



Lee County
Southwest Florida

Daniels Town Square CPA

CPA2022-00010 and CPA2022-00011
Privately Initiated Map and Text Amendments

LPA Hearing – August 26, 2024

CPA2022-00010 and CPA2022-00011

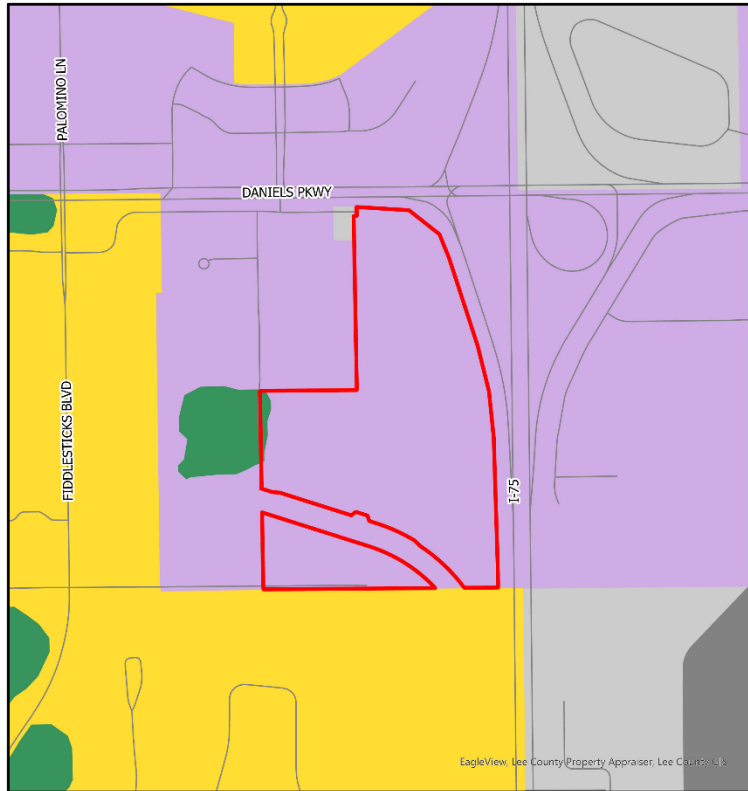
Requested Amendments

- Redesignate ±61.25 acres from General Interchange and Wetlands to Intensive Development and Wetlands (Map 1-A)
- Amend Table 1(b) to maintain internal consistency
- Add ±53.13 acres to the Mixed Use Overlay (Map 1-C)

Summary

- The amendments will allow development of a mixed-use community under Mixed Use Overlay standards

Future Land Use Map



CPA2022-00010

Existing Future Land Use

Lee County
Southwest Florida

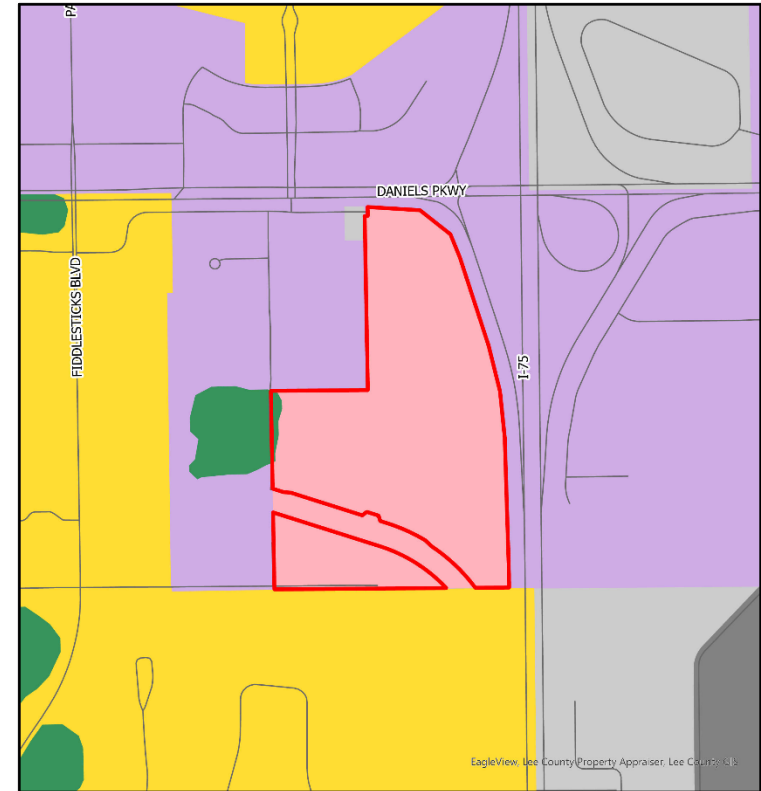
Map Generated: August 2024

- Outlying Suburban
- Public Facilities
- General Interchange
- Tradeport
- Wetlands
- Subject Property

0 500 1,000 Feet

Attachment 1

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Proposed Future Land Use

Lee County
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Map Generated: August 2024

- Intensive Development
- Outlying Suburban
- Public Facilities
- General Interchange
- Tradeport
- Wetlands
- Subject Property

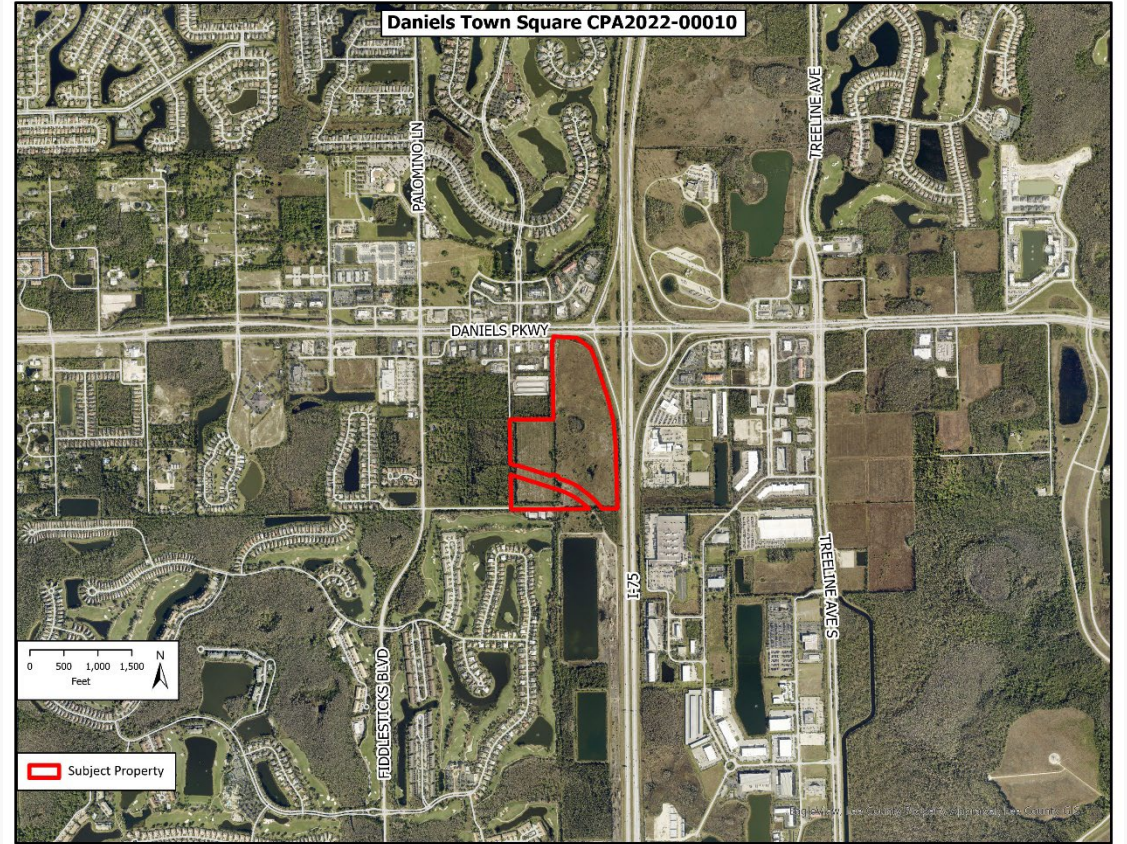
0 500 1,000 Feet

Attachment 1

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Future Land Use Map

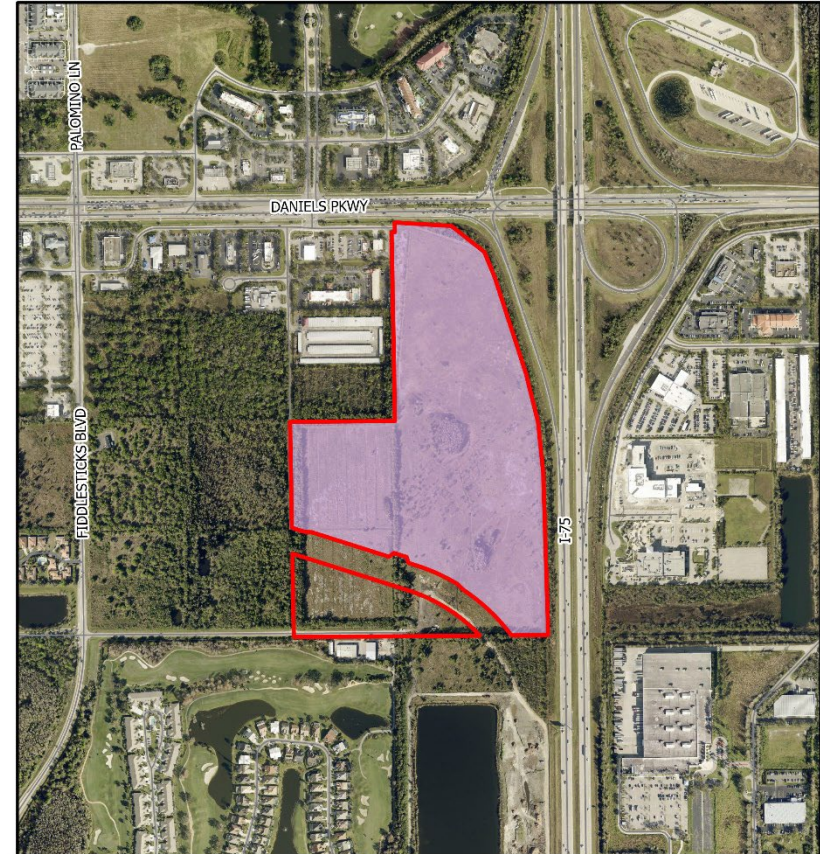
- Objective 2.2 There are adequate public facilities available
- Goal 5 Promotes variety of housing and neighborhood types
- Policy 1.3.2 Property orientation changes with Three Oaks Parkway
- Policy 1.6.5 Changes to Table 1(b) to accommodate the proposed development



Mixed Use Overlay

Policy 11.2.1

Within extended pedestrian shed of transit	✓
Pedestrian an automobile connections	✓
Within Intensive Development FLU	✓
Availability of public services and infrastructure	✓
Will not intrude into single-family neighborhoods	✓

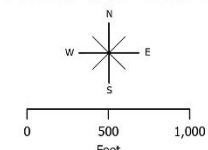


CPA2022-00010

Mixed Use Overlay



Proposed Mixed Use Overlay
Subject Property



Map Generated: August 2024

Attachment 1

Conclusion

Conclusion

- Changing surroundings support the proposed future land use category
- The proposed development supports diverse housing options
- Density and intensity consistent in existing and proposed designations
- The location is consistent with Policy 11.2.1
- Public services are available to serve the subject property

Recommendation

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