

Small Brothers Commercial

Privately-Initiated Lee Plan Text & Map Amendments

CPA2019-00009 & CPA2019-00011

Comprehensive Plan Amendment

LPA Hearing – July 27, 2020



- Amend Policies 1.4.5, 33.3.5 and create Objective 33.5 to allow commercial development in the DR/GR future land use category for properties with previous commercial zoning approval.
- Add 12.1 ± acres to the LCU Future Water and Wastewater Service Areas (Maps 6 and 7).

Location:

- SW Corner of Corkscrew Road & Alico Road

Planning Community/FLUC:

- Southeast Lee
- DR/GR

Surrounding Uses:

- North: Corkscrew Rd, Mining
NE: Utilities Water Treatment Plant
South: Conservation lands
East: Conservation lands
West: Single Family Residential

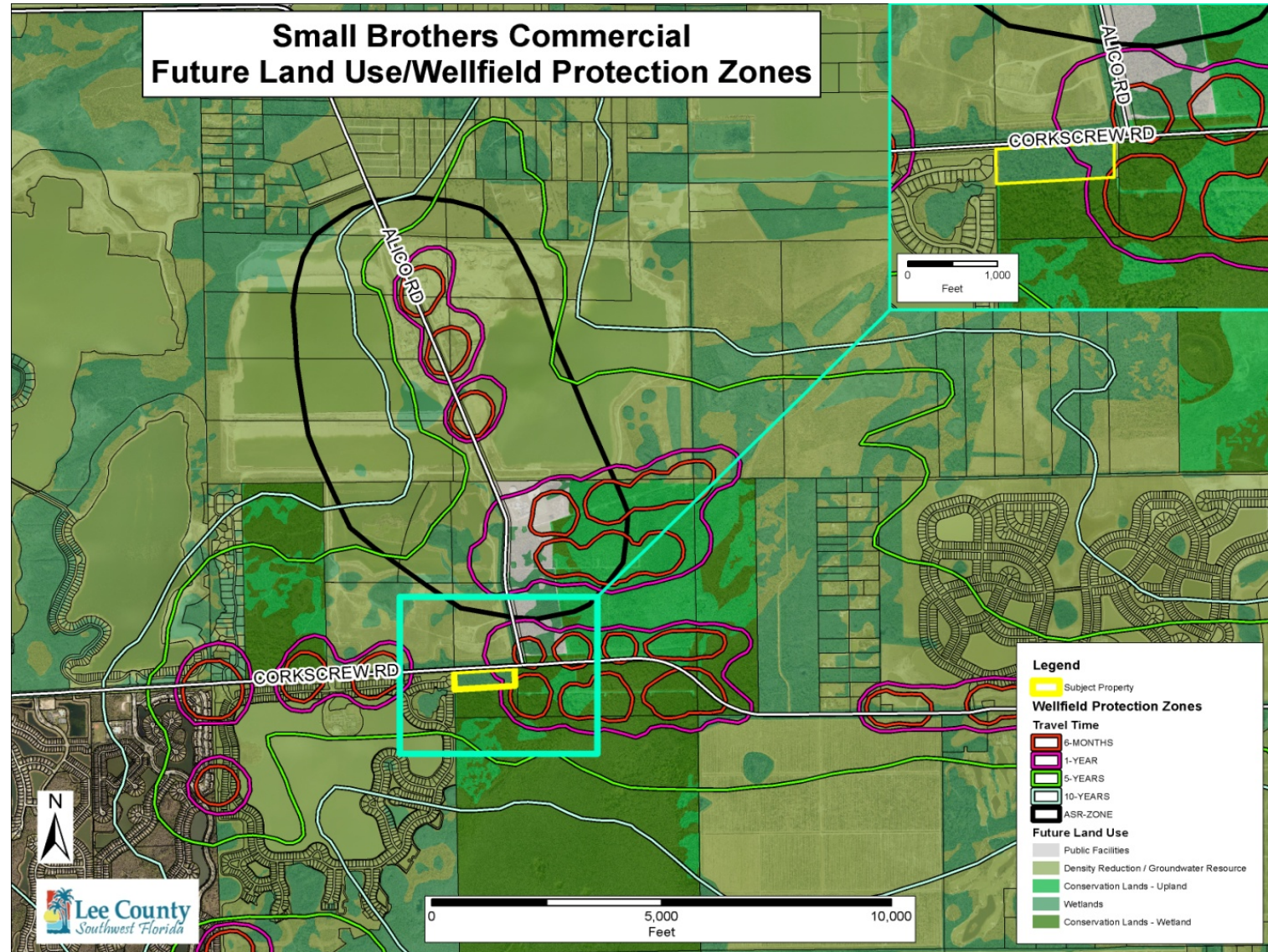


Community Commercial (CC) Zoning District:

“to permit the designation of suitable locations for medium- to large-scale consumer-oriented commercial facilities, particularly for **multiple-occupancy complexes known as community or regional shopping centers**”

Existing Inconsistencies with the Lee Plan:

- Southeast Lee County Community Plan
- DR/GR and Wetlands future land use categories
- Wellfield Protection Ordinance



Policy 1.4.5 (amend):

- add a cross-reference to the proposed Objective 33.5.

Policy 33.3.5 (amend):

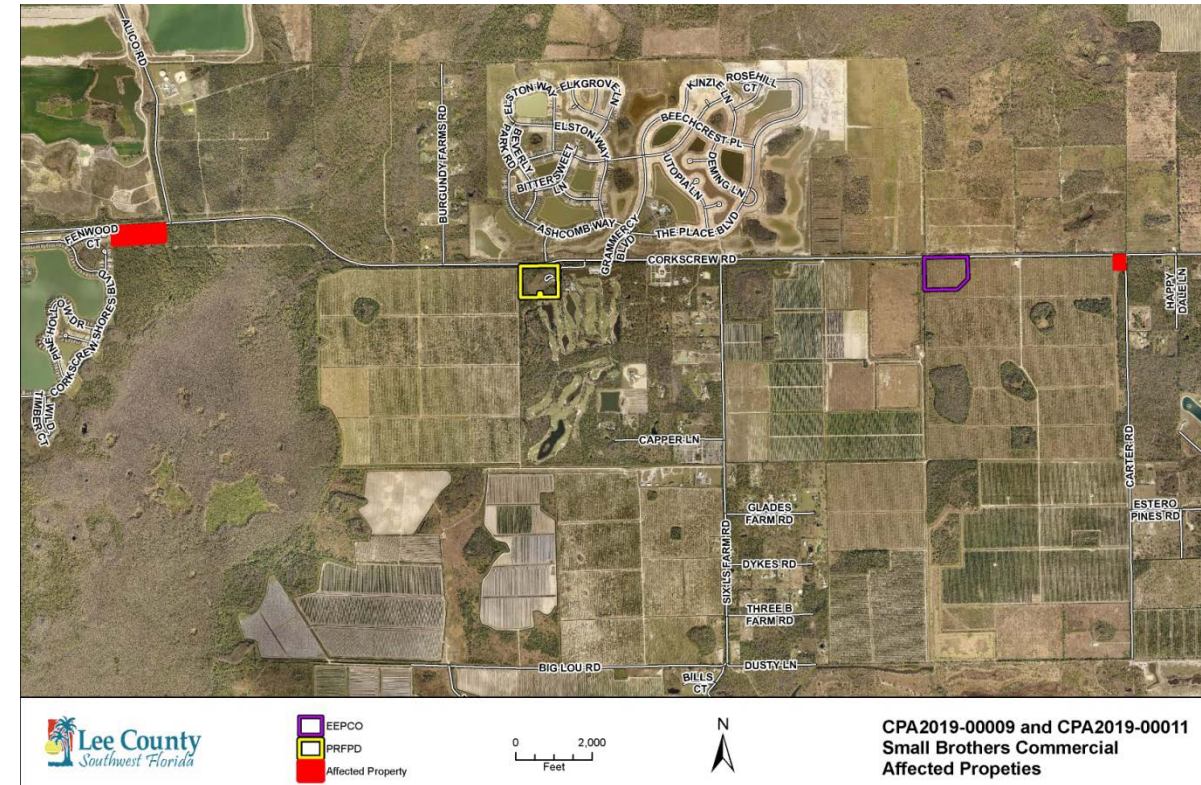
- allow commercial development in SE Lee County on properties with conventional commercial zoning approved prior to the creation of the DR/GR; and,
- apply the limitation of commercial square footage allowed in SE Lee County to a level that is already anticipated (300,000sf).

Objective 33.5/Policy 33.5.1 (proposed):

- provide guidance for stand alone commercial development in the DR/GR future land use category within SE Lee County.



- Planned development rezoning.
- Commercial limitations include:
 - consistency with Policy 33.3.5,
 - 10,000 square feet per upland acre, and
 - prohibit uses with potential to adversely impact LCU wellfield.
- Connect to public water and sewer.
- Minimize impacts to Wetlands.
- Enhanced stormwater management with dry and wet treatment located outside of the 6-month and 1-year travel zones.
- Ground water quality monitoring well(s).
- Flowway connection(s) to adjacent Conservation Lands.



- The proposed amendments are consistent with the Lee Plan.
- Recommend the BoCC transmit CPA2019-00009 and CPA2019-00011 as provided in attachments 1 and 2.