

note critical

Lee County Board Of County Commissioners
Agenda Item Summary

Blue Sheet No. 20050323

- 1. **ACTION REQUESTED/PURPOSE:** Initiate, in the current round of Lee Plan amendments, a Board of County Commissioner sponsored future land use map amendment to reevaluate the future land use designations of the Interstate 75 and State Road 80 interchange quadrants.
- 2. **WHAT ACTION ACCOMPLISHES:** Allows staff to reevaluate the future land use designations of the interchange during the current Lee Plan amendment cycle.
- 3. **MANAGEMENT RECOMMENDATION:** Planning staff recommends initiating the amendment.

4. Departmental Category: 04		A4A		5. Meeting Date: 03-22-2005	
6. Agenda:		7. Requirement/Purpose: (specify)		8. Request Initiated:	
<input type="checkbox"/> Consent		<input type="checkbox"/> Statute		Commissioner	
<input checked="" type="checkbox"/> Administrative		<input type="checkbox"/> Ordinance		Department Community Development	
<input type="checkbox"/> Appeals		<input checked="" type="checkbox"/> Admin. Code 13-6		Division Planning	
<input type="checkbox"/> Public		<input type="checkbox"/> Other		By: Paul O'Connor, AICP, Director	
<input type="checkbox"/> Walk-On				POC 3/10/05	

9. Background:

Planning staff has previously evaluated the southwest quadrant of this interchange area. At the November 1, 2000 Lee Plan Amendment adoption hearing the Board voted to revisit this proposed amendment in a future amendment cycle. At that hearing, it was recommended that the analysis be broadened to include all four quadrants of the I-75 and S.R. 80 interchange.

Initiating this amendment will enable staff to analyze the entire interchange area. This analysis will be useful for several reasons. The northeast quadrant of the interchange includes a residential subdivision. The General Commercial Interchange future land use category does not allow residential uses. In addition, staff is currently reviewing a small scale amendment in this same quadrant of the interchange. The goal of this pending application is to develop residential uses adjacent to the existing subdivision. Staff has also been approached by representatives of the RV Sales Center located in the southwest quadrant of the interchange regarding expansions and storage of products for sale. The current future land use designation is Suburban, a primarily residential category. There are interchange type uses located in the southeast quadrant of the interchange that are located outside of the interchange land use category. Initiating the amendment into the current cycle will enable staff to review the future land use designations for the entire interchange area and properly balance existing and future land use designations in this area.

Note: This action will suspend, for this instance only, the September deadline contained in Administrative Code 13-6, Annual Plan Amendment Procedure to the Lee (Comprehensive) Plan.

10. Review for Scheduling:

Department Director	Purchasing or Contracts	Human Resources	Other	County Attorney	Budget Services			County Manager/P.W. Director
May Gable	N/A	N/A	N/A	[Signature]	Analyst 3/10/05	Risk 3/10/05	Grants 3/10/05	Mgr. 3/10/05
								1/1 Sch... 3/10/05

11. Commission Action:

- Approved
- Deferred
- Denied
- Other

Rec. by CoAtty
Date: 3/10/05
Time: 1:00
Forwarded To: [Signature]
3/10/05

RECEIVED BY
COUNTY ADMIN: TD
3/10/05
1:5 pm
COUNTY ADMIN
FORWARDED TO:
3/10 4:50