



Lee County
Southwest Florida

Royal Palm Multifamily

CPA2023-00011

Privately Initiated Small-Scale Amendment

Local Planning Agency Hearing – June 24, 2024

CPA2023-00001

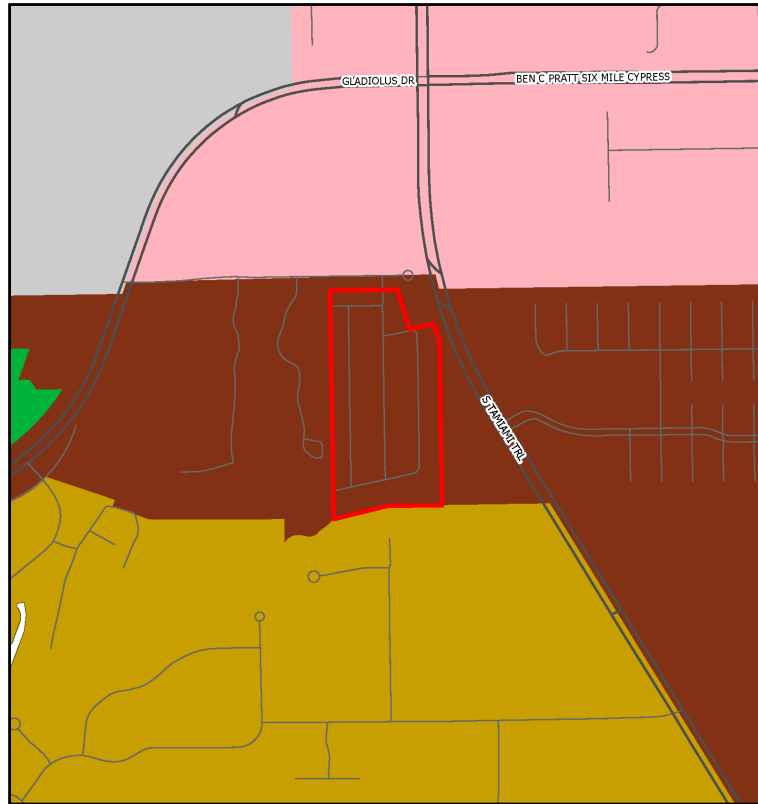
Requested Amendments

- Amend Map 1-A, changing \pm 19.3 acres from Central Urban to Intensive Development

Summary

- Requested amendments allow for greater density within an urbanized area

Future Land Use Map



CPA2023-00011 Existing Future Land Use

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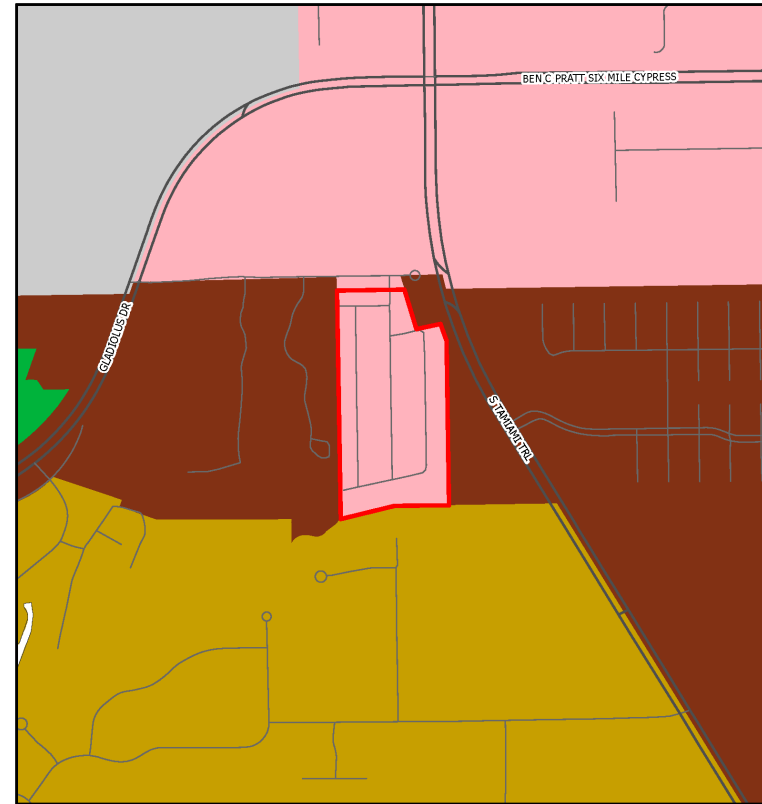
Map Generated: June 2024

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Conservation Lands - Upland
- Subject Property

0 1,000
Feet

Attachment 1 Page 1 of 2

Existing Future Land Use Map



CPA2023-00011 Proposed Future Land

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Map Generated: June 2024

- Intensive Development
- Central Urban
- Urban Community
- Suburban
- Public Facilities
- Conservation Lands - Upland
- Subject Property

0 1,000
Feet

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Proposed Future Land Use Map

Lee Plan Analysis



Conclusion

Conclusion

- Employment and shopping centers surrounding area support greater density
- Services are available to serve the subject property
- Uses allowed in proposed category are compatible with surroundings
- Hurricane hazards will be mitigated at time of development order

Recommendation

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