

CPA2026-00005 - San Carlos Island Community Plan Changes

GOAL 32: SAN CARLOS ISLAND COMMUNITY PLAN

Goal / Objective / Policy	Change Notes
GOAL 32: SAN CARLOS ISLAND. All development approvals on San Carlos Island must be consistent with following objective and policy in addition to other provisions of this plan.	Goal 32 does not provide any specific requirements or actionable items. Development approvals will continue to be consistent with the Lee Plan and Water Dependent Overlay Zones, where applicable. Future land use categories or Water-Dependent Overlay designations are not being changed.
OBJECTIVE 32.1: SAN CARLOS ISLAND WATER-DEPENDENT OVERLAY ZONE. To protect marine-orientated land uses on San Carlos Island from incompatible or pre-emptive land uses all development must be consistent with the following policies in addition to other provisions of this plan.	Areas on San Carlos Island located within the Water-Dependent Overlay will remain on the Water-Dependent Overlay.
POLICY 32.1.1: New development and substantial redevelopment within the Industrial Development and the DRMUWD land use categories on San Carlos Island will be permitted only in accordance with the following criteria (See glossary for definitions and Maps 1-A and 1-H for boundaries). However, in no event will Lee County permit new or expanded petroleum facilities which would serve uses other than marine-related uses. <u>At the foot of the Matanzas Pass Bridge</u> - Within the Water-Dependent Overlay zone which is defined as land within 150 feet of the shoreline: water-dependent marine industrial uses and water-dependent functions of recreational marinas. - Landward of the Overlay zone (150-foot line): marine industrial uses, in addition to water-related accessory uses which may be permitted to occupy up to 50% of that portion of a parcel lying landward of the 150-foot line. <u>North of Main Street</u> - Within the Water-Dependent Overlay zone which is defined as land within 150 feet of the shoreline: water-dependent marine industrial uses and recreational marinas. - Landward of the Overlay zone (150-foot line): marine industrial uses, in addition to commercial or marine industrial uses which support the major industrial activities and recreational marinas. <u>South of Main Street</u> - Within the Water-Dependent Overlay zone which is defined as land	The specific development requirements currently in Policy 32.1.1 and 32.1.2 of the Lee Plan are not necessary and are redundant with the underlying FLU categories, including the Industrial Development future land use category at the foot of the Matanzas Pass Bridge and south of Main Street, and Central Urban FLU category north of Main Street.

within 300 feet of the shoreline: water-dependent marine industrial uses as well as those uses described under Goal 12 and Policy 12.3.3.

- Landward of the Overlay zone (300-foot line): marine industrial uses; in addition, dry-storage recreational marinas may also be permitted through the “planned development” rezoning process, provided the following is clearly demonstrated:
 - Water access can be provided with only minimal interference to the waterfront industrial uses; and
 - Adequate road access is provided for the waterfront industrial uses; and
 - Any other commercial uses (such as food service or retail space) must be clearly ancillary to the recreational marina or industrial uses and comprise no more than 5% of the site, unless located within the DRMUWD future land use category.

4. Water-Dependent Overlay Zones in General -

The Water-Dependent Overlay zones will be included in the Lee County zoning regulations and may be the subject of deviation requests during the planned development rezoning process. This provision is particularly intended to encourage joint use of parking, access easements, and stormwater retention facilities where such joint use does not negate the essential purpose of the overlay zones. (This also applies to the Water-Dependent Overlay zones elsewhere on San Carlos Island as described in Policy 32.1.1.)

5. Ancillary Commercial Uses - Wherever water-dependent, marine industrial uses are permitted, water-related ancillary commercial uses may also be permitted, provided they are clearly subordinate to the parcel's principal use and their total development area (building, parking, required buffers, water retention, etc.) does not exceed 15% of the parcel's total area. However, at the foot of the Matanzas Pass Bridge, this percentage may be increased to 25% so long as the resulting commercial use of land lying in the Industrial Development land use category does not exceed 50% of all land in that category that is under unified ownership or control as of March 1, 1988.

6. DRMUWD Future Land Use Category -

Development within this land use category must be consistent with the requirements of Goal 12.

POLICY 32.1.2: New development and substantial redevelopment within a portion of the Urban Community land use category on San Carlos Island will be subject to the additional requirement that within a Water-Dependent Overlay zone, wet or dry storage recreational marinas and other water-dependent uses only will be permitted. This Water-Dependent Overlay zone affects two separate areas, both lying south of Main Street and east of San Carlos Boulevard, as depicted on Map 1-H and described as follows: land within 150 feet of the shoreline along the inlet (between other lands designated as Industrial Development but exempting the Gulf Cove Trailer Park); and, land within 300 feet of the shoreline and lying east of, and within 930 feet of, the main Industrial Development area.	
OBJECTIVE 32.2: To manage growth, development, and redevelopment on San Carlos Island. To maintain and enhance the area's quality of life and public and private infrastructure.	Objective is not necessary. Future Land Use categories and the Land Development Code manage growth, development, and redevelopment.
POLICY 32.2.1: As part of the transit design process, the County will consider ways to establish pull-overs and turn-offs for the pick-up and discharge of passengers from all trolley and mass transit vehicles and requiring that such pick-up and discharge be done only at specified transit stops.	Duplicate of: OBJECTIVE 43.2: OPERATING POLICIES. Maintain a public transit service that offers reliability, accessibility, safety, convenience, affordable prices, and efficiency as outlined and measured in the TDP. POLICY 43.3.2: Co-operate with the private sector to increase the viability of privately funded transit service, especially in areas with a large seasonal population.
POLICY 32.2.2: Prior to the expenditure of public funds for the construction of new parking facilities within San Carlos Island, an analysis of the relationship of the facility to the level of service on constrained and backlogged roads will be undertaken, in order to determine if the location, size and function of the facility is appropriate and consistent with the adopted CRA plan and the Transportation Element.	Outdated and redundant. The San Carlos Island CRA was repealed by Lee County Ordinance 00-06. Development of public facilities must be consistent with applicable portions of the Lee Plan or other county requirements regardless.
POLICY 32.2.3: Recreation areas must have a minimum of impervious surfaces.	This policy is not necessary. The amount of impervious surface must be accommodated by stormwater management systems, which are subject to state and local regulations. Policy is unclear and does not provide any actual requirements.
POLICY 32.2.4: Sidewalks, bike paths and mass transit routes must be designed to provide convenient and safe access to all recreational facilities in the area.	Duplicate of: OBJECTIVE 39.6: BICYCLE/PEDESTRIAN NETWORK. When conducting all transportation planning and engineering studies, consider the convenience, safety and accessibility of bicyclists and pedestrians of all ages.