



Lee County
Southwest Florida

McGregor Mixed Use Overlay

CPA2023-00007

Privately Initiated Small-Scale Amendment

Local Planning Agency Hearing – October 23, 2023

CPA2023-00007

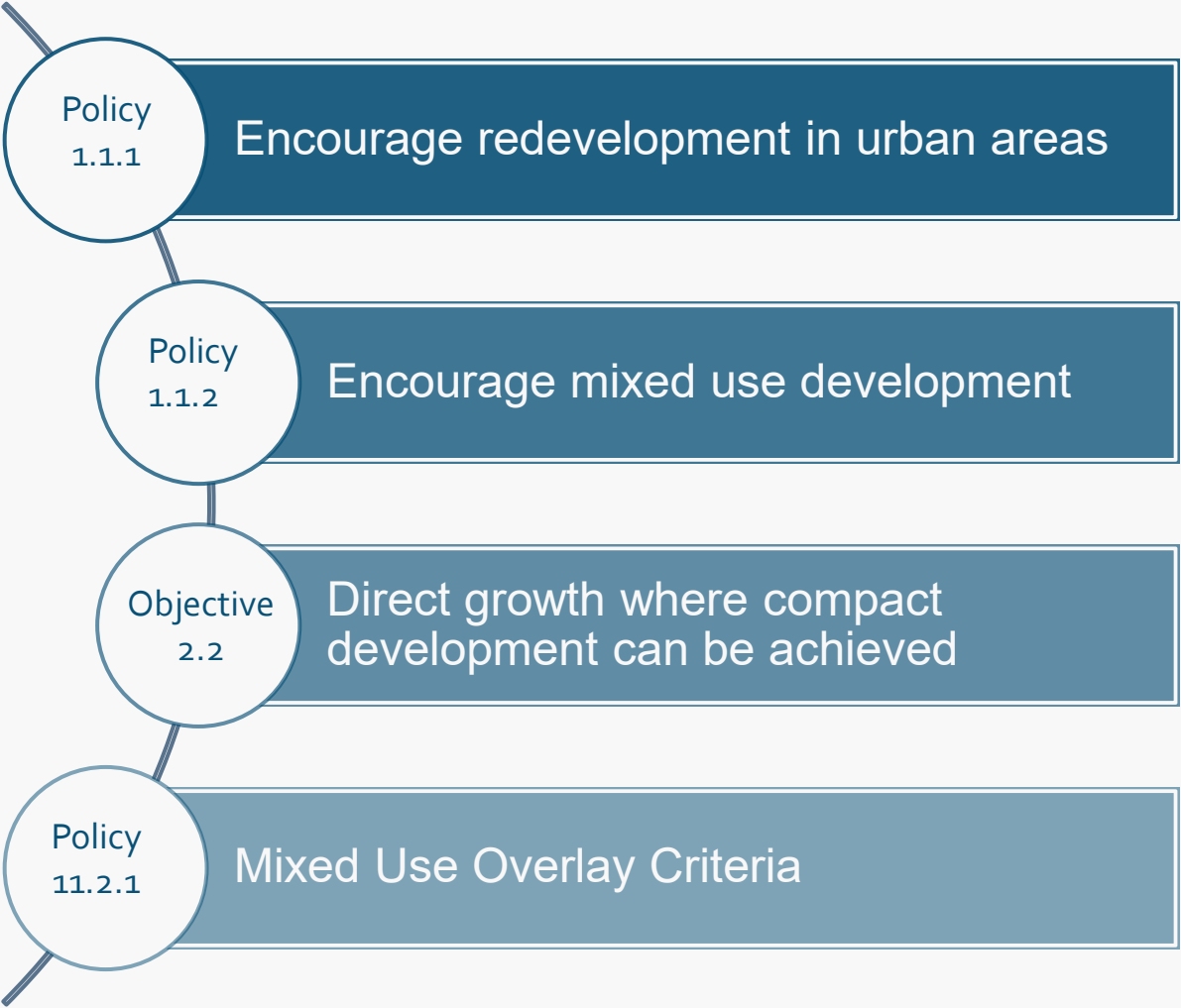
Request

- Amend Map 1-C, adding the Mixed Use Overlay to the +/- 1.93 acre subject property
- Staff recommends including all commercially zoned properties from Edinburgh Drive to College Parkway

Summary

- Property development regulations will allow a compact form of development

Lee Plan Analysis

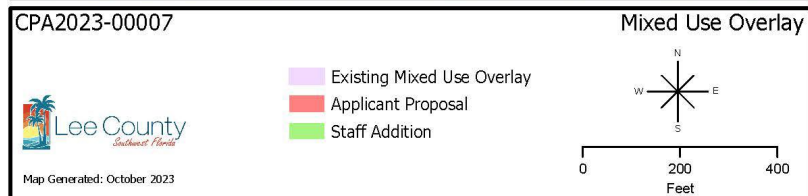


POLICY 11.2.1: The Mixed Use Overlay identifies locations where mixed use development will have a positive impact on transportation facilities through increased transit service, internal trip capture, and reduced travel distance. Requests to expand the Mixed Use Overlay will be evaluated based on all of the following criteria:

1. Located within the extended pedestrian shed of established transit routes; and,
2. Distinct pedestrian and automobile connections to adjacent uses can be achieved without accessing arterial roadways; and,
3. Located within the Intensive Development, Central Urban, or Urban Community future land use categories; and,
4. Availability of adequate public facilities and infrastructure; and
5. Will not intrude into predominately single-family residential neighborhoods.

(Ord. No. [07-15](#), [17-13](#))

Staff Recommended Extension



Attachment 1

POLICY 11.2.3: At the discretion of the Board of County Commissioners, the Mixed Use Overlay boundary may be extended up to one-quarter mile to accommodate developments located partially within a Mixed Use Overlay or immediately adjacent to a Mixed Use Overlay. (Ord. No. [07-15](#), [17-13](#))

Conclusion

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- The properties meet criteria of Policy 11.2.1
- Consistent with the future land use category
- Promotes redevelopment, consistent with Policy 1.1.1
- Staff recommended expansion will allow for cohesive development

Recommendation

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