



Lee County
Southwest Florida

3640 SW Pine Island Road

CPA2021-00010 - Privately Initiated Small-Scale Map
Amendment

Local Planning Agency Hearing – March 28, 2022

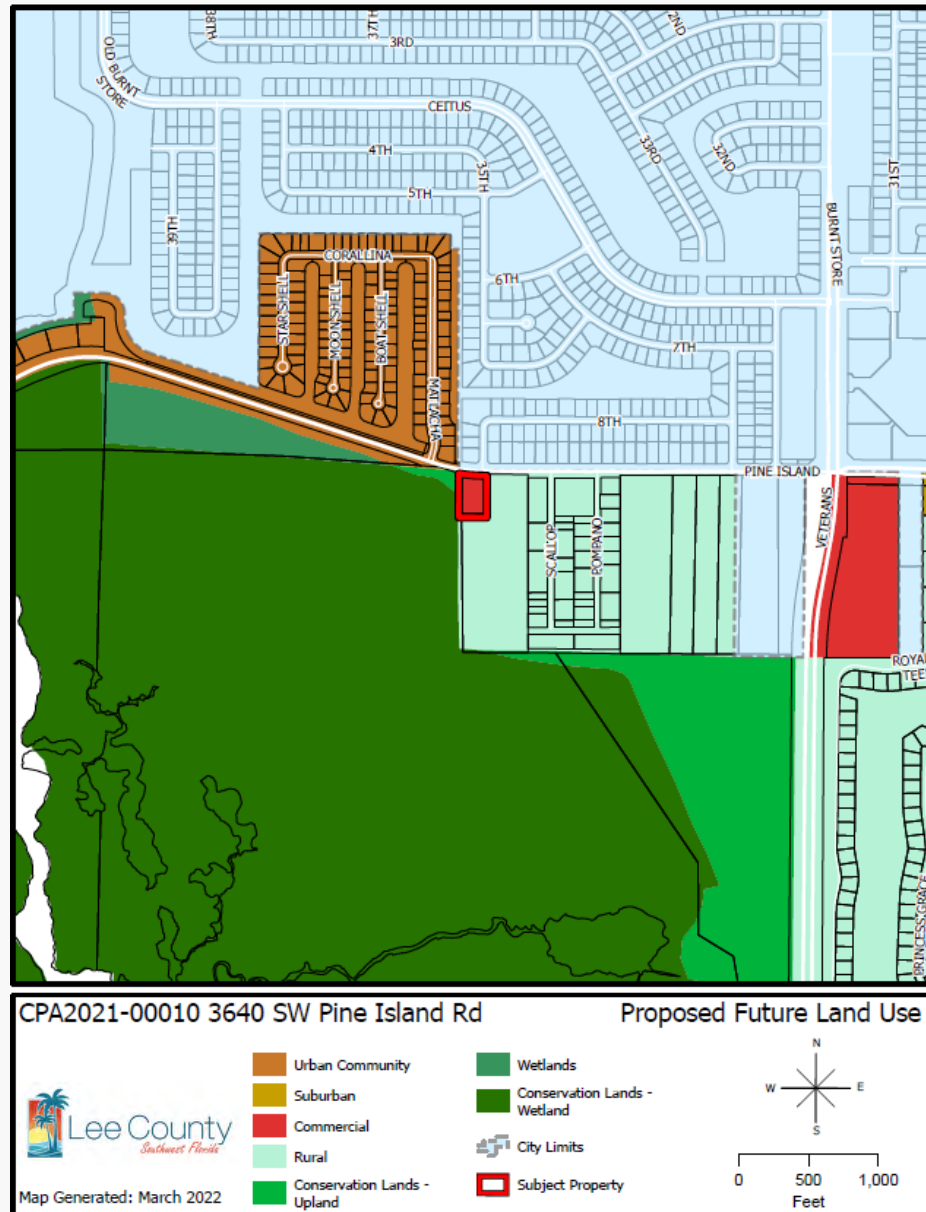
CPA2021-00010

Request

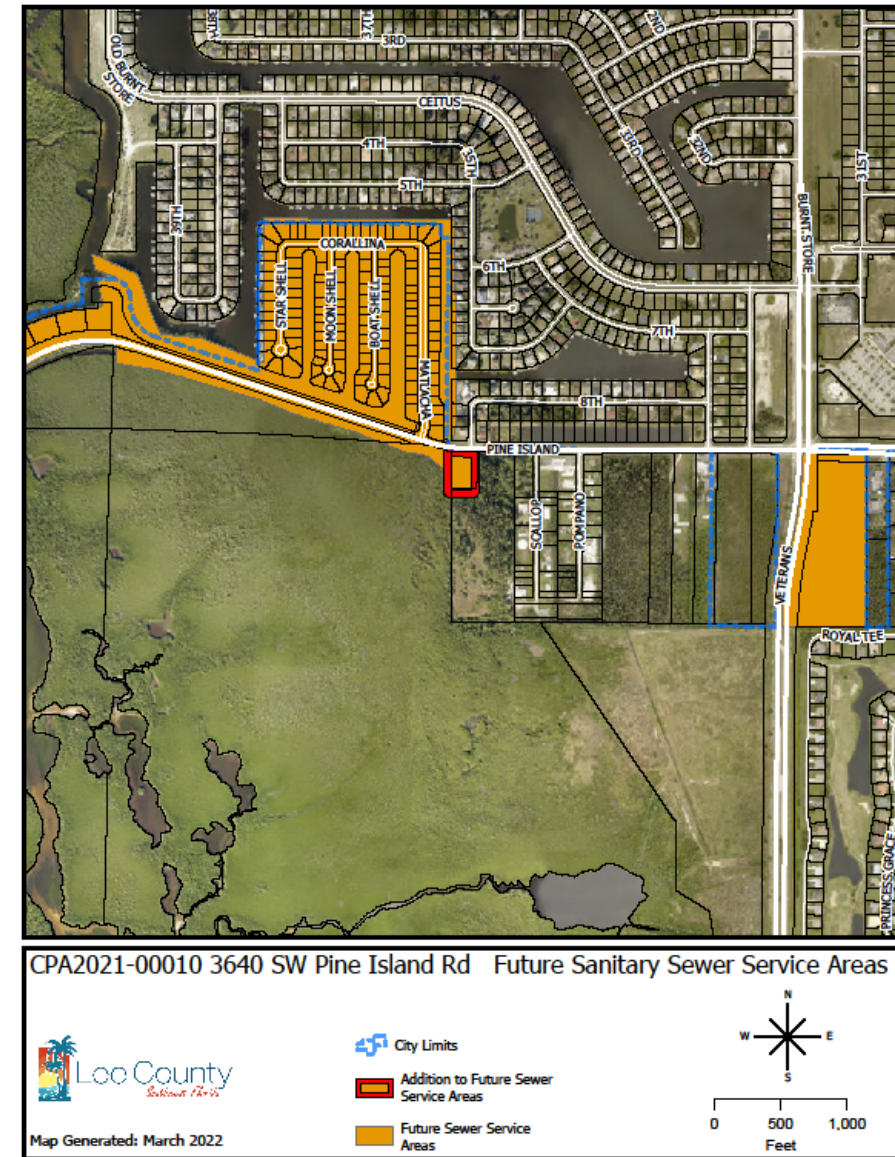
- Amend the Future Land Use Map, Map 1-A, to re-designate 1.4± acres from the Rural future land use category, to the Commercial future land use category and amend Map 4-B to add the property to the Lee County Utilities Future Sewer Service Areas Map

Purpose

- Accommodate commercial uses, so as to allow for compatible development, and decrease residential density in the Coastal High Hazard Area



Proposed Future Land Use Map



Lee Plan Map 4-B (LCU Future Sewer Service Areas)

CPA2021-00010

3640 SW Pine Island Road

Policy

1.1.10

Lee Plan provides the Commercial Future Land use category is appropriate for:

- Areas where residential uses are not expected or compatible
- Coastal High Hazard Area

Obj.

2.2

Adequate public facilities exist.

Policies

122.1.2

125.1.2

Will allow for connection to LCU Sanitary Sewer System, reducing the potential of groundwater contaminants adjacent to the Aquatic Preserve.

Policy

1.1.10

Required Planned Development will provide process to address compatibility with adjacent uses and environmentally sensitive areas.



CPA2021-00010

Conclusion

- There are a mix of uses, including residential, commercial, industrial, public facilities and conservation near the subject property.
- The proposed amendment will eliminate residential uses in the Coastal High Hazard Area.
- Compatibility with adjacent uses and appropriate site development regulations will be ensured through a required development.
- Adding the property to the Future Sewer Service Area helps to ensure surface and groundwater quality is maintained.
- There are adequate public services.

Recommendation

- ***Transmit*** the proposed amendments as shown in Attachments 1 and 2.

Questions?



Lee County
Southwest Florida