

Underlined language below for Goal 32 will replace the current Goal 32 in the Lee Plan.

Policy 1.1.14 will replace in full the current language in Goal 12 of the Lee Plan.

For questions or comments, please e-mail: PODPlanning@leegov.com

San Carlos Island

DRAFT Lee Plan Text Amendments:

POLICY 1.1.14: The Marina Village future land use category is characterized by its mix of uses, proximity to navigable water, and availability of public services. Future development must be approved through the planned development rezoning process and is encouraged to incorporate a mix of uses, as described in Goal 11. The Marina Village future land use category is appropriate in locations with all of the following characteristics:

1. Comprised of a minimum of 5 acres of contiguous land under unified control;
2. Has existing access to navigable bodies of water; and
3. Has access to existing roadways and is within ½ mile of an existing transit route.

Standard density ranges from 6 dwelling units per acre (6 du/acre) to 10 dwelling units per acre (10 du/acre) with a maximum total density of 15 dwelling units per acre (15 du/acre) utilizing the site-built affordable housing program for very low, low and/or moderate income level households.

POLICY 11.1.2: Residential densities may be calculated from the entire project area when the development is consistent with one of the following:

- The development is located in the Intensive Development, Central Urban, or Urban Community future land use categories ~~and at least three uses are proposed and must include residential, commercial (including office) and light industrial (including research and development use).~~
- The development is located within the Marina Village future land use category and at least three uses are proposed and must include residential, commercial, and light industrial. One of the non-residential uses must also be a water-dependent land use.

POLICY 11.2.7: Development, redevelopment, and infill development located within the Mixed Use Overlay may use the area of non-residential uses in their density calculations. Areas of non-residential use may not be used to calculate density within the San Carlos Community Plan area, except as permitted by Policy 11.1.2.(Ordinance No. 07-15, 17-13)

GOAL 32: SAN CARLOS ISLAND COMMUNITY PLAN. Manage growth within the San Carlos Island Community Plan area in order to: promote commercial fishing and tourism industries; expand water-dependent uses; support redevelopment; protect water resources and estuarine water quality; and, encourage redevelopment with commercial uses to serve the daily needs of island residents.

OBJECTIVE 32.1: SAN CARLOS ISLAND WATER-DEPENDENT OVERLAY. Encourage continuance of water-dependent land uses and discourage displacement by non-water-dependent land uses. (Ordinance No. 99-15)

POLICY 32.1.1: Maintain on the Water-Dependent Overlay locations for water dependent uses in the San Carlos Island Community Plan area, specifically property located: north of Main Street, south of Main Street, and at the foot of the Matanzas Pass Bridge.

POLICY 32.1.2: Property within the Water-Dependent Overlay must be developed with a water-dependent use such as, but not limited to, commercial fishing, port and docking facilities, and commercial or industrial marinas.

POLICY 32.1.3: Property within both the Industrial Development future land use category and the Water-Dependent Overlay may be developed with commercial uses which are ancillary to the water-dependent industrial use. The cumulative area of the ancillary commercial development may not exceed 15% of the property's total area. Property within Water-Dependent Overlay located at the foot of the Matanzas Pass Bridge may have ancillary commercial uses on up to 25% of the property's total area.

POLICY 32.1.4: If a water-dependent land use is to be converted to a non-water-dependent land use or water related use, a Lee Plan map amendment is required to remove the property from the Water-Dependent Overlay. To be removed from the Water-Dependent Overlay, it must be demonstrated that no other property within the San Carlos Island Community Plan area, outside of the Water-Dependent Overlay, is appropriate or available for the proposed development. A planned development rezoning must be submitted concurrent with the Lee Plan amendment and demonstrate all of the following:

1. The proposed development will not negatively impact the operation of water-dependent uses on adjacent property;
2. The proposed development is compatible with surrounding uses, and land and water based resources; and
3. Water access will be provided to support the fishing and tourism industries.

OBJECTIVE 32.2: REDEVELOPMENT. Encourage redevelopment activities that: enhance appearance, form, use, and interconnectivity of existing development; support the commercial fishing and tourism industries; and, provide a range of housing types and commercial services within the San Carlos Island Community Plan area.

POLICY 32.2.1: Maintain the Mixed Use Overlay along the San Carlos Boulevard corridor to encourage redevelopment on constrained sites by utilizing alternative property development regulations that allow for compact development patterns.

POLICY 32.2.2: Reduce impacts on coastal wildlife such as sea turtles and migrating birds with appropriate light management fixtures and techniques to minimize light pollution, sky glow and light trespass beyond property lines.

POLICY 32.2.3: Within the future urban areas, encourage redevelopment with commercial uses to serve the daily needs of island residents.

OBJECTIVE 32.3: ESTUARINE WATER QUALITY. Protect estuarine water quality by: improving surface water treatment; requiring adequate solid waste management; and, encouraging education and outreach about the importance of estuarine water resources.

POLICY 32.3.1: Private stormwater management systems must utilize techniques from the Best Management Practices for South Florida Urban Stormwater Management Systems in order to improve surface water quality.

POLICY 32.3.2: All development must provide adequate solid waste facilities and procedures to contain litter and debris on site and out of estuarine water adjacent to the San Carlos Island Community Plan area. Deviations from required refuse and solid waste disposal facilities must satisfy the approval criteria for granting a variance in Chapter 34 of the Land Development Code.

POLICY 32.3.3: Encourage education and outreach about the importance of estuarine water resources and promote environmental stewardship within the San Carlos Island Community Plan area.

POLICY 32.3.4: Marinas that are, or will be, served by central sewer will be required to provide sewage pump out facilities for the entire marina if any new wet or dry slips are added.

OBJECTIVE 32.4: TRANSPORTATION AND INFRASTRUCTURE. Continue to monitor traffic levels and availability of public infrastructure within and around the San Carlos Island Community plan area to identify future projects, aid in transportation and infrastructure planning strategies, and support integration of pedestrian and bicycle facilities into the transportation network.

POLICY 32.4.1: Coordinate traffic movement on San Carlos Boulevard for access by residents, businesses, and visitors of the San Carlos Island Community Plan area with the Florida Department of Transportation.

POLICY 32.4.2: Deviations from Chapter 10 of the Land Development Code regarding road improvements, pedestrian facilities, and bikeways, will be required to satisfy the approval criteria for granting a variance in Chapter 34 of the Land Development Code.

POLICY 32.4.3: Encourage redevelopment that will reduce off-island traffic trips for island residents, visitors and employees.

DRAFT Lee Plan Map Amendments:





