

Central Park Mixed Use Overlay

Small Scale Privately-Initiated Lee Plan Map Amendment

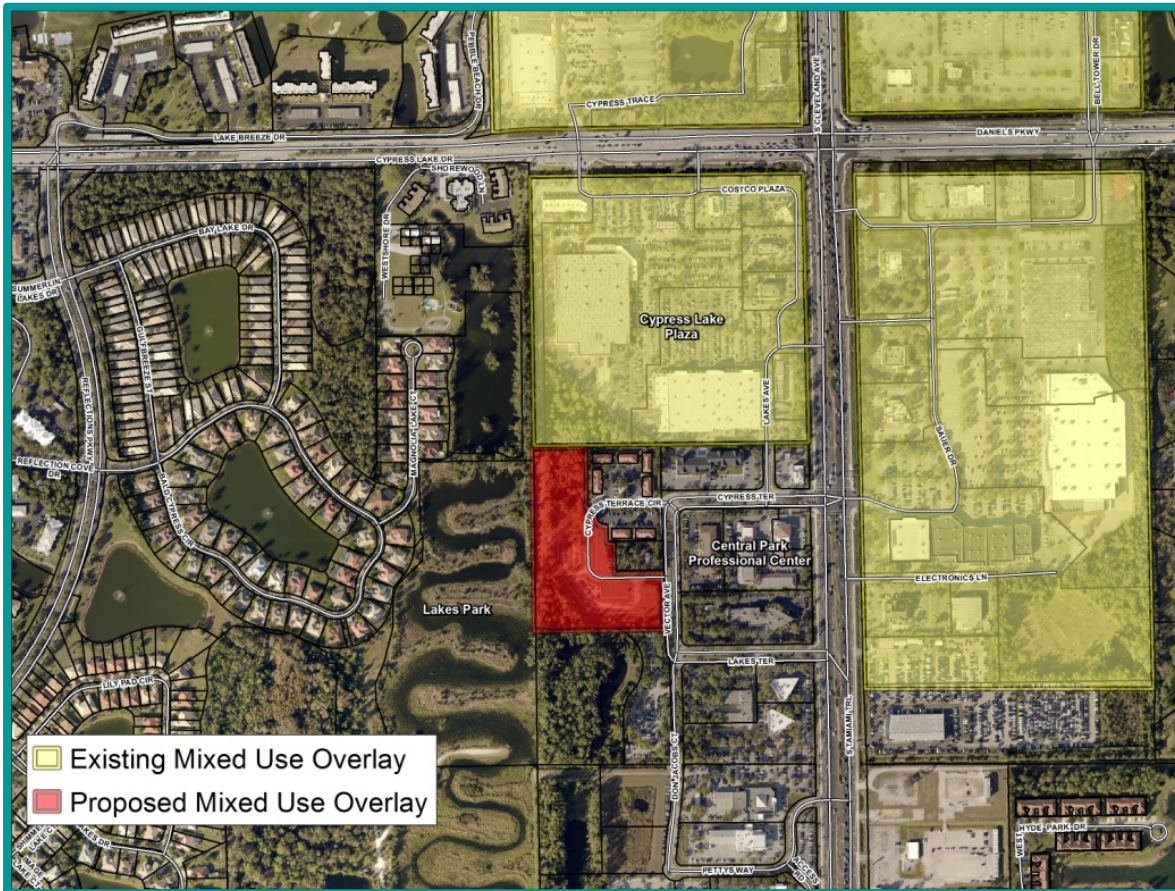
CPA2019-00010

Comprehensive Plan Amendment

LPA Hearing – July 27, 2020



Amend Lee Plan Map 1, Page 6 of 7, to add a 6.4± acre parcel located on Cypress Terrace Circle to the Mixed Use Overlay.



Location:

- Near intersection of Cypress Lake Drive and US 41.

Current Use:

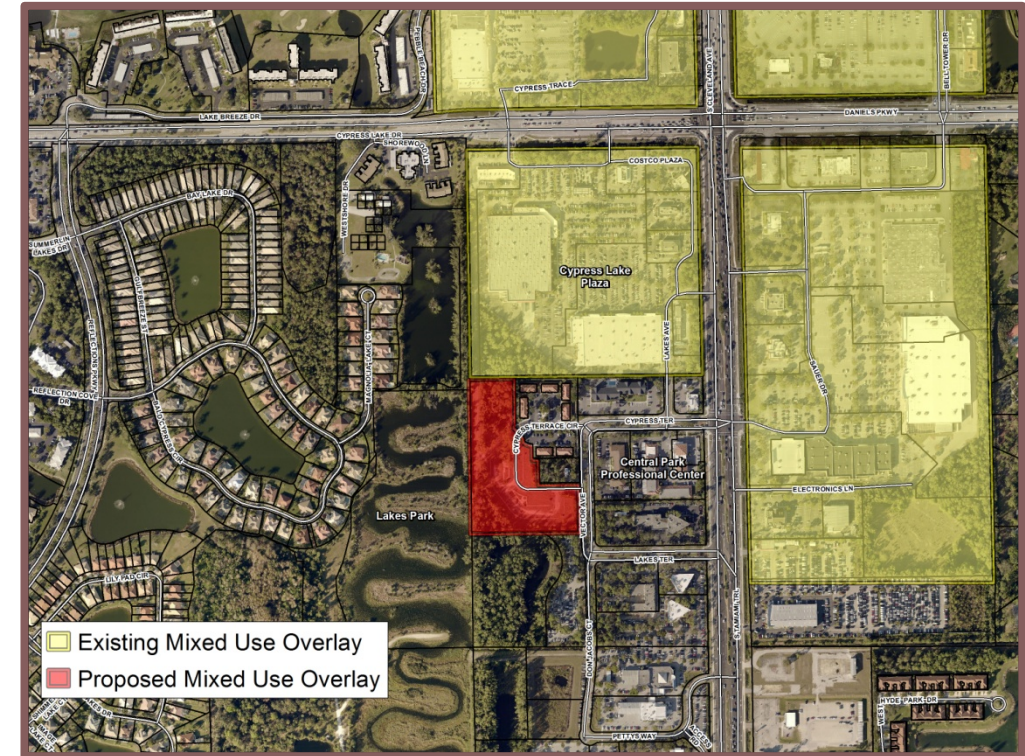
- Intensive Development

Surrounding Uses:

- North: Cypress Lake Center DRI/CPD
NW: Reflection Lakes RPD, Spring Lake Single Family & Condos
South: Cypress Lake Center DRI/CG; CT
East: Cypress Lake Center DRI/MPD/CPD
West: Lakes Park

To extend the Mixed Use Overlay, the request must be consistent with the criteria below:

- Located within the **extended pedestrian shed of established transit routes**;
- Distinct **pedestrian and automobile connections** to adjacent uses can be achieved without accessing arterial roadways;
- Located within the **Intensive Development, Central Urban, or Urban Community** future land use categories;
- Availability of **adequate public facilities and infrastructure**
- Will not intrude into predominately single-family residential neighborhoods.



- The proposed amendment is consistent with the Lee Plan.
- Recommend the BoCC Adopt CPA2019-00010 as provided in Attachment 1.