

COMPREHENSIVE PLAN AMENDMENT CPA2021-00010

3640 SW PINE ISLAND ROAD CPA

LEE COUNTY PLANNING BOARD

MARCH 28, 2022

Applicant:
Ted Allen

Land Use Planner:
Fred Drovdic, AICP – RVi Planning

Environmental:
David Key

PROJECT TEAM

CPA2021-00010

REQUEST

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

SITE INFORMATION

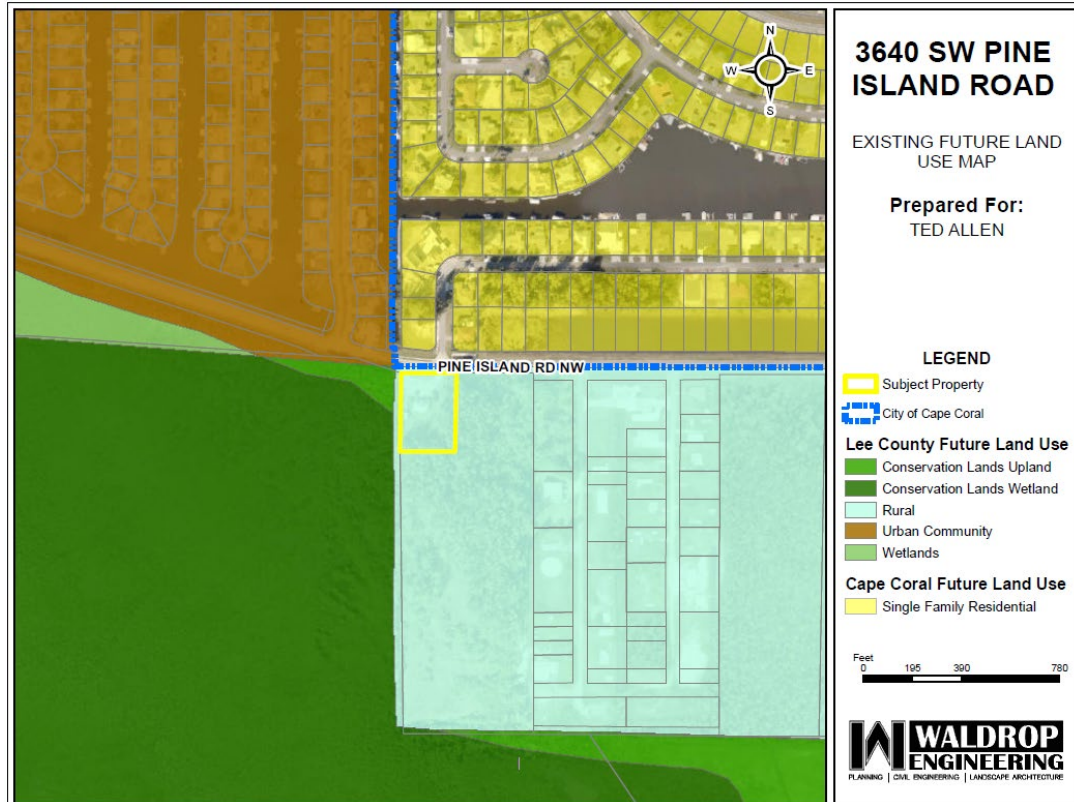


SUBJECT SITE:

- 1.4+/- Acres
- Former Pine Island Chamber of Commerce Site (2014)
- Companion CPD Rezoning
- Currently leased as office use (pending CPD zoning)
- Site Access on SW Pine Island Road
- Last parcel on southside in developing corridor serving Pine Island area.

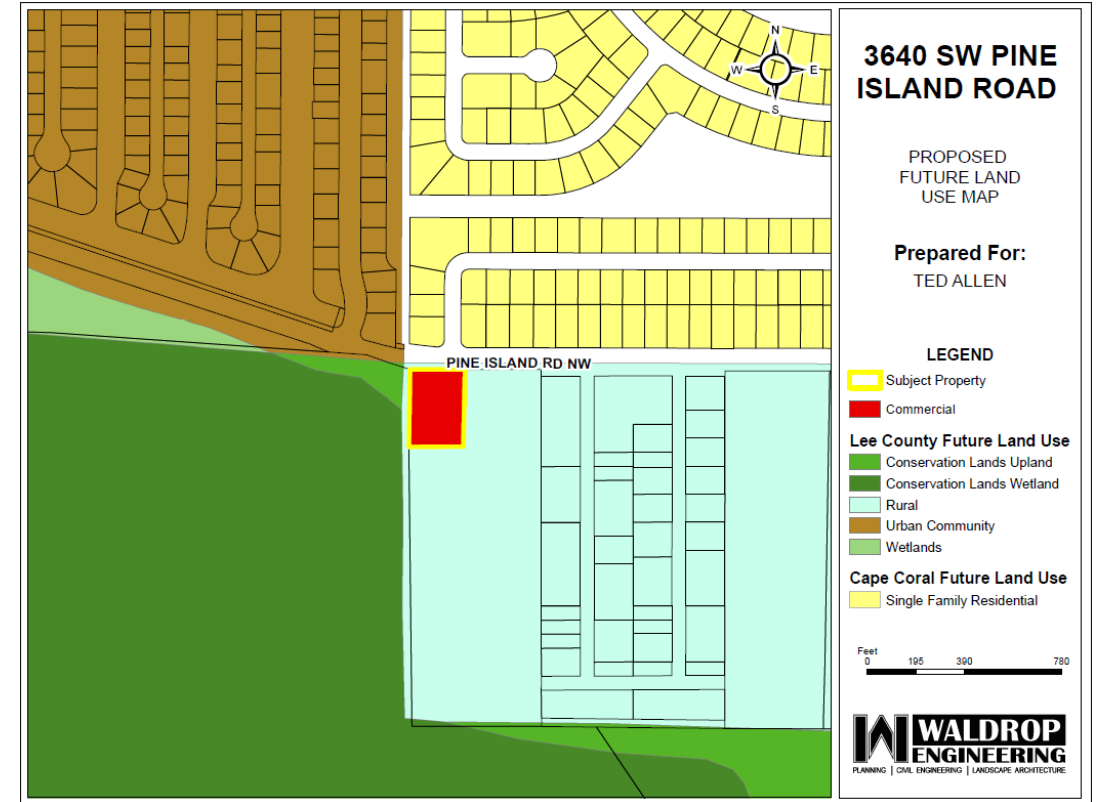
COMPREHENSIVE PLAN MAP AMENDMENT REQUEST

CURRENT



a

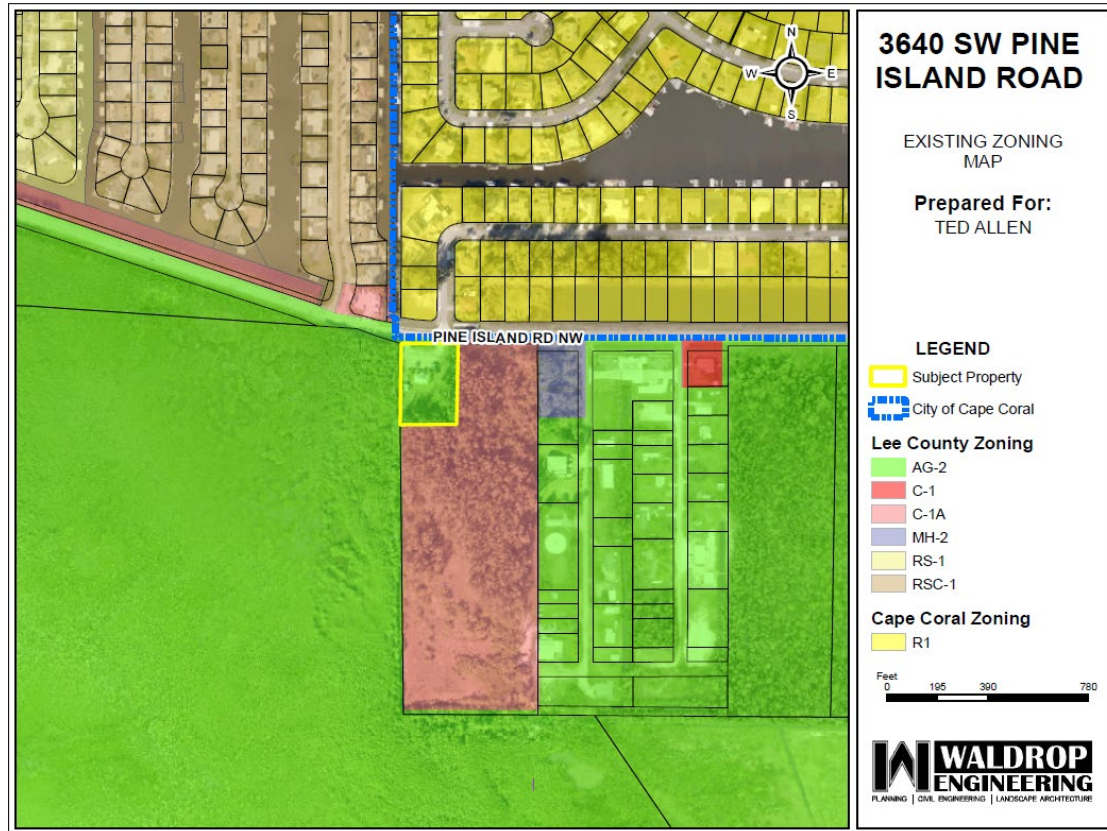
PROPOSED



a

SURROUNDING LAND USE

ZONING



Companion rezoning case (DCI2021-00029) request to change the zoning from Agricultural (AG-2) to Commercial Planned Development (CPD), to allow up to 2,000 square feet building with non-residential uses.

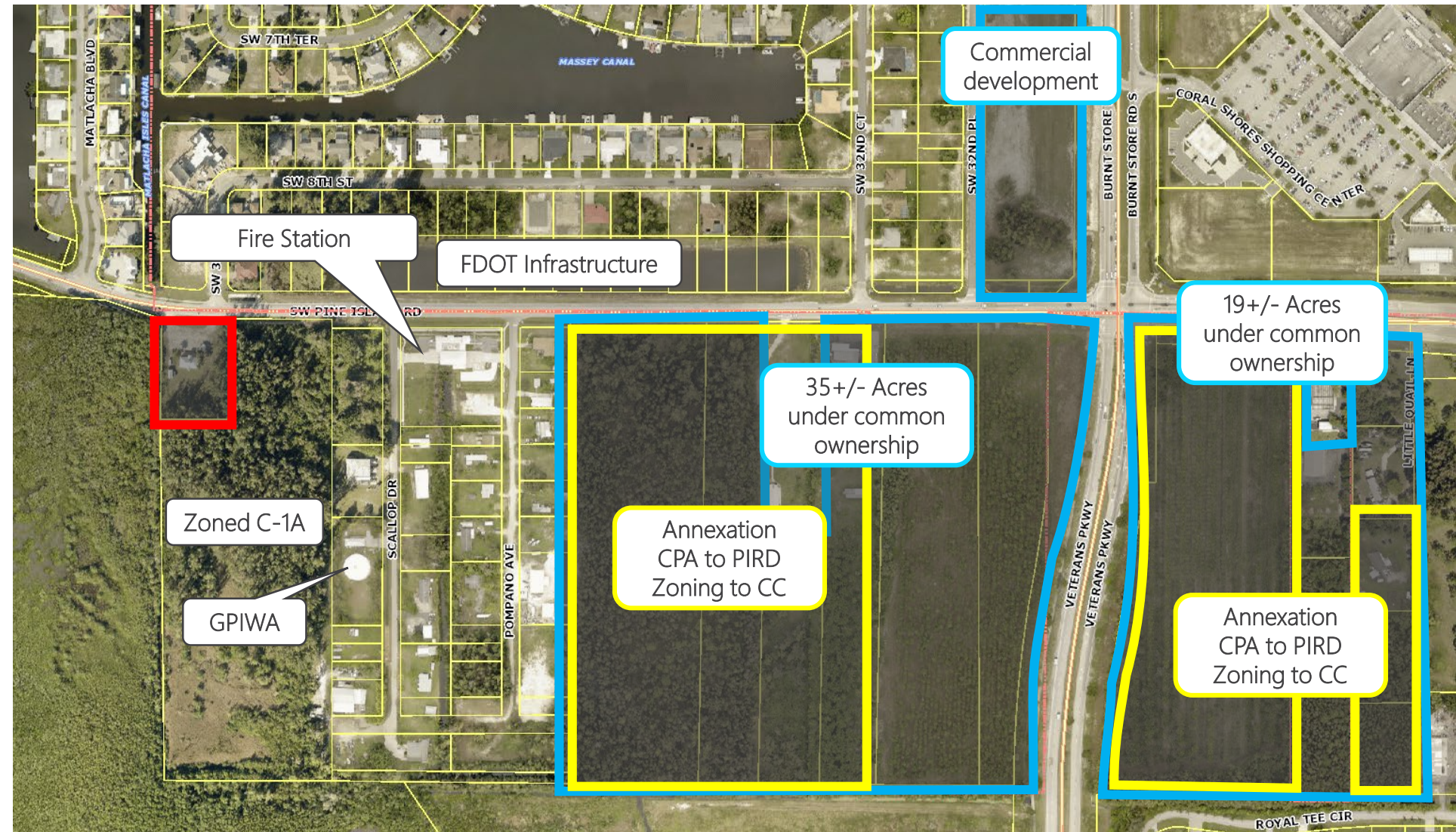
MARCH 28, 2022

LAND USE



CPA2021-00010

CORRIDOR DEVELOPMENT



Ongoing Changes:

- Burnt Store Road improvements
- Completion of North Road 2 Utility expansion
- Northwest Burnt Store and Veterans – commercial strip development
- Southwest and Southeast corner of SW Pine Island and Veterans – entitlements

CONSISTENCY WITH THE LEE PLAN

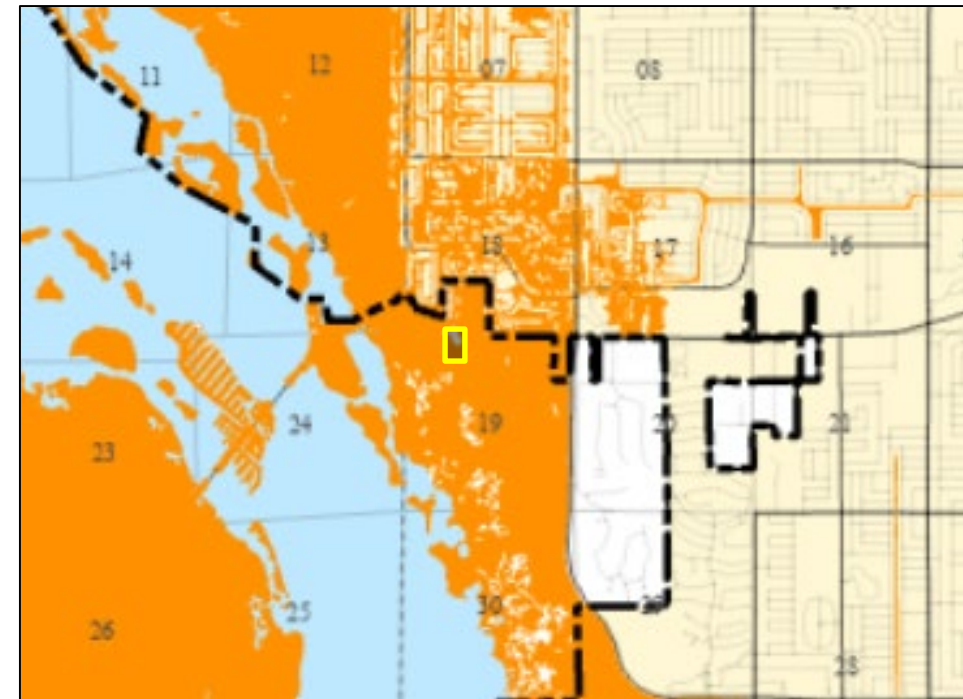
Policy 1.4.1 Rural – areas are to remain predominantly rural – that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community.

- Agree with staff that this is not an appropriate limitation of commercial uses on the subject property.
- Commercial FLUC removes limitation and density in CHHA and on major arterial.

Policy 1.1.10 Commercial – located in close proximity to existing commercial areas or corridors accommodating employment centers, tourist-oriented areas, and where commercial services are necessary to meet the projected needs of the residential areas of the County.

- “The Commercial category is intended for use where residential development would increase densities in areas such as the Coastal High Hazard Areas of the County or areas where residential uses are abundant and existing commercial areas serving the residential needs are extremely limited.”
- On a major travel corridor and Lee County arterial serving local resident and tourist-oriented uses.
- Developing corridor, C-1A zoning abutting, existing non-residential uses such as commercial office and retail, light industrial as well as public facilities for water and fire services.

MAP 5-A



CONSISTENCY WITH THE LEE PLAN

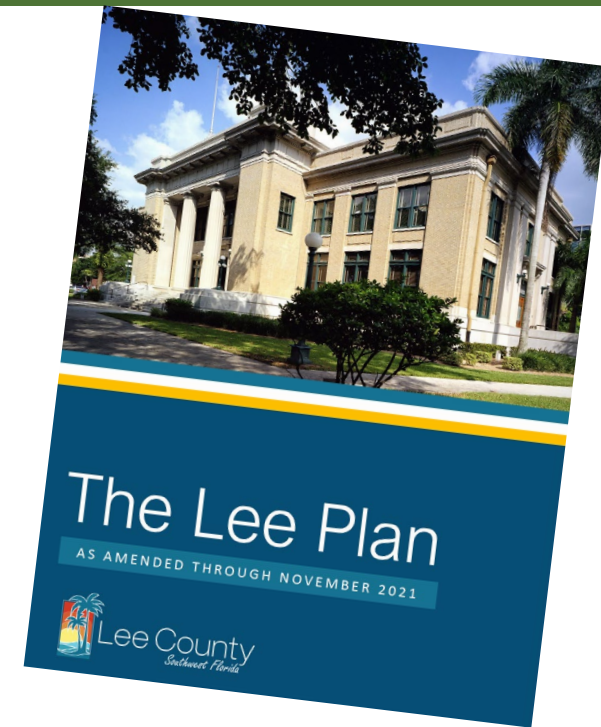
Objective 2.2 – directs development to portions of the future urban areas where adequate public facilities exist or are assured, and where compact and contiguous development patterns can be created.

- The proposed amendment will not open up new areas to development or by-pass large tracts of land. The subject property is currently developed and is bounded on the west side by Conservation Lands in the Matlacha Aquatic Preserve. This prevents additional development from expanding further westward. Additionally, the subject property has adequate public services and facilities.

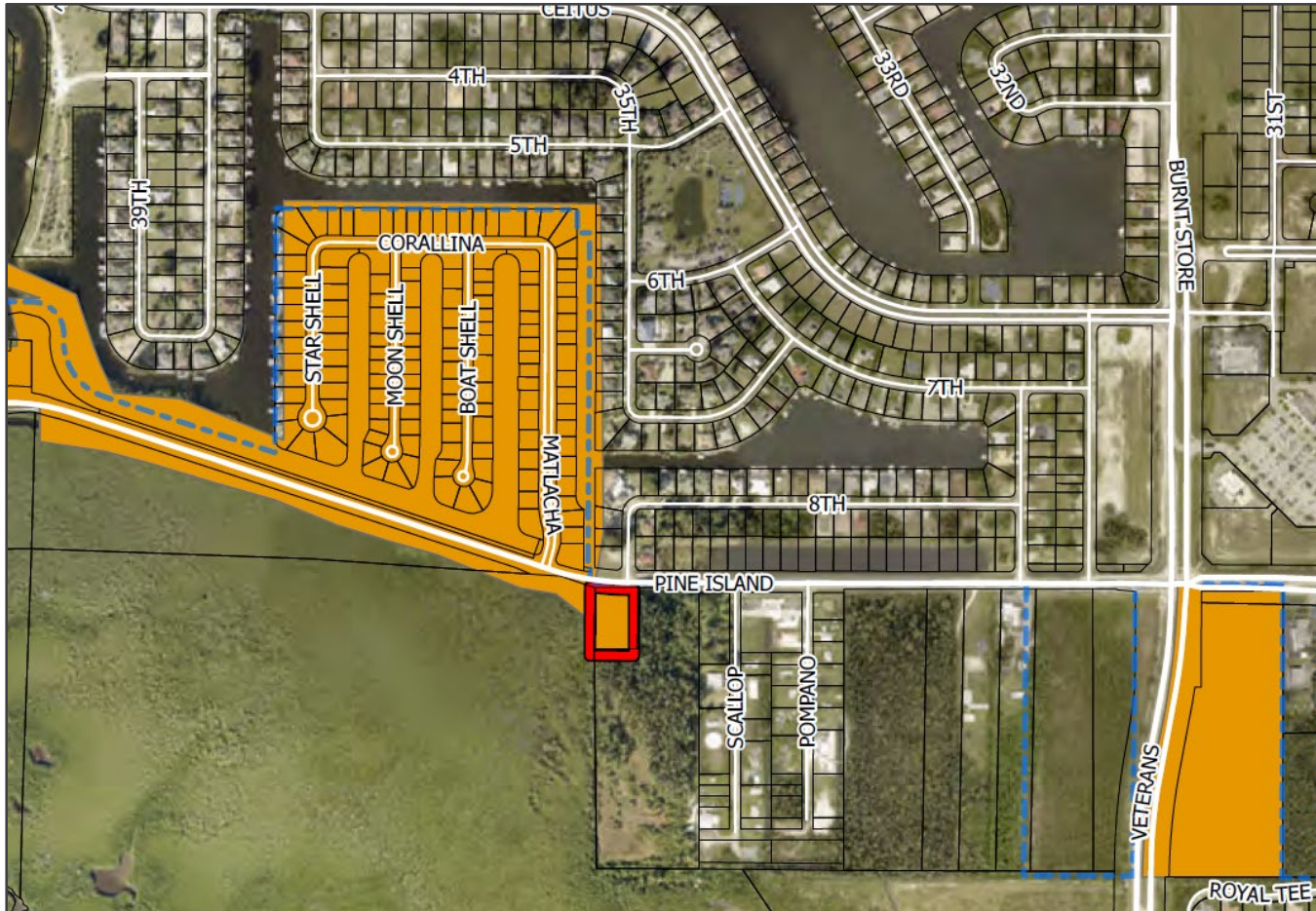
Policy 6.1.4 – Commercial development will be approved only when compatible with existing and proposed land uses and with existing and programmed public services and facilities.

Policy 6.1.7 – Prohibit commercial developments from locating in such a way as to open new areas to premature, scattered, or strip development; but permit commercial development to infill on small parcels in areas where existing commercial development would make a residential use clearly unreasonable.

- The southern side of SW Pine Island Road has several properties with commercial and non-residential uses, including a produce distributor, Greater Pine Island Water Association, and a fire station.
- The vacant property to the south and east is within the C1-A zoning district.
- Adding the subject property to the Commercial future land use category will help to ensure compatibility with the variety of adjacent uses by requiring use of the planned development rezoning process, including the application of appropriate buffers and setbacks.



LEE PLAN MAP 4-B



Future Sewer Service Area:

Amending the Lee Plan to allow for connection to LCU's sanitary sewer system is consistent with Policies 122.1.2 and 125.1.2 of the Lee Plan.

1. Policy 125.1.2 requires that new development does not degrade surface and groundwater quality.
2. Policy 122.1.2 requires that development affecting coastal and estuarine water resources maintain or enhance the biological and economic productivity of those resources.

Connecting to the LCU potable water system will eliminate reliance on a private septic system and reduce the potential of groundwater contaminates in close proximity to the Aquatic Preserve.

INFRASTRUCTURE ANALYSIS

Emergency Medical Services: The subject property would be served by Medic 41, located 2.9 miles north. There are two additional EMS stations within 5 miles of the proposed locations.

Fire: Matlacha/Pine Island Fire Control District will serve the subject property, and currently has sufficient capacity to provide service.

Law Enforcement: The proposed development will not negatively impact the level of service.

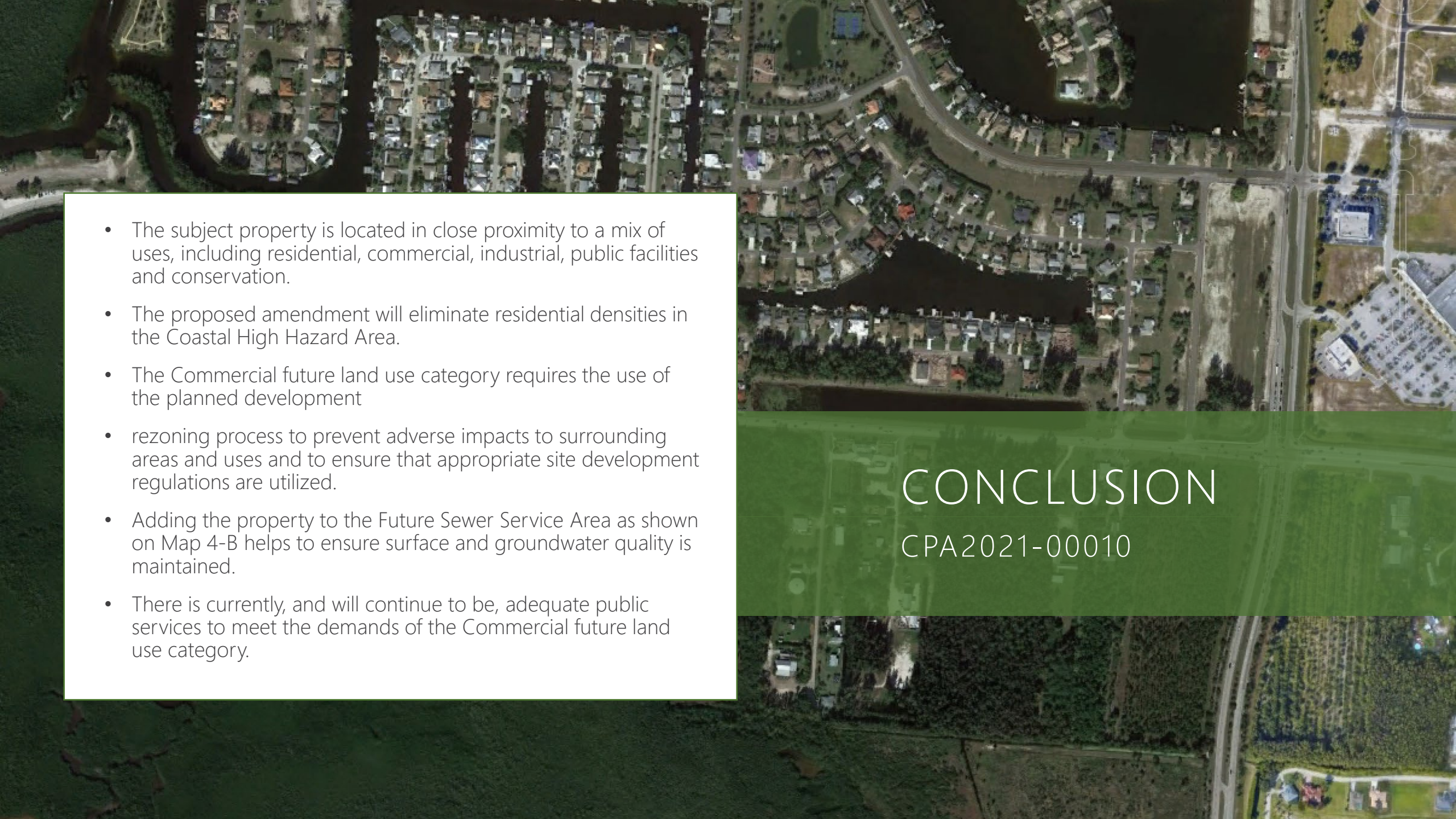
Public Transit: The proposed development is served by LeeTran, and will have no impact on transit facilities or services. The subject property is within one-quarter mile, and adjacent to a fixed-route corridor, but is not within one-quarter mile of a bus stop.

Schools: The proposed development will have no impact on area schools, as the proposed use is commercial.

Solid Waste: The Lee County Solid Waste Department currently has the appropriate capacity to provide service to the subject property.

Water: The subject property is not within Lee County Utilities Future Service Area. There is an active account for water service by **Greater** Pine Island Water Association.

Sanitary Sewer: A sanitary sewer line is in operation adjacent to the property vi LCU. A comprehensive plan amendment and developer funded system enhancements such as line extensions will be required. Lee County Utilities currently has sufficient capacity to provide sanitary sewer service, which will be provided by Pine Island Water Reclamation Facility.

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- The subject property is located in close proximity to a mix of uses, including residential, commercial, industrial, public facilities and conservation.
 - The proposed amendment will eliminate residential densities in the Coastal High Hazard Area.
 - The Commercial future land use category requires the use of the planned development
 - rezoning process to prevent adverse impacts to surrounding areas and uses and to ensure that appropriate site development regulations are utilized.
 - Adding the property to the Future Sewer Service Area as shown on Map 4-B helps to ensure surface and groundwater quality is maintained.
 - There is currently, and will continue to be, adequate public services to meet the demands of the Commercial future land use category.

CONCLUSION

CPA2021-00010

THANK YOU

QUESTIONS?

TABLE 1(B) ALLOCATIONS

TABLE 1(b)
YEAR 2045 ALLOCATIONS

Future Land Use Category		Unincorporated County	Planning District									
			District 1 Northeast Lee County	District 2 Boca Grande	District 3 Bonita	District 4 Fort Myers Shores	District 5 Burnt Store	District 6 Cape Coral	District 7 Captiva	District 8 Fort Myers	District 9 Fort Myers Beach	District 10 Gateway / Airport
Residential By Future Land Use Category	Intensive Development	1,483	-	-	-	17	-	21	-	238	-	-
	Central Urban	13,838	-	-	-	207	-	-	-	230	-	25
	Urban Community	22,739	813	453	-	475	-	-	-	-	-	150
	Suburban	14,913	-	-	-	1,950	-	-	-	80	-	-
	Outlying Suburban	3,648	25	-	-	490	13	3	429	-	-	-
	Sub-Outlying Suburban	1,731	-	-	-	330	-	-	-	-	-	227
	Commercial	-	-	-	-	-	-	-	-	-	-	-
	Industrial	15	-	-	-	-	-	-	-	-	-	6
	Public Facilities	-	-	-	-	-	-	-	-	-	-	-
	University Community	503	-	-	-	-	-	-	-	-	-	-
	Destination Resort Mixed Use Water Dependent	8	-	-	-	-	-	-	-	-	-	-
	Burnt Store Marina Village	2	-	-	-	-	2	-	-	-	-	-
	Industrial Interchange	-	-	-	-	-	-	-	-	-	-	-
	General Interchange	114	-	-	-	-	-	-	-	-	-	15
	General Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	Industrial Commercial Interchange	-	-	-	-	-	-	-	-	-	-	-
	University Village Interchange	-	-	-	-	-	-	-	-	-	-	-
	New Community	2,104	1,115	-	-	-	-	-	-	-	-	989
	Airport	-	-	-	-	-	-	-	-	-	-	-
	Tradeport	3	-	-	-	-	-	-	-	-	-	3
	Rural	7,764	2,431	-	-	800	730	-	-	-	-	-
	Rural Community Preserve	3,517	-	-	-	-	-	-	-	-	-	-
	Coastal Rural	1,338	-	-	-	-	-	-	-	-	-	-
	Outer Island	233	2	4	-	1	-	-	169	-	-	-
	Open Lands	2,186	153	-	-	-	257	-	-	-	-	-
	Density Reduction/ Groundwater Resource	6,974	131	-	-	-	-	-	-	-	-	-
	Conservation Lands Upland	-	-	-	-	-	-	-	-	-	-	-
	Wetlands	-	-	-	-	-	-	-	-	-	-	-
	Conservation Lands Wetland	-	-	-	-	-	-	-	-	-	-	-
Unincorporated County Total Residential		83,113	4,669	457	-	4,270	1,002	24	598	548	-	1,415
Commercial		8,916	300	53	-	450	27	9	125	150	-	1,216
Industrial		4,787	30	3	-	300	10	15	70	315	-	2,134
Non Regulatory Allocations												
Public		120,211	14,191	622	-	4,864	7,323	6	2,340	583	-	9,660
Active AG		21,944	5,500	-	-	240	90	-	-	-	-	2
Passive AG		13,685	5,500	-	-	615	100	-	-	-	-	485
Conservation		87,746	2,458	297	-	1,163	3,186	67	1,595	926	-	2,206
Vacant		26,118	1,145	28	-	733	766	8	103	17	-	88
Total		366,520	33,793	1,460	-	12,634	12,505	129	4,831	2,538	-	17,205
Population Distribution (unincorporated Lee County)		584,331	8,235	1,470	-	35,253	2,179	152	725	5,273	-	22,281

- Remove 1 acre from Rural in Planning District 5 (730 to 729)
- Add 1 acre to Commercial (27 to 28)