

# BURNT STORE ROAD MIXED USE DEVELOPMENT

## COMPREHENSIVE PLAN MAP AMENDMENT

FUTURE LAND USE MAP- OPEN LANDS TO CENTRAL URBAN AND WETLANDS

CPA2021-00009

Presentation to Local Planning Agency

SVR Management, LLC

Henderson, Franklin, Starnes & Holt PA

Avalon Engineering, Inc.

DexBender Environmental Consulting

TR Transportation Consultants, Inc.



January 23, 2023

# PROJECT TEAM

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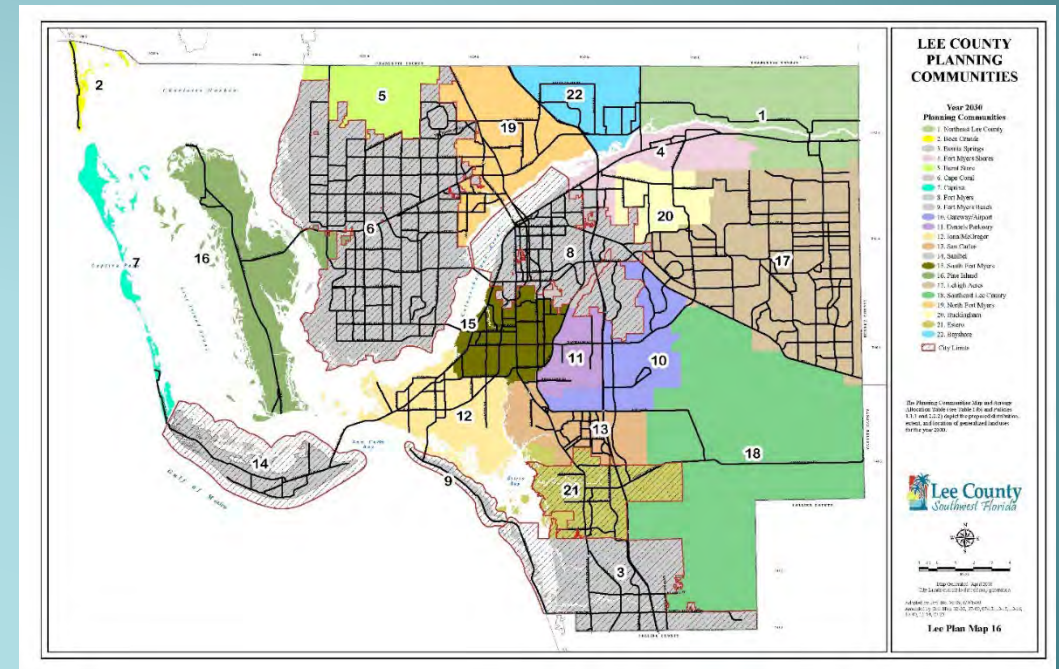
# PARCEL INFORMATION

The property is located on the east side of Burnt Store Road, east of the Cape Coral City Limits and Burnt Store Marina, and less than a mile south of Charlotte County.

The two parcels combined are 35.5 acres

Each are square in size with approximately 1,289 feet in depth and 1,199 feet in length.

The parcels are in the Burnt Store Planning District, Area 5 as designated on the Lee County Planning Communities Map 16.

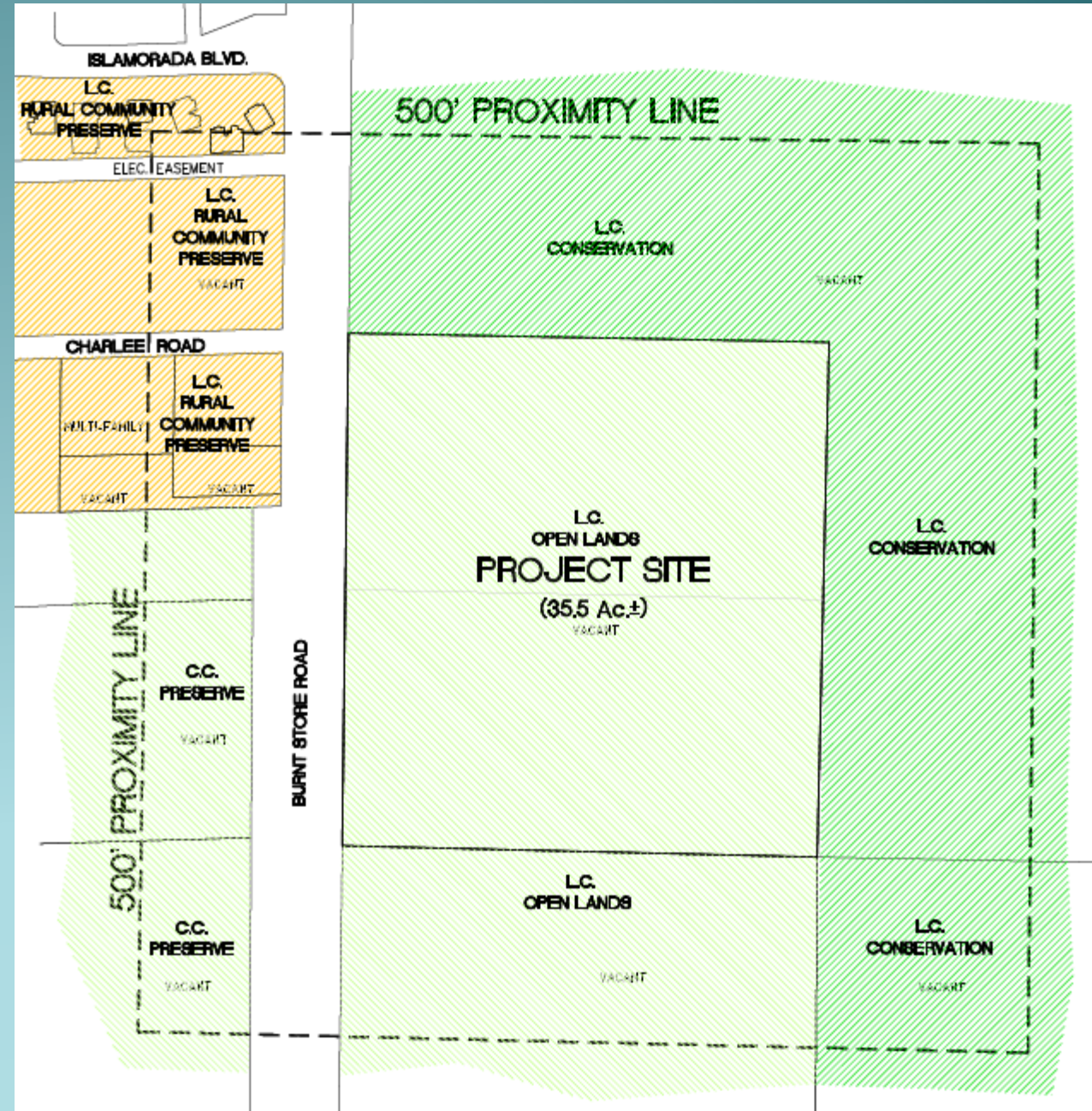




# REQUEST

Future Land Use Map  
Amendment from Open Lands  
to Central Urban for 33.48  
acres and Open Lands to  
Wetlands for 2.01 acres

The subject parcels are  
currently designated as Open  
Lands and are zoned AG-2  
(Agricultural).



The amendment to the Future Land Use Map will change the allowable density and uses of the subject property from 1 dwelling unit per 10 acres to allow up to 10 dwelling units an acre.

The change will also remove the limitation that commercial uses must be intended to serve residents of the adjacent rural areas.

The proposed amendment is anticipated to facilitate the development of residential and nonresidential uses compatible with nearby development anticipated within the City of Cape Coral.



# SURROUNDING AREA

A 500 site RV Resort is under construction 1 mile south

A future major commercial shopping center consisting of 56 acres is about ½ mile south

A Dollar General Store is located directly across Burnt Store Road to the north end of the subject parcels.

Burnt Store Marina-directly northeast Single and Multi-Family Homes, Marina, Golf Course, Fitness & Racquet Club, Restaurants, and Commercial Business



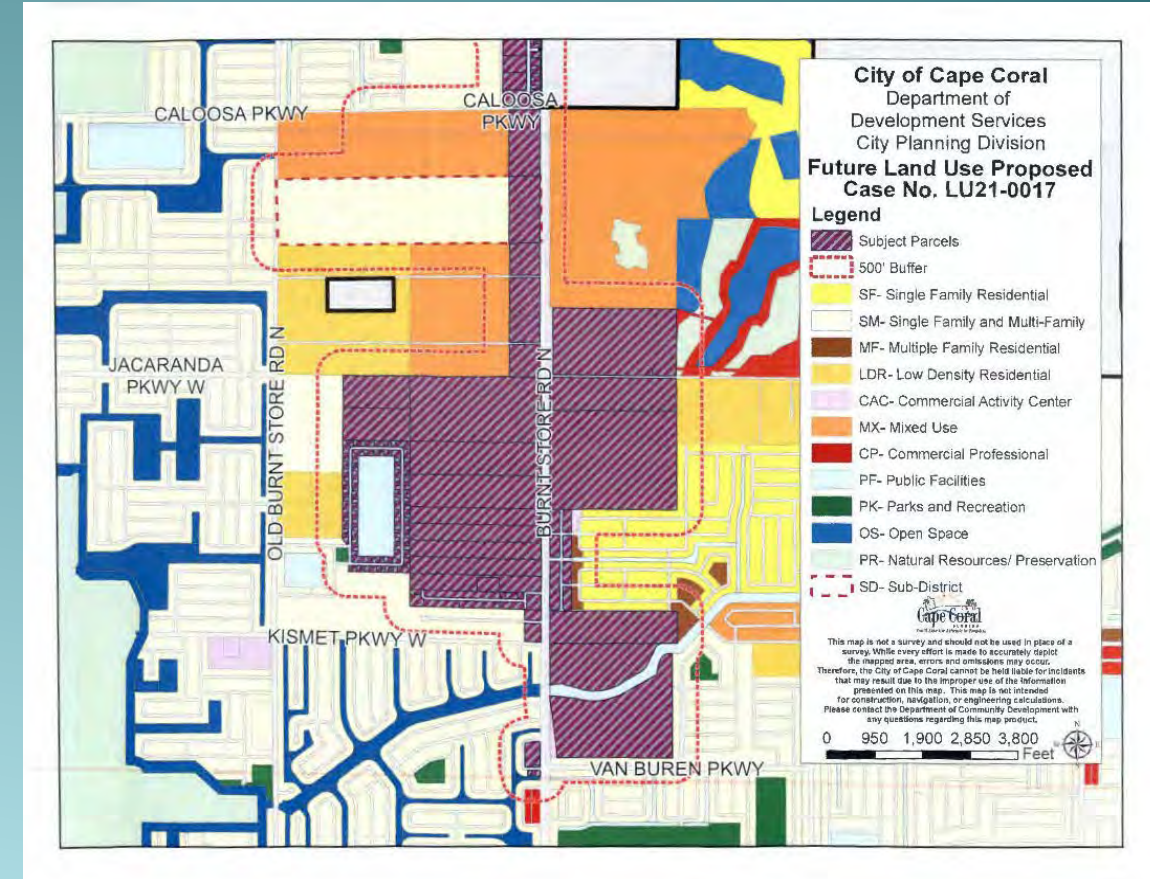
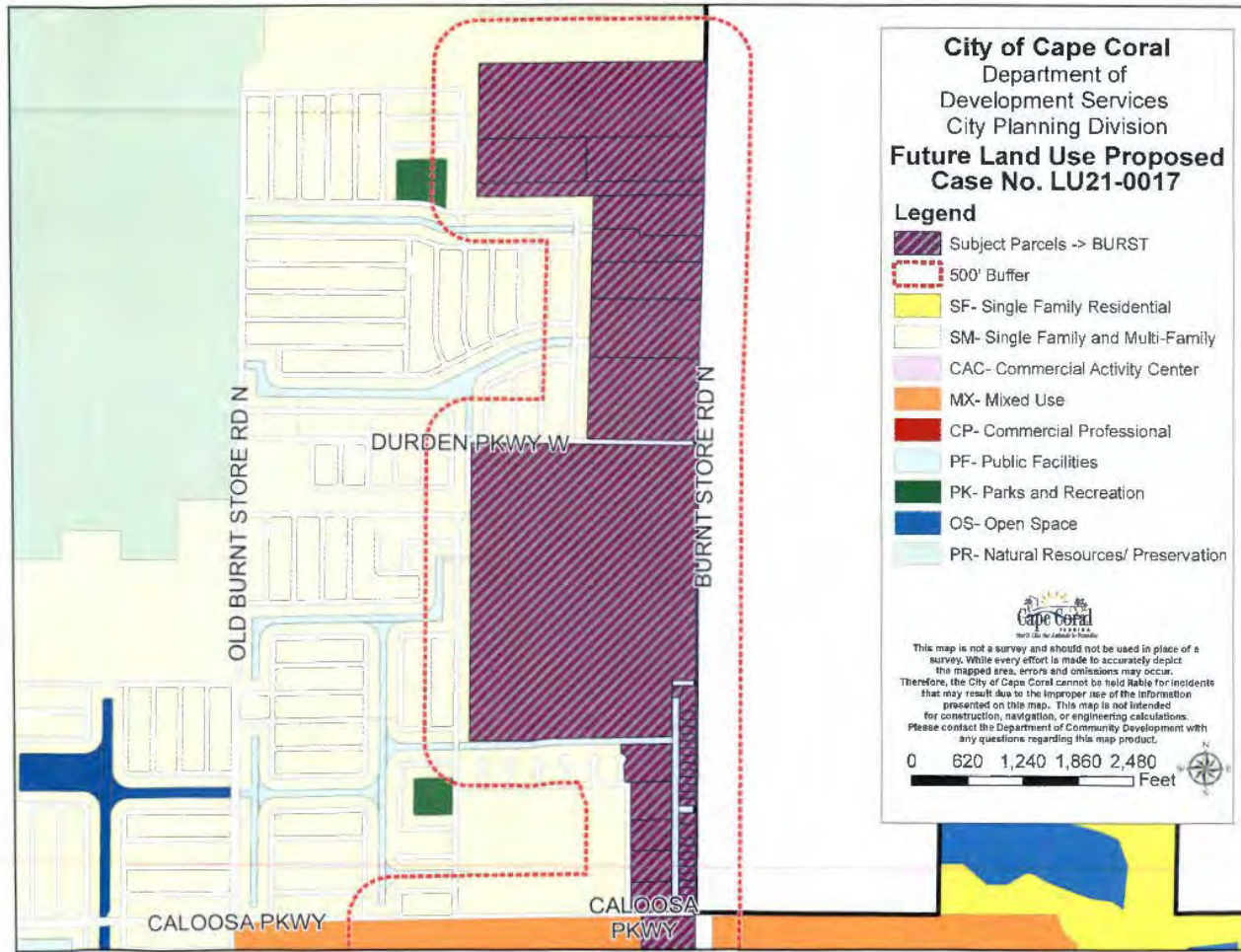


Due to the proximity of the subject parcels to the City of Cape Coral, compatibility with the Cape Coral's Comprehensive Plan should be considered.

The City of Cape Coral amended their comprehensive plan to establish a new Future Land Use Category along Burnt Store Road in December of 2022. This district envisions mixed use developments with a wide range of commercial uses with a maximum FAR of 1.0 and a maximum multi-family residential density of 25d u/ac.

The density and intensity permitted within the Burnt Store Road District sets up the parcels along Burnt Store Road within the Cape for future high-intensity development.

## From Charlotte County to Van Buren Parkway



0.5 of a mile to the south: Planned Community called “Hudson Creek”. Hudson Creek is a mixed-use development in the City of Cape Coral. The project consists of a total of 1732 acres with residential, commercial, and conservation/preserve land use. The project is obtaining approval of a MXPUD for 3500 residential units (2500 single family and 1000 multi-family units), an Assisted Living Facility with 800 beds, a university, retail, and restaurant square footage totaling 425,000, 150,000 square feet of office uses and a 500 room Hotel.

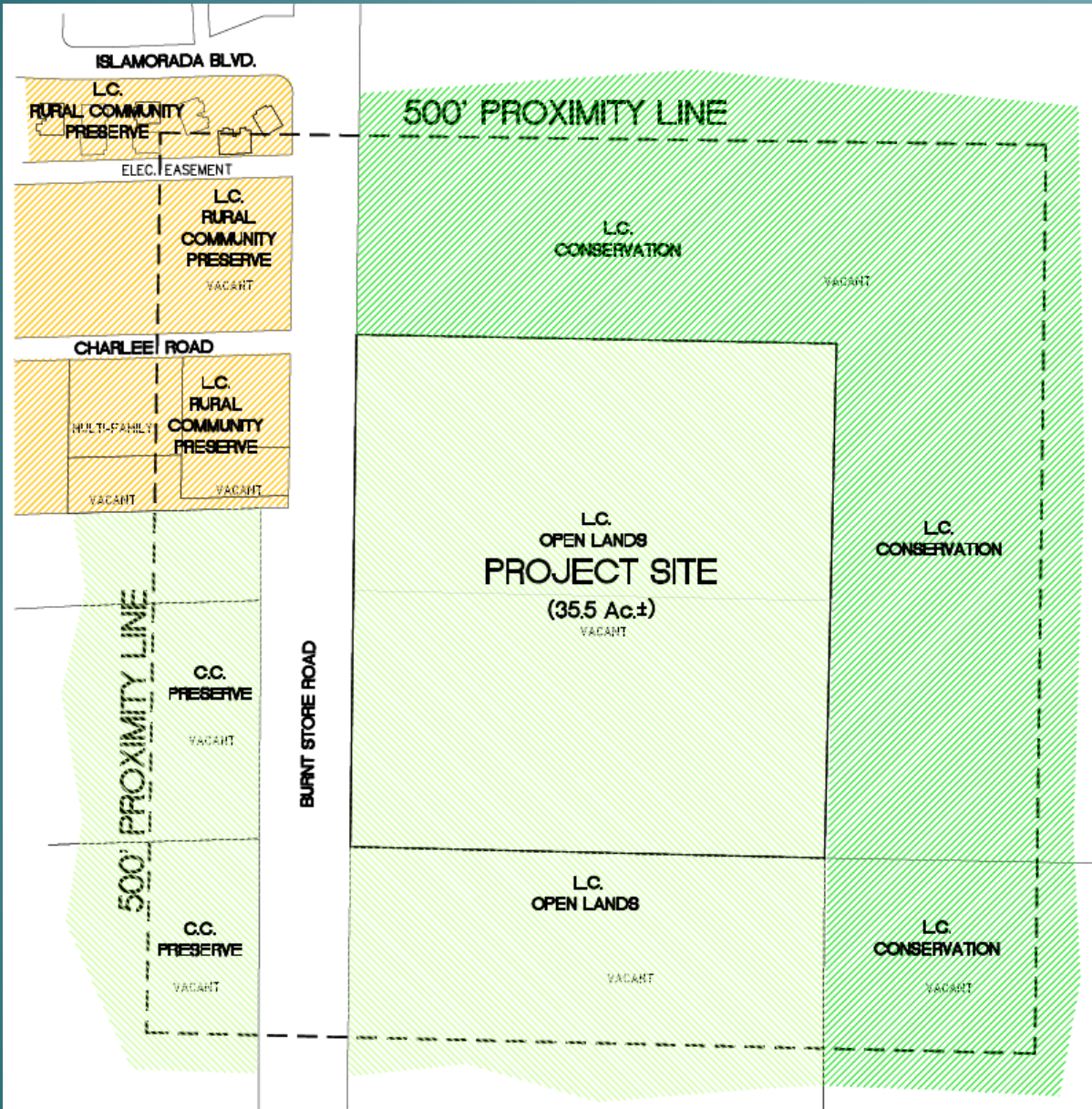


We believe that parcels on both sides of Burnt Store Road, whether in the City of Cape Coral or within the jurisdiction of Lee County, will be develop with similar densities and intensities to what is being established within the Burnt Store Road District in the City of Cape Coral.

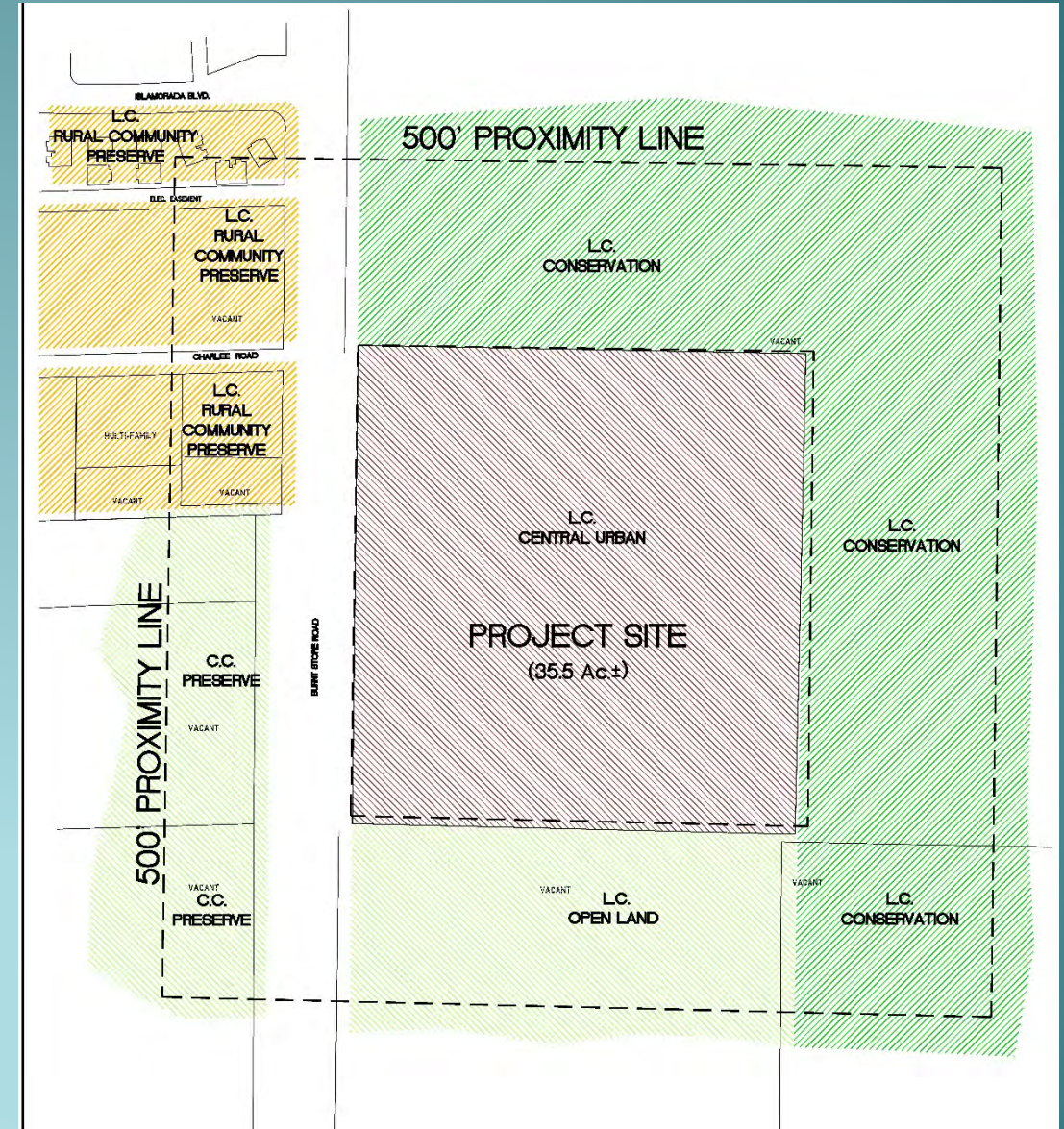
Approving this amendment to Lee County's Future Land Use Map for these parcels along Burnt Store would allow for complimentary uses in an area of the county that is expected to intensity in the future.



# CURRENT FLUM

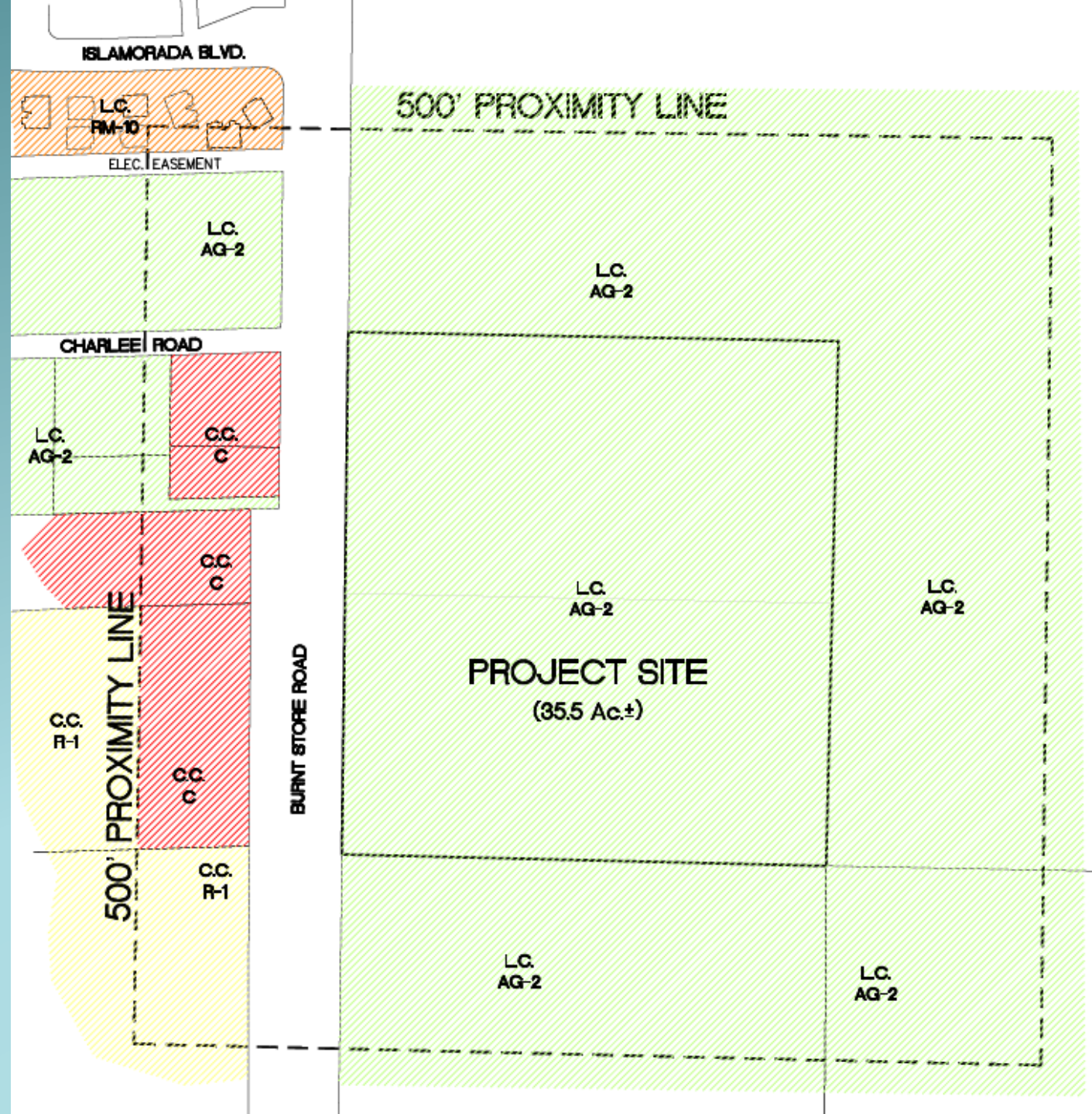


# PROPOSED FLUM





# EXISTING ZONING MAP



# BURNT STORE PLANNING DISTRICT

Northwest corner of the mainland of unincorporated Lee County.

Area is expected to substantially grow through the year 2030

Utility services are in place to have water, sewer and reuse water to the site with the interlocal agreement with Charlotte County.

Currently there are no specific development regulations for the Burnt Store Community Plan.



# LEE PLAN ANALYSIS

The proposed land use on the subject parcels is consistent with these specific Goals, Objectives and Policies of the Lee Plan:

Objective 2.2 Development Timing

Policies 4.1.1 and 4.1.2 Connection to Utilities

Goal 5 and Policy 5.1.2 the proposed amendment will assist the county with the future housing needs of this area

Policies 123.1.5, 123.2.3, 123.2.10 and 126.1.1 Preservation of the natural waterway

Goal 125 Treatment of Stormwater

# PUBLIC SERVICES

- **Police:** Adequate LOS per Lee County Sheriff Department Zone G5
- **Fire:** Adequate LOS per the City of Cape Coral Fire (1.6 miles away from Station #7) and Charlotte County Fire (1.5 miles away from Station #5, under design)
- **EMS:** Adequate LOS per Lee County Emergency Medical Services (Medic 41, located 6.8 miles south)
- **Schools:** Lee County School District, West Choice Zone, W2
- **Solid Waste:** Lee County Solid Waste, Waste Pro
- **Lee County Transit:** does not identify the need for enhanced or additional transit services in this area



# HISTORIC RESOURCES

There are no historic resources noted on this site.

The development of the site will comply with all permitting processes if any archaeological items are discovered during construction.

# FLOOD MAP

## FLOOD INSURANCE RATE MAP - Unincorporated Lee County



### Special Flood Hazard Areas

- VE (Coastal flood zone with wave action)
- AE (Base Flood Elevations determined)
- AH (Flood depths of 1-3 feet, usually areas of ponding)
- A (No Base Flood Elevations determined by FEMA)

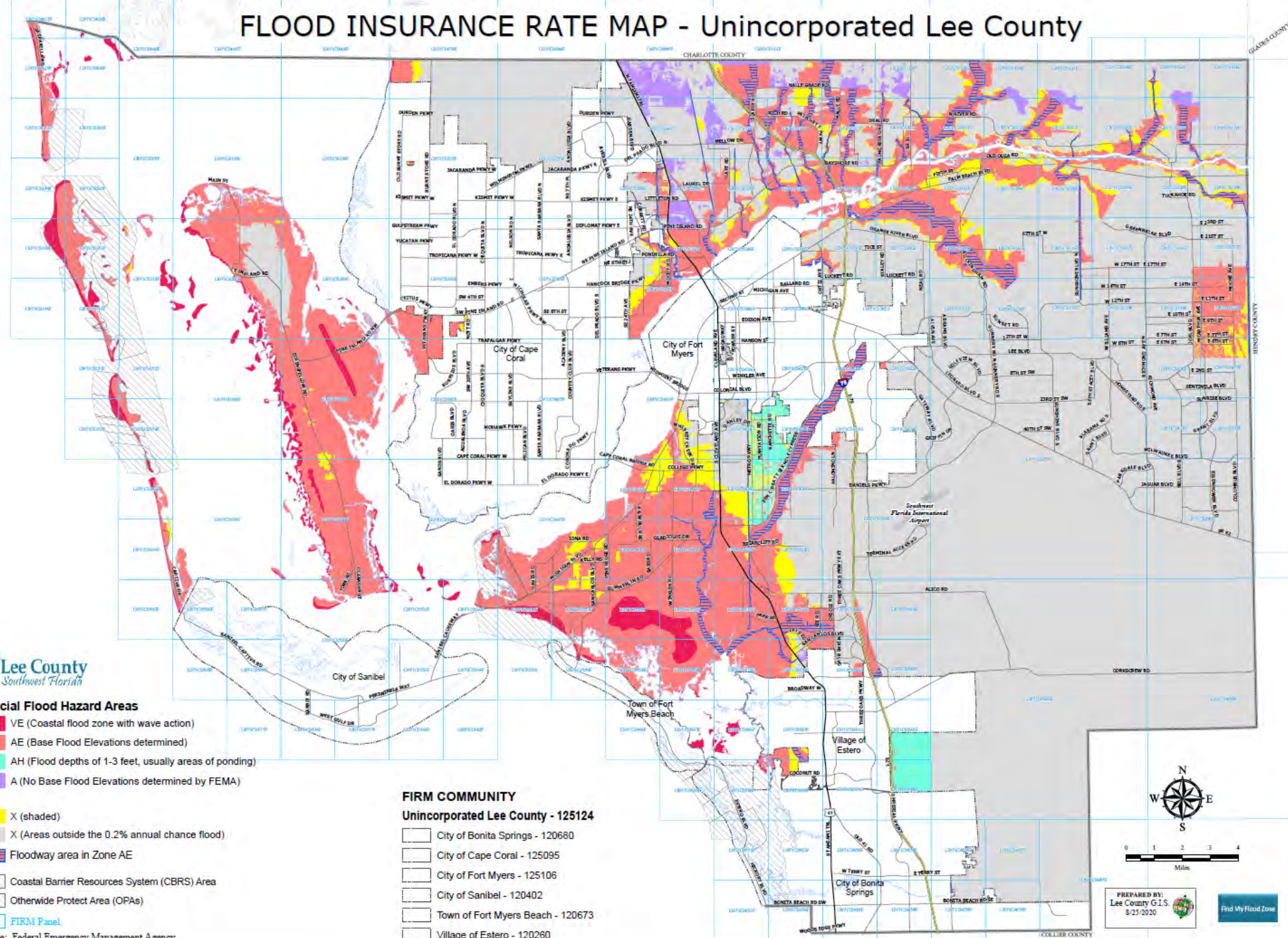
- X (shaded)
- X (Areas outside the 0.2% annual chance flood)
- Floodway area in Zone AE
- Coastal Barrier Resources System (CBRS) Area
- Otherwise Protect Area (OPAs)
- FIRM Panel

Source: Federal Emergency Management Agency

### FIRM COMMUNITY

#### Unincorporated Lee County - 125124

- City of Bonita Springs - 120680
- City of Cape Coral - 125095
- City of Fort Myers - 125106
- City of Sanibel - 120402
- Town of Fort Myers Beach - 120673
- Village of Estero - 120260



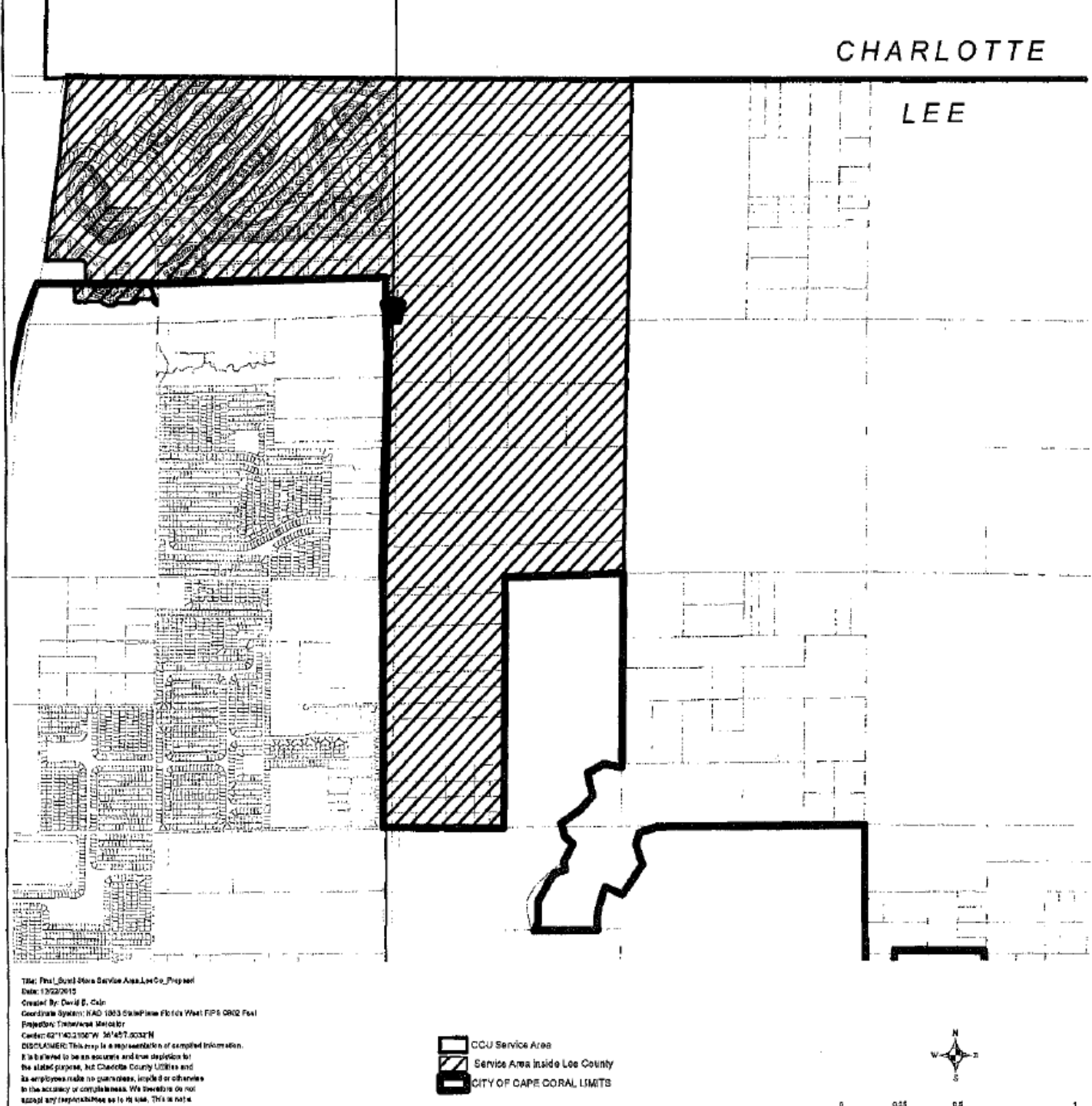
PREPARED BY:  
Lee County GIS  
8/25/2020

Find My Flood Zone



# UTILITIES

➤ In January of 2016, Charlotte County and Lee County executed an Interlocal Agreement for Water, Sewer and Reclaimed Water to serve the subject parcels and other Lee County parcels along the eastern side of Burnt Store Road.



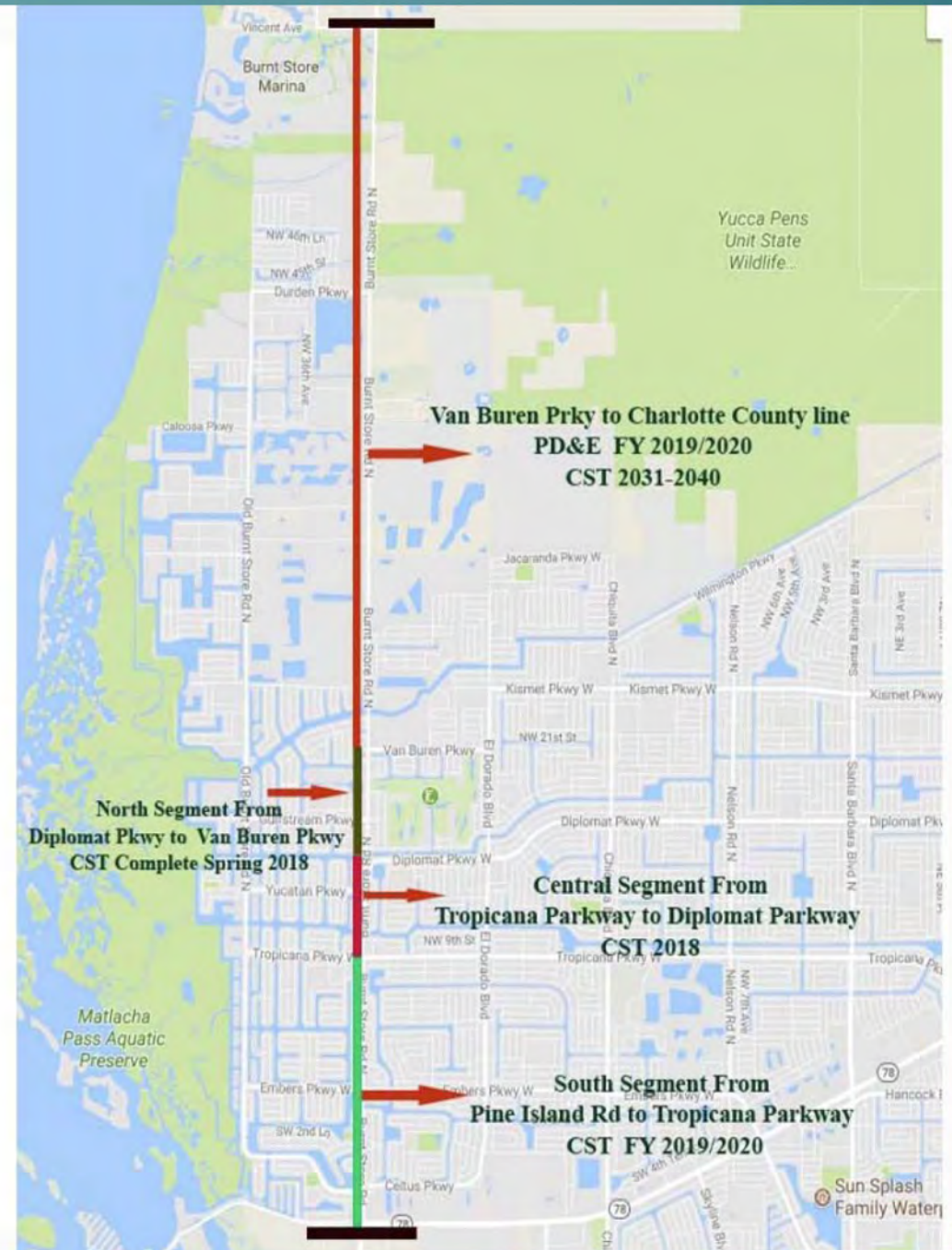
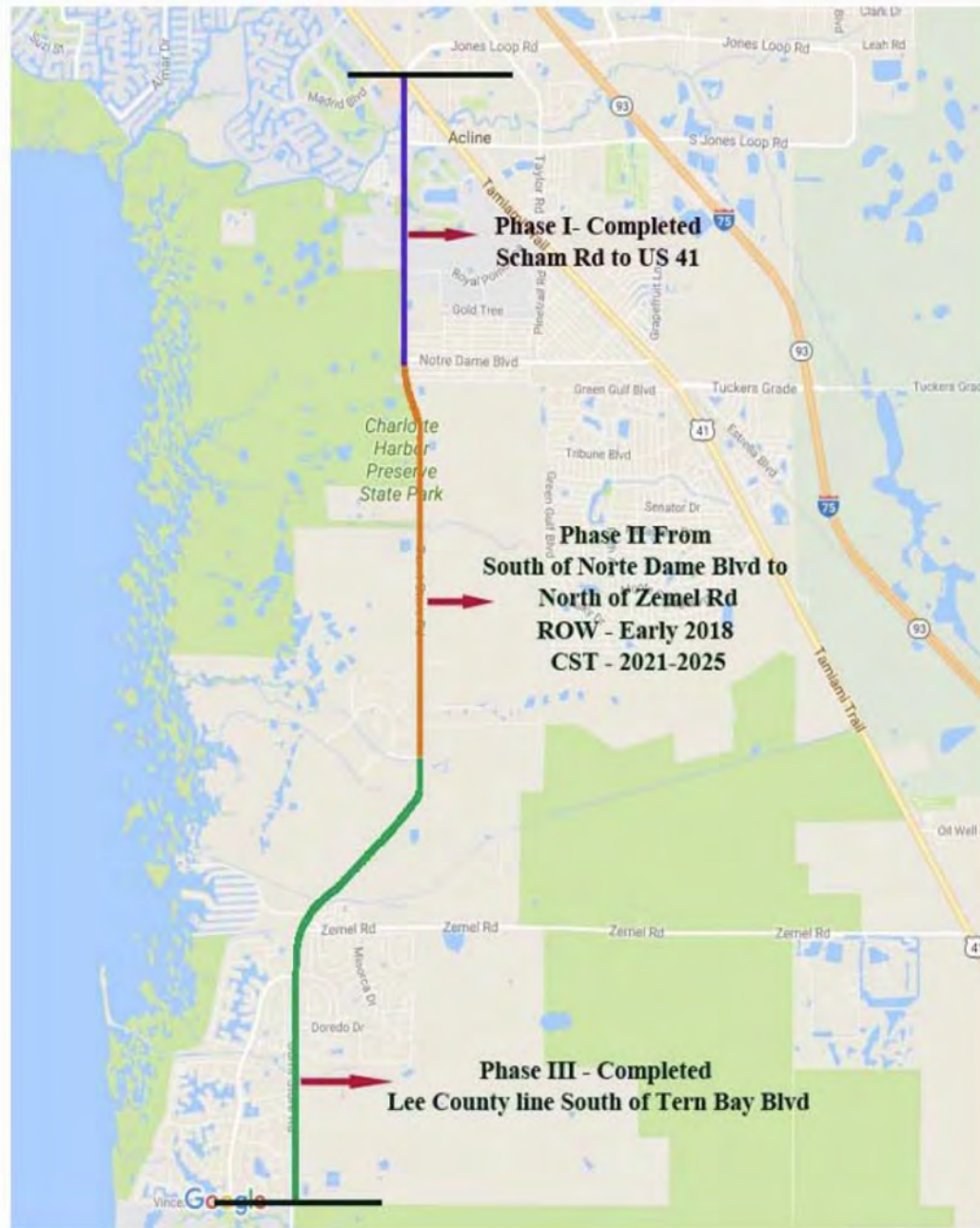
# BURNT STORE Extension

Burnt Store Road is a controlled access road within Lee County that is being widened to a divided highway from Pine Island Road to US 41

Sections of this planned expansion has been completed. The other sections are under construction or design.

Access to these parcels is being planned for within the expansion plans for this road but the subject parcels at the time of development will be permitted to have a directional access point opposite Charlee Road that aligns with the northern boundary and a right in /right out only driveway that aligns with the southern boundary.





# TRANSPORTATION

Land Use	Weekday A.M. Peak Hour			Weekday P.M. Peak Hour			Daily (2-way)
	In	Out	Total	In	Out	Total	
Proposed Land Use Designations	236	261	497	546	563	1,109	12,304
Existing Land Use Designations	-11	-9	-20	-39	-41	-80	-420
<b>Resultant Trip Change</b>	<b>+225</b>	<b>+252</b>	<b>+477</b>	<b>+507</b>	<b>+522</b>	<b>+1,029</b>	<b>+11,884</b>

Long Range & Short Range Link Level of Service Analysis indicates all roadways within 3-mile radius are anticipated to operate at or above the adopted LOS in the year 2026 and 2045.

The development of the subject site meets the requirements set forth by the Lee County Comprehensive Plan as well as the Land Development Code in that there is sufficient capacity available to accommodate the new trips that will be generated by the proposed development.

No modifications are necessary to the Lee County or Cape Coral Short Term Capital Improvement Plan or the Long Range Transportation Plan to support the proposed Amendment.



# PLANNING CONCLUSION

Agree with findings and conclusions within the staff report.

Consistent with the Lee Plan.

Infrastructure is in place to support proposed density.

Planning for the future of this area.

Proposed density is consistent with neighboring densities and development trends in the area.

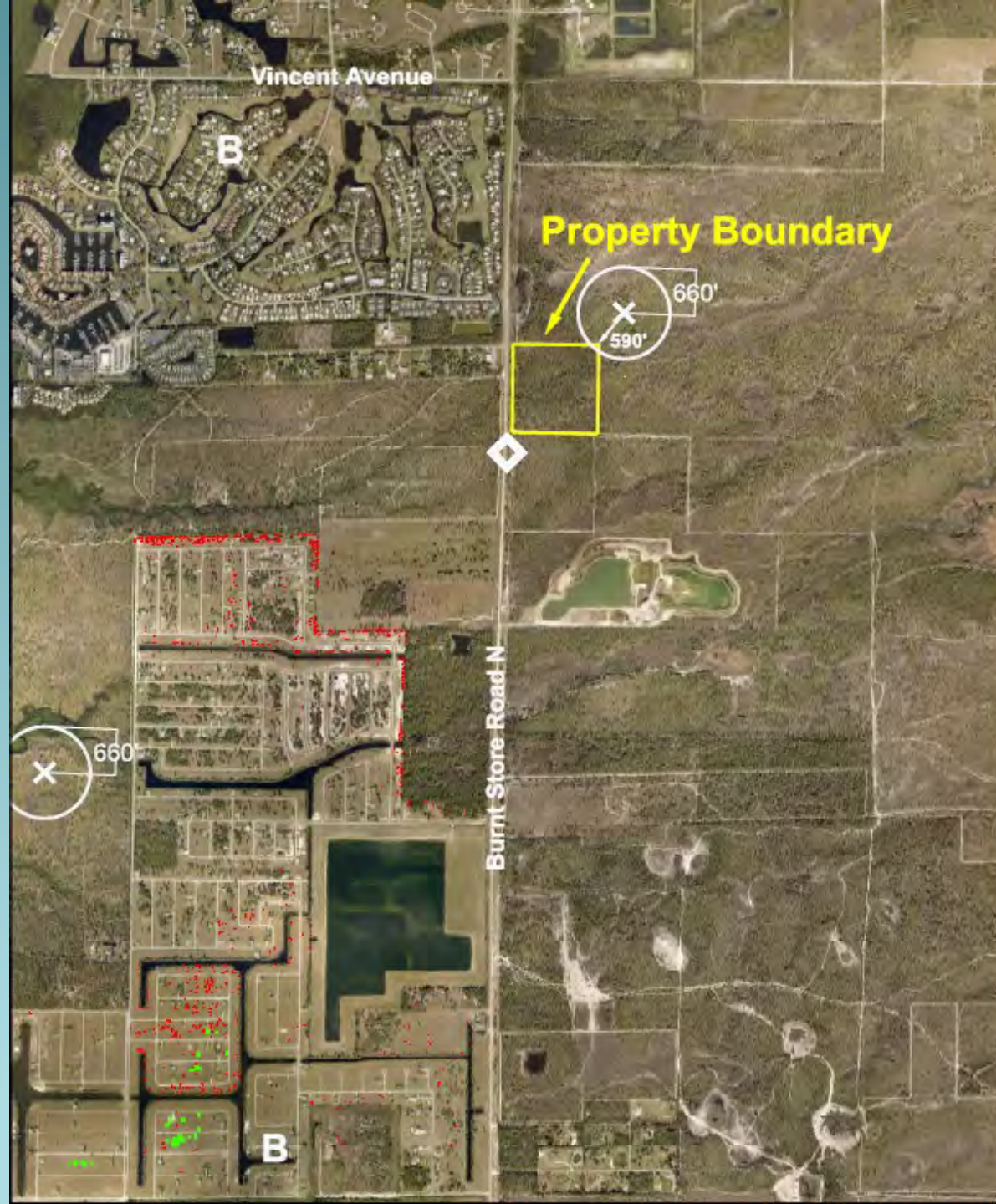
# ENVIRONMENTAL

Paul K. Owen, M.S., P.W.S.

DexBender Environmental Consulting /  
Owen Environmental Consulting LLC



# LISTED SPECIES MAP



- X Eagle Nest
- ◆ Fox Squirrel Nest
- Gopher Tortoise Burrow
- Burrowing Owl Burrow
- B Black Bear Nuisance Call

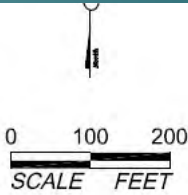
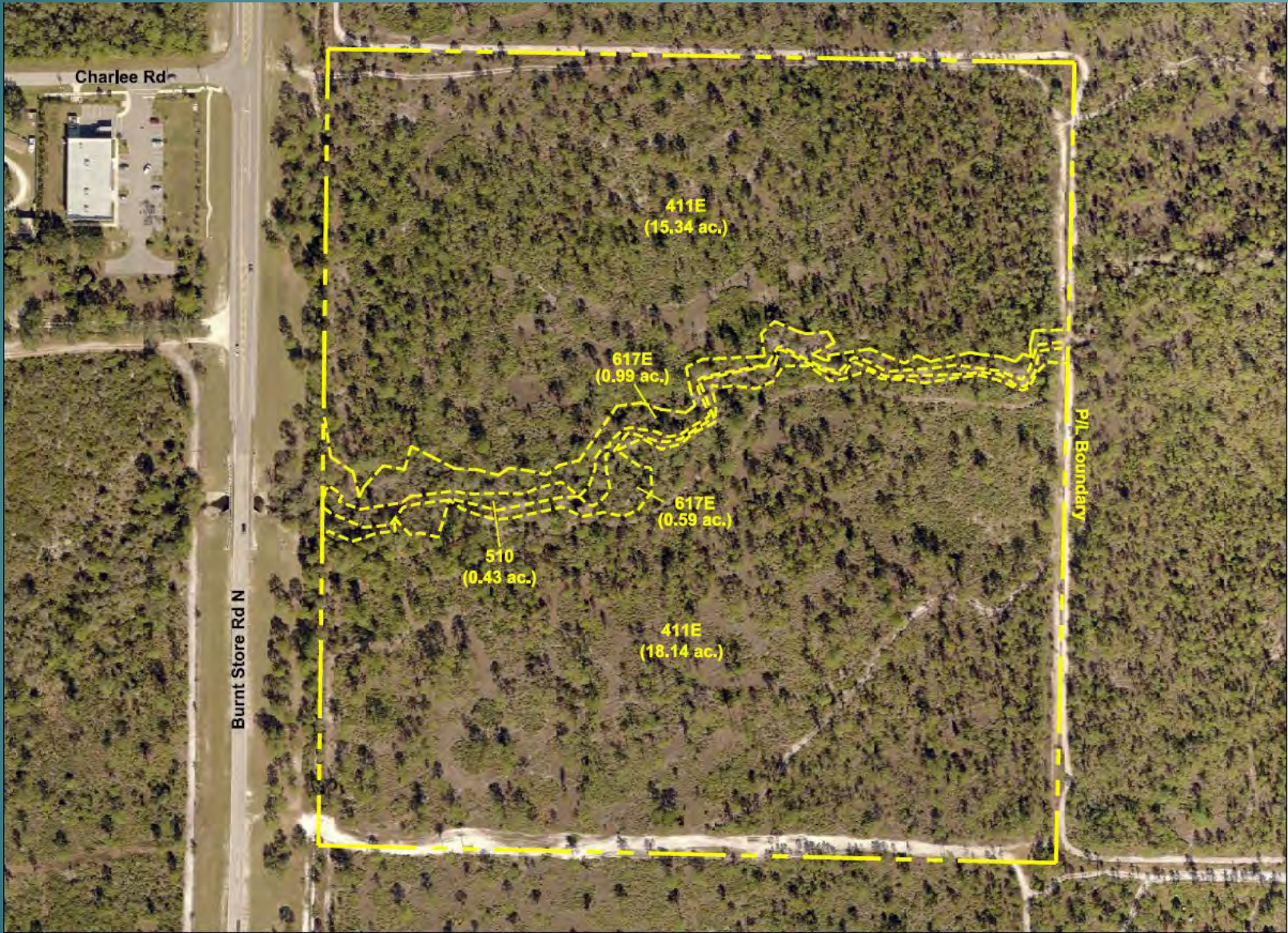


# SURROUNDING LAND MAP



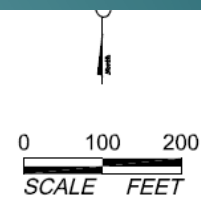
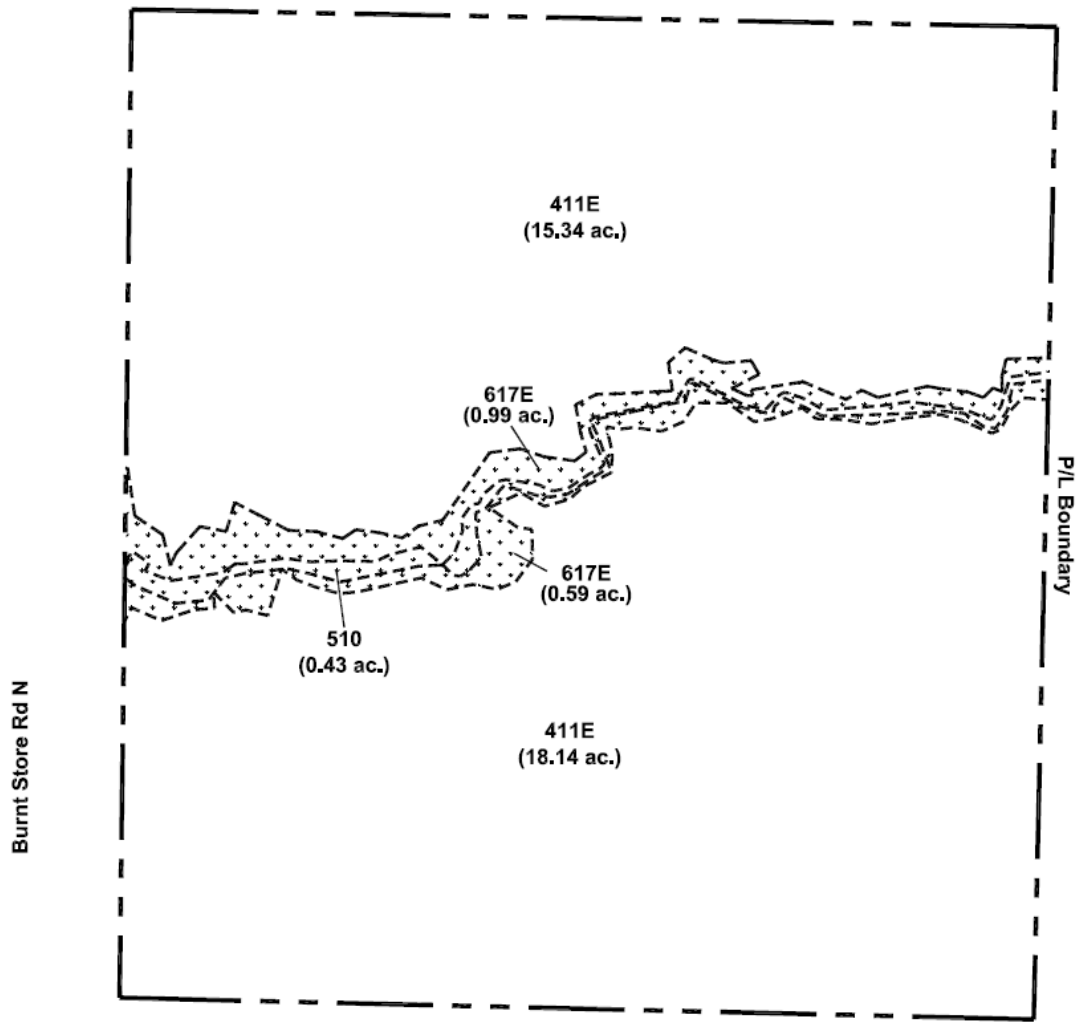


# VEGETATION MAP



FLUCCS	Description	Acreage
411E	Pine Flatwoods Invaded by Exotics (5-9%)	33.48 ac.
510	Streams & Waterways	0.43 ac.
617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	1.58 ac.
Total		35.49 ac.

# WETLAND MAP



FLUCCS	Description	Acreage
411E	Pine Flatwoods Invaded by Exotics (5-9%)	33.48 ac.
* 510	Streams & Waterways	0.43 ac.
** 617E	Mixed Wetland Hardwoods Invaded by Exotics (5-9%)	1.58 ac.
Total		35.49 ac.

 Potential Jurisdictional Wetlands and Surface Waters (2.01 ac.)

\* Surface waters  
\*\* Potential jurisdictional wetland



## **In Summary**

**The request is consistent with the Lee Plan and the City of Cape Coral's Comprehensive Plan.**

**There is adequate utilities and public services to accommodate this amendment.**

**There are acceptable levels of service on Burnt Store Road to support this amendment.**

**The amendment will support the projected population for this area.**