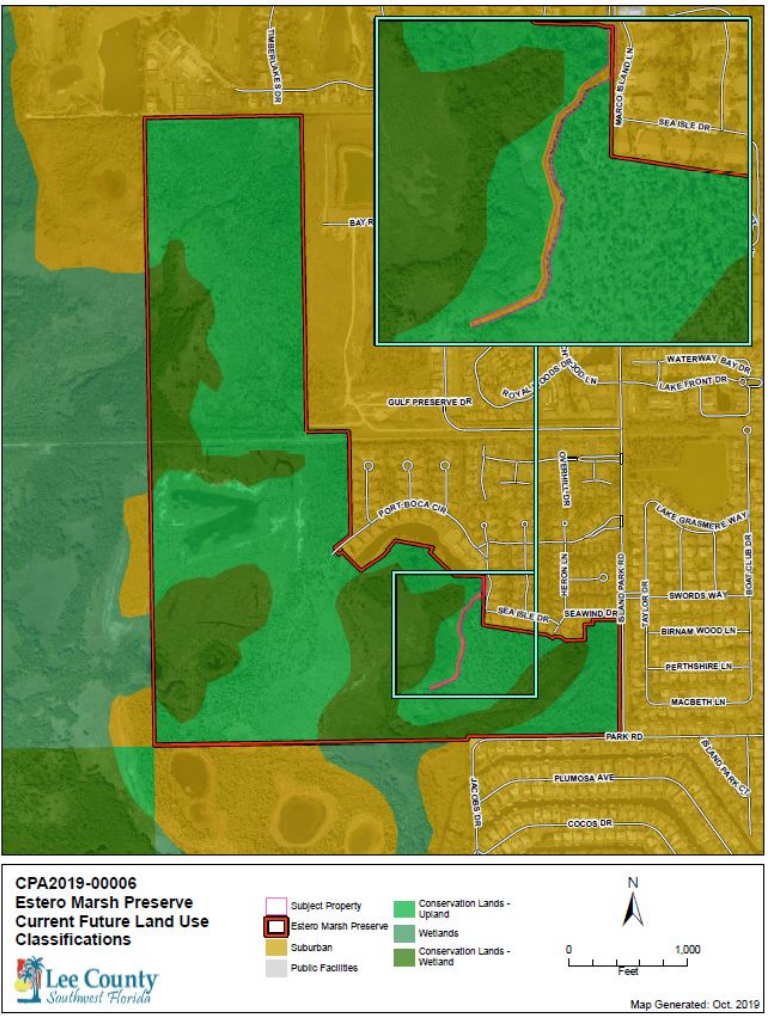
# Proposed Conservation Lands Acreages: Bob Janes

Current FLUC	Proposed FLUC	Acres	Dwelling Units Removed from FLUC
DR/GR	Conservation Lands - Upland	504.76	50
Open Lands	Conservation Lands - Upland	3442.35	344
Rural	Conservation Lands - Upland	419.35	419
Wetlands	Conservation Lands - Wetland	1251.81	63



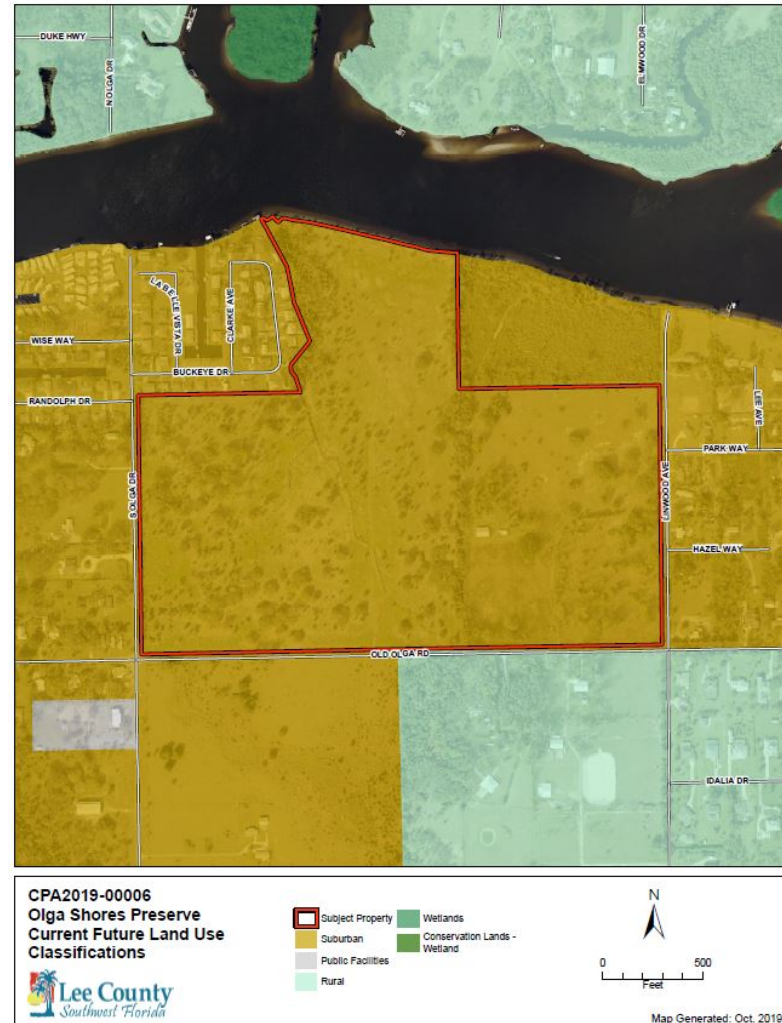
# Proposed Conservation Lands Acreages: Estero Marsh

Current FLUC	Suburban
Proposed FLUC	Conservation Lands – Upland
Acres	16.43
Dwelling Units Removed from FLUM	99



# Proposed Conservation Lands Acreages: Olga Shores

<b>Current FLUC</b>	Suburban
<b>Proposed FLUC</b>	Conservation Lands – Upland
<b>Acres</b>	91.73
<b>Dwelling Units Removed from FLUM</b>	550



# Conclusion and Recommendation

- The proposed Lee Plan map amendment will help achieve the objectives identified by the individual Land Stewardship Plans (LSP).
- Consistent with Objective 1.4, 1.4.6, Objective 2.1, and Policy 2.1.1 of the Lee Plan.
- The total number of acres proposed for preservation is 5,726.44, and the total number of dwelling units to be removed from the FLUM is 1,525.
- Staff recommends that the amendments should be **transmitted** for state review.

# Electronic Message Centers on College Parkway

Land Development Code  
Amendments

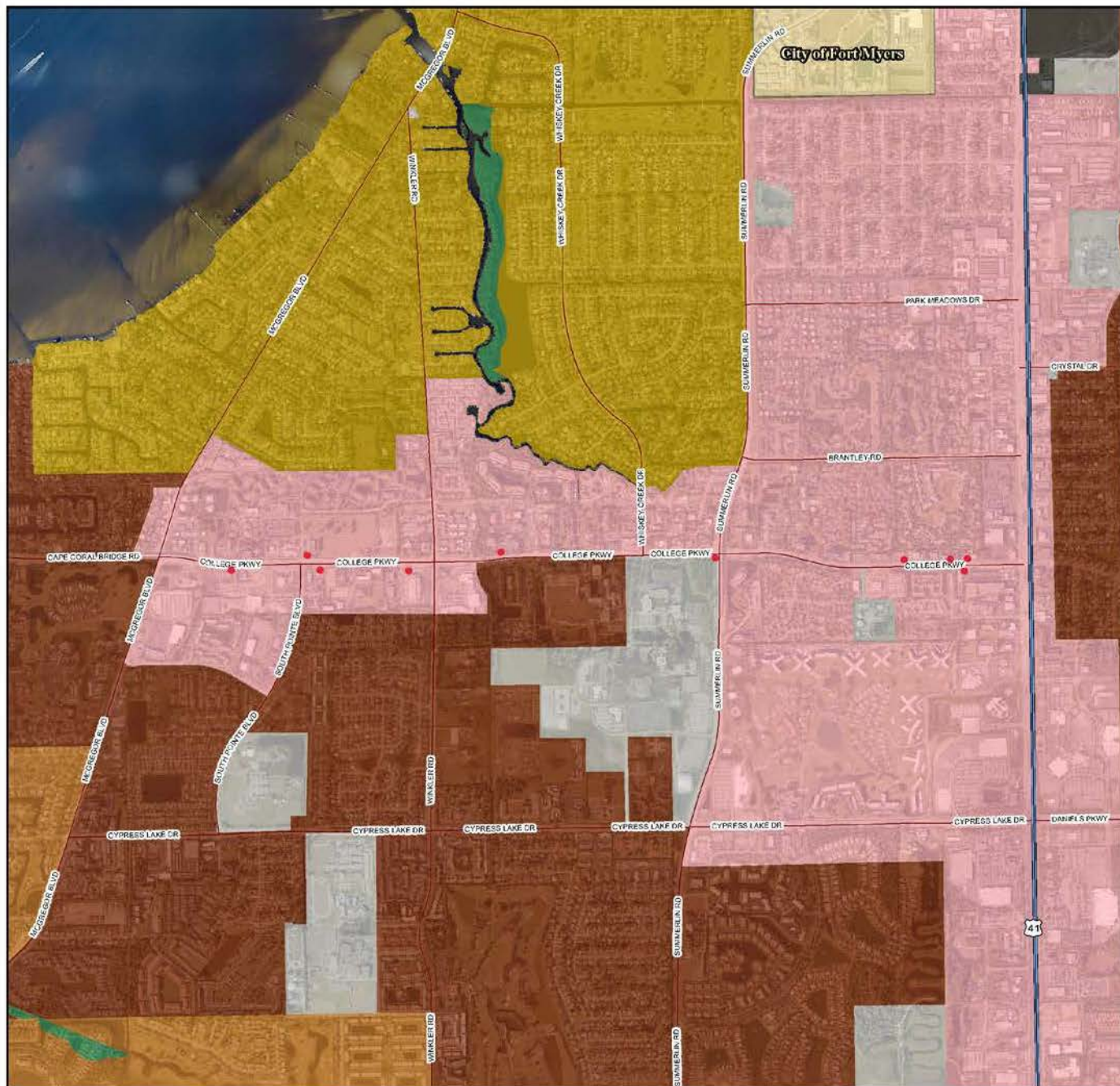
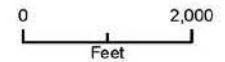
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# College Parkway Future Land Use McGregor Blvd to US 41

## Legend

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Airport
- Wetlands
- Existing EMC



# Private Recreational Facilities Planned Development Use Table

Land Development Amendments

LPA Hearing

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