

RIVER HALL

MAP AMENDMENT

CPA2021-00016

Board of County Commissioners

Barraco and Associates, Inc.
Passarella & Associates, Inc.
David Plummer & Associates
Henderson, Franklin, Starnes & Holt Law Firm



January 18, 2023

PROJECT TEAM

Russell Schropp ~ Henderson, Franklin, Starnes & Holt, P.A.

Richard Akin ~ Henderson, Franklin, Starnes & Holt, P.A.

Jennifer Sopen, AICP ~ Barraco and Associates, Inc.

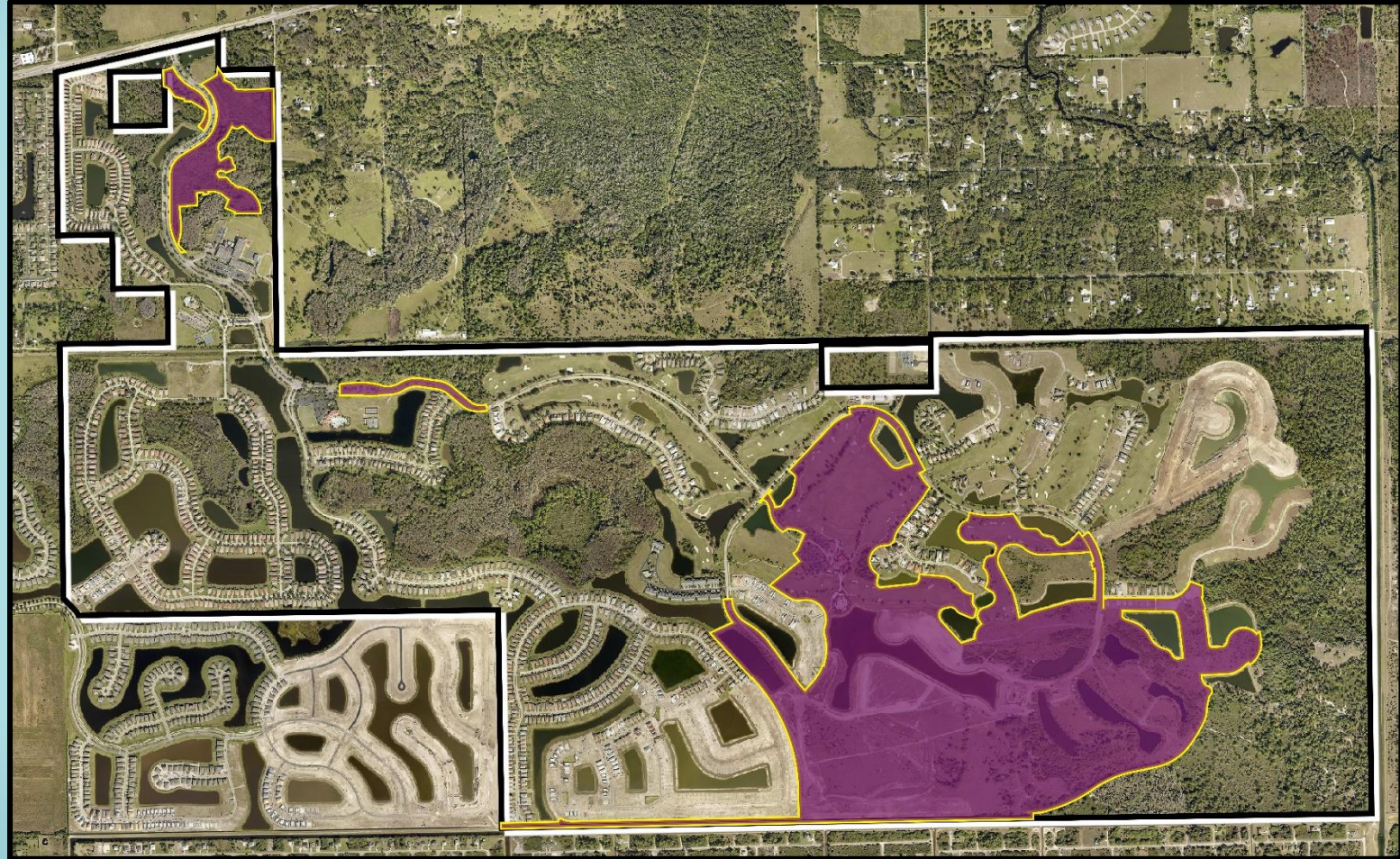
Carl A. Barraco, P.E. ~ Barraco and Associates, Inc.

Shane Johnson ~ Passarella & Associates, Inc.

Stephen Leung ~ David Plummer and Associates

REQUEST

- Comprehensive Plan Map amendment on 391.85 acres
- Net density increase of 489 units
- Some land decreases density and some increases density



HISTORY

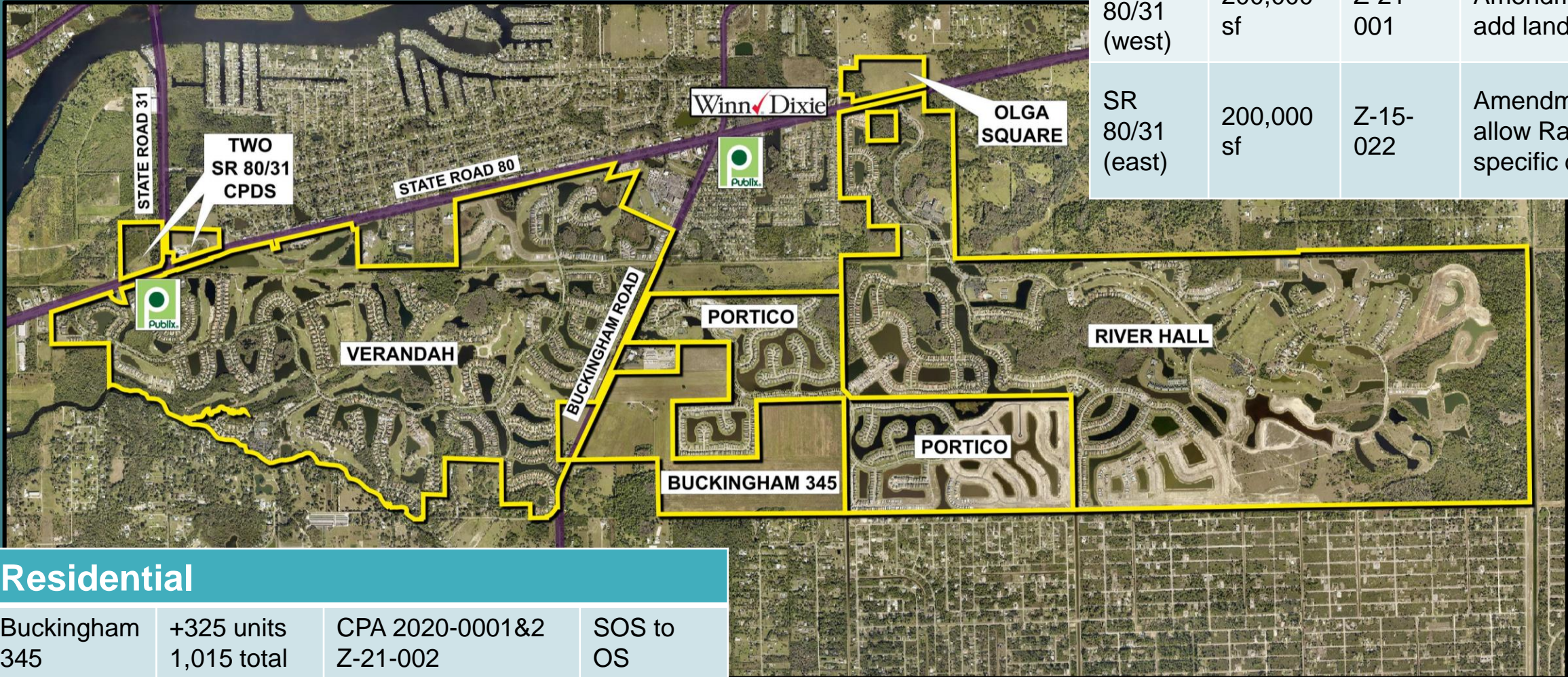
- Rezoned from AG-2 to RPD to allow 1,598 units on 1,797 acres through zoning resolution Z-99-056; land is predominantly Rural FLU
- Rezone from AG-2/RPD to RPD/CPD to allow 1,999 units on 1,978 acres, through zoning resolution Z-05-2015; land is predominantly Rural FLU
- Rezoning and Comprehensive Plan Amendment to allow 2,695 units on 1,978 acres through Z-15-003 and CPA2012-00001.
 - 1,064 acres of Rural and 223 acres of Wetlands converted to 153 acres of Conservation Lands Wetlands, 264 acres of Conservation Lands Uplands, and 870 acres of Sub-Outlying Suburban (SOS)
 - Created irregular, isolated SOS shapes in the Future Land Use Map (FLUM)
- Unsuccessfully challenged on “Overriding Public Necessity” grounds; this requirement has been removed from the Caloosahatchee Shores community plan

PLANNING

Jennifer Sopen, AICP
Barraco and Associates, Inc.

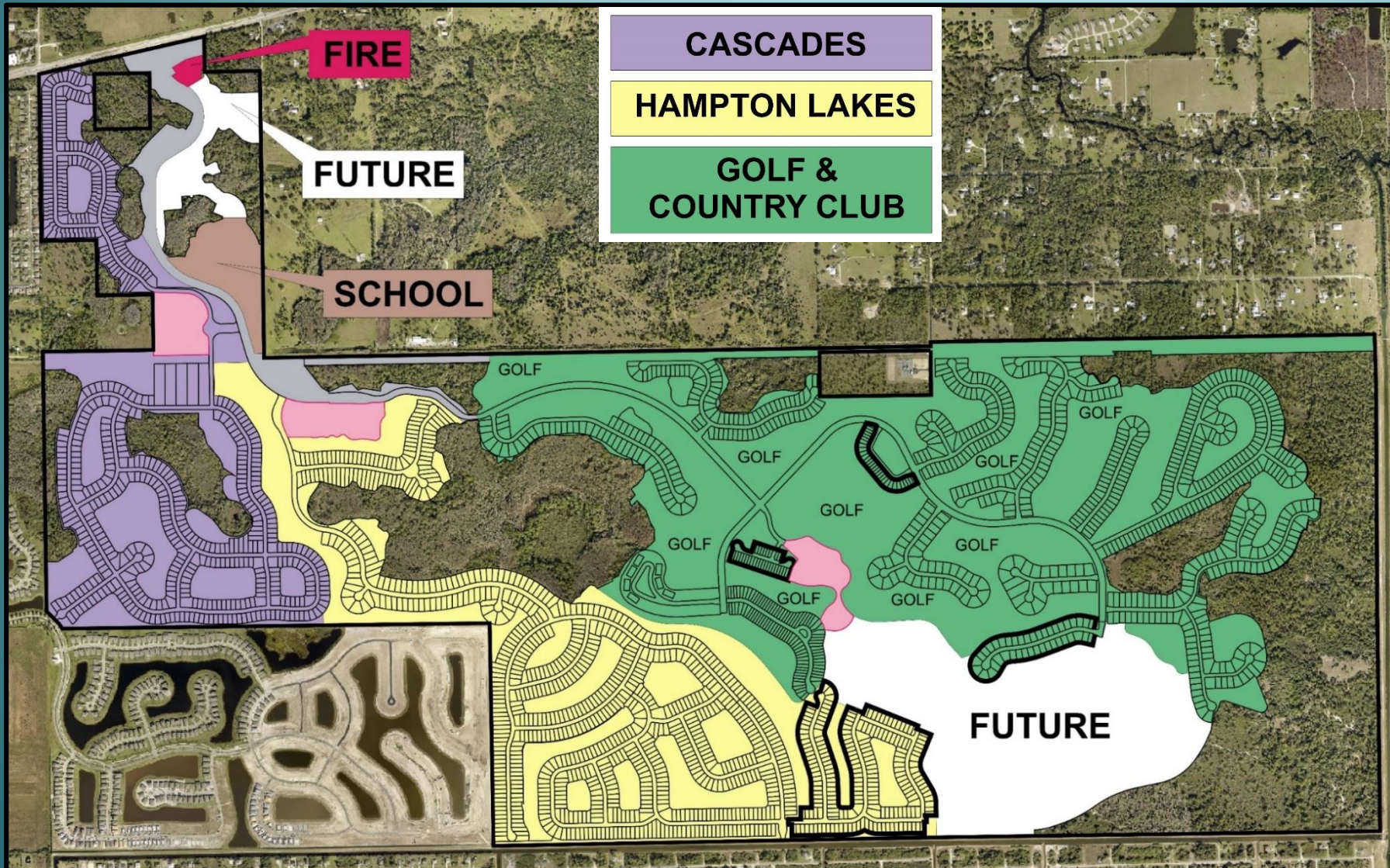
CHANGES TO SURROUNDING AREA

Commercial			
Olga Square	371,240 sf	Z-14-022	Original rezone from ag
SR 80/31 (west)	200,000 sf	Z-21-001	Amendment to add land
SR 80/31 (east)	200,000 sf	Z-15-022	Amendment to allow RaceTrac specific designs



Residential			
Buckingham 345	+325 units 1,015 total	CPA 2020-0001&2 Z-21-002	SOS to OS
Portico	+422 units 1,600 total	CPA 2018-00004 Z-19-006	SOS to OS

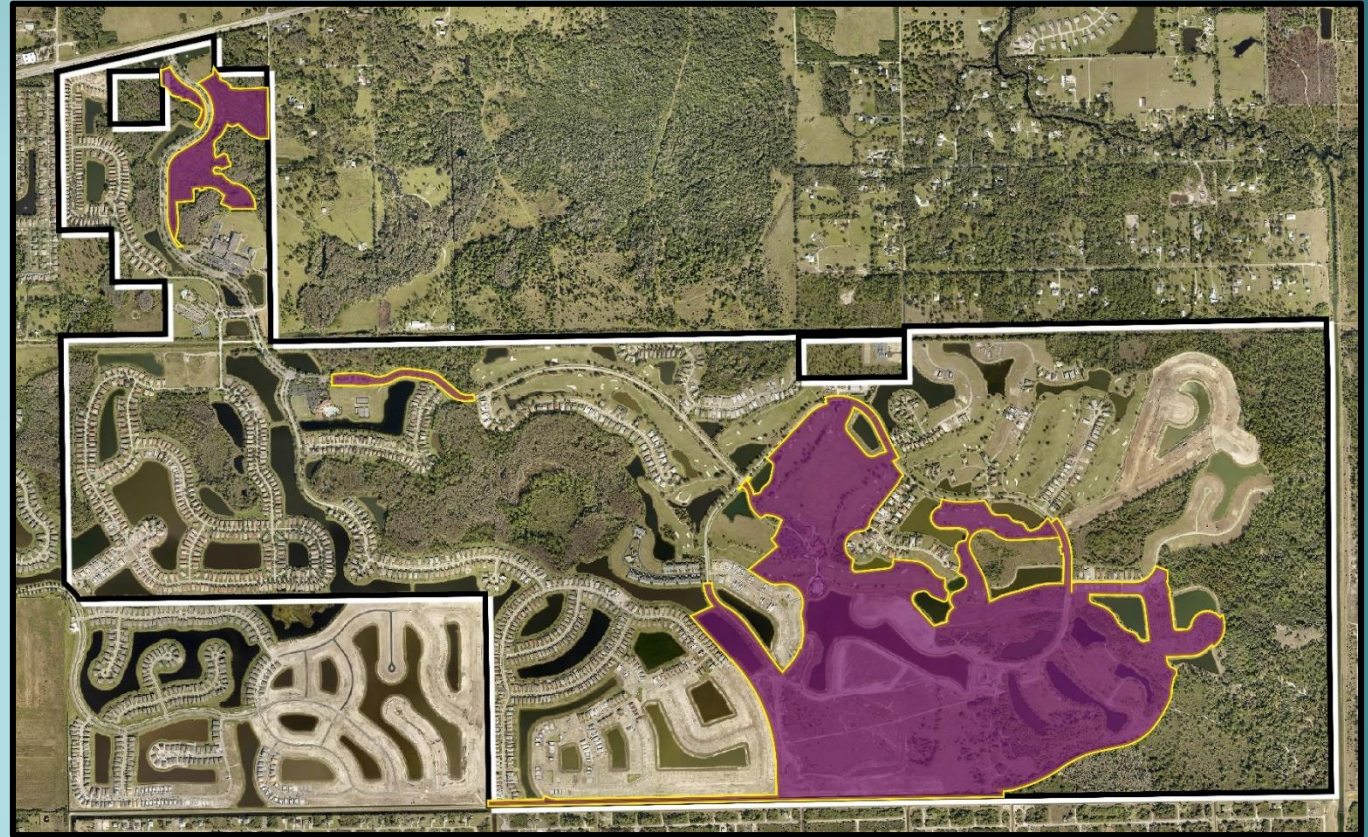
EXISTING UNIT COUNTS



- Preserve area and development footprint unchanged since 2005
- Three distinct communities
 - Active Adult
 - Family
 - Golf Community
- 4 parcels under D.O. review
- Over 100 active builder permits today
- 110 units remain from current allowable density

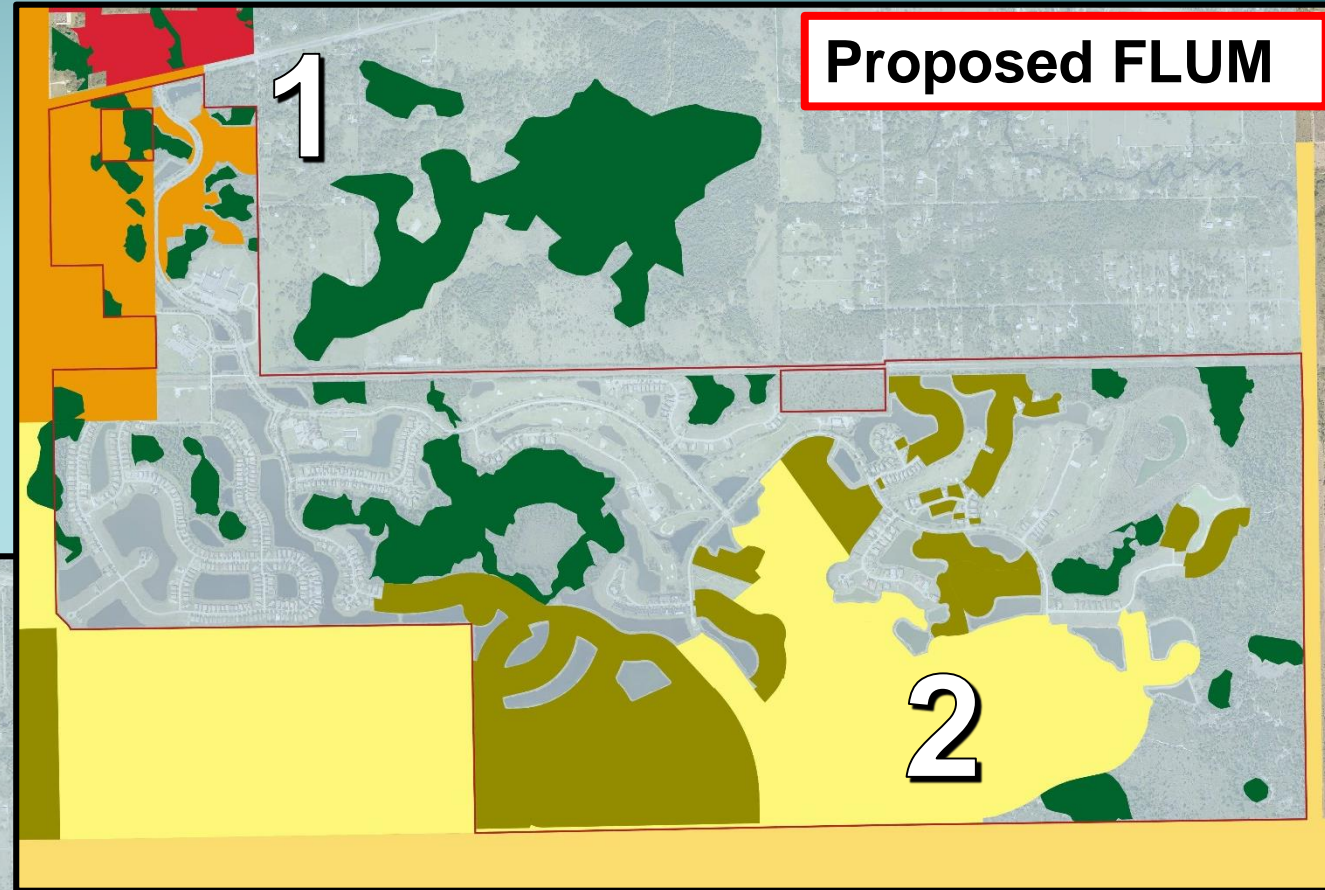
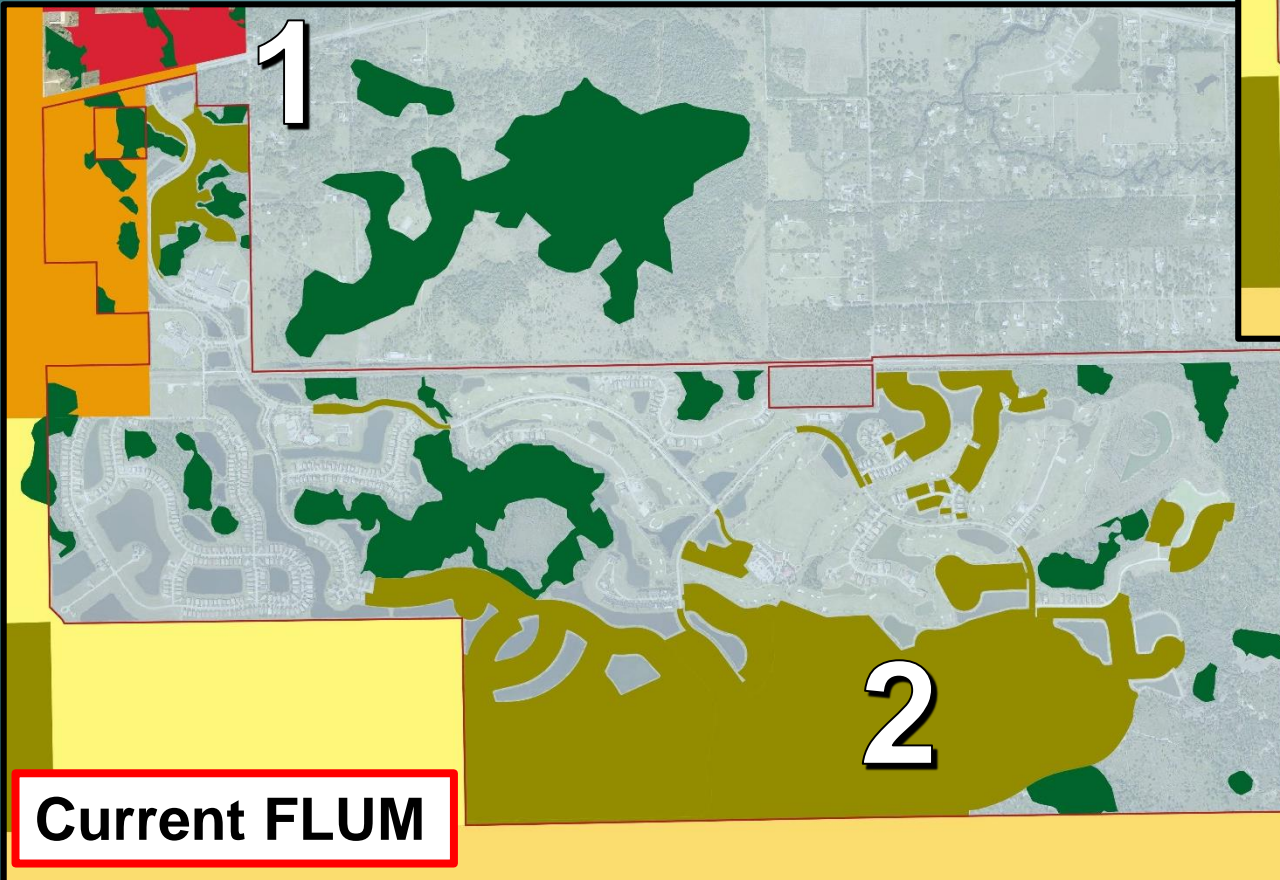
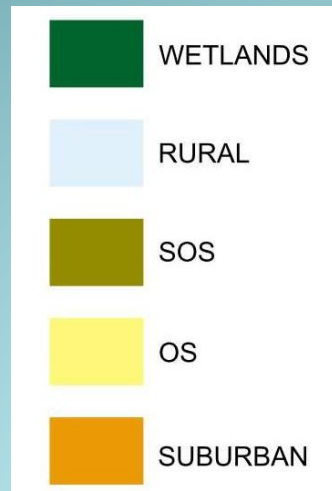
REQUEST

- Comprehensive Plan Map amendment on 391.85 acres
- Net density increase of 489 units.
- Results in overall River Hall density of 1.6 du/ac
 - Portico and Buckingham 345 are 3 du/ac



- Some land decreases density and some increases density

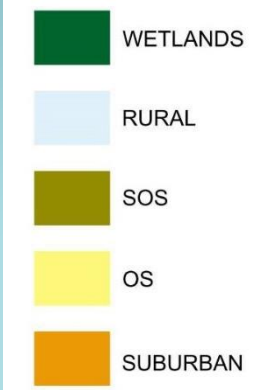
PROPOSED CHANGES



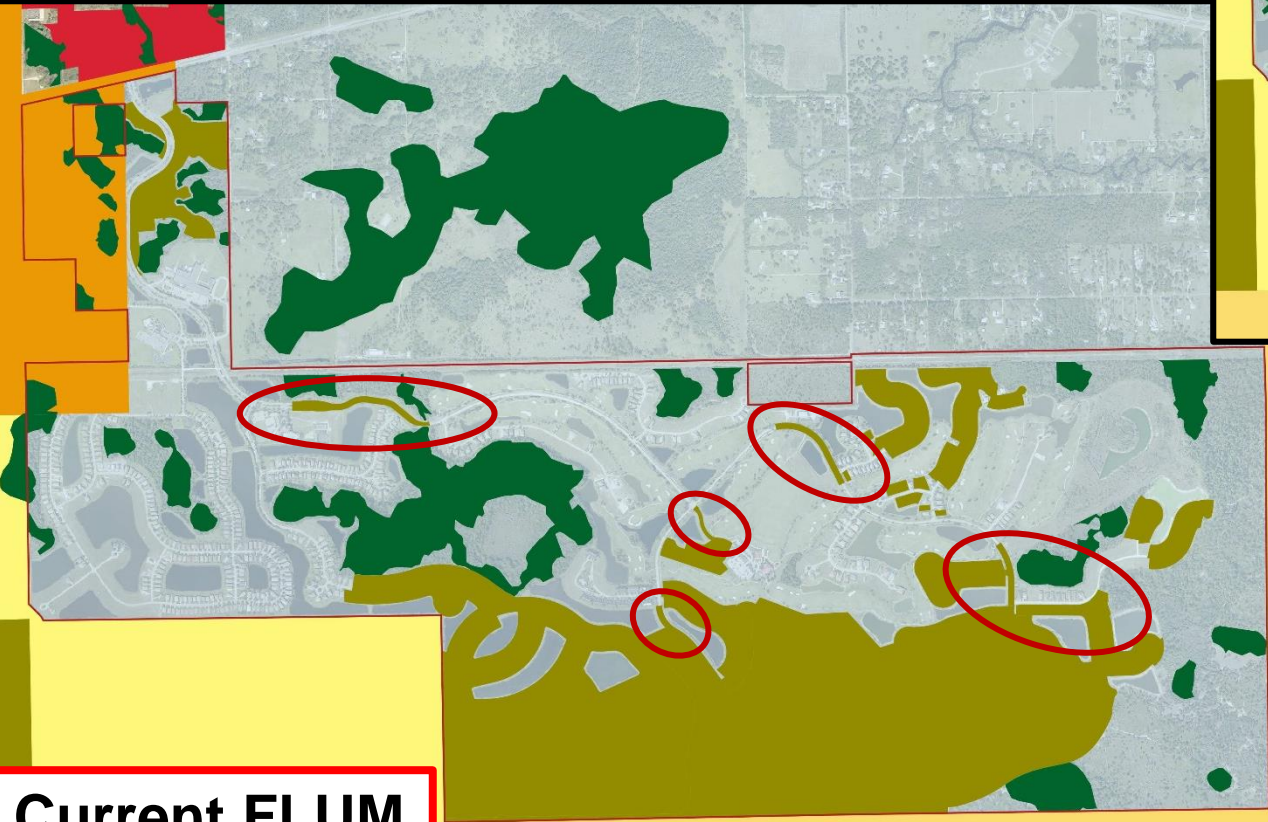
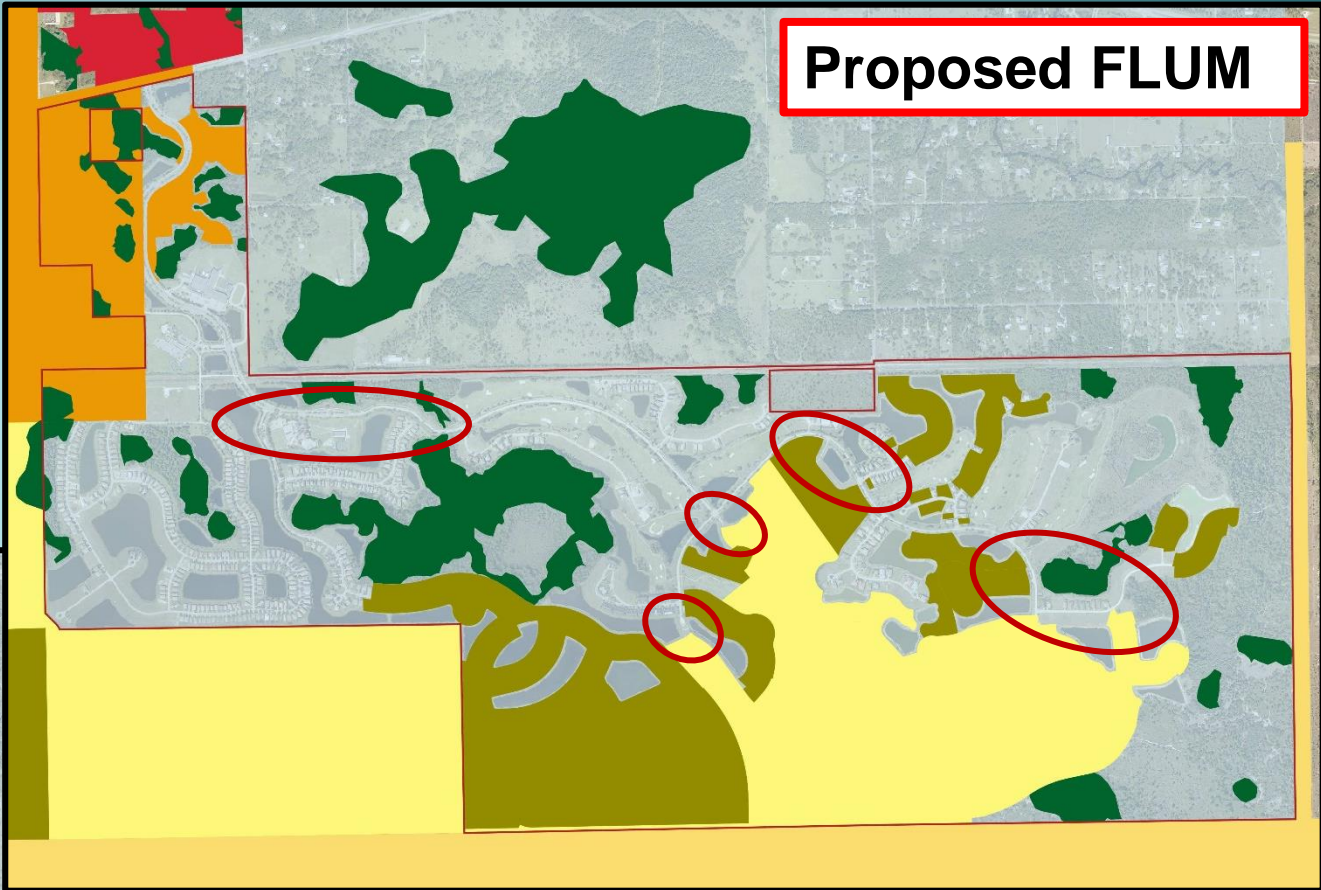
Three areas:

1. North by entrance
2. Southeast undeveloped & golf
3. Map clean-up

SUB-OUTLYING SUBURBAN TO RURAL



Proposed FLUM



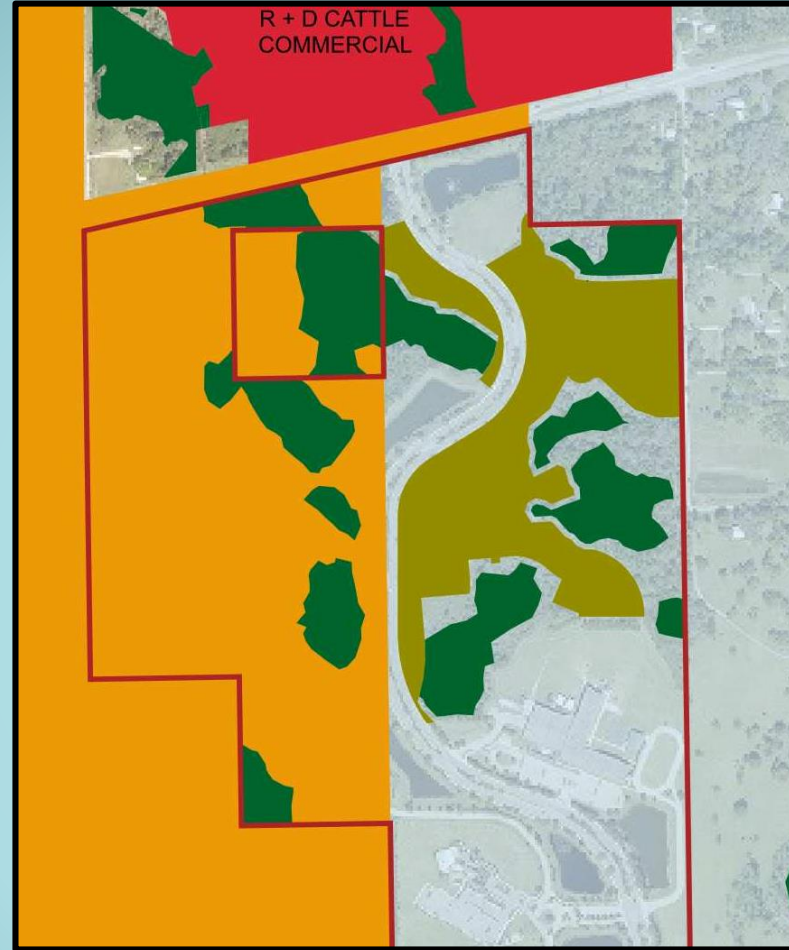
Current FLUM

- 12 acres of right of way
- Reduces density by 12 units
- Eliminates small isolated pockets

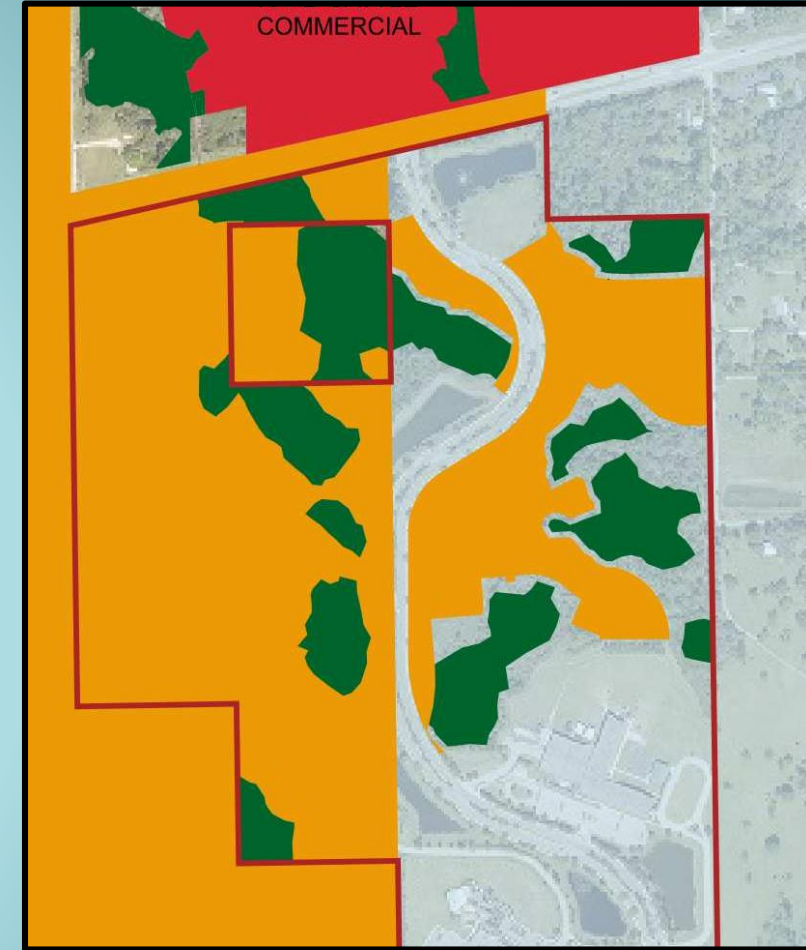
NORTH AMENDMENT AREA

- +/- 25 acres
- SOS to Suburban
- Near River Hall project entrance on both sides of River Hall Parkway
- Density increase of 101 unit

Current FLUM

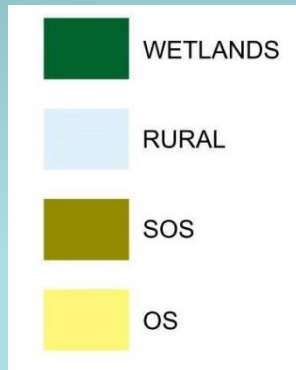


Proposed FLUM



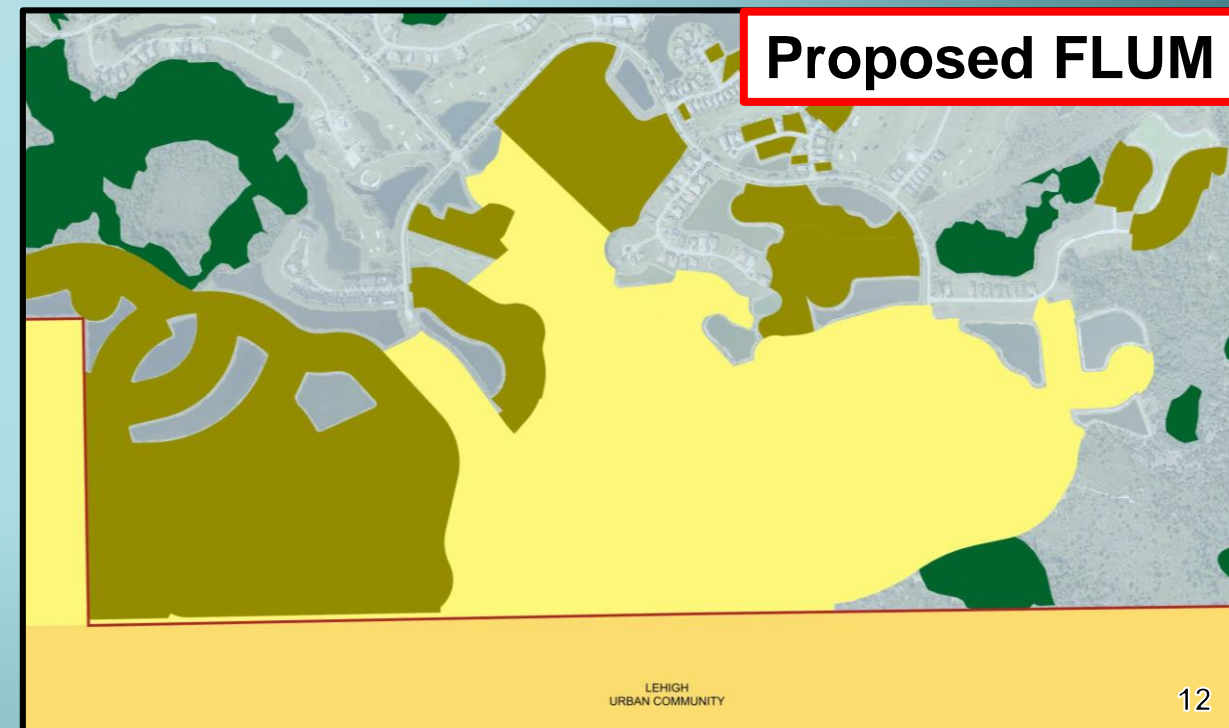
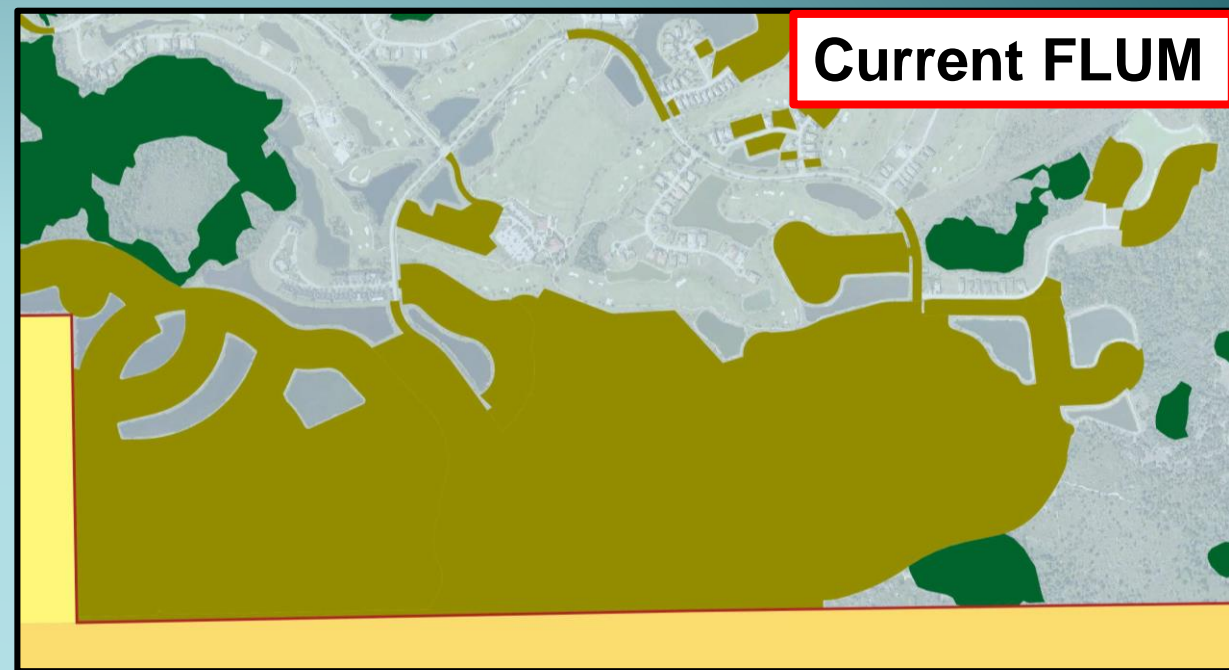
- Eastward extension of existing Suburban within River Hall (Cascades)

SOUTH AMENDMENT AREA



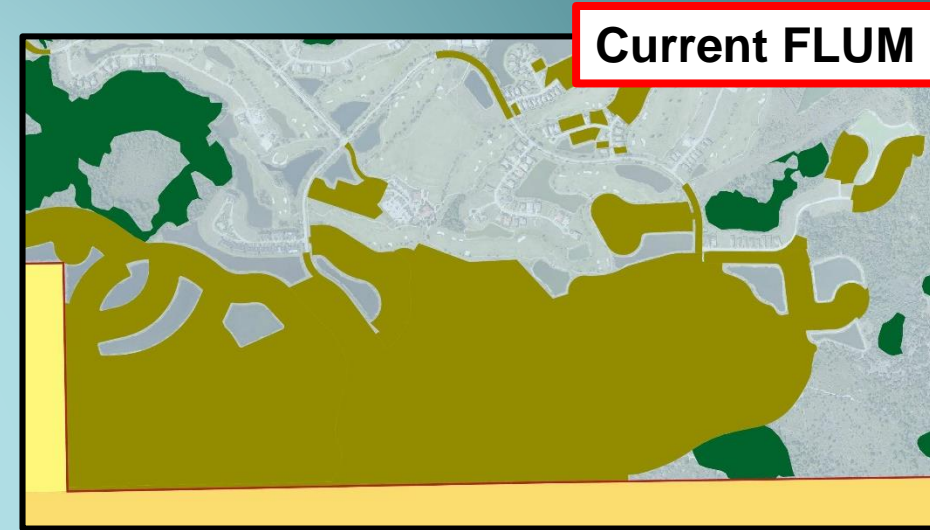
From FLU	To FLU	Acreage	Rate Increase	Density Increase
Rural	OS	45.68	+2 du/ac	91 units
Rural	SOS	32.40	+1 du/ac	32 units
SOS	OS	276.63	+1 du/ac	277 units
		+/-355 ac		+400 units

- Provides density transition to Urban Community to the south (10 du/ac with bonus density)



SOUTH AMENDMENT AREA

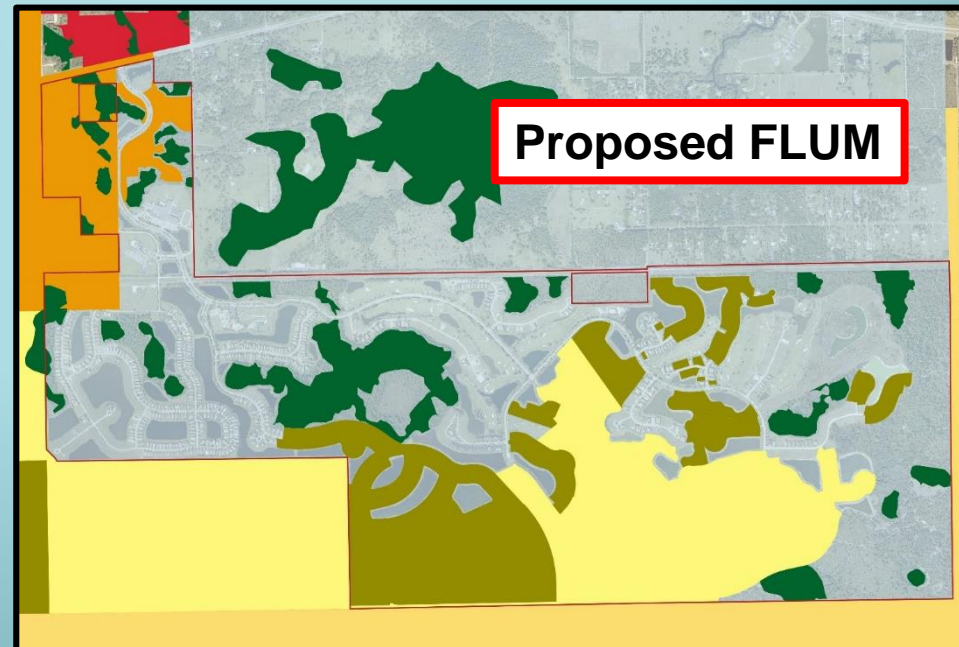
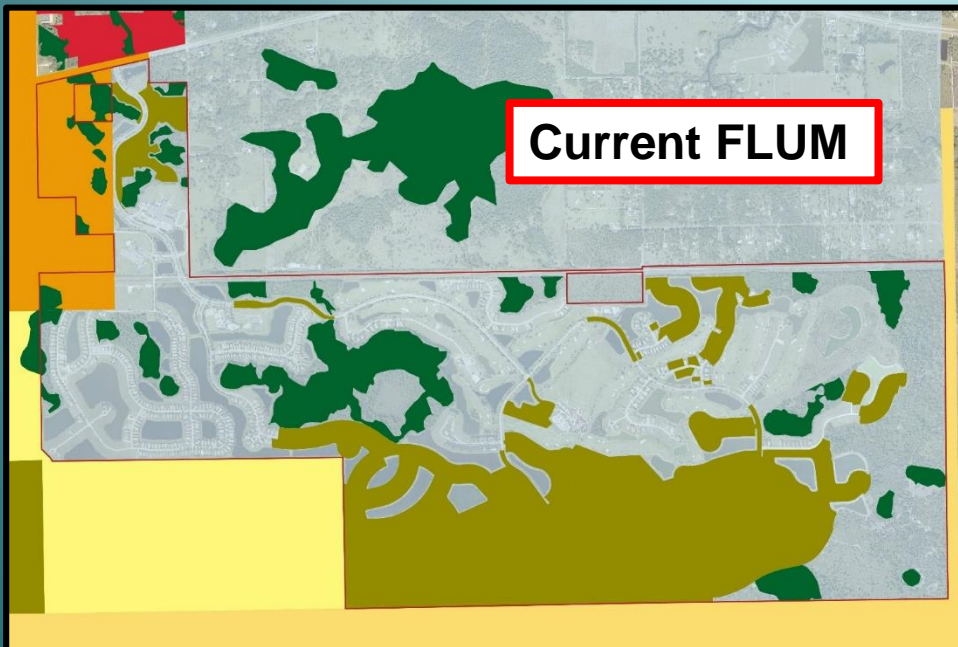
- S-OS FLU (current): Where “the infrastructure needed for higher density development **is not planned or in place**”. (Policy 1.1.11)
- OS FLU (proposed): Where “some of the requisite infrastructure needed for higher density development **is planned or in place**” (Policy 1.1.6)
- Existing infrastructure:
 - Roadway network
 - Potable water and sanitary sewer
 - CDD operated and maintained water management system



DENSITY SUMMARY

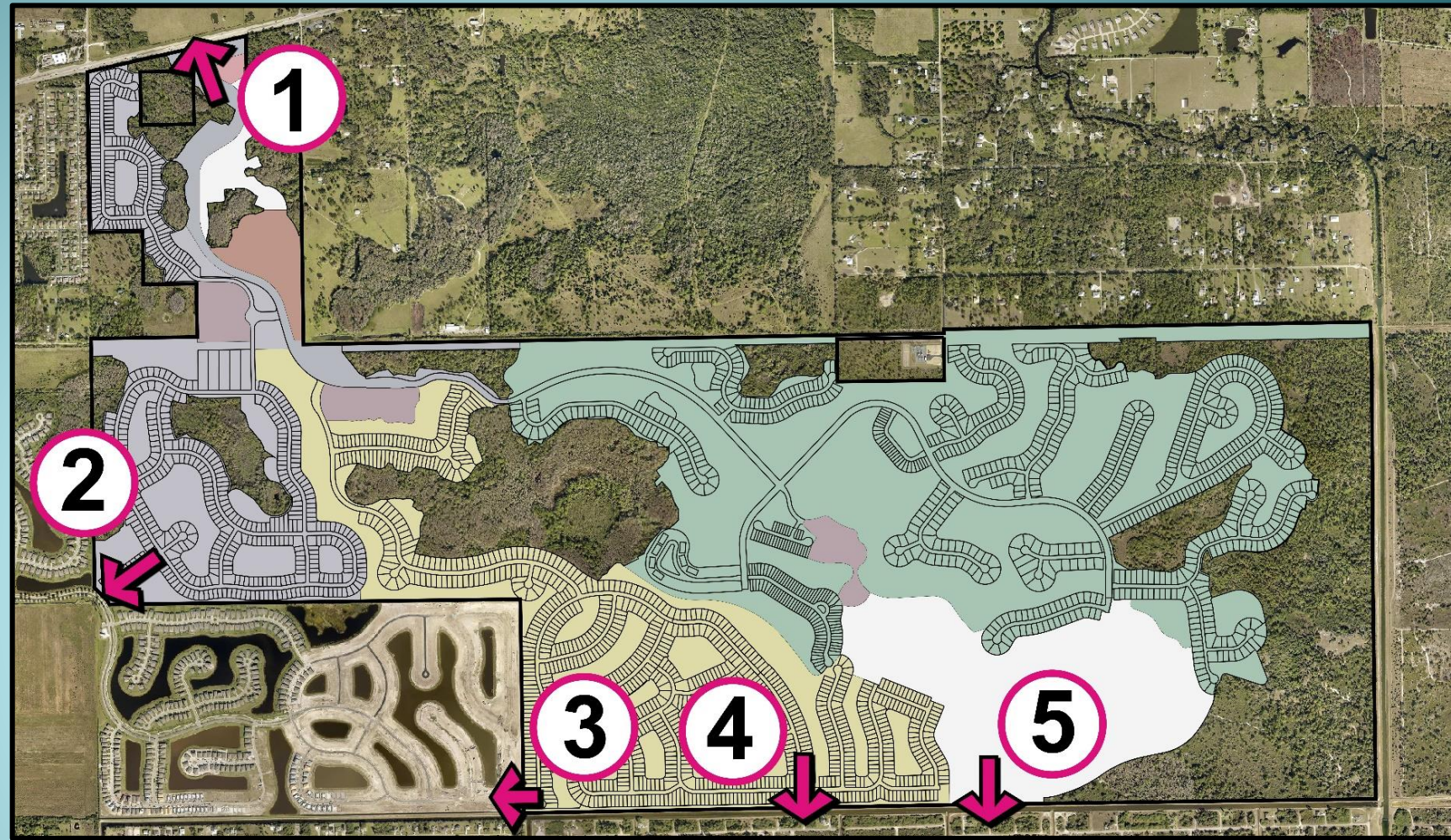
Location	Size	Density
Scattered right of way areas	12 ac	-12 units
North amendment area	25 ac	+25 units
South amendment area	355 ac	+400 units
Proposed Density Change:		+489 units

- Increase gross density from 1.4 du/ac to 1.6 du/ac
- Amended Future Land Use would allow 3,184 units in River Hall



ACCESS

1. Traffic light at main entrance at SR 80 and River Hall Pkwy installed 2017.
2. North emergency access into Portico constructed 2022.
3. South emergency access into Portico constructed 2022.



4. First southern entrance 80% constructed
5. New second southern entrance opens new travel route options

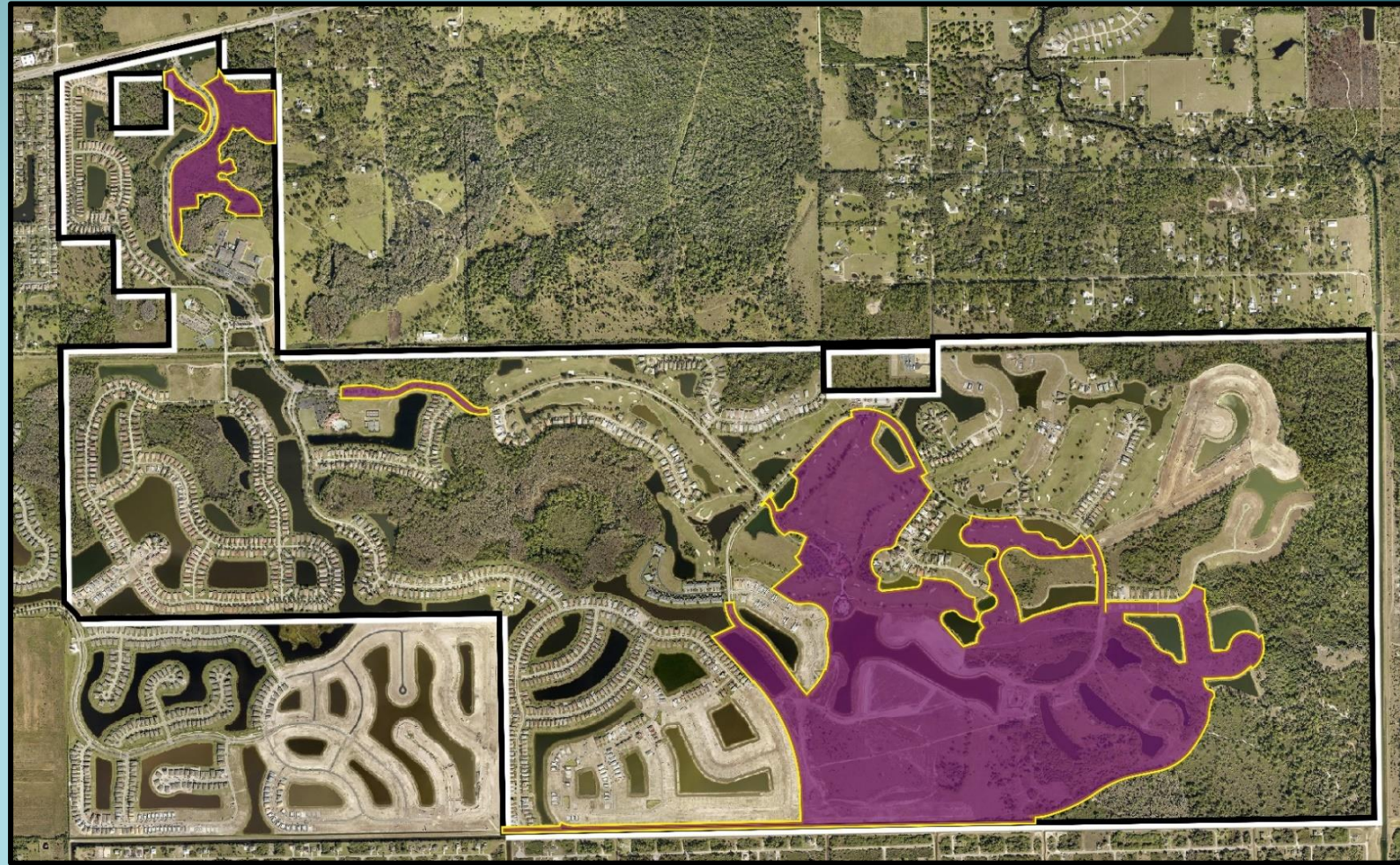
ALICO EXTENSION

- New southern entrance will allow River Hall residents to go to Gulf Coast Town Center and RSW airport without the need to access I-75
- Alico Road right of way has been acquired for the extension
- The project is fully funded in the Capital Improvement Program



UTILITIES

- Lee County Utilities (LCU) has available potable water and sanitary sewer for the proposed density.
- The existing River Hall utility systems were originally designed to accommodate various land uses within the River Hall development footprint, including the proposed density.



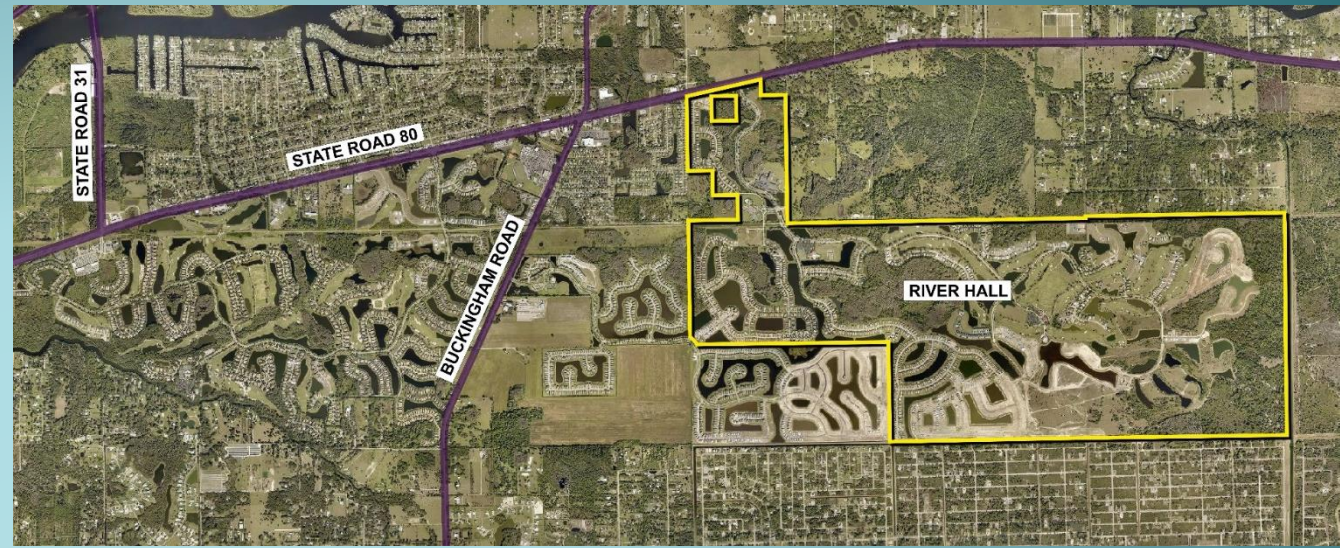
WATER MANAGEMENT

➤ River Hall South Florida Water Management District (SFWMD) Environmental Resource Permit (ERP) # 36-04006-P was issued on 1-27-05.



- The development footprint associated with River Hall has remained constant.
- No changes are proposed to established discharge rates.

TRANSPORTATION



- The increase in units will not trigger needed roadway improvements beyond those already anticipated under “without the addition” in the 2045 Long-Range Transportation Plan and the 2026 Capital Improvement Program.
- Southern Entrances will enhance Fire/EMS and River Hall Elementary accessibility.
- Roads Impact Fee contribution by the additional units is estimated at \$4.9 million.

PLANNING CONCLUSION

- Agree with findings and conclusions within the staff report.
- Internally consistent with other policies within the Lee Plan Goals and Policies.
- Infrastructure is in place to support proposed density.
- Proposed density is consistent with neighboring densities and development trends in the area.
- No changes to development footprint.

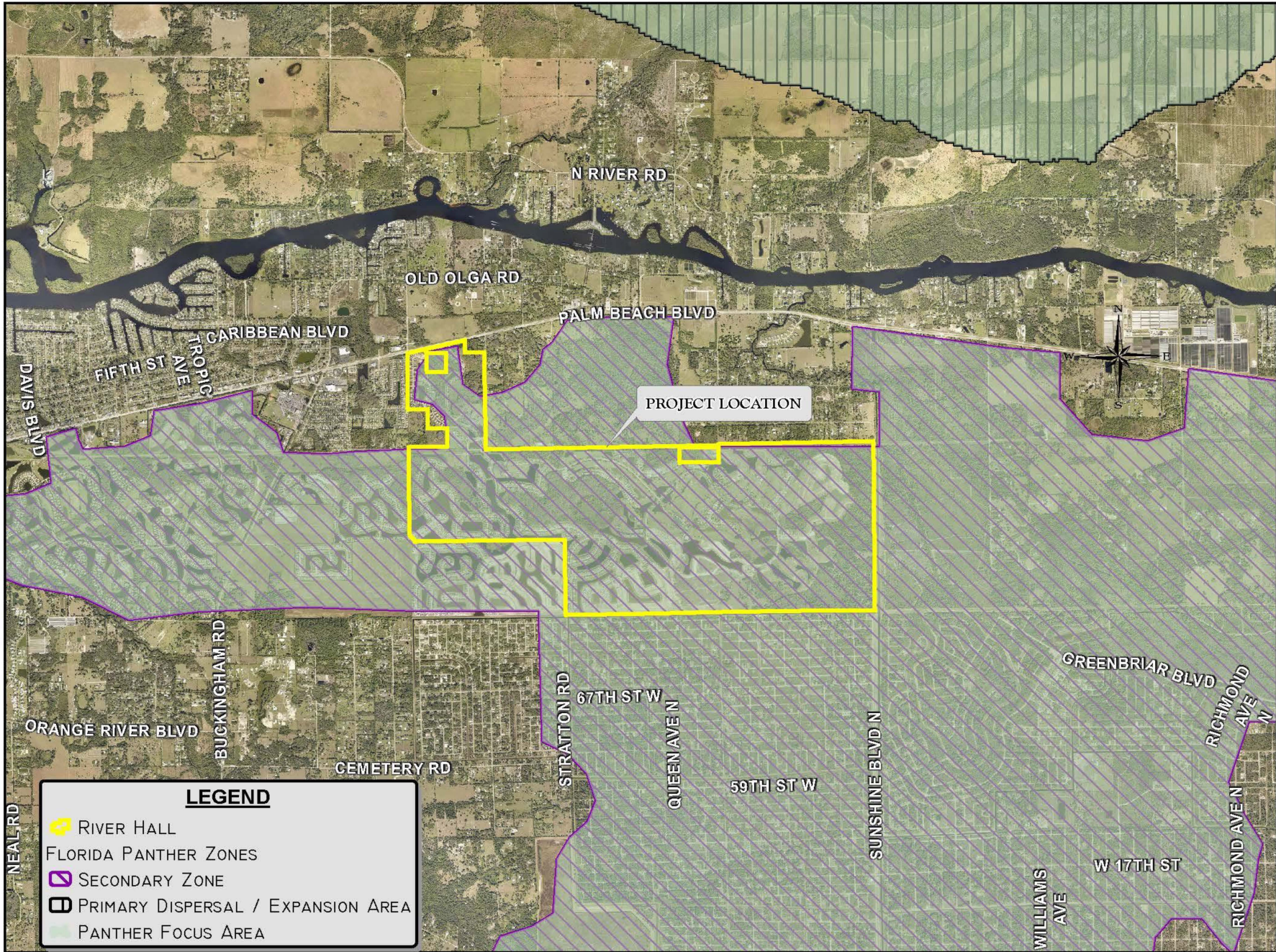
Russell Schropp
Henderson, Franklin, Starnes & Holt, P.A.

SUMMARY

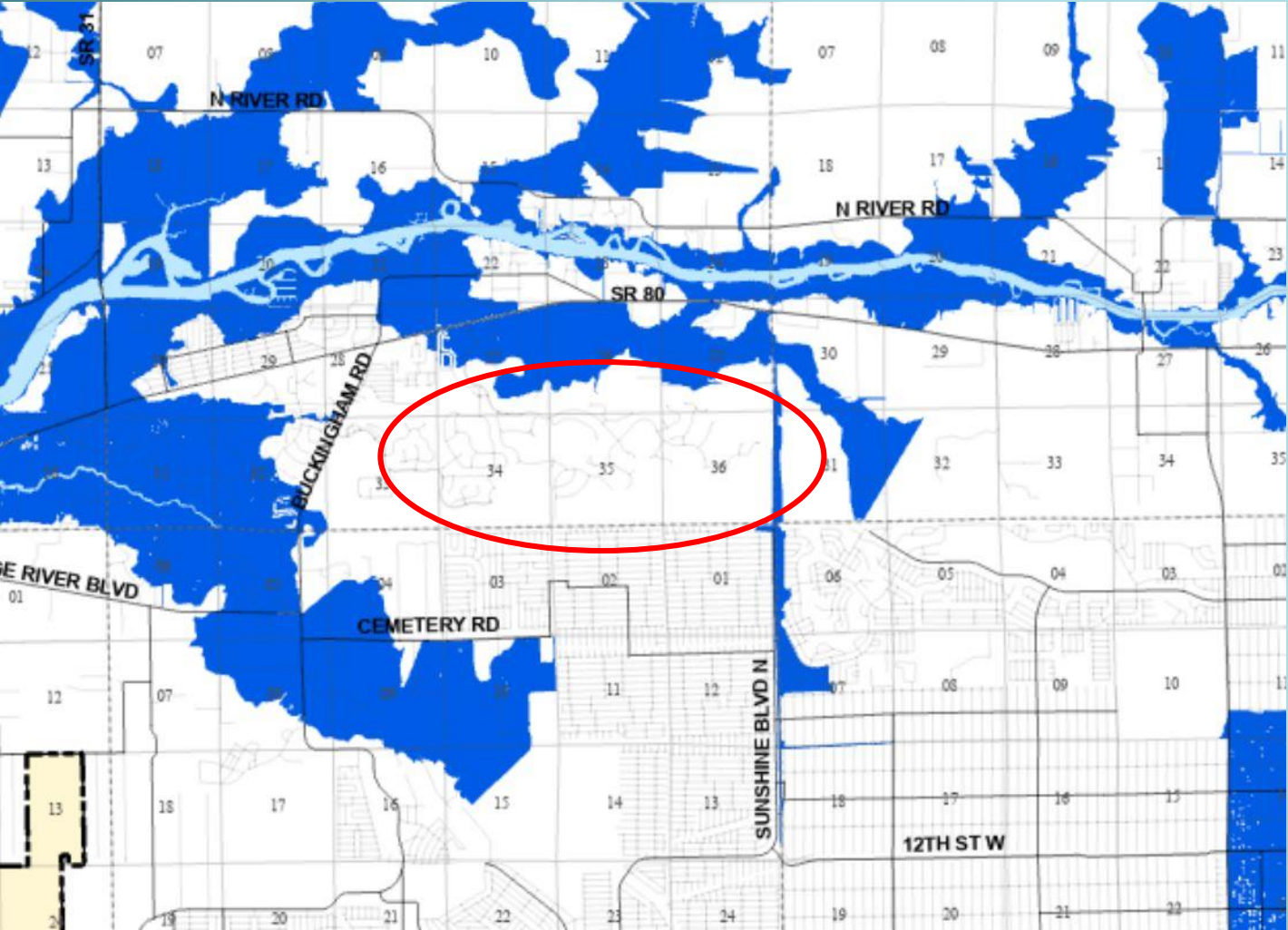
The proposed amendment:

- Makes the most efficient use of existing infrastructure without extending development into less-developed areas unserved by public utilities
- Is consistent with recently approved plan amendments and rezonings in the area (Portico, Buckingham 345)
- Meets relevant criteria for future land use map amendments in Chapter 163:
 - Is internally consistent with other portions of the Lee plan, including Caloosahatchee Shores community plan
 - Is supported by relevant and appropriate data and analysis

Additional Information
(if needed)

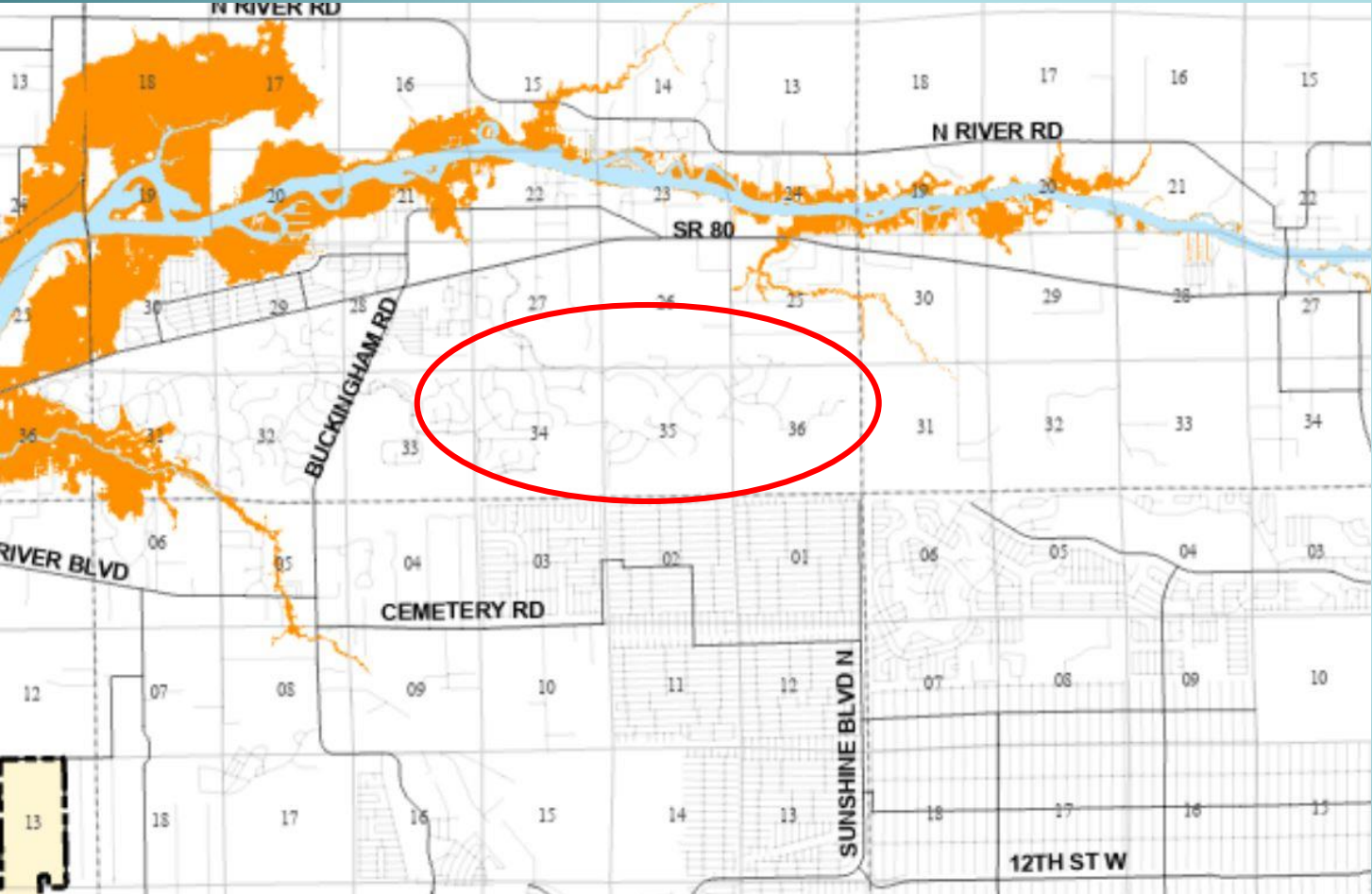


100-YEAR FLOODPLAIN LEE PLAN MAP 5B



 100-Year Floodplain

COASTAL HIGH HAZARD AREA LEE PLAN MAP 5A



Coastal High Hazard Area

UTILITIES

Additional density has always been a potential

- Original CDD Engineer's Report
- Two supplemental reports

