



Lee County  
*Southwest Florida*

# SR 31 Civic 10

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CPA2024-00017 Privately Initiated Map Amendment

LPA Hearing – October 27, 2025

# CPA2024-00017 SR 31 CIVIC 10

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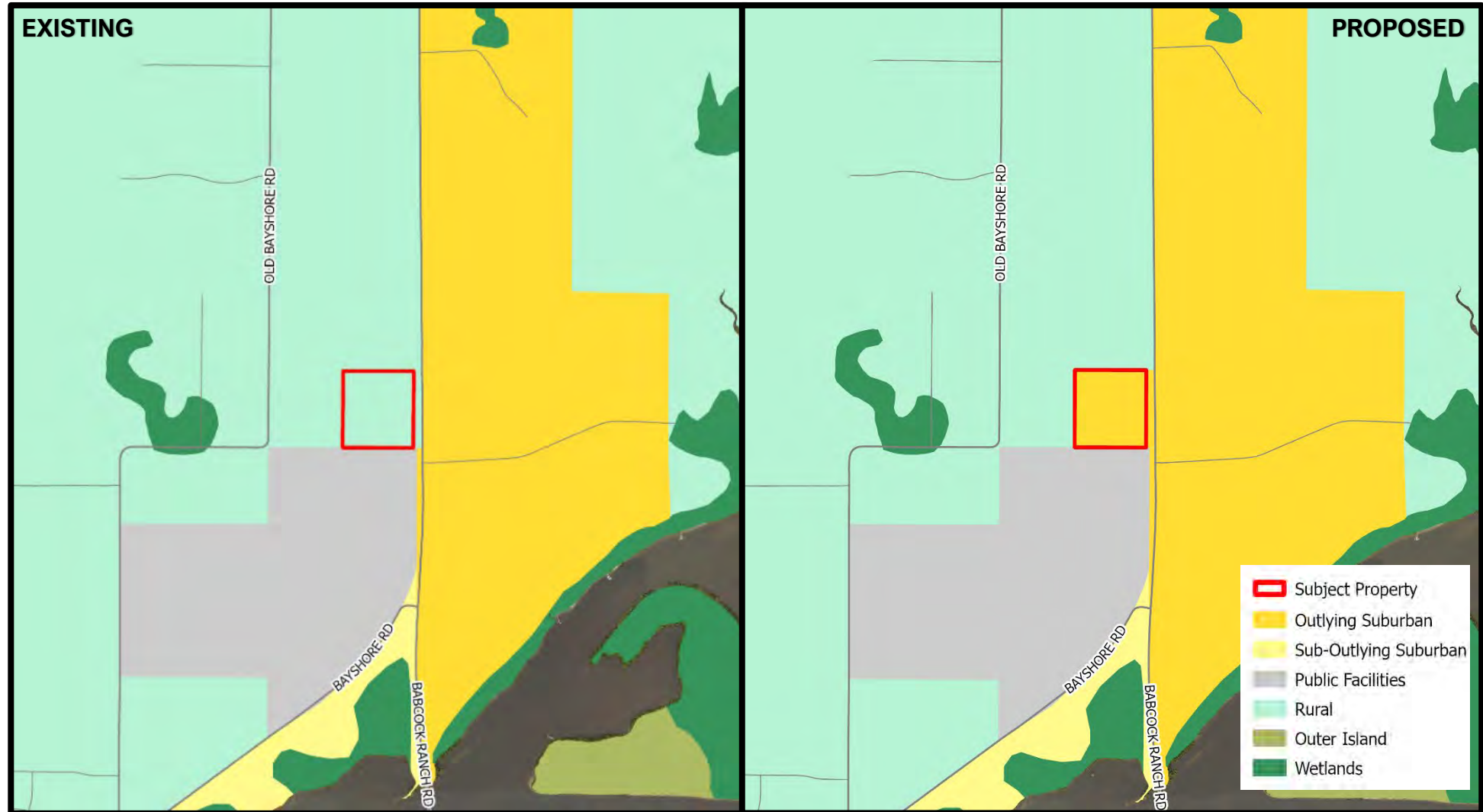
## Requested Amendments

- Amend Lee Plan Map 1-A, the Future Land Use Map, to change the future land use category of the subject property from Rural to Outlying Suburban.
- Amend Map 4-A, Lee County Utilities Future Water Service Areas, to include the subject property.

## Summary

- The applicant requests to change the future land use category of the approximately 9.58-acre subject property from Rural to Outlying Suburban and to add the property to the Lee County Utilities Future Water Service Area map.

# REQUEST: Map 1-A, Future Land Use

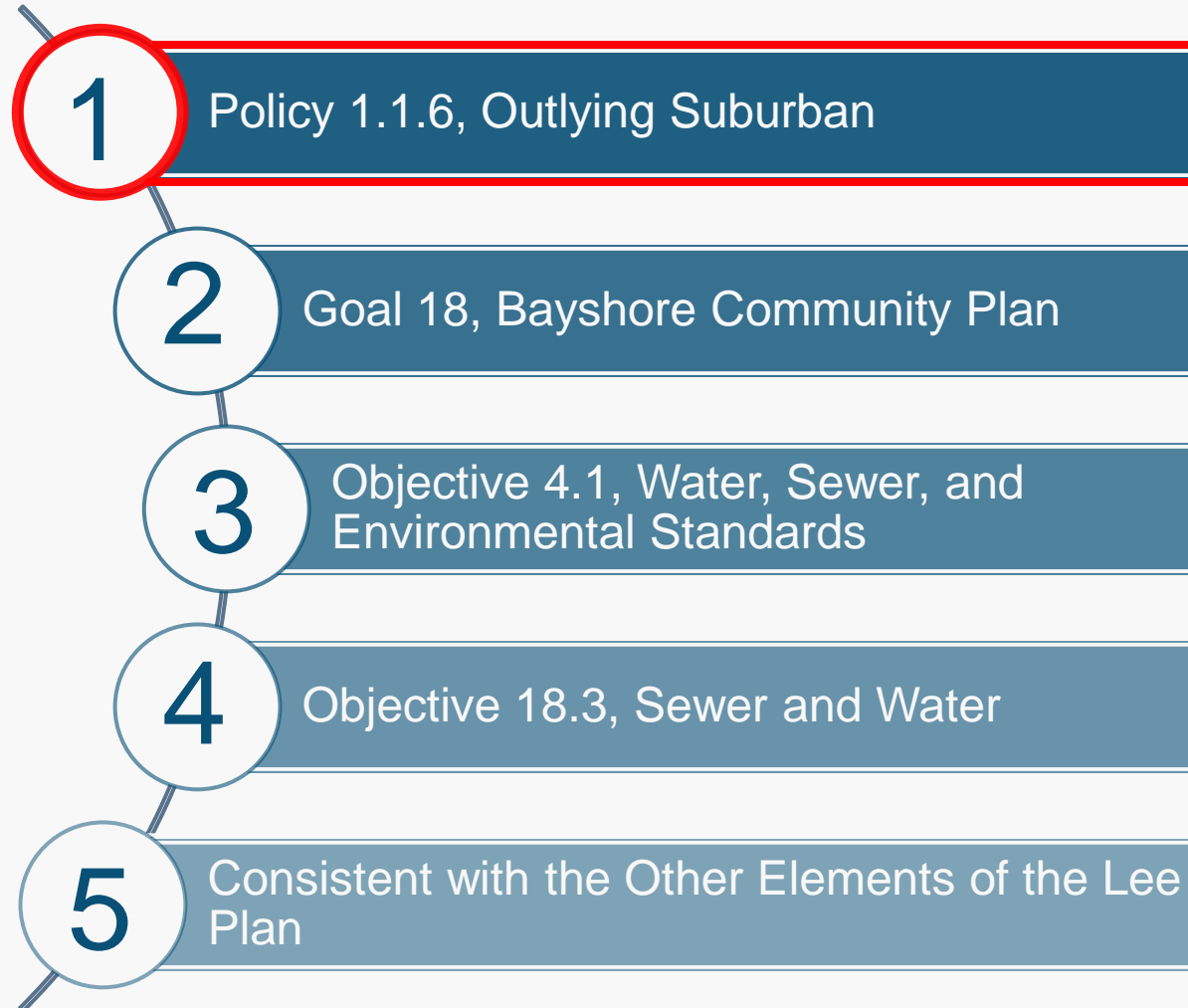


# REQUEST: Map 4-A, LCU Water Service Area



-  Subject Property
-  Existing Future Water Service Areas
-  Proposed Future Water Service Areas

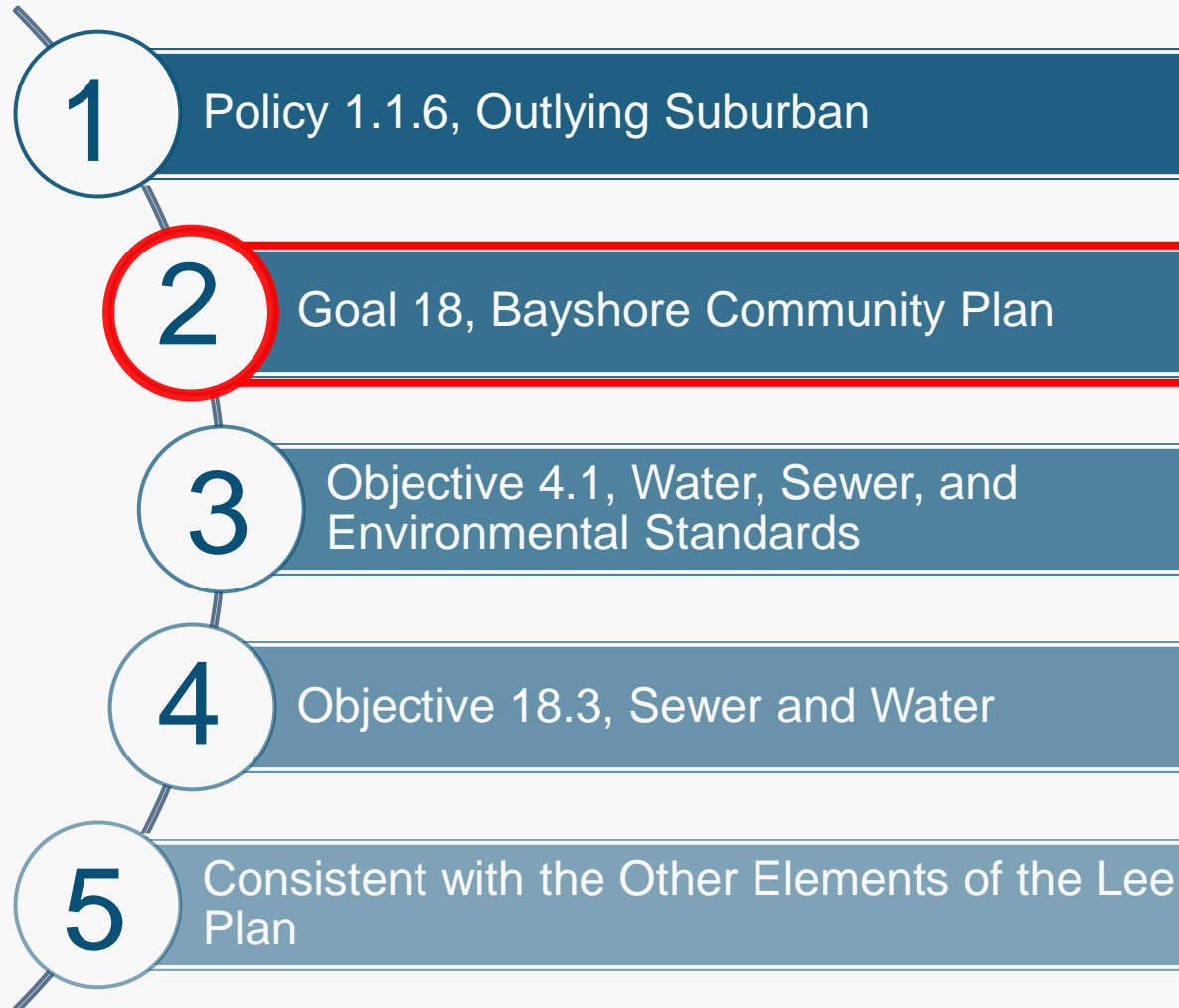
# LEE PLAN CONSISTENCY



**POLICY 1.1.6:** *The Outlying Suburban future land use category is characterized by its peripheral location in relation to established urban areas. In general, this category is **rural in nature** or **contains existing low-density development**. **Some of the requisite infrastructure needed for higher density development is planned or in place.** Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to three dwelling units per acre (3 du/acre). Bonus densities are not allowed.*

# LEE PLAN CONSISTENCY

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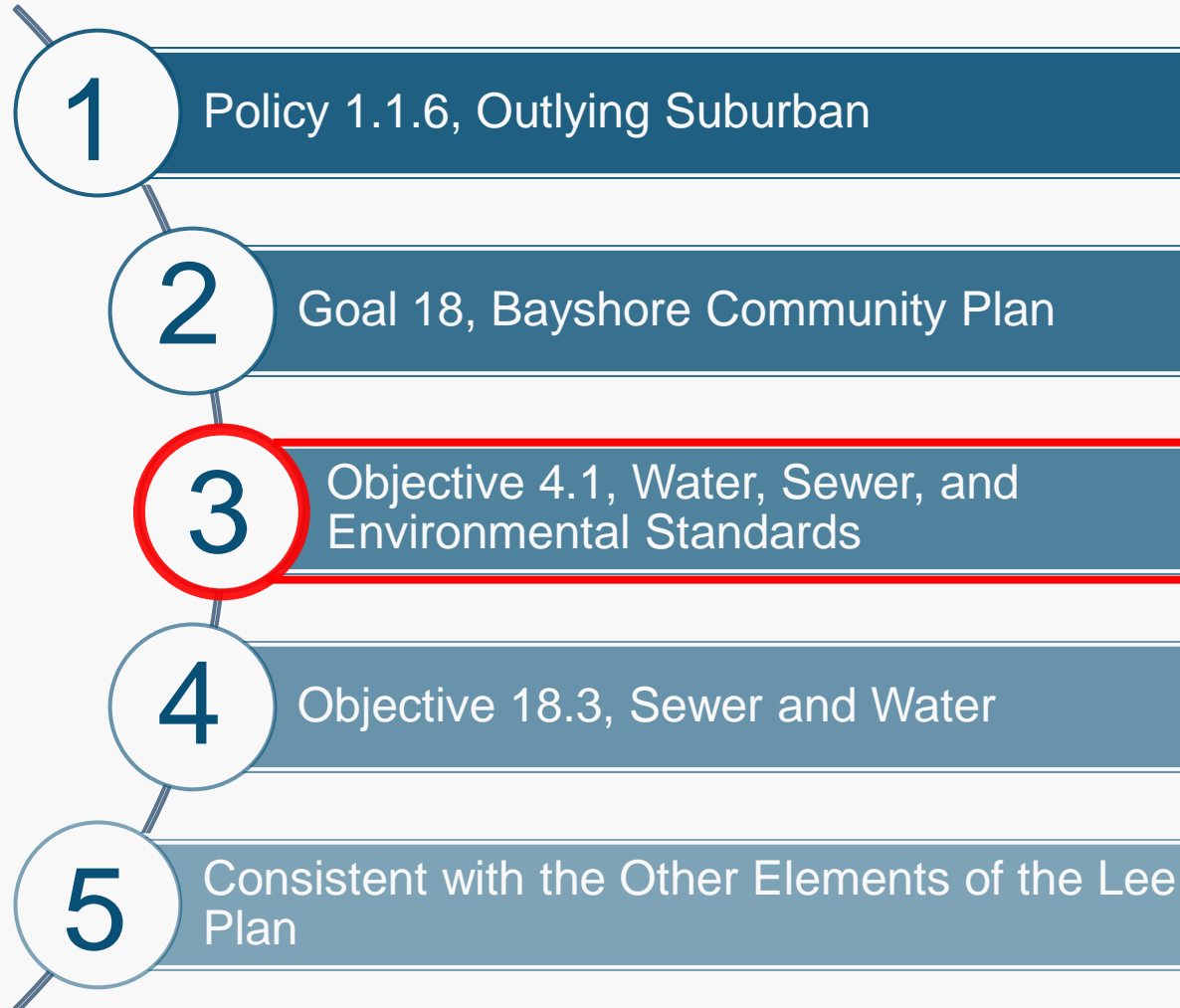


**GOAL 18: BAYSHORE COMMUNITY PLAN.** *Protect the existing rural residential, agricultural and equestrian-oriented character of the community by maintaining low residential densities and minimal commercial activities, and exclude incompatible uses that are destructive to the character of this rural residential environment.*



# LEE PLAN CONSISTENCY

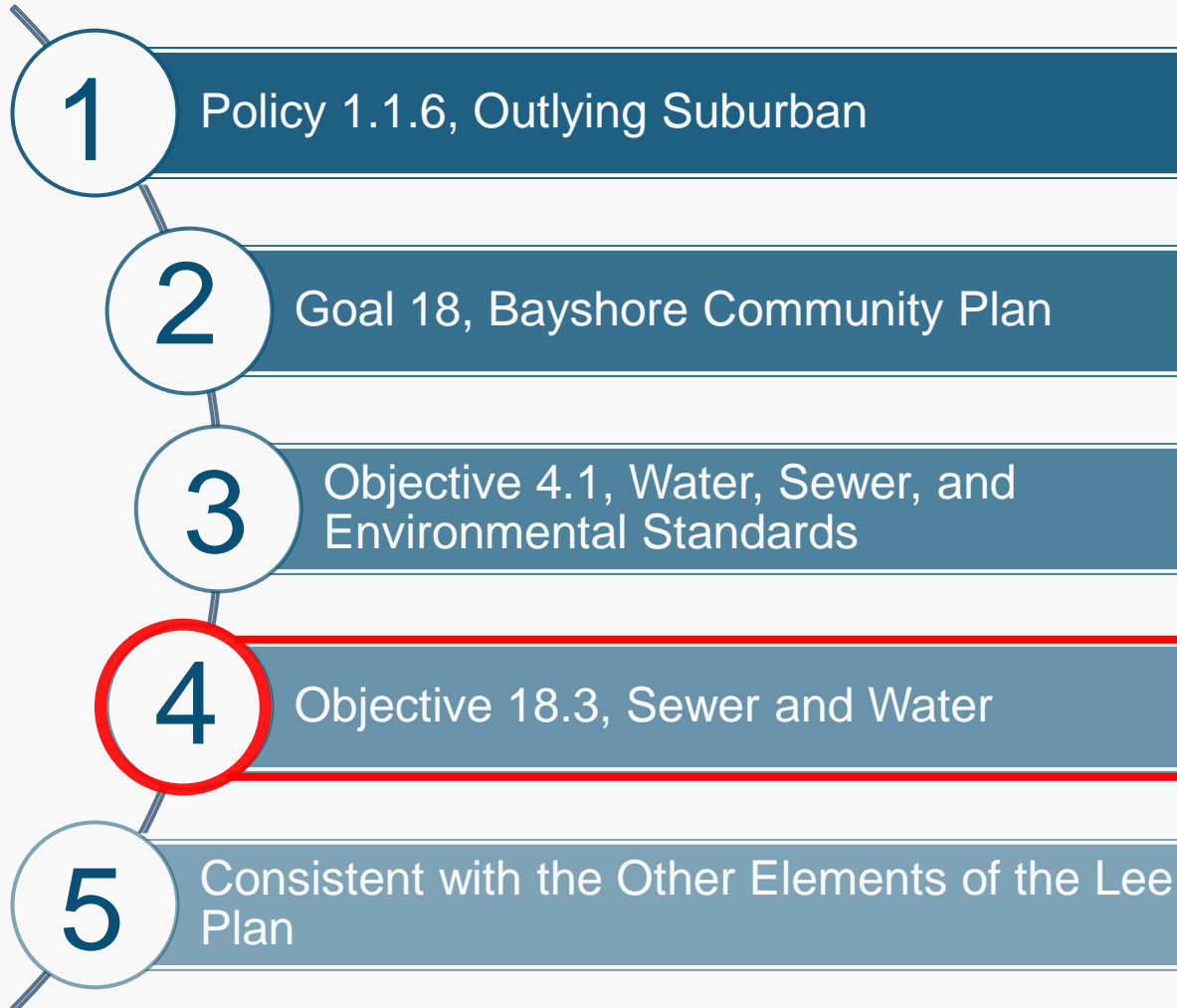
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## ***OBJECTIVE 4.1: WATER, SEWER, AND ENVIRONMENTAL STANDARDS.***

*Consider water, sewer, and environmental standards during the rezoning process. Ensure the standards are met prior to issuing a local development order.*

# LEE PLAN CONSISTENCY

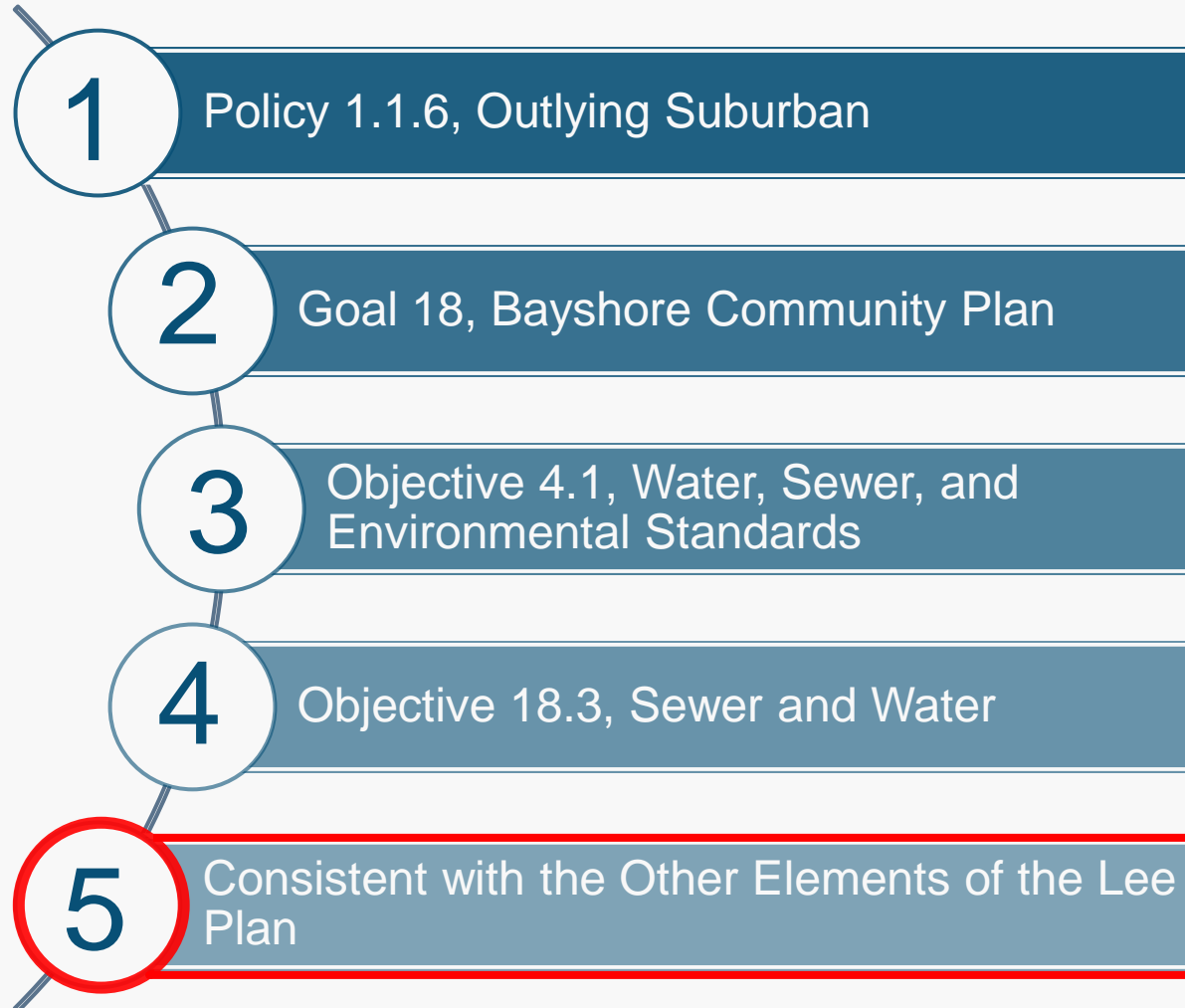


**OBJECTIVE 18.3: SEWER AND WATER.** *Given the desire to maintain a low residential density, new central sewage service is not economically feasible and is discouraged north of Bayshore Road **within the future non-urban land** use categories except to the areas identified by Lee Plan Table 6, "10-Year Sanitary Sewer Service Feasibility Plan". Central water service for enhanced fire protection will be encouraged where economically feasible.*

**POLICY 18.3.1:** *No landowner will be **required** to connect to central sewer or water utilities or be assessed for same unless a threat to public health can be documented, or if a new development proposes an intensity that exceeds the thresholds in Standards 4.1.1 and 4.1.2.*



# LEE PLAN CONSISTENCY



**GOAL 53: POTABLE WATER INFRASTRUCTURE.**

*Provide high-quality central potable water service throughout Lee County. Ensure that the costs of providing facilities is borne by those who benefit from them.*

**OBJECTIVE 126.1: WATER SUPPLIES.**

*Ensure water supplies of sufficient quantity and quality to meet the present and projected demands of consumers based on the capacity of the environment.*

# CONCLUSION

## Conclusion

- The Future Land Use Map amendment to Outlying Suburban is consistent with the Bayshore Community Plan Area.
- The request to add the property to Map 4-A is not inconsistent with the Community Plan Area or the public facilities element.
- The Future Land Use Map Amendment is not out of character with the surrounding properties and development.
- The applicant has provided all of the required documentation for the proposed amendments according to AC 13-6.

## Recommendation

- Staff recommends that the Board of County Commissioners ***transmit*** the proposed amendments, as shown in Attachment 1.