



Engineers, Planners & Development Consultants

McGregor-Mixed Use Overlay Small-Scale Map Amendment

Lee County Local Planning Agency

Monday, October 23, 2023

THE TEAM

Al Quattrone, P.E.

Land Use Consultant – Quattrone & Associates, Inc.

PRESENTATION OUTLINE

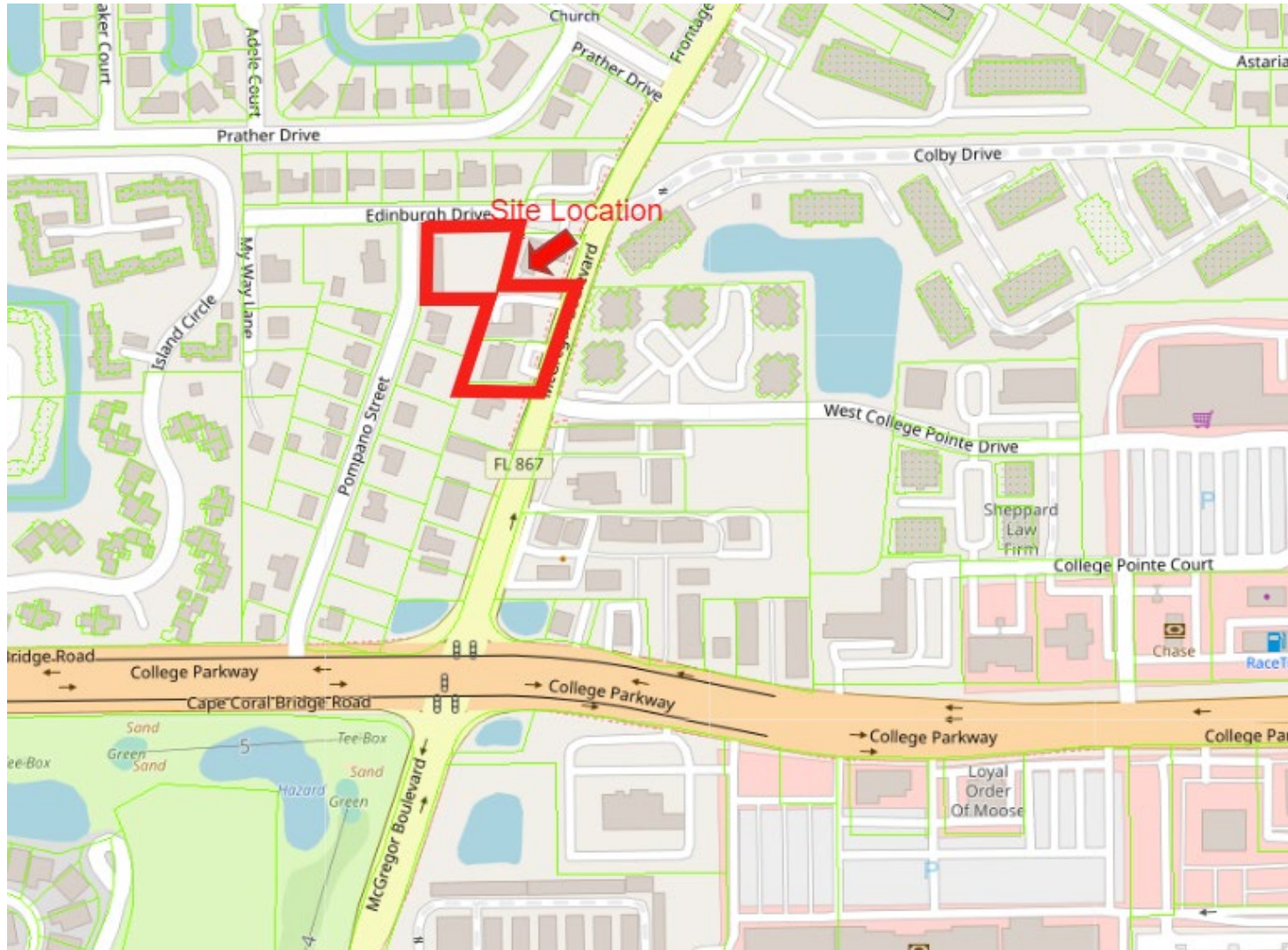
- I. The Request
- II. Area Location Map
- III. Future Land Use - Existing & Proposed
- IV. Mixed Use Overlay
- V. Lee Plan Land Use Description
- VI. Land Use and Zoning
- VII. Public Facilities
- VIII. Lee Plan Consistency
- IX. Historic Resources
- X. Conclusion

THE REQUEST

- Amendment to Lee Plan Map I-C, to extend the Mixed-Use Overlay to approximately 1.93 acres of existing commercial properties located at the northwest corner of McGregor Boulevard and College Parkway.
 - The Proposed amendment is anticipated to facilitate and encourage the re-development of a heavily settled area to promote neighborhood commercial uses.
- Staff Found the request consistent with Lee Plan and Recommends Transmittal.



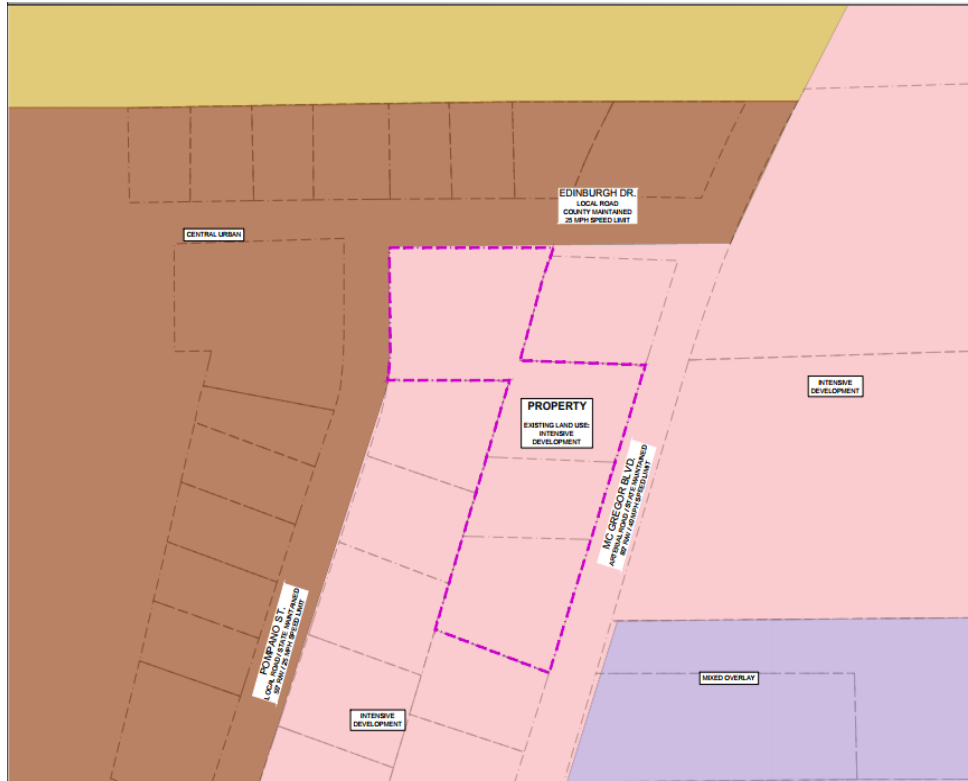
AREA LOCATION MAP



The overall site consists of 3 parcels.

The subject property is located on the west side of McGregor Blvd., near the northwest corners of the intersection of McGregor Blvd. and College Pkwy.

FUTURE LAND USE - EXISTING & PROPOSED



Planning Districts

Mixed Use Overlay

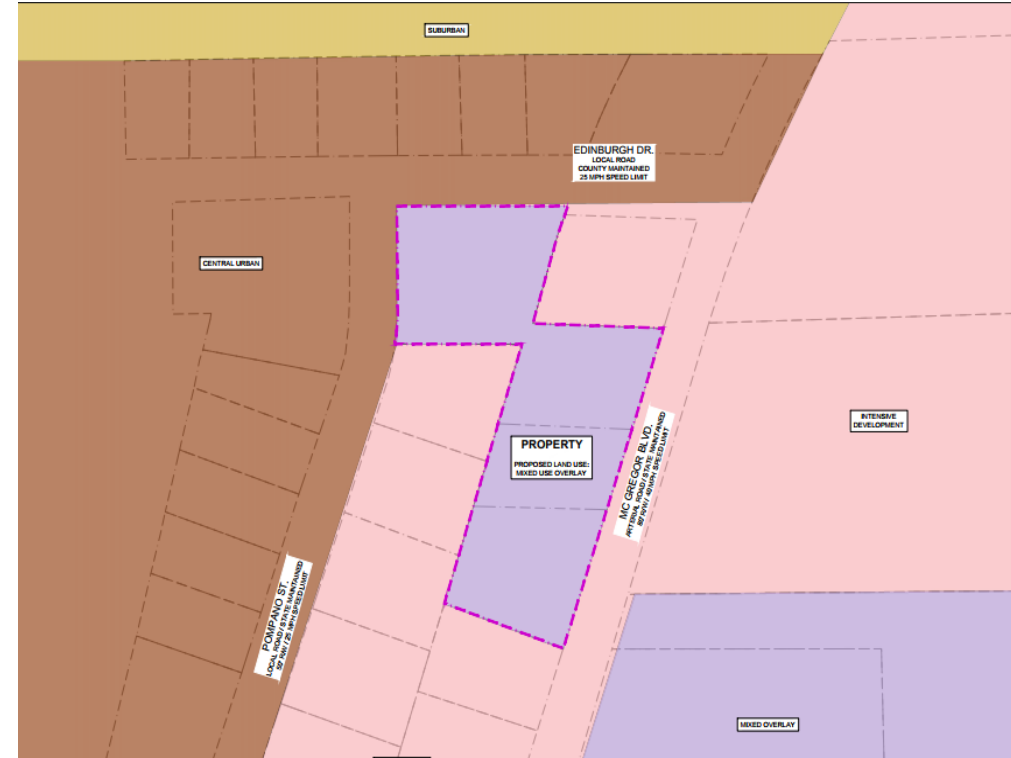


Future Land Use Map

Future Urban Areas

FUTURE URBAN AREAS

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Outlying Suburban
- Sub-Outlying Suburban
- Commercial
- Industrial
- Public Facilities
- University Community
- Burnt Store Marina Village
- Destination Resort Mixed Use Water Dependent

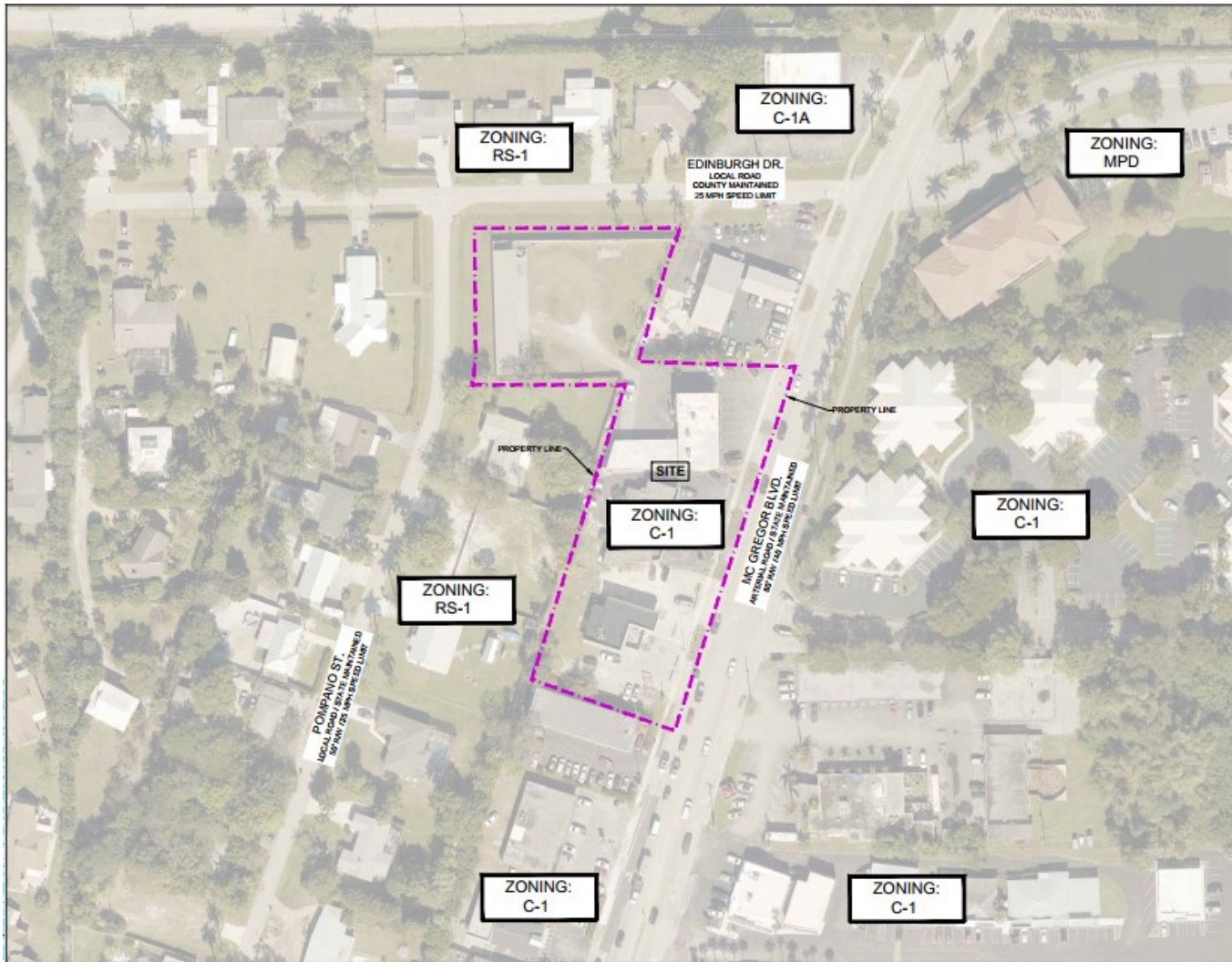


LEE PLAN LAND USE DESCRIPTION

- *POLICY 1.1.2: The Intensive Development future land use category is located along major arterial roads. By virtue of their location, the County's current development patterns, and the available and potential levels of public services, areas with this designation are suited to accommodate high densities and intensities. Mixed use developments of high-density residential, commercial, limited light industrial, and office uses are encouraged to be developed as described in Objective 11.1, where appropriate. The standard density range is from eight dwelling units per acre (8 du/acre) to fourteen dwelling units per acre (14 du/acre), with a maximum total density of twenty-two dwelling units per acre (22 du/acre). The maximum total density may be increased to thirty dwelling units per acre (30 du/acre) utilizing Greater Pine Island Transfer of Development Units. (Ord. No. 94- 30, 09-06, 10-10, 16-07, 21-09)*

► **The property is located within the Intensive Development Future Land Use Category, which is the most intense future land use category. As stated in Policy 1.1.2, this land use category allows for high densities and intensities of development and encourages mixed-use centers.**

SUBJECT & SURROUNDING PROPERTIES



► Subject Property

- ±2.0-Acres zoned C-1
- Mostly Developed

West

Properties to the west are zoned RS-1 (Residential)

North

Properties to the north are zoned C-1 (Commercial) and RS-1 (Residential)

East

Properties to the east, across McGregor Blvd, are zoned C-1 (Commercial) & MPD (Mixed Planned Development)

South

To the south, is zoned C-1 (Commercial) and RS-1 (Residential)

PUBLIC FACILITIES

Fire: The Iona McGregor Fire Protection and Rescue Service District indicated that they are capable of providing fire protection to the subject property. The subject property is approximately 1.4 miles from Station #74 with a response time of less than three minutes.

Emergency Medical Services: The subject property has access to Emergency Medical Services. Lee County Emergency Medical Services indicated that they will be able to serve the property from Medic located 0.8 miles from the property. With one other locations are within 5 miles of the property.

Utilities: The subject property is within the Lee County Utilities future potable water and sanitary sewer service areas as identified on Lee Plan Maps 4-A and 4-B. Lee County Utilities has provided a letter stating that adequate potable water and sanitary sewer services are available to support the increased density. Potable water service will be provided through the Corkscrew Water Treatment Plant and sanitary sewer will be provided by City of Fort Myers South Water Reclamation Facility. There are no reuse mains within the vicinity of the project.

Public Transit: The subject property is within ¼ mile of a fixed route corridor and bus stop #10210 is within ¼ mile of the property. The 2021 Transit Development Plan identifies the need for enhanced or additional transit services in the area. The developer may be required to connect to and improve transit facilities.

Schools: The School District of Lee County provided a letter stating has no comment since applicant is not proposing additional dwellings units.

Police: The Lee County Sheriff's Office will provide law enforcement services primarily from the West District Offices in Fort Myers. The Sheriff indicated in a letter that development of the subject property will not affect the ability of the Lee County Sheriff's Office to provide core services at this time.

Solid Waste: The subject property has access to solid waste services. Solid waste collection services will be provided by Lee County using the Lee County Resource Recovery Facility and the Lee-Hendry Regional Landfill.

Traffic: Long Range & Short-Range Analysis indicated the project will not cause any roadway link to fall below the recommended minimum acceptable level of service thresholds.

LEE PLAN CONSISTENCY

Policy 1.1.2- Intensive Development: The site is presently designated as Intensive Development on the FLU map. The area has been widely developed with residential and commercial uses since the designation of Intensive Development.

- The proposed incorporation of the Mixed-Use overlay over the ± 2-acre Intensive Future Land Use property will serve to promote a more intensive urban redevelopment.

Policy 2.2.1: The primary access to the site will be provided by McGregor Blvd., a State maintained Arterial roadway. A near intersection access with an Arterial roadway, College Parkway

Policy 6.1.4: The mixed-use overlay amendment does not present new and/or unanticipated compatibility and public services and facilities impacts on surrounding land uses. This is because the underlying land use and zoning remain the same and, that the property's di minimus size eliminates potential unanticipated impacts.

Policy 6.1.5: The mixed-use overlay amendment does not create new and/or unanticipated McGregor Blvd. traffic circulation because the underlying land use and zoning remain the same and, that the properties small size reduces noticeable traffic impacts.

Policy 6.1.6 Any project that occurs via the mixed-use overlay amendment will meet all LDC rules and regulations.

LEE PLAN CONSISTENCY

Policy 6.1.7: The mixed-use overlay amendment for an existing commercial property does not open up new and premature, scattered strip development.

Policy 6.1.11 The mixed-use overlay amendment's development standards encourages the upgrading of the property; the small size of the property serves to avoid an inappropriate use potential.

Policy 39.2.1 The proposed amendment's support a balance of multiple transportation modes by incentivizing infill and redevelopment with a mixture of uses. standards encourages the upgrading of the property; the small size of the property serves to avoid an inappropriate use potential.

LEE PLAN CONSISTENCY

Policy 11.2.1: The mixed-use overlay amendment advances and is consistent with 11.2.1. Lee Tran Routes 30 run along College Parkway, with an existing bus stop #10210 @ 0.1 mile to the south. There are existing sidewalks on both sides of McGregor Blvd., and an existing bike lane. The site access has existing access to an arterial roadway. The portion of the site proposed for inclusion in the Mixed-Use Overlay is within the Intensive Development future land use category. The submitted letters of review and recommendation demonstrate that adequate public facilities and infrastructure are available. The subject property and the properties to the north, south and east have existing commercial zoning along the McGregor Blvd. frontage. During the development order review will need to provide “visual harmony and screening; reduce dependence on the automobile; promote pedestrian movement within the development; utilize joint parking, access and loading facilities; avoid negative impacts on surrounding land uses and traffic circulation; protect natural resources.

Policy 11.2.2: The parcel(s) are currently developed and if redeveloped during the development order review will need to meet all LDC rules and regulations.

Policy 11.2.3: The mixed-use overlay amendment is adjacent to and well within one-quarter mile distance of an existing Mixed Use Overlay boundary.

HISTORIC RESOURCES



Florida Master Site File

Per the Florida Master Site File, there is one previously recorded cultural or historic resources located near the property. Site LL00286, McGregor Blvd.

Archaeological Sensitivity Map

The subject property is not identified as being archaeology sensitive on the Lee County Archaeological Sensitivity Map dated December 2014.

CONCLUSION

Adding approximately 1.93 acres of commercial properties to the Mixed-Use Overlay is consistent with the Lee Plan.

- The properties meet specific criteria identified in **Policy 11.2.1**.
- The proposed amendment is consistent the future land use category, **Policy 1.1.2**.
- The amendment will encourage redevelopment of a heavily settled area of the county, consistent with **Policy 1.1.1**.
- The proposed amendments support a balance of multiple transportation modes by incentivizing infill and redevelopment with a mixture of uses, consistent with **Policy 39.2.1**.