

From: Michael Pavese
To: Gonzalez, Brandy
Date: 5/11/05 4:04PM
Subject: Re: CPA 2004-13 - Future land use amendment

Staff has reviewed your request for a determination regarding the adequacy of existing and planned services in this area and if the proposed future land use amendment referenced above may have any negative impact on these services.

It is our determination that existing and proposed support facilities provided by Lee County Parks and Recreation will not be impacted by the proposed amendment. However, please note that this determination is based on the proposed commercial use of the subject property which will not result in an increase of the current population in this area of Lee County.

Should you have any questions or require any additional information, please do not hesitate to contact me.

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>>> Brandy Gonzalez 05/06/05 09:58AM >>>
May 6, 2005

Public Service/Review Agencies

RE: CPA2004-13 - BoCC Initiated Lee Plan Future Land Use Amendment

Planning Division staff requests your agencies help in reviewing the above referenced Lee Plan amendment. CPA 2004-13 is an amendment to evaluate the future land use designations of Map 1, the Future Land Use Map, for the Interstate 75 and State Road 80 Interchange to balance existing and future land use designations in this area. Attached are two maps of the subject area - one map shows the existing future land use categories and the other shows the proposed future land use categories staff is recommending. Staff has evaluated the interchange area and is proposing future land use changes to the southeast and southwest quadrants of the interchange.

Changes in the southwest quadrant place the existing RV Sales center in the General Commercial Interchange land use category, removing it from the Suburban land use category (a primarily residential category that allows up to 6 units/acre). This change amends 11.87 parcel acres and 25.84 acres total when including the actual right-of-way of I-75 and S.R. 80. Although the area is already developed with commercial uses, staff estimates that the area would qualify for approximately 120,000 s.f. of commercial uses if redeveloped and no dwelling units.

Changes in the southeast quadrant place existing interchange uses (hotel/gas station) in the General Commercial Interchange land use category, removing it from the Urban Community land use category (a mixed category that allows up to 6 units/acre and up to 10 units/acre using bonus density). This change amends 5 acres of land. Again, although the area is already developed with commercial uses, staff estimates that the area would qualify for approximately 50,000 s.f. of commercial uses if redeveloped and no dwelling units.

Planning staff requests that your agency help determine the adequacy of existing and planned services in this area and if the proposal has any negative impact on these services. Planning staff requests that your agency review the proposal and provide written comments as soon as possible but no later than May 12, 2005. Staff apologizes for the short response time as this amendment was initiated late in the plan

amendment cycle. Staff finds the amendment is fairly straightforward. The amendment adds commercial uses and removes residential uses in the interchange area. If this land use change includes any potential impact to your agencies budget, please include this information in your comments. Staff plans to take the proposed amendment before the Local Planning Agency May 23rd.

Thank you for your attention in this matter. If you have any questions, please do not hesitate to call me at 479-8316.

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CC: Berra, David; Noble, Matthew; Yarbrough, John