



Lee County
Southwest Florida

Grand Bay Map and Text Amendments

CPA2022-00006 – Privately Initiated Map Amendment

CPA2022-00007 – Privately Initiated Text Amendment

CPA2022-00006 and CPA2022-00007

Requested Amendments

- Amend Lee Plan Map 1-C to include 15.64 acres of the subject property in the Mixed-Use Overlay. (CPA2022-00006)
- Amend Lee Plan Policy 5.1.10 to align how density is calculated with how it is defined in the Glossary and with existing processes. (CPA2022-00007)

Summary

- The requested amendments will allow for a mixed use development clustered on the eastern side of the property allowing for substantial preservation within the Coastal High Hazard Area, adjacent to the Estero Bay Preserve State Park.

Map Amendment

Policy 1.1.4 Helps to encourage mixed use development within the Urban Community Future Land Use Category

Objective 2.2 Adequate public facilities are available on the subject property

Policy 11.2.1 Consistent with criteria to be added to Mixed Use Overlay

Policy 11.2.2 Pedestrian and automobile are either currently available or are being accommodated through the concurrent planned development.



Text Amendment

Consistent with the glossary definition of Density

Removes requirement for planned development rezoning

Removes requirement that properties were under single ownership before 1992

Does not change protection of environmentally sensitive and non-urban areas

Policy 5.1.10: In those instances where contiguous land under single ownership is divided ~~withinto~~ two or more land use categories ~~by the adoption or revision of the Future Land Use Map,~~ the allowable number of dwelling units density ~~under this Plan~~ will be the sum of the allowable dwelling units densities for each land use category ~~for each portion of the land.~~ ~~This density can be allocated~~ The dwelling units may be distributed across the property provided that: the resultant development affords further protection to environmentally sensitive lands, if they exist on the property, and the number of dwelling units within any Future Non-Urban Area land use category does not exceed the density allowed in that future land use category.

- ~~1. The planned development zoning is utilized; and~~
- ~~2. No density is allocated to lands designated as non-urban or Environmentally Critical that would cause the density to exceed that allowed on such areas; and~~
- ~~3. The land was under single ownership at the time this policy was adopted and is contiguous; in situations where land under single ownership is divided by roadways, railroads, streams (including secondary riparian systems and streams but excluding primary riparian systems and major flow ways such as the Caloosahatchee River and Six Mile Cypress Slough), or other similar barriers, the land will be deemed contiguous for purposes of this policy; and~~
- ~~4. The resultant planned development affords further protection to environmentally sensitive lands if they exist on the property.~~

Conclusion and Recommendation

Conclusion

- The area is appropriate for mixed-use development
- The proposed map amendment is consistent with 11.2.1 and 1.1.4
- Adequate public facilities are available to serve potential development.
- The proposed text amendment is aligned with the definition of Density and density calculation practices
- There are no other internal consistencies resulting from the proposed text amendment

Recommendation

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

Questions



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