



Lee County
Southwest Florida

Babcock Road – US 41

CPA2023-00001

Privately Initiated Small-Scale Amendment

Local Planning Agency Hearing – August 28, 2023

CPA2023-00001

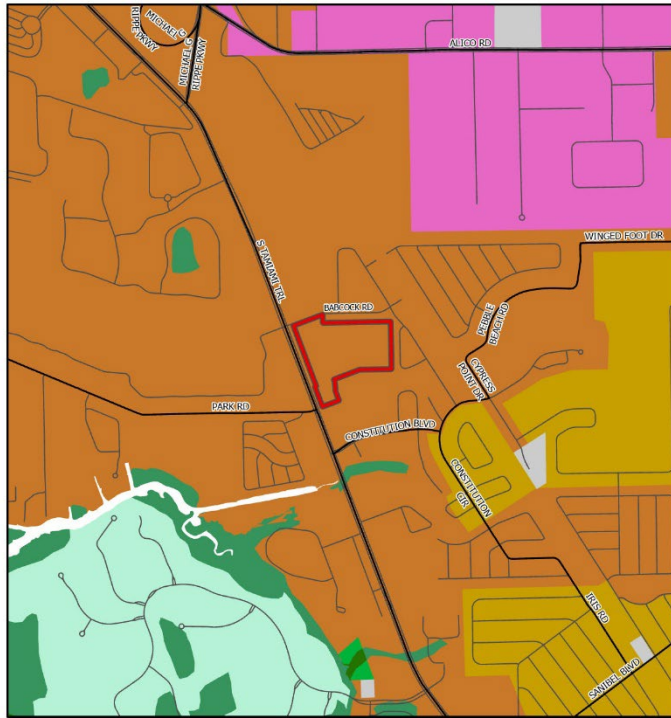
Requested Amendments

- Amend Map 1-A, changing +/- 25.60 acres from Urban Community to Central Urban
- Amend Table 1(b) to maintain internal consistency

Summary

- Requested amendments allow for greater density within an urbanized area

Future Land Use Map



CPA2023-00001 Existing Future Land

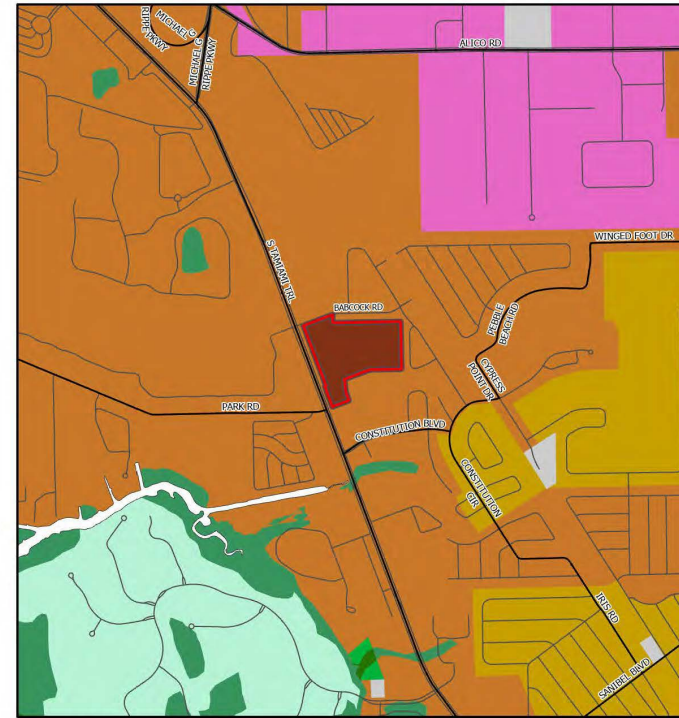
Lee County
Sunshine State

- Urban Community
- Suburban
- Industrial
- Public Facilities
- Rural
- Conservation Lands - Upland
- Wetlands
- Conservation Lands - Wetland
- Subject Property

Map Generated: August 2023

Attachment 1 Page 1 of 2

Existing Future Land Use Map



CPA2023-00001 Proposed Future Land

Lee County
Sunshine State

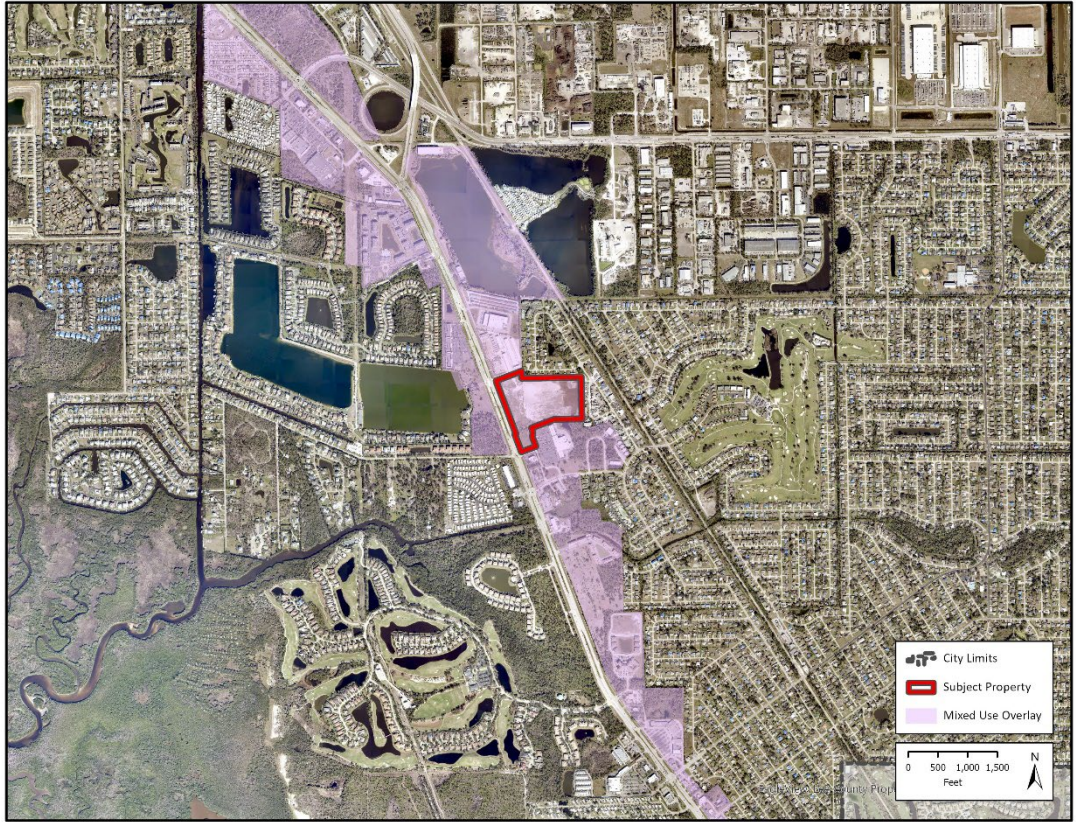
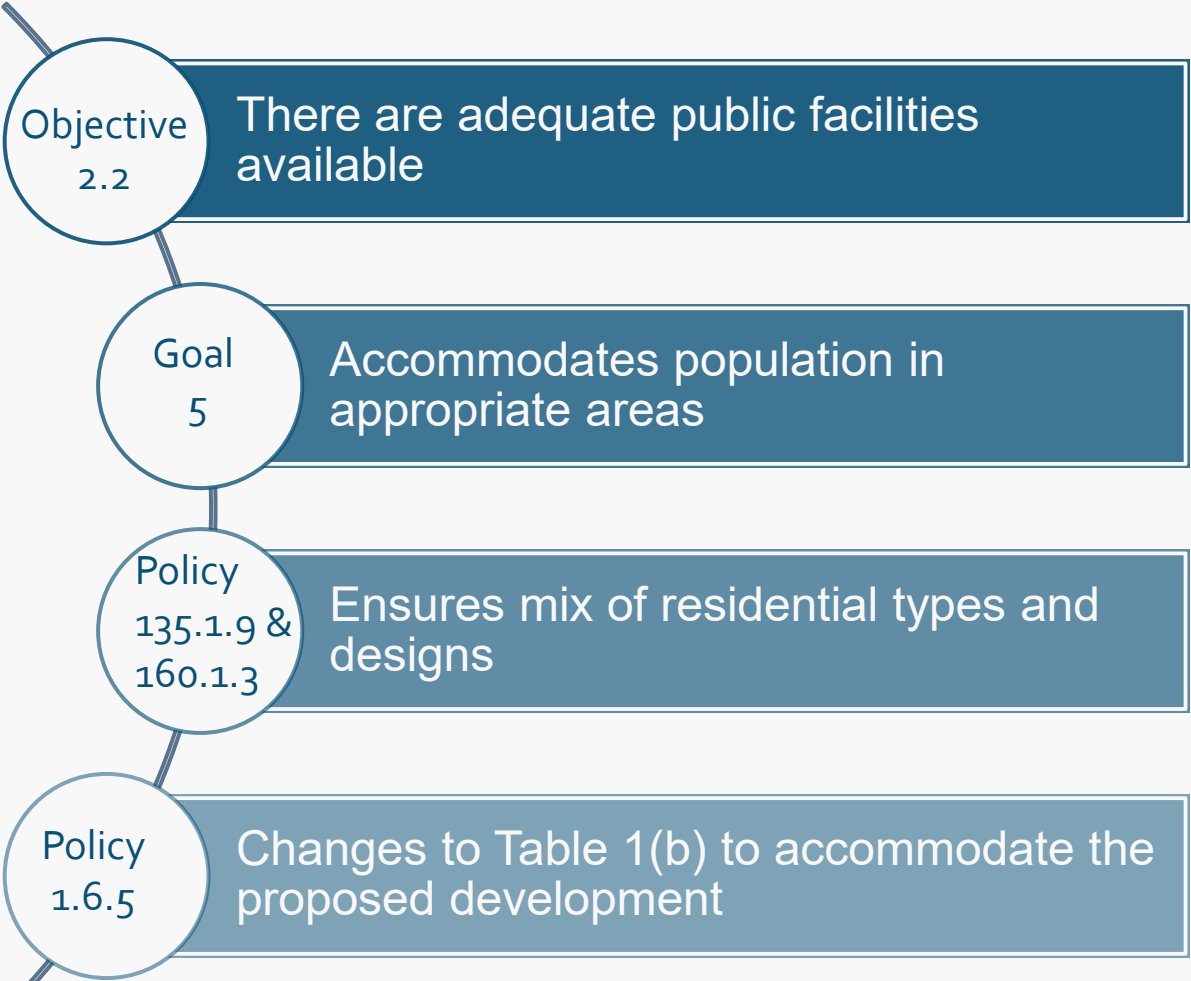
- Central Urban
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Attachment 1 Page 2 of 2

Proposed Future Land Use Map

Lee Plan Analysis



Conclusion

Conclusion

- Employment base of surrounding area support the proposed future land use change
- The proposed development supports diverse housing options
- Services are available to serve the subject property
- Uses allowed in proposed category are compatible with surroundings

Recommendation

- Staff recommends that the BoCC ***adopt*** the proposed amendments as shown in Attachment 1.