

# BARRETT PARK CPA CPA2022-00016

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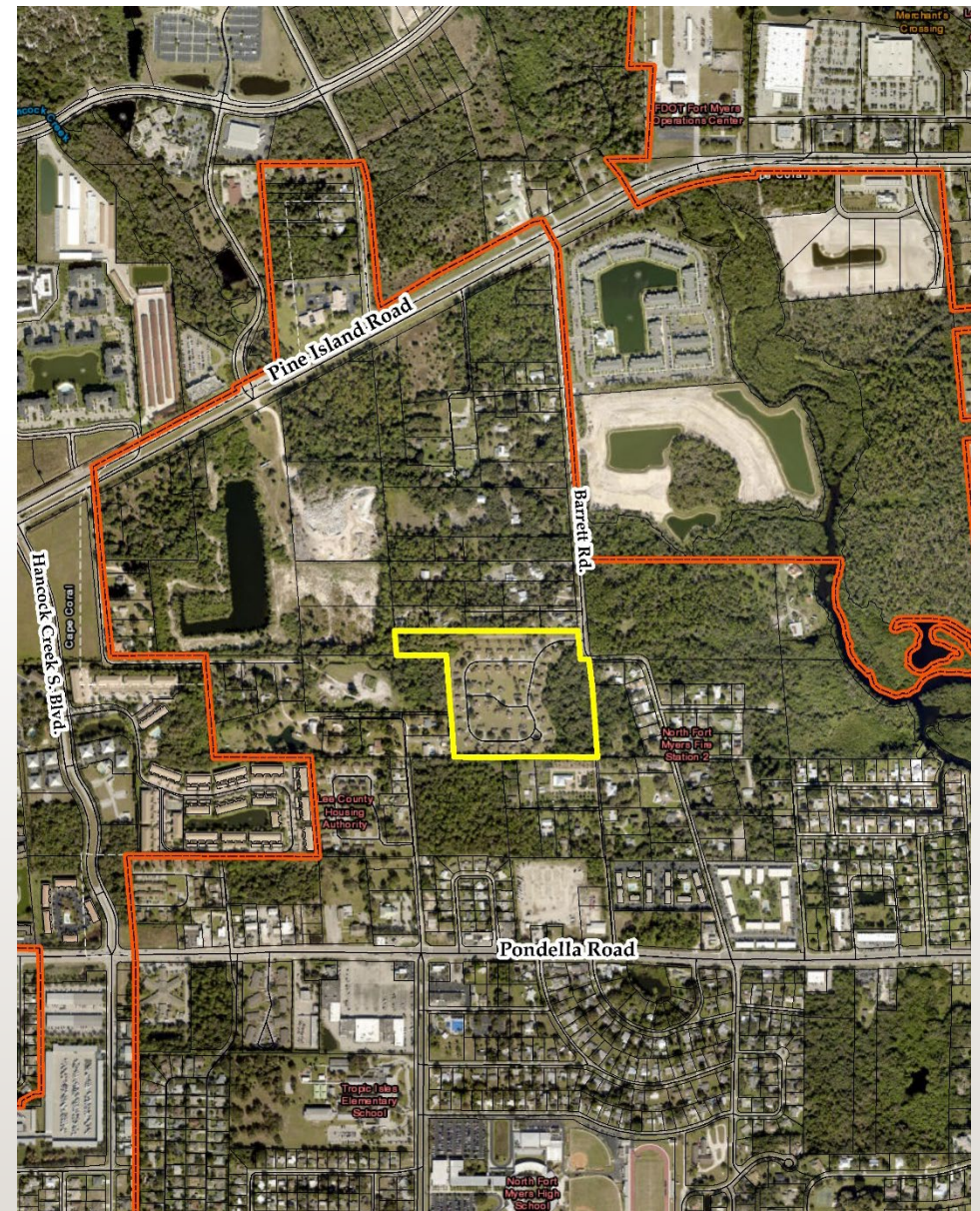
LEE COUNTY LPA HEARING

MAY 22, 2023

# Property Location

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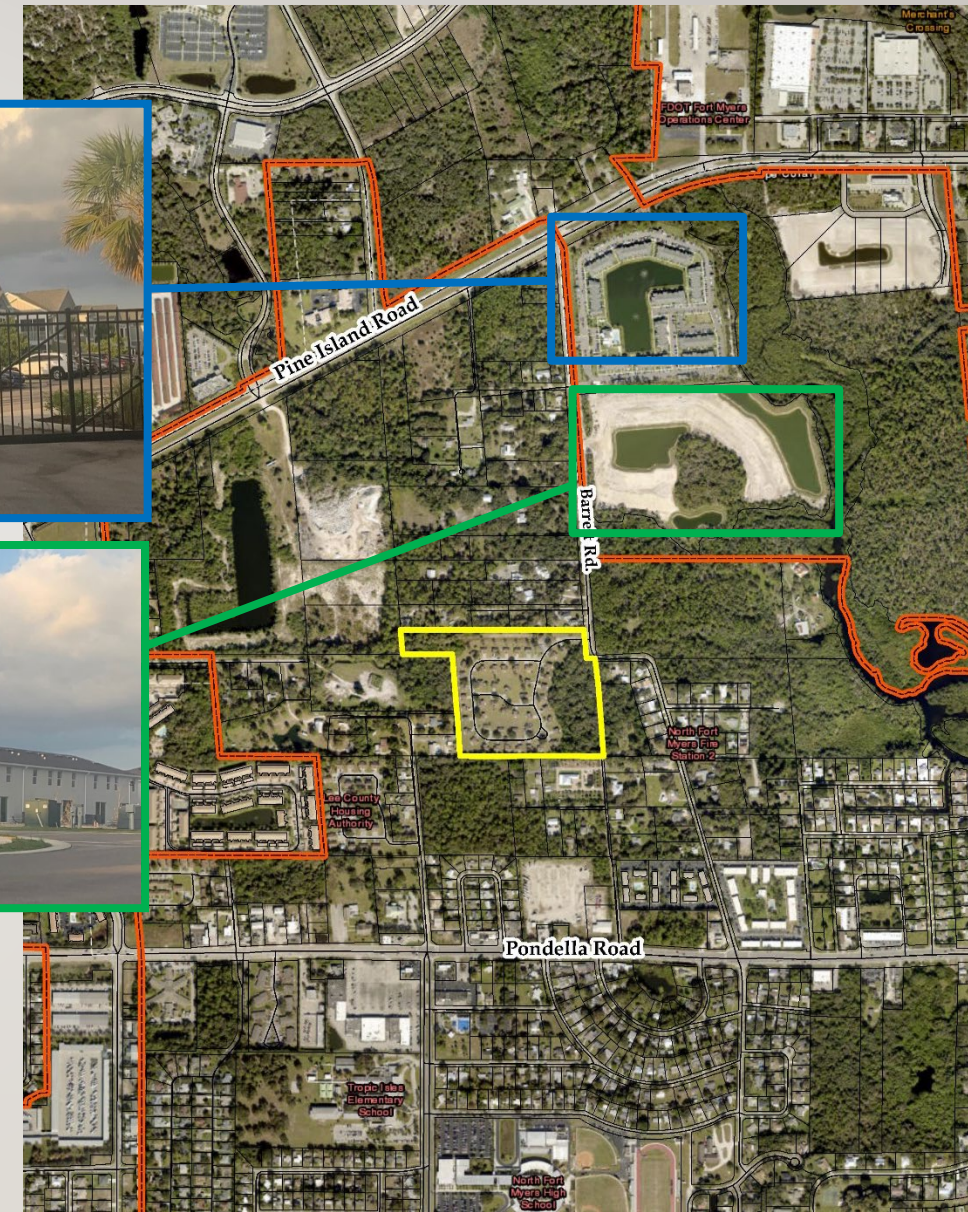
- Along the west side of Barrett Road
  - 1/2 mile +/- North of Pondella Road
  - 1/2 mile +/- South of Pine Island Road
- Road





# Surrounding Uses

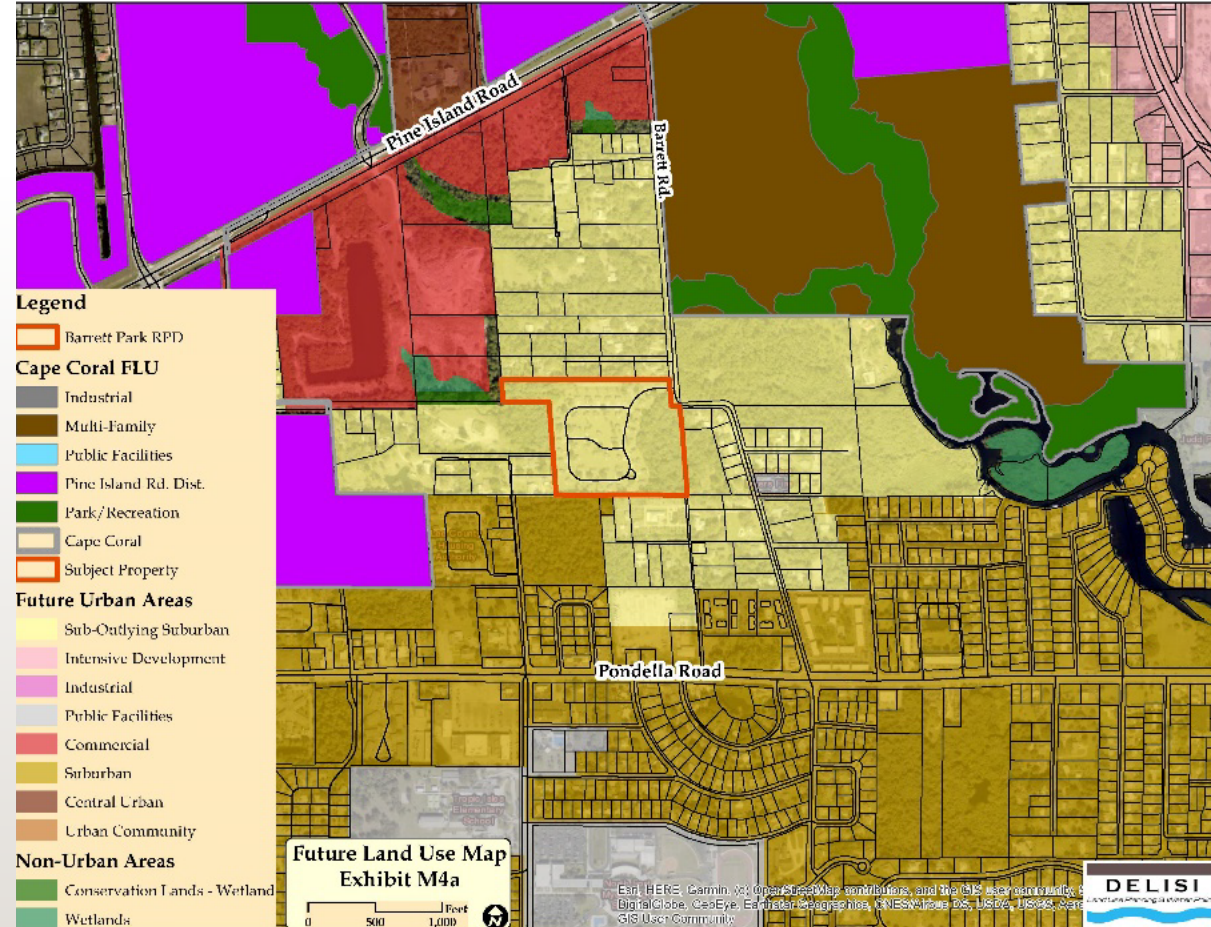
- ❑ Wide mix of surrounding land uses
- ❑ Multi-family to both the north and south along Barrett Road.
- ❑ Scattered remaining large lot residential to the west
- ❑ Vacant land to the west and east





# Future Land Use

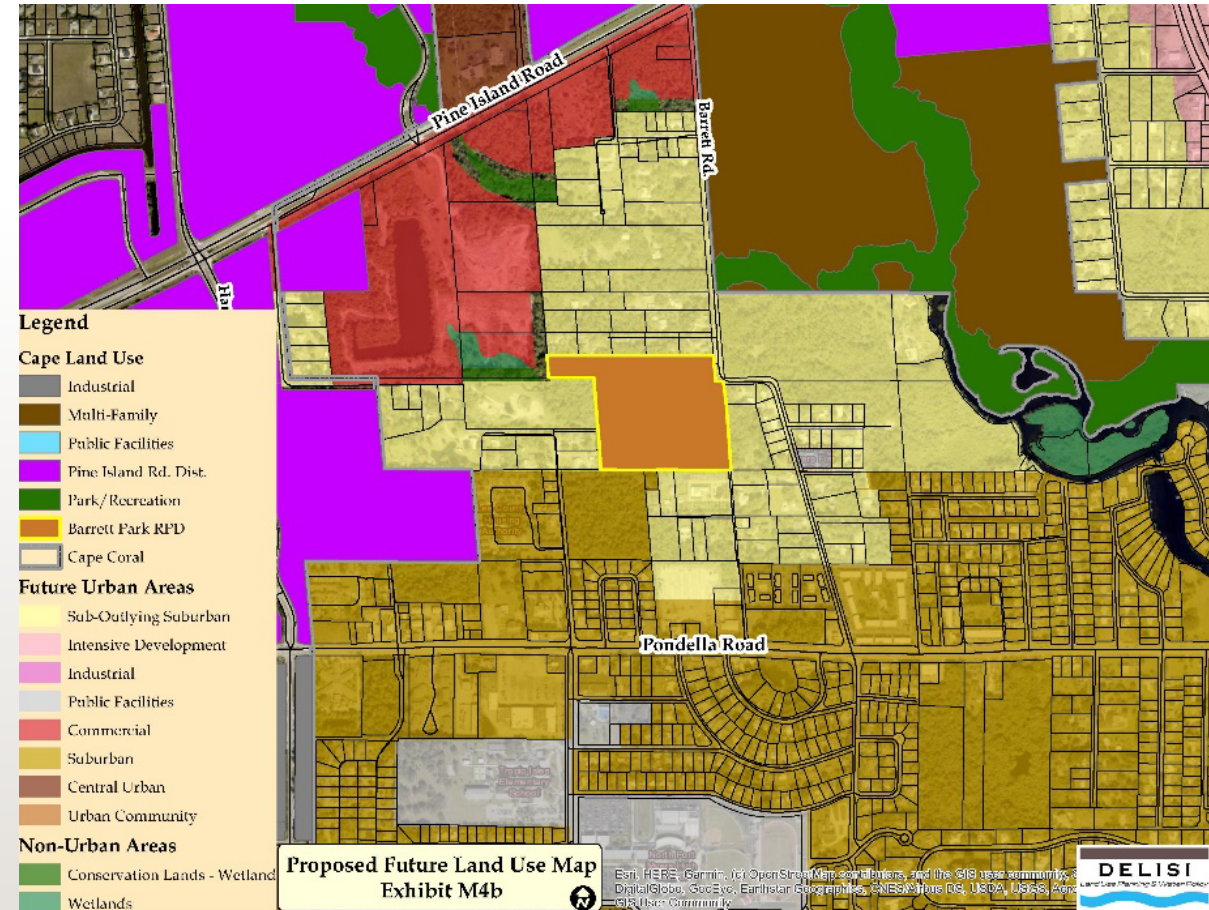
- ❑ Property Currently in the “Sub-Outlying Suburban” future land use
- ❑ Already developed at higher density than Sub-Outlying Suburban
- ❑ Surrounded by Commercial, Suburban, very close to Multi-Family and Pine Island Road District on the CC Future Land Use Map





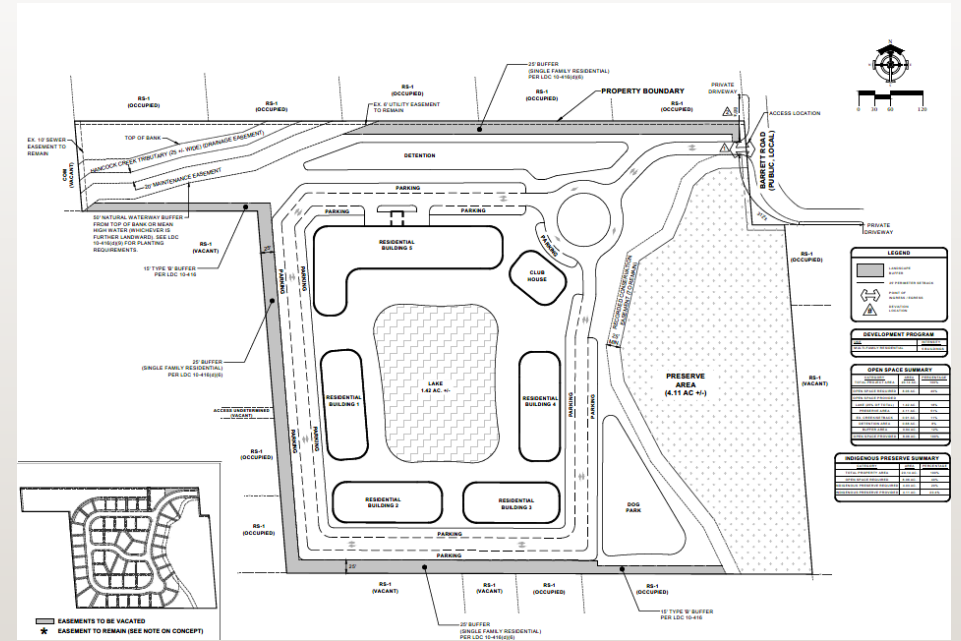
# Proposed FLUM Amendment

- ❑ Proposed for the “Urban Community”
- ❑ Would allow for density similar to the Cape Coral land uses in very close proximity along Barrett Road and Pine Island Road



# Reason for Plan Amendment

- ❑ Redevelop existing affordable housing community to add more affordable units
  - ❑ From 50 to 200 units
- ❑ 5 multi-family buildings on 20.14 acres
- ❑ Same development footprint, same preserve footprint





# Lee Plan Consistency

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- ❑ **POLICY 135.1.2:** The County will continue efforts to form public-private partnerships to produce affordable housing for very-low, low and moderate-income households with local private non-profit housing agencies, local for profit developers, local lenders, the Lee County Housing Authority (LCHA), and the Lee County Housing Finance Authority (LCHFA).
- ❑ North Fort Myers Community Plan:
  - ❑ **OBJECTIVE 30.1: NEIGHBORHOODS AND HOUSING.** To support the creation and preservation of affordable housing options in safe and attractive neighborhoods.
  - ❑ **Policy 17.3.2:** Conducted a neighborhood meeting in North Fort Myers. The project was well received.

# Lee Plan Consistency

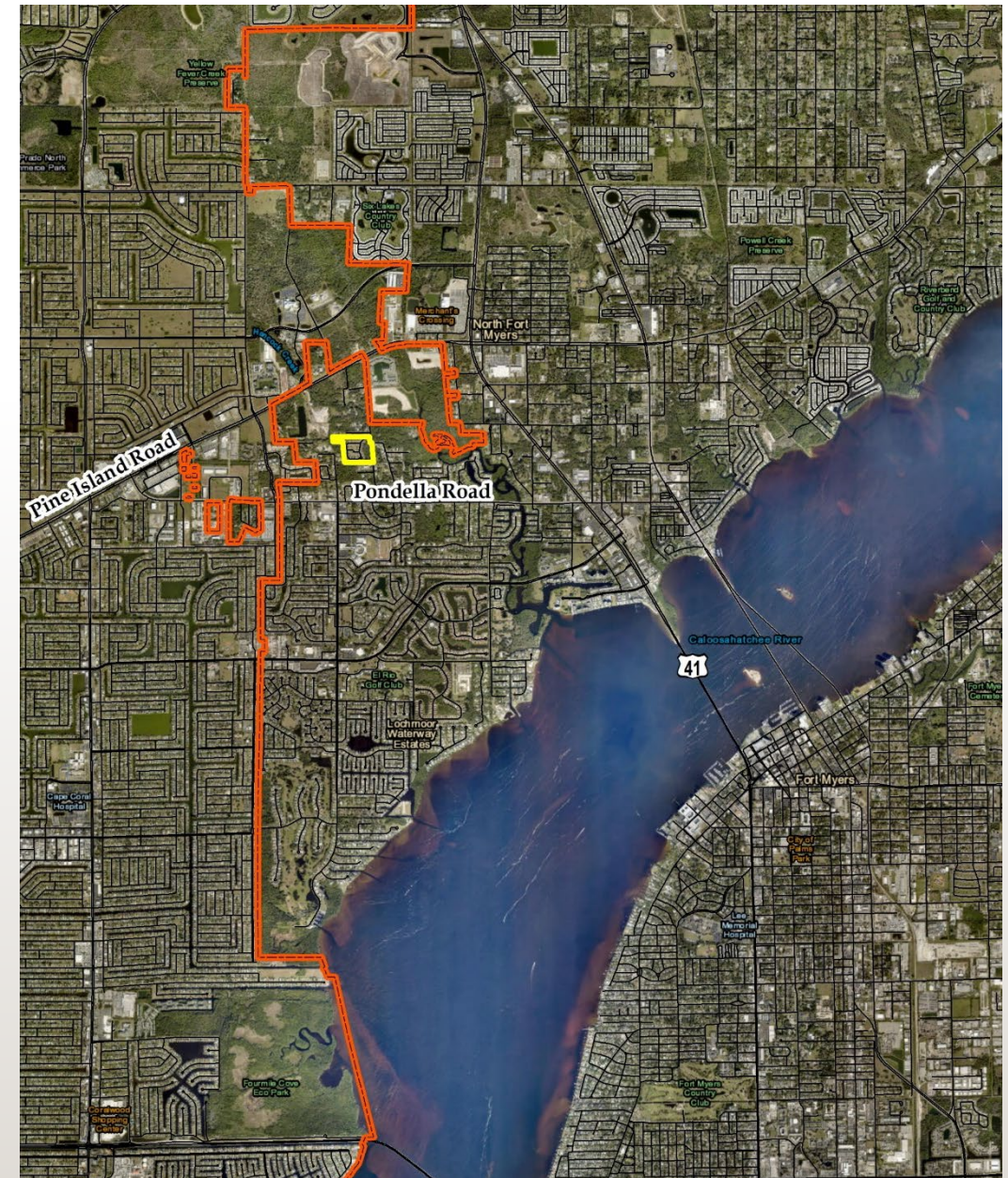
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## ❑ Policy 5.1.3

- ❑ Directs higher densities to areas proximate to employment centers and shopping
  - ❑ City of Fort Myers
  - ❑ Commercial areas along Pine Island Road and US 41, etc.

## ❑ OBJECTIVE 2.2: DEVELOPMENT TIMING.

- ❑ Directs new growth to those portions of the future urban areas where adequate public facilities exist
  - ❑ Letters from all service providers





# Questions?

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