



Lee County
Southwest Florida

Greenwell SR31

CPA2021-00015

Privately Initiated Map & Text Amendment

Local Planning Agency Hearing – July 25, 2022

Request

Amend Lee Plan Maps 1A, 4A, and Table 1(b)

- Amend the Future Land Use Map to re-designate approximately 76.82 acres from Rural and Wetlands to Outlying Suburban and Wetlands; amend Lee County Utilities (LCU) Future Water Service Areas map to add property to the service area; and, amend the population allocations table to accommodate the development.

Summary

- Changes the allowable density and uses of the subject property from 1 to 3 dwelling units an acre and removes commercial limitations for properties in non-urban future land use categories
- Allows future potable water connection from LCU
- Amends the Year 2045 Allocations table to accommodate the development

Lee Plan Analysis

Allows development with a mixture of uses and housing types in an area with few opportunities to do so consistent with **Policies 29.1.2, 27.1.3, and 29.2.1.**

Allows connection to LCU potable water consistent with **Policy 126.1.4**

Subject property has access to infrastructure and services consistent with **Goal 2 and Policy 1.1.6**

Appropriate mitigation will be conditioned in the concurrent rezoning for development within the CHHA pursuant to **Policy 101.1.4**



Conclusion & Recommendation

Conclusion

- Amendment will accommodate mixed-use development and a variety of housing types
- Community meetings held in both the North Olga and Alva Community Plan areas per Objective 17.3
- Amendment to Lee County Utilities map provides potable water to the site
- Infrastructure and services available

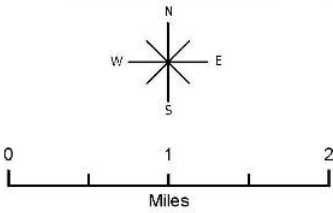
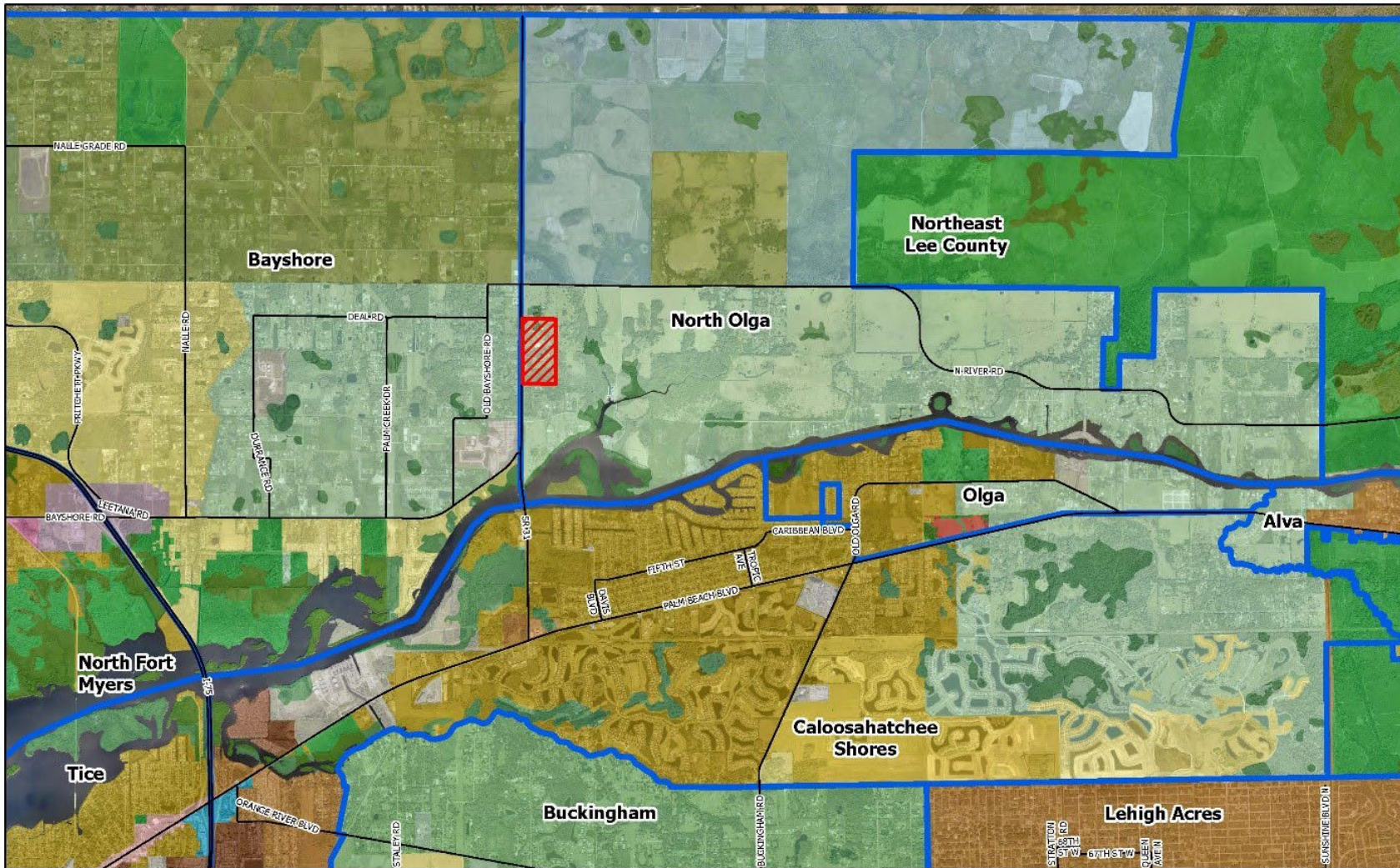
Recommendation

- ***Transmit*** the proposed amendments as shown in Attachment 1



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Questions



- | | | |
|-----------------------|--------------------------------|--|
| Intensive Development | Public Facilities | Density Reduction/Groundwater Resource |
| Central Urban | General Interchange | Conservation Lands - Upland |
| Urban Community | General Commercial Interchange | Wetlands |
| Suburban | New Community | Conservation Lands - Wetland |
| Outlying Suburban | Rural | Subject Property |
| Sub-Outlying Suburban | Rural Community Preserve | Community Plan Areas |
| Commercial | Outer Island | |
| Industrial | Open Lands | |

