



Lee County
Southwest Florida

River Hall

CPA2021-00016

Privately Initiated Map Amendment

BoCC Transmittal Hearing – January 18, 2023

Request

Amend Lee Plan Map 1-A

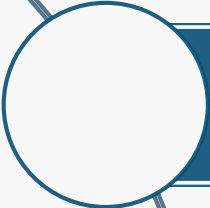
- Amend the Future Land Use Map designations to the 391.85 acre subject property as follows:

Area	Existing Future Land Use	Proposed Future Land Use
11.94 acres	Sub-Outlying Suburban	Rural
276.63 acres	Sub-Outlying Suburban	Outlying Suburban
25.2 acres	Sub-Outlying Suburban	Suburban
45.68 acres	Rural	Outlying Suburban
32.4 acres	Rural	Sub-Outlying Suburban

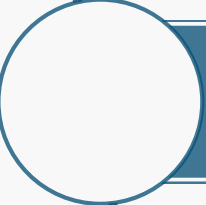
Summary

- The proposed amendments will allow for an additional 489 dwelling units, requested through concurrent rezoning, to be placed on currently un-platted areas within the River Hall Community.

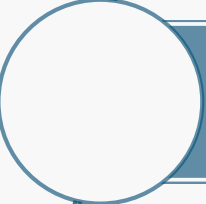
Lee Plan Analysis



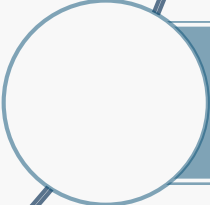
Future land use changes increase overall density within the River Hall Community by 0.2 dwelling units per acre and will have minimal impact on community's character, consistent with Policy 21.1.3.



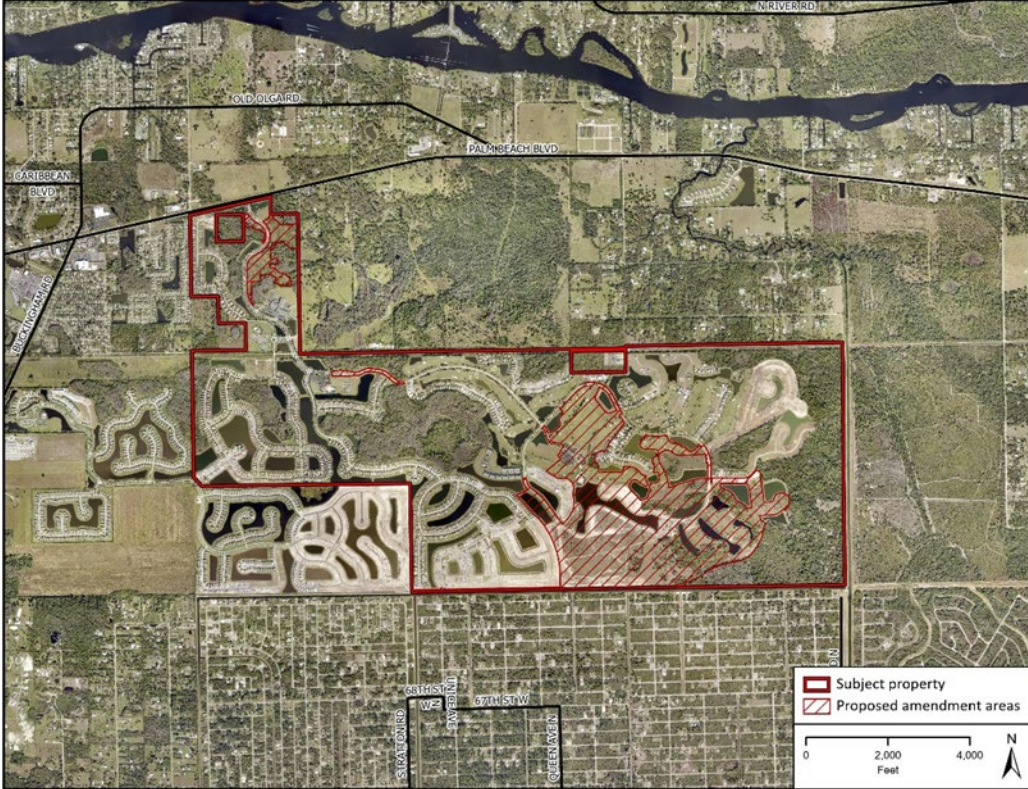
The proposed amendments provide for residential development where infrastructure exists, consistent with **Goal 2** and **Goal 5**.



Public information hearings held consistent with Policies 17.3.2, 17.3.3, and 17.3.4



All regulatory levels of service are met consistent with Policy 95.1.3



Conclusion & Recommendation

Conclusion

- Changes will not impact the overall character of Caloosahatchee Shores
- Applicant conducted public information meeting within Caloosahatchee Shores Community Plan Area
- Adequate services exist and will continue to meet regulatory levels of service
- Some segments of transportation network fail with or without proposed amendments, but this level of service is not regulatory

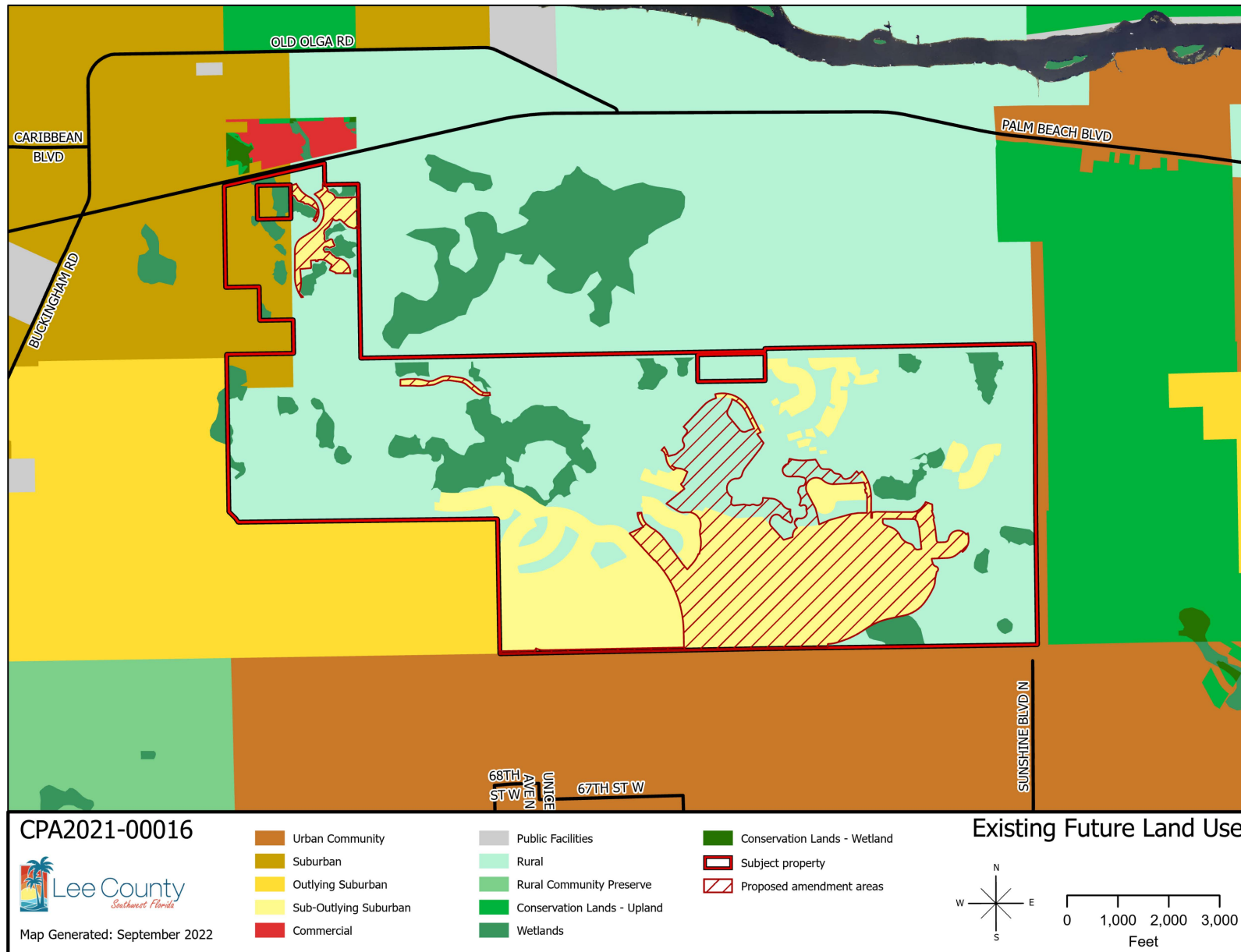
Recommendation

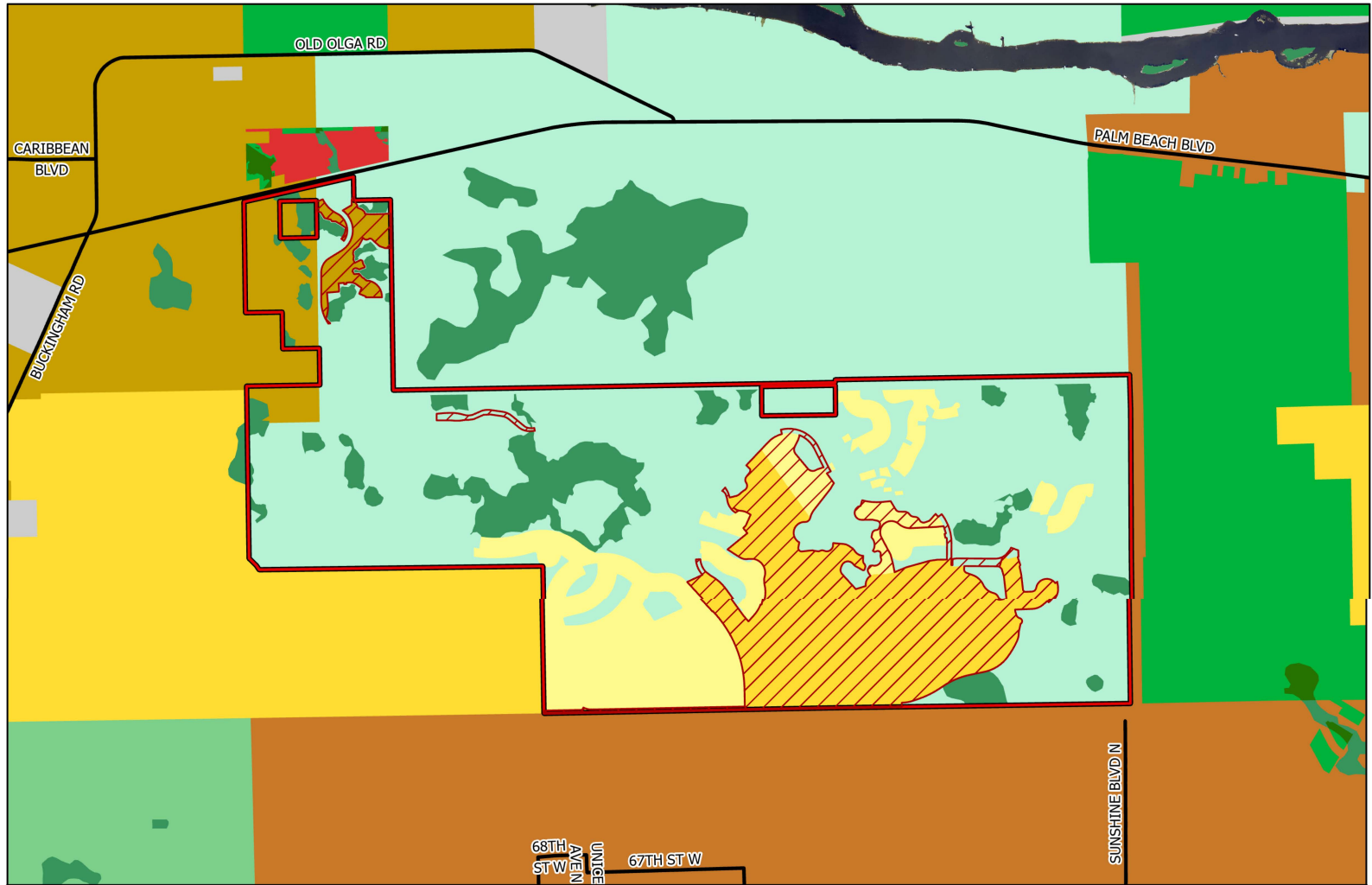
- Staff and the LPA recommend the BoCC *Transmit* the proposed amendments as shown in Attachment 1




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Questions





CPA2021-00016



Map Generated: September 2022

Urban Community	Public Facilities	Conservation Lands - Wetland
Suburban	Rural	Subject property
Outlying Suburban	Rural Community Preserve	Proposed amendment areas
Sub-Outlying Suburban	Conservation Lands - Upland	
Commercial	Wetlands	

Proposed Future Land Use