



Lee County
Southwest Florida

Caloosa 80 Text and Map Amendment

CPA2022-00017

CPA2022-00018

Privately Initiated Large-Scale Text and Map Amendment

Local Planning Agency Hearing – April 22, 2024

Caloosa 80

Text and Map Amendment

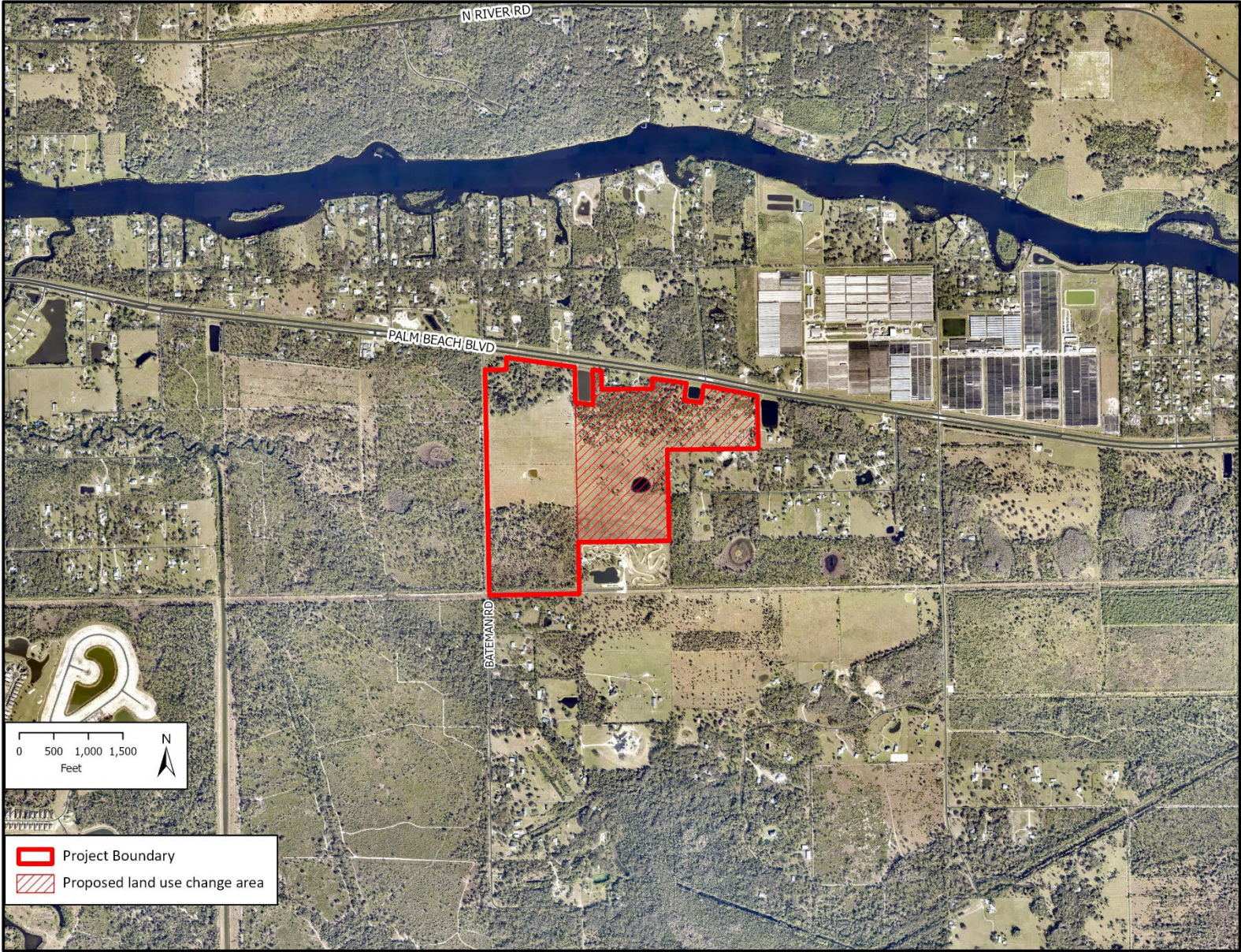
Requested Amendments

- Redesignate 92.7 acres from Rural to Sub-Outlying Suburban (Map 1-A)
- Add subject property to Lee County Utilities Future Water and Future Sanitary Sewer Service Area (Maps 4A-4B)
- Amend Table 1(b) to increase residential acreage in the Sub-Outlying Suburban FLU in District 1, Northeast Lee County

Summary

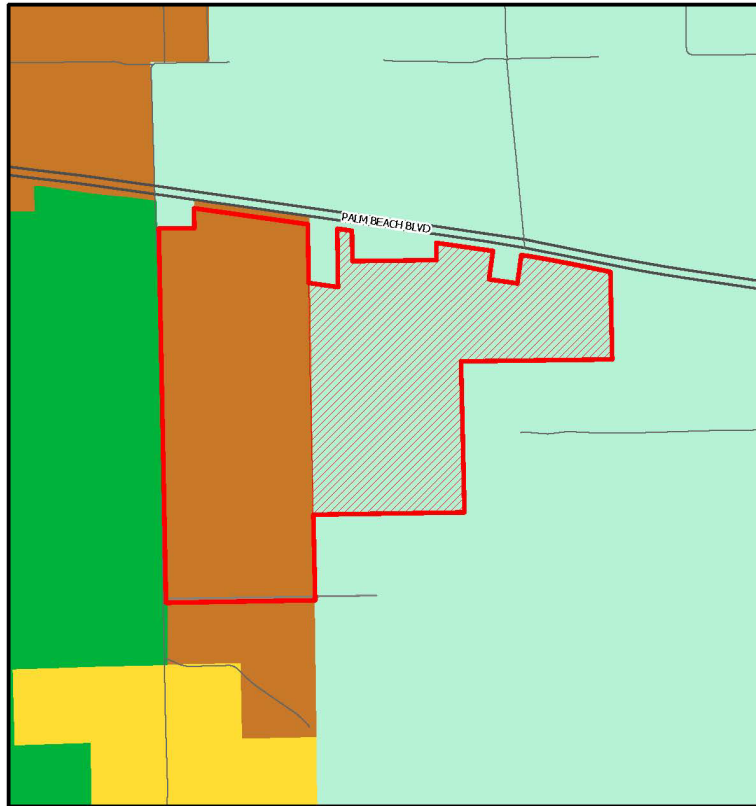
- Allow for 650 transient and non-transient RV sites to be served by Lee County Utilities Water and Sewer services
- Establish sufficient residential acreage in the Sub-Outlying Suburban FLU in District 1, Northeast Lee County, for development of the subject property

Location Map



FLU Map Amendment

Redesignate 92.7 acres from Rural to Sub-Outlying Suburban FLU (Map 1-A)



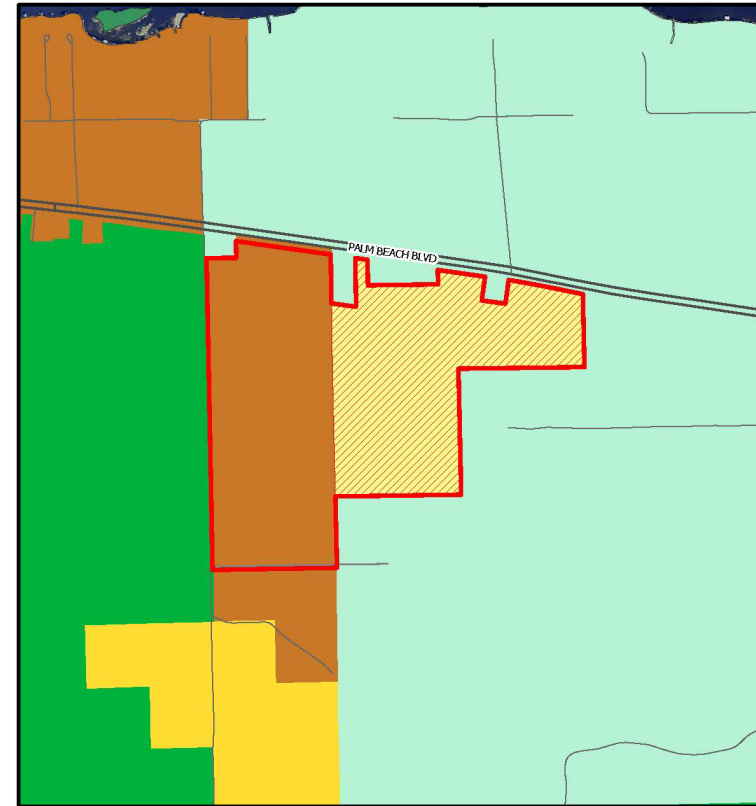
CPA2022-00018 Existing Future Land Use

Map Generated: February 2024

Lee County
Southwest Florida

- Urban Community
- Outlying Suburban
- Rural
- Conservation Lands - Upland
- Project Boundary
- Proposed land use change area

0 1,000 Feet



CPA2022-00018 Proposed Future Land

Map Generated: February 2024

Lee County
Southwest Florida

- Sub-Outlying Suburban
- Urban Community
- Outlying Suburban
- Rural
- Conservation Lands - Upland
- Wetlands
- Project Boundary
- Proposed land use change area

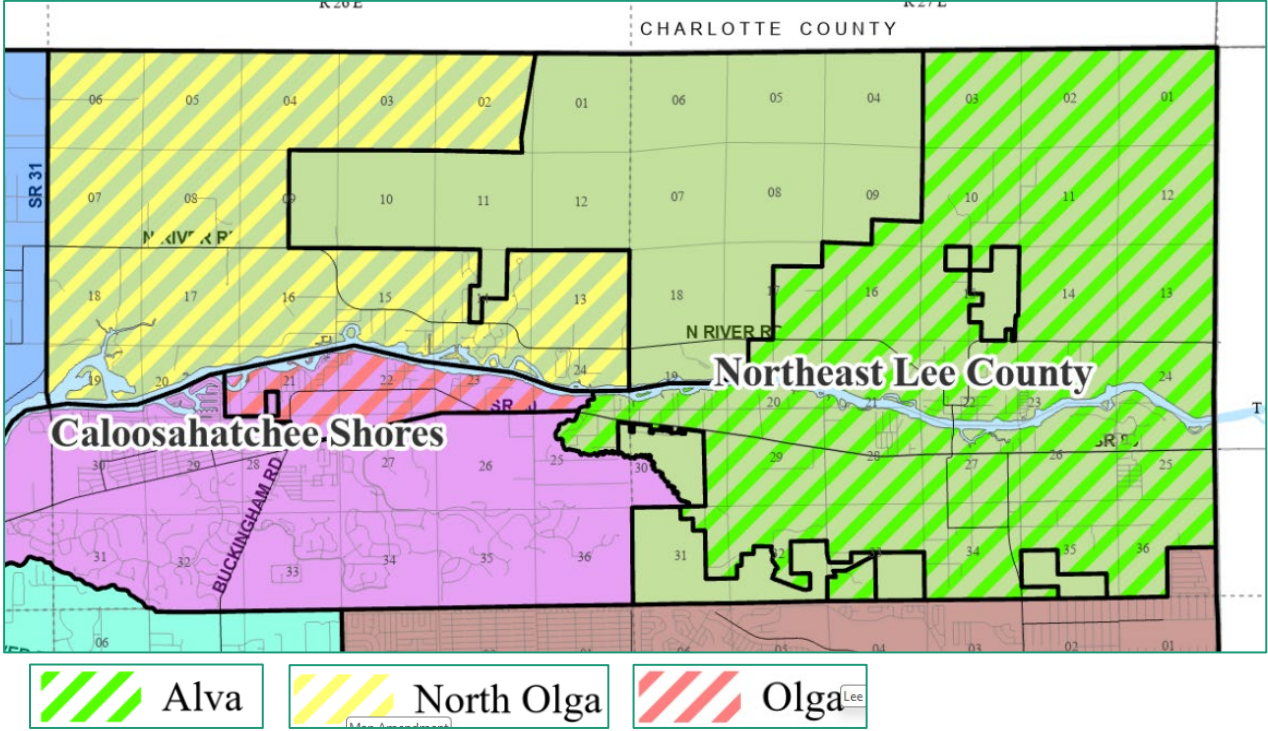
0 1,000 2,000 Feet

Lee Plan Analysis

Policy 1.1.11 Sub-Outlying Suburban – places where desired to retain low density community character, prohibits industrial; max 2du/ac

Objectives 2.1 and 2.2 Growth Management - adjacent to future urban, Future Water and Sewer Service Area Maps

Policy 17.3.2 and 17.3.3 Public Information Meetings – North Olga and Alva Communities



Lee Plan Analysis

Goal 27
and
Goal 28

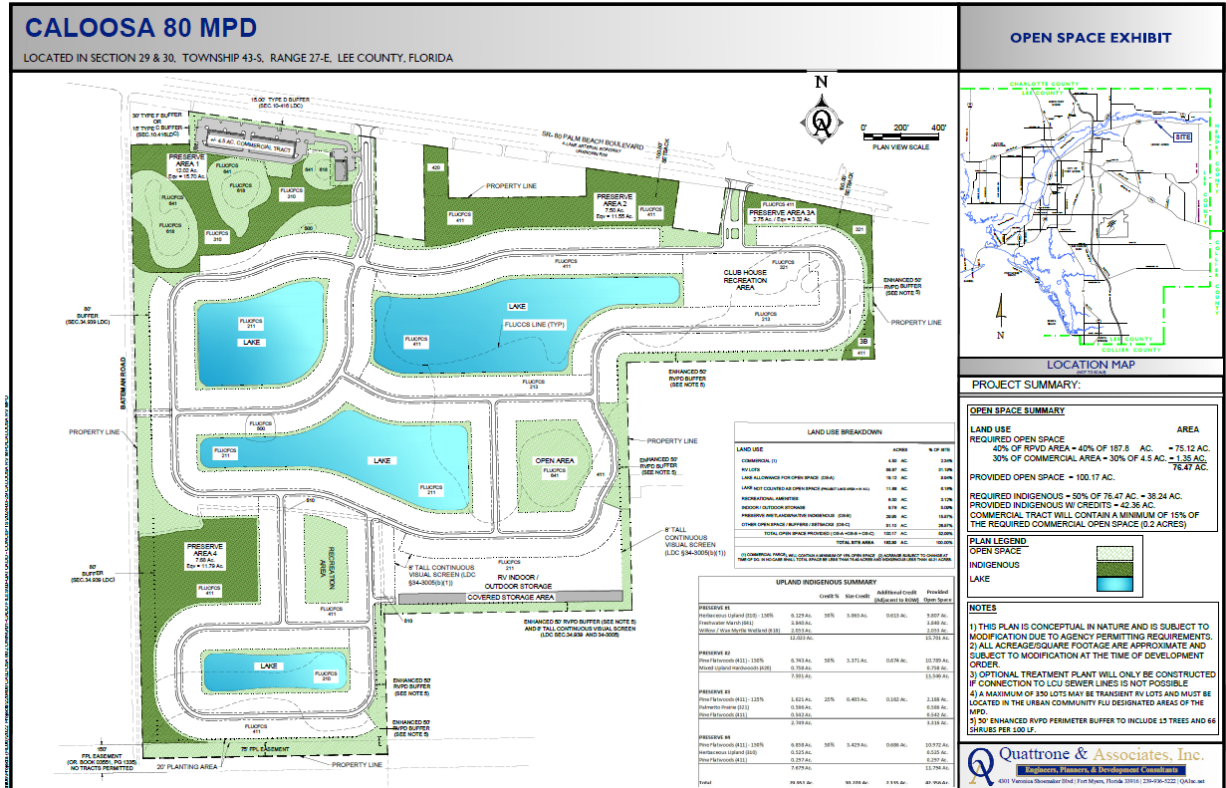
Northeast Lee County Community Plan
Alva Community Plan

Policy
27.1.1 and
27.1.2

Compact development, view of
wooded areas, open spaces,
protection of environmentally
sensitive lands

Policy
28.2.2

FLU amendments that increase the allowable
total density must demonstrate consistency
with **Goal 28** through a concurrent planned
development submittal



DCI2022-00062 – Open Space Exhibit

Lee Plan Analysis (Policy 28.2.2)

Obj. 28.1
and
Policy
28.2.3

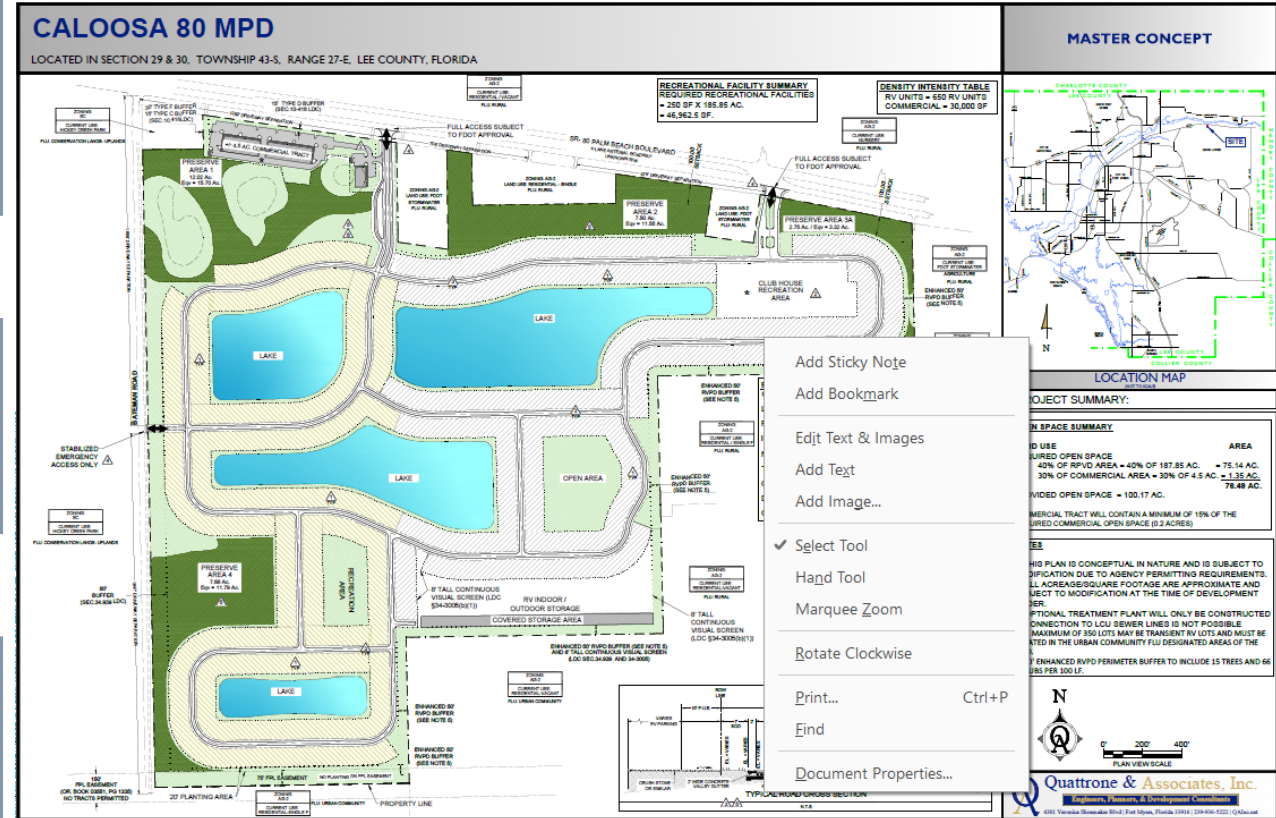
Rural Character, sustainable residential development, rural planning practices

Policy
28.5.1

Protect natural environment, surface water management system design, natural buffers

Goal 61
and
Objective
61.2

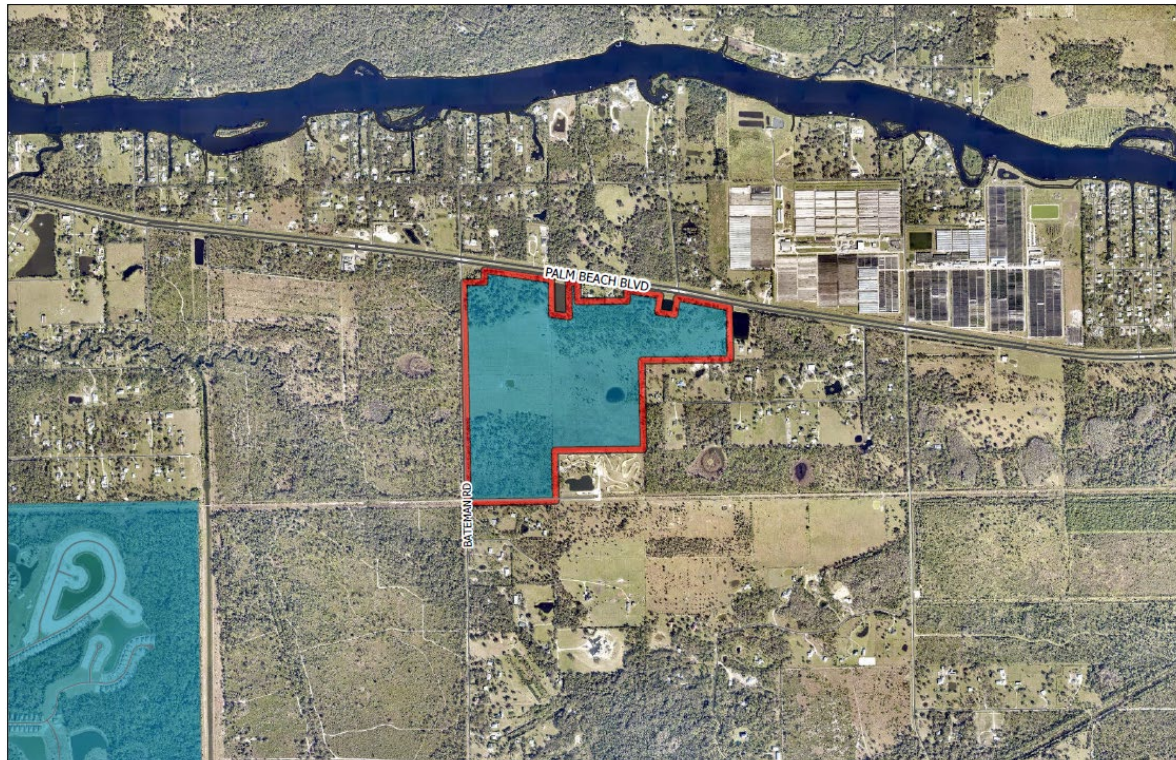
Mimicking the function of natural systems



DCI2022-00062 – Master Concept Plan

Map 4-A, 4-B Amendment

Amend the Lee County Future Utilities Water Service Area Map 4-BA and Future Sanitary Sewer Service Area Map 4-B to include the entire 192.3-acre site



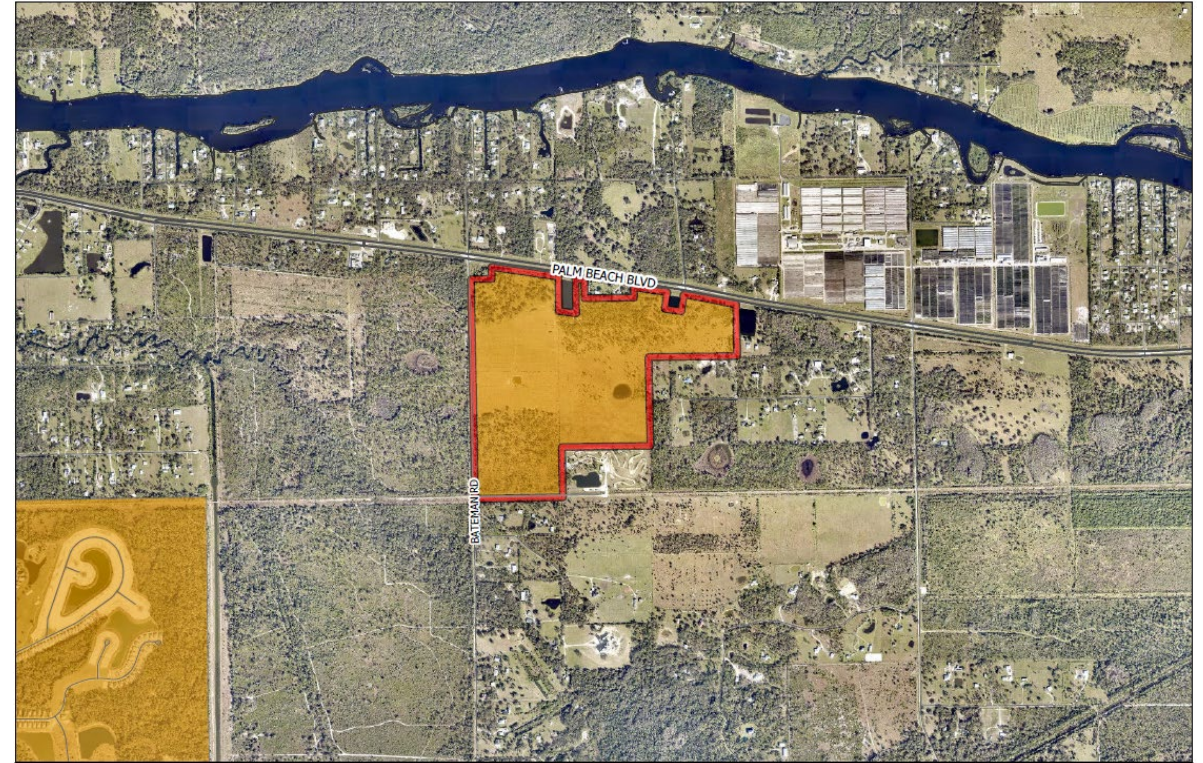
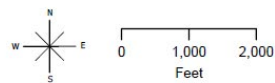
CPA2022-00018



Map Generated: February 2024

- Proposed Future Water Service Areas
- Existing Future Water Service Areas

Future Water Service Areas



CPA2022-00018



Map Generated: February 2024

- Proposed Future Sewer Service Areas
- Future Sewer Service Areas

Future Sewer Service Areas



Lee Plan Analysis

Standard
4.1.2#4

Providers may contract service areas so another utility may provide service.

Policy 53.1

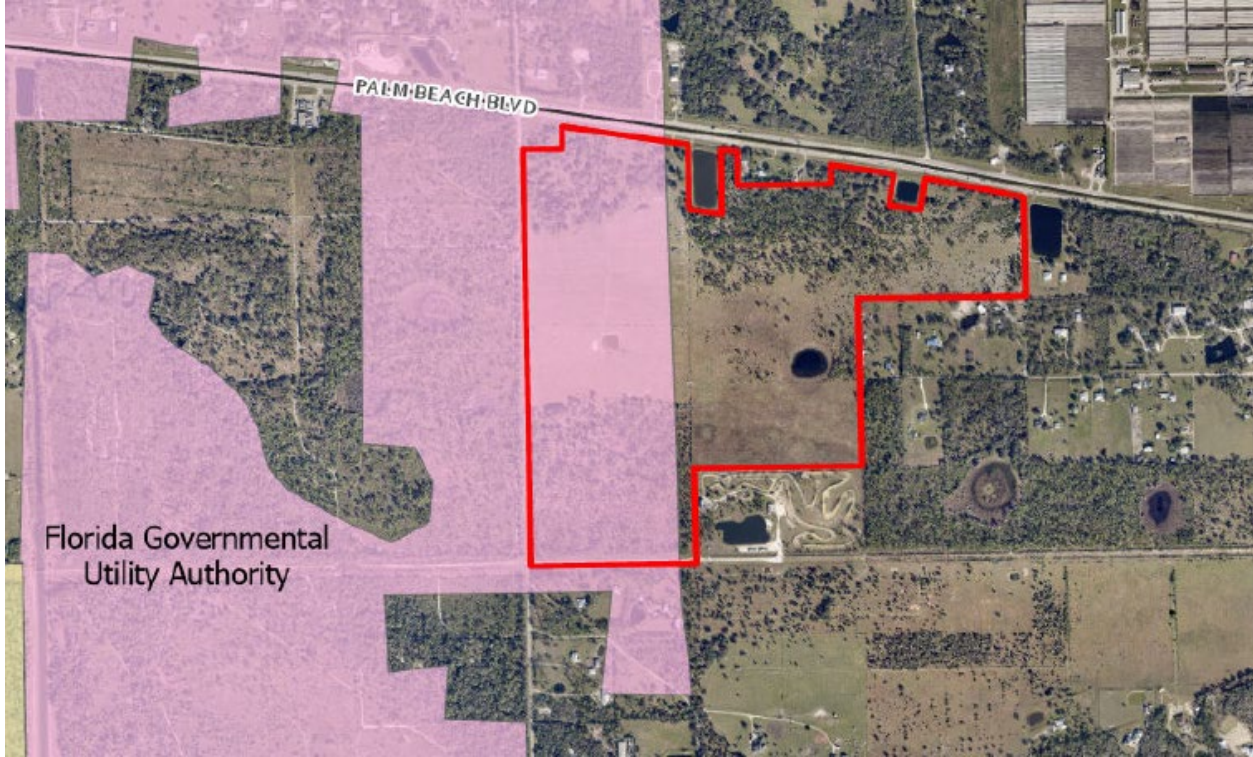
Provide acceptable levels of potable water service throughout the future urban areas

Policy 56.1

Provide sanitary sewer service throughout the future urban areas.

Policy
126.1.4

Development must maintain or improve groundwater levels.



FGUA Wastewater Franchise Area

Conclusion and Recommendation

Conclusion

- Suitable to retain low-density community character.
- Consistent with the Northeast Lee County and Alva Community Plans.
- Consistent with Policy 28.2.2
- Maintains or improves groundwater levels and Preserves on-site wetlands and indigenous areas.
- Extends water and sewer to lands currently within a future urban area
- Promotes the use of sanitary sewer in a BMAP.
- Amendments to Table 1(b) maintain internal consistency.

Recommendation

- Staff recommends ***transmittal*** of the proposed amendment as provided in Attachment 1.

Questions



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