



Lee County
Southwest Florida

Burnt Store Road Mixed Use Development

CPA2021-00009

Privately Initiated Small-Scale Amendment

Local Planning Agency Hearing – January 23, 2023

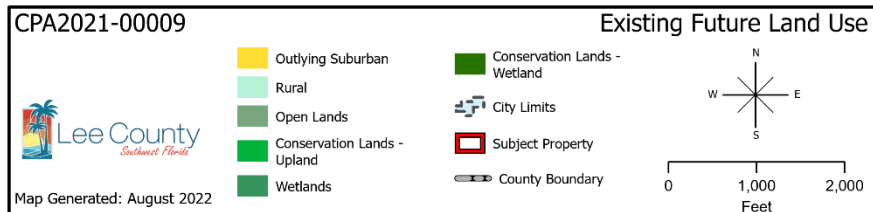
Burnt Store Road

Request

- **CPA2021-00009:** Amend the Future Land Use Map designation on ±35.5 acres from Open Lands to Central Urban and Wetlands

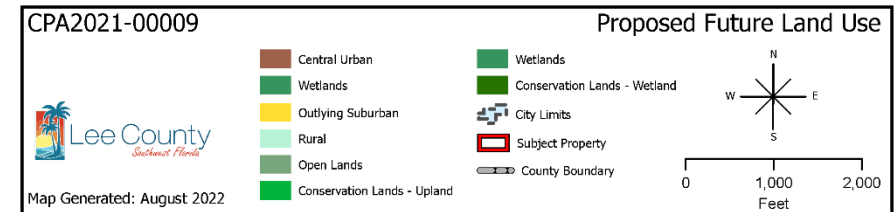
Purpose

- The amendments would change the allowable density and uses to be more in line with development anticipated within the City of Cape Coral. A concurrent rezoning application requesting a mix of commercial and residential uses is under review.



Attachment 1

Page 1 of 2



Attachment 1

Page 2 of 2

Existing Future Land Use Map

Proposed Future Land Use Map

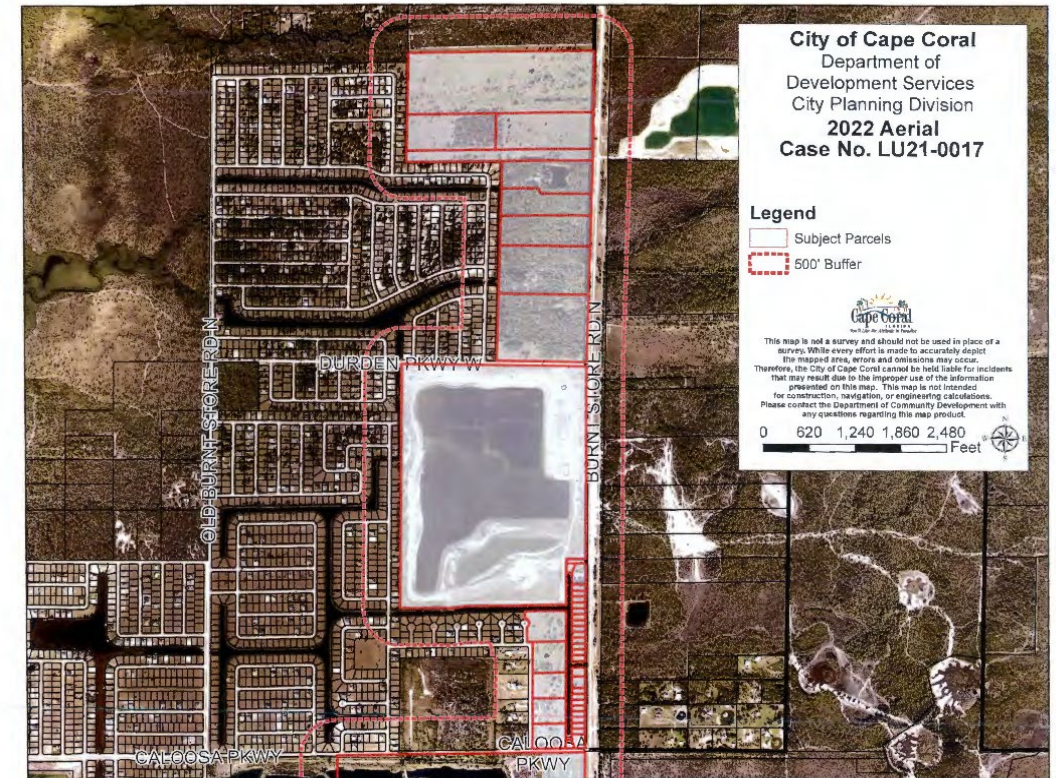
Surrounding Conditions

Cape Coral created the BURST future land use category nearby

Yucca Pen Creek flows through the subject property

Public lands border most of the subject property

Burnt Store Road widening project is moving forward



Lee Plan Consistency

Objective
2.2

Adequate public facilities to accommodate the proposed amendment are planned or in place

1.1.3
&
1.4.4

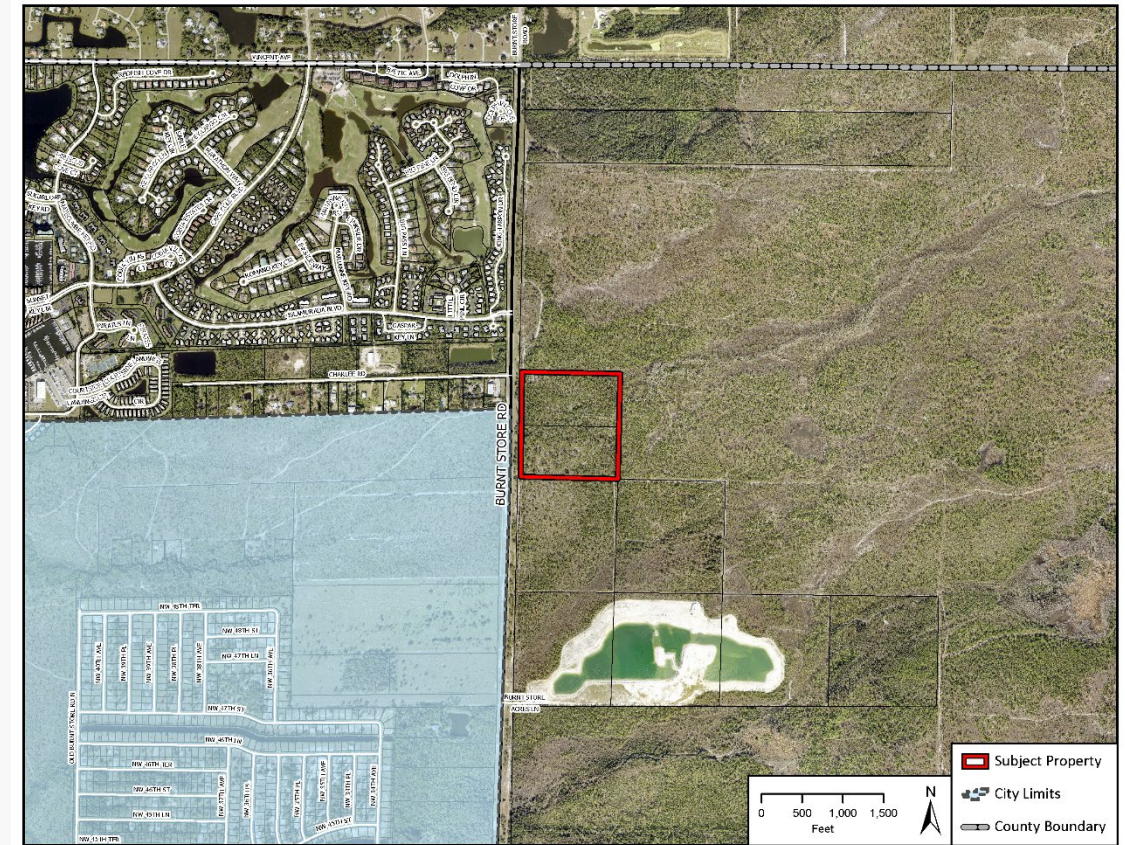
Proposed future land use category is appropriate based on changing conditions

Goal 5,
Policy
5.1.2

Accommodates growing population outside of hazardous areas.

Goals
123, 125,
126

Environmental requirements can be addressed through the concurrent planned development



Recommendation

Conclusion

- Surrounding conditions support greater development
- Public facilities are available to serve the property
- The request is consistent with the Lee Plan
- Development on site must accommodate the Yucca Pen flow way

Recommendation

- Staff recommends that the BoCC ***adopt*** the proposed amendments as shown in Attachment 1.

Questions?



Lee County
Southwest Florida