



Lee County
Southwest Florida

Pine Island Preserve at Matlacha Pass

CPA2022-00005 – Privately Initiated Text Amendment

Request

Request:

Amend Lee Plan Policy 24.4.4 to clarify its limited applicability to commercial development.

POLICY 24.4.4: In the Coastal Rural future land use category, ~~non-residential~~ commercial development is restricted to minor commercial development as set forth in Policy 6.1.2. All zoning requests for commercial projects must utilize the planned development rezoning process and be consistent with the following:

- Total building floor area is limited to 5,000 square feet, unless the development can demonstrate compatibility with adjacent uses, and a positive impact on traffic patterns within Greater Pine Island.
- Development must not exceed two acres of impervious area.
- Uses are limited to those that reflect the Coastal Rural character and unique culture of Greater Pine Island, such as animal clinics, bait and tackle shops, ecotourism, farm and feed supply stores, food stores, lawn and garden supply stores, restaurants (excluding fast food), roadside/produce stands, specialty retail, and plant nurseries.
- Buildings exceeding 5,000 square feet that are lawfully existing or approved as of October 1, 2009 will be deemed vested for the approved and existing square footage for the life of the structure despite a change in use.

Summary and Conclusions

The request will:

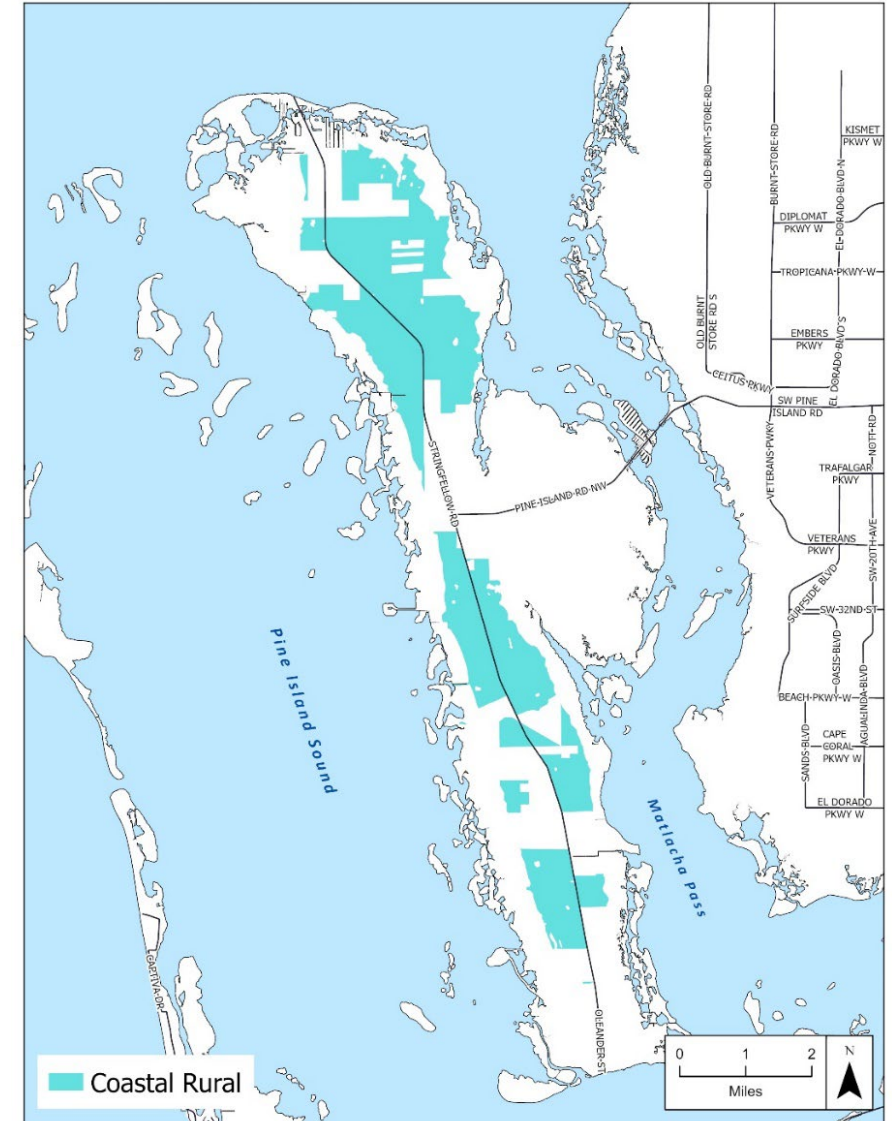
- Align with the intent of the Policy as it was initially described in CPA2008-17.

The request will not:

- Change the number of residential dwelling units or the types of non-residential development that may be approved within Coastal Rural.
- Change design standards or the review process required for commercial uses within Coastal Rural.

Conclusions:

- Policy 24.4.4, will continue to provide appropriate guidance for development of commercial uses within the Coastal Rural future land use category.
- The applicant discussed the proposed amendments to the Lee Plan at a meeting within the Greater Pine Island Community Plan area on March 1, 2022, as required by Objective 17.3 .
- The proposed amendment is **consistent with** the Coastal Rural future land use category as described in **Policy 1.4.7** as well as the Greater Pine Island Community Plan, **Goal 24**.



State Review & Recommendation

State Review

The BoCC **Transmitted the amendments to the State Reviewing Agencies on August 3, 2022**, and received responses from the following agencies:

- Florida Department of Economic Opportunity,
- Florida Department of Agriculture and Consumer Services,
- Florida Department of Education,
- South Florida Water Management District,
- Florida Fish and Wildlife Conservation Commission, and
- Florida Department of Environmental Protection.

There were **no objections** concerning the proposed amendments. Technical assistance comments were received from the South Florida Water Management District.

Recommendation

- Staff recommends the BoCC ***Adopt*** the proposed amendment as provided in Attachment 1.

Questions



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