



Lee County
Southwest Florida

SURF STYLE CPA

CPA2024-00014 Privately Initiated Map Amendments

LPA Hearing – July 28, 2025

CPA2024-00014 SURF STYLE CPA

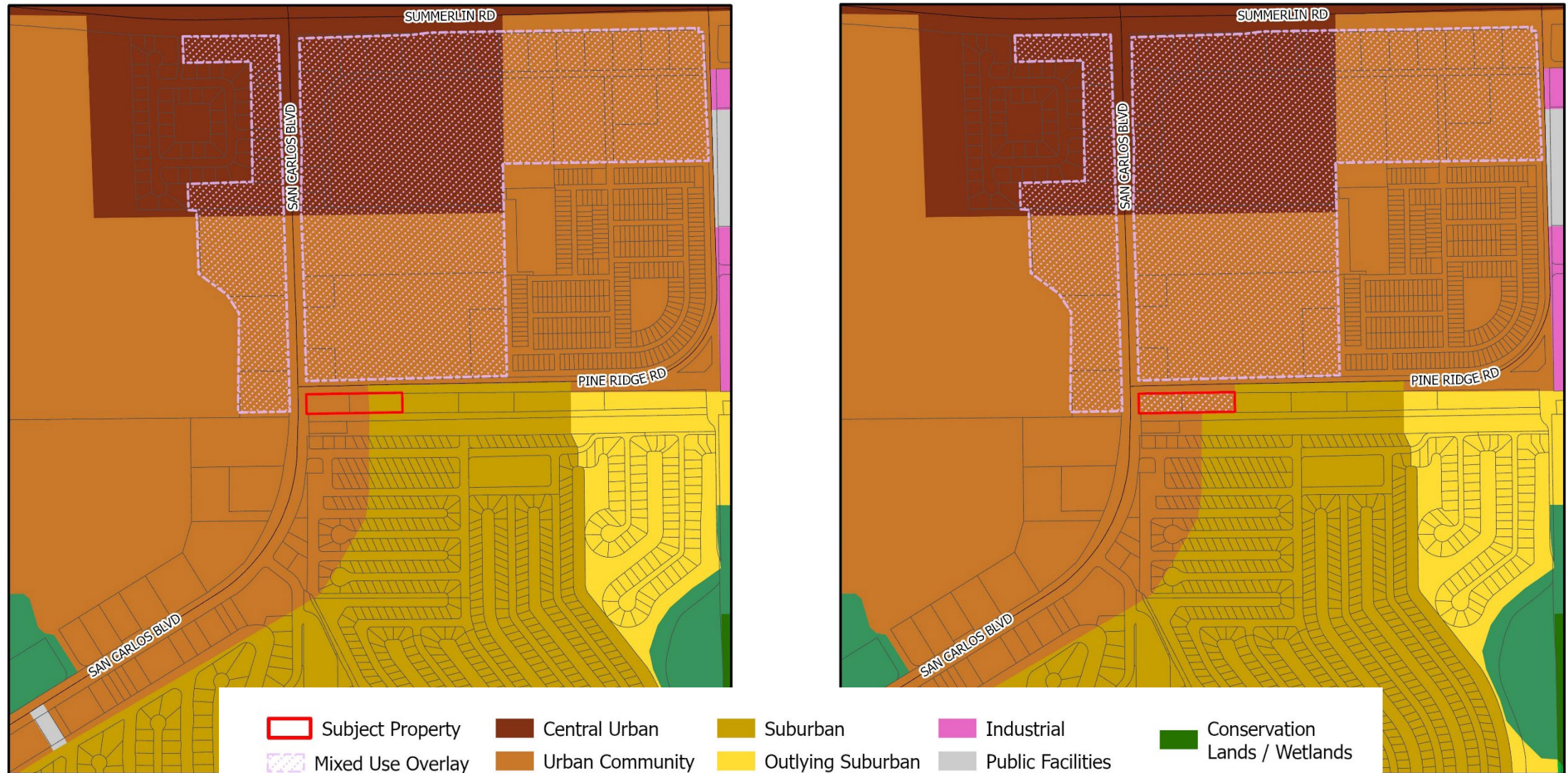
Requested Amendments

- Amend Map 1-A, Future Land Use, to redesignate a 0.60-acre portion of the subject properties to Urban Community from Suburban
- Amend Map 1-C, Mixed Use Overlay, to add the entire property to the Mixed-Use Overlay (MUO).

Summary

- The requested amendments would unify the Future Land Use Categories on the subject properties to an urban category and allow redevelopment of the site in accordance with the Mixed Use Overlay in an existing urban area.

EXISTING & PROPOSED



LEE PLAN CONSISTENCY

1

Policy 1.1.5, Urban Community

2

Policy 11.2.1, Mixed Use Overlay

3

Policy 101.1.4, Density Increases in CHHA

4

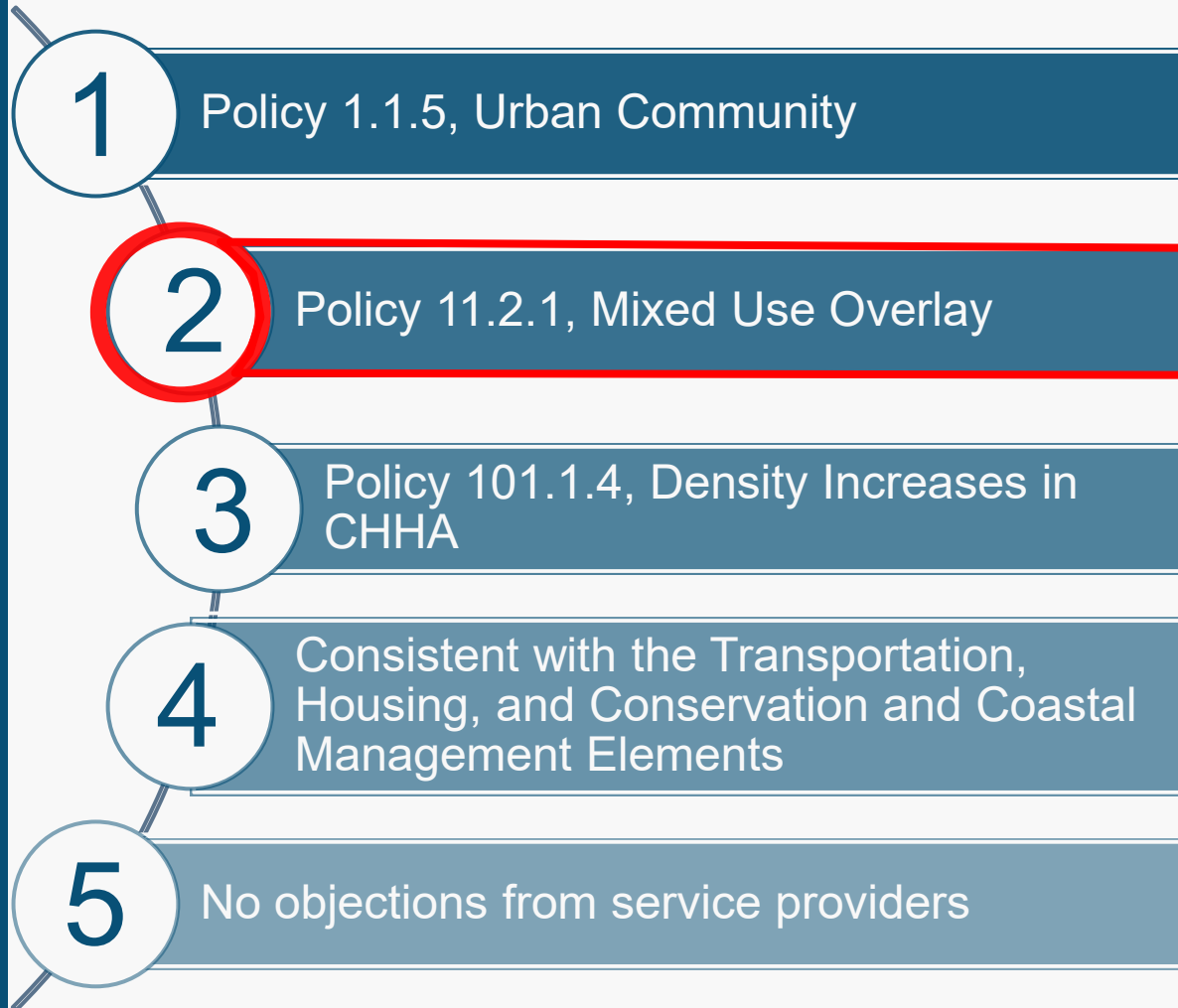
Consistent with the Transportation, Housing, and Conservation and Coastal Management Elements

5

No objections from service providers

*Policy 1.1.5. The **Urban Community** future land use category **are** areas characterized by a mixture of relatively intense commercial and residential uses. The residential development in these areas will be at slightly lower densities than other future urban categories described in this plan. As vacant properties within this category are developed, the existing base of public services will need to be maintained which may include expanding and strengthening them accordingly. As in the Central Urban future land use category, predominant land uses in this category will be residential, commercial, public and quasi-public, and limited light industrial with future development encouraged to be mixed use, as described in Objective 11.1, where appropriate. The standard density range is from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum total density of ten dwelling units per acre (10 du/acre). The maximum total density may be increased to fifteen dwelling units per acre (15 du/acre) utilizing Greater Pine Island Transfer of Development Units.*

LEE PLAN CONSISTENCY



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 predominantly single-family residential neighborhoods**.

LEE PLAN CONSISTENCY

1

Policy 1.1.5, Urban Community

2

Policy 11.2.1, Mixed Use Overlay

3

Policy 101.1.4, Density Increases in CHHA

4

Consistent with the Transportation, Housing, and Conservation and Coastal Management Elements

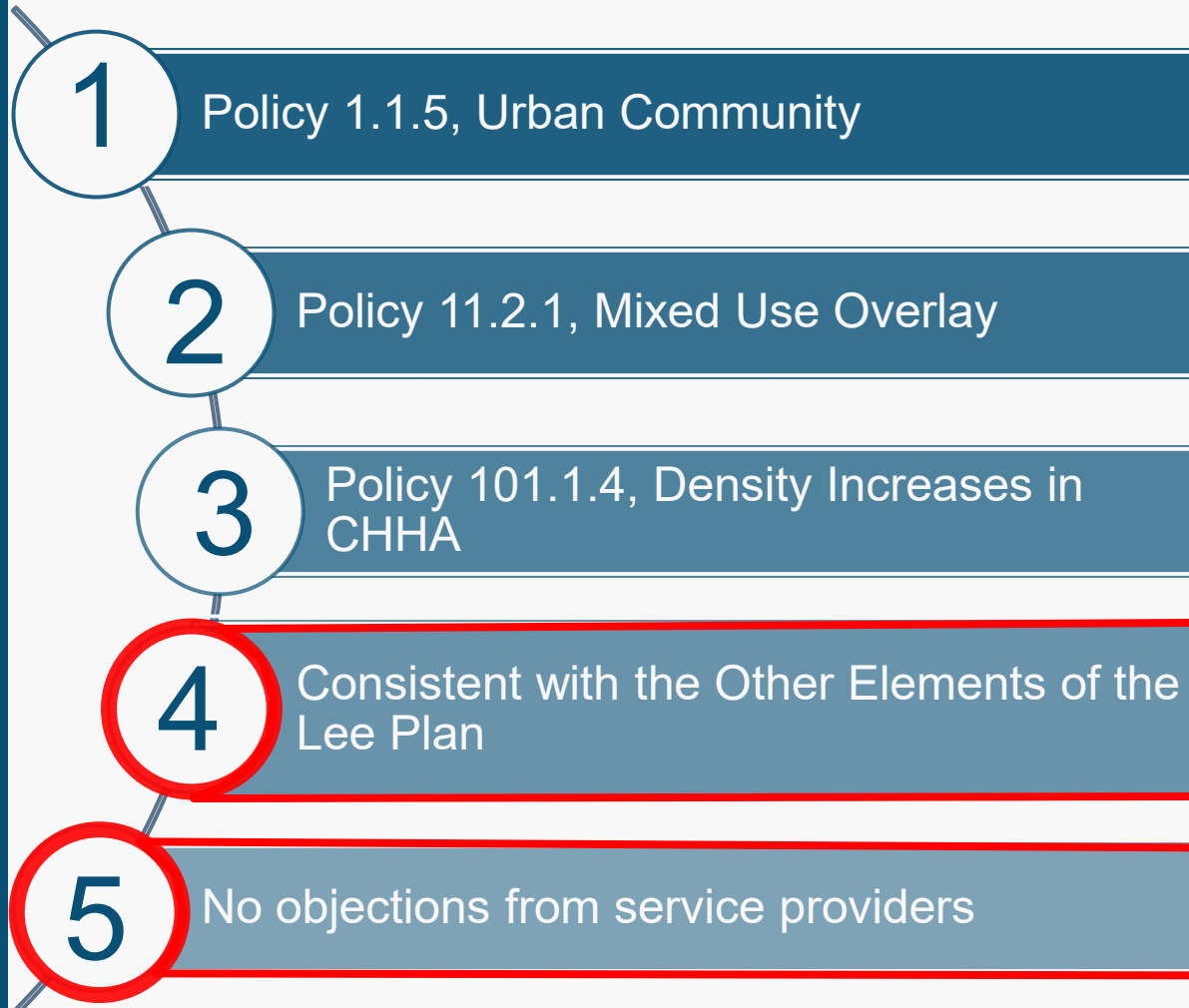
5

No objections from service providers

POLICY 101.1.4: *Require that comprehensive plan amendments which increase density within the Coastal High Hazard Area or on islands meet one of the following criteria in accordance with § 163.3178(8), Fla. Stat.:*

1. *Will not result in an out of County hurricane evacuation time that exceeds 16 hours for a Category 5 storm event (Level E storm surge threat); or*
2. *Will maintain a 12 hour evacuation time to shelter for a Category 5 storm event (Level E storm surge threat) and ensure shelter space is available to accommodate the additional population; or*
3. *Will provide appropriate mitigation as determined by Lee County Department of Public Safety, to satisfy both criteria above, which may include the payment of money or construction of hurricane shelters and transportation facilities.*

LEE PLAN CONSISTENCY



Letters of Availability with No Objections Received From:

- Iona McGregor Fire District
- Lee County Utilities
- Lee County Schools
- Lee County Sheriff's Office
- Public Safety (EMS)
- Solid Waste
- LeeTran

CONCLUSION

Conclusion

- The proposed Urban Community FLUC is more consistent with the existing conditions of the site than the current Suburban FLUC.
- The subject property meets all of the requirements in Policy 11.2.1 for the Mixed Use Overlay.
- Utilities and infrastructure are in place with no availability issues for redevelopment of the subject property.
- The applicant has provided all of the required documentation for the proposed amendments according to AC 13-6.

Recommendation

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