

CPA2026-00005 - Caloosahatchee Shores Community Plan Changes

GOAL 21: CALOOSAHATCHEE SHORES COMMUNITY PLAN

Goal / Objective / Policy	Change Notes
GOAL 21: CALOOSAHATCHEE SHORES COMMUNITY PLAN. Protect the existing character, natural resources and quality of life in the Caloosahatchee Shores Community Plan area, while promoting new development, redevelopment and maintaining a more rural identity for the neighborhoods east of I-75 by establishing minimum aesthetic requirements, planning the location and intensity of future commercial and residential uses, and providing incentives for redevelopment, mixed use development and pedestrian safe environments.	The Goal is out of date. Caloosahatchee Shores is not rural. This area is predominately built with suburban Future Land Use Category.
OBJECTIVE 21.1: COMMUNITY CHARACTER. To create a visually attractive community.	This Objective is too broad and subjective to effectively implement.
POLICY 21.1.1: Maintain LDC regulations that provide for enhanced landscaping, signage and architectural standards consistent with the goal of maintaining an old Florida rural identity. The preferred architectural style for all buildings in commercial developments is Florida vernacular.	These requirements are outdated and create inconsistencies with recent changes to state statute concerning architectural requirements
POLICY 21.1.2: Any deviation from landscaping, buffering, signage or architectural requirements may not be granted unless the request meets the approval criteria for variances set forth in the LDC, Chapter 34.	Based on constraints of existing commercial properties along the State Road 80 corridor, this Policy is inconsistent with the county's goals for infill and redevelopment. It is not appropriate to apply different standards and protections in different areas of the County. The Land Development Code provides criteria for both deviations and variances and they have differing purposes.
POLICY 21.1.3: Protect Caloosahatchee Shores' rural character from the encroachment of inconsistent and incompatible urban development by requiring that amendments to the future land use map that increase density or intensity be accompanied with a concurrent planned development rezoning that demonstrates compatibility with the rural character.	This Policy is generally inconsistent with the Future Land Use Map. Caloosahatchee Shores includes Future Urban and Future Suburban future land use categories as well as Future Non-Urban Areas. Development within Non-Urban future land use categories will be guided by the Policies describing those future land use categories.

OBJECTIVE 21.2: COMMERCIAL LAND USES. New commercial uses will be limited to properties already zoned for commercial uses as well as properties located at the intersection of I-75 and S.R. 80, the intersection of S.R. 31 and S.R. 80, the State Route 80 Corridor Overlay, the Verandah Boulevard commercial node, and the Commercial, Central Urban and Suburban future land use categories adjacent to S.R. 80. New commercial zoning must be approved through the planned development rezoning process. Commercial redevelopment and increased commercial opportunities on properties adjacent to SR 80 to service the needs of the Caloosahatchee Shores Community Plan area and surrounding areas are encouraged.	This objective identifies areas where commercial development is appropriate and identifies the Commercial, Central Urban, and Suburban future land use categories. This objective is duplicative of those future land use categories. The objective also unnecessarily mentions properties that already have commercial zonings.
POLICY 21.2.1: To service the retail needs of Caloosahatchee Shores and the surrounding rural communities, the intersection of SR 80 and SR 31, north of SR 80 and east and west of SR 31 are designated as commercial nodes to allow for greater commercial intensity. Commercial nodes are intended for development or redevelopment at Community Commercial levels as defined in the Glossary.	This Policy identifies commercial nodes that are needed to serve the Caloosahatchee Shores Community Deleting this policy would allow commercial uses to be evaluated consistent with Suburban Future Land Use category and. Removing the policy does not eliminate the ability to manage commercial intensity—it simply allows the area to transition away from outdated geographic restrictions and toward a more adaptive, modern planning approach.
POLICY 21.2.2: New retail uses along Buckingham Road will be limited to the intersection of S.R. 80 and Buckingham Road.	Policy 21.2.2 is unnecessary based on current and established development patterns, which mainly include planned residential communities along Buckingham Road, outside of the Rural Community Preserves future land use category.
POLICY 21.2.3: The Olga Mall property, 2319 S. Olga Drive, may continue to provide minor commercial retail services for the Olga community.	Relocated to: POLICY 6.1.4: <u>The Olga Mall property, 2319 S. Olga Drive, may continue to provide minor commercial retail services for the Olga community.</u>
OBJECTIVE 21.3: RESIDENTIAL USES. To protect and enhance the existing residential neighborhoods in the Caloosahatchee Shores Community Plan area by providing appropriate buffers between residential and non-residential uses.	Duplicative of: POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.

POLICY 21.3.1: Maintain LDC regulations that provide for greater buffering between adjacent commercial and residential uses except for in mixed use developments.	Duplicative of: POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments.
OBJECTIVE 21.4: MIXED USE DEVELOPMENT. To encourage mixed use developments in specific areas of the Caloosahatchee Shores Community Plan area through a variety of incentives.	Duplicative of: POLICY 5.1.5: Protect existing and future residential areas from any encroachment of uses that are potentially destructive to the character and integrity of the residential environment. Requests for conventional rezonings will be denied in the event that the buffers provided in the LDC, Chapter 10, are not adequate to address potentially incompatible uses in a satisfactory manner. If such uses are proposed in the form of a Planned Development or special exception and generally applicable development regulations are deemed to be inadequate, conditions will be attached to minimize or eliminate the potential impacts or, where no adequate conditions can be devised, the application will be denied altogether. The LDC will continue to require appropriate buffers for new developments. GOAL 11: MIXED USE. Encourage mixed use developments that integrate multiple land uses, public amenities and utilities at various scales and intensities in order to provide: diversified land development; a variety of housing types; greater connectivity between housing, workplaces, retail businesses, and other destinations; reduced trip lengths; more transportation options; and pedestrian and bicycle-friendly environments.
POLICY 21.4.1: With the exception of mixed use projects, residential uses fronting SR 80 and Buckingham Road are limited to no more than four dwelling units per acre.	Policy 21.4.1 is inconsistent with itself as well as the Future Land Use Map. Densities should be based on the allowable densities of existing future land use categories.

POLICY 21.4.2: Mixed use developments and mixed use buildings, as defined in the Glossary, are the preferred development and building type for properties within the Mixed Use Overlay (Map 1-C). With the exception of development at the intersection of SR 80 and SR 31, which will be allowed densities consistent with the Urban Community future land use designation, mixed use developments in the Mixed Use Overlay will be limited to six dwelling units per acre.	Policy is generally duplicative of Objective 11.1 encouraging Mixed-Use Development in appropriate locations but is also inconsistent with the Future Land Use Map through its limitation of densities. Duplicative of: OBJECTIVE 11.1: MIXED USE DEVELOPMENT. Allow and encourage mixed use development within certain future land use categories and at appropriate locations where sufficient infrastructure exists to support development.
POLICY 21.4.3: Maintain LDC regulations that encourage mixed use developments.	Duplicative of: POLICY 11.2.5: Lee County will maintain land development regulations for properties within the Mixed Use Overlay that allow for urban forms of development and a variety of uses.
OBJECTIVE 21.5: COMMUNITY FACILITIES/PARKS. To provide and facilitate the provision of a broad mix of community facilities.	Duplicative of: COMMUNITY FACILITIES ELEMENT
POLICY 21.5.1: Seek appropriate recreational opportunities, parks, nature, pedestrian and equestrian trails through public/private partnerships.	Duplicative of: GOAL 76: DISTRIBUTION OF FACILITIES. To provide, maintain and preserve a diverse park, recreational, and open space system which provides equitable access and distribution to all residents of unincorporated Lee County regardless of interest, age, sex, income, race, handicap, or location of residency within unincorporated Lee County. POLICY 76.1.1: Based on community needs and interests, the County will equitably distribute community park facilities within impact fee districts in unincorporated Lee County. POLICY 76.1.3: By using the experience and knowledge of community groups and professionals and by using data garnered from surveys and public hearings, the County will distribute facilities based on interest and need.
POLICY 21.5.2: Identify opportunities to maintain and enhance public access to the Caloosahatchee River. All new commercial development on properties along the Caloosahatchee River are strongly encouraged to provide for public access to the riverfront.	Duplicative of: GOAL 79: Increase the recreation potential of Lee County's natural waterways. GOAL 82: WATER ACCESS. Improve access to public beaches and other bodies of water. OBJECTIVE 82.1: Support multiple forms of water access for the public and acquire additional property to be used as public water access, when economically feasible. POLICY 82.1.2: Design programs that encourage and incentivize developments to provide water access (physical, visual or interpretive) for the public.

POLICY 21.5.3: Ensure that the development of new parks or enhancement of existing parks address the recreational needs of the community and are integrated into the surrounding developments and open space areas. The concept would be for a park to act as a hub, connected to other open space/recreational opportunities through pedestrian bicycle or equestrian linkages, either along public rights-of-way or through adjacent developments.

Duplicative of:

POLICY 76.1.1: Based on community needs and interests, the County will equitably distribute community park facilities within impact fee districts in unincorporated Lee County.

POLICY 76.1.3: By using the experience and knowledge of community groups and professionals and by using data garnered from surveys and public hearings, the County will distribute facilities based on interest and need.

POLICY 77.3.6: Coordinate trails and greenway planning and construction efforts with private landowners to identify, protect, develop, and manage linear open space connectors for recreation and conservation greenway corridors and encourage private landowners to dedicate greenway facilities for public recreational use through incentives and impact fee credits.