



Lee County
Southwest Florida

CALOOSA 80

CPA2024-00016 Privately Initiated Map Amendments

LPA Hearing – April 27, 2026

CPA2024-00016 CALOOSA 80

Requested Amendments

- Amend Map 1-A, Future Land Use Map, to redesignate 92.71 acres of the subject property from Rural to Sub-Outlying Suburban
- Amend Maps 4-A and 4-B, Lee County Utilities Future Water and Sewer Service Area, to include the entire 192.3-acre subject property
- Amend Table 1(b) to increase the residential allocation for Sub-Outlying Suburban in District 1.

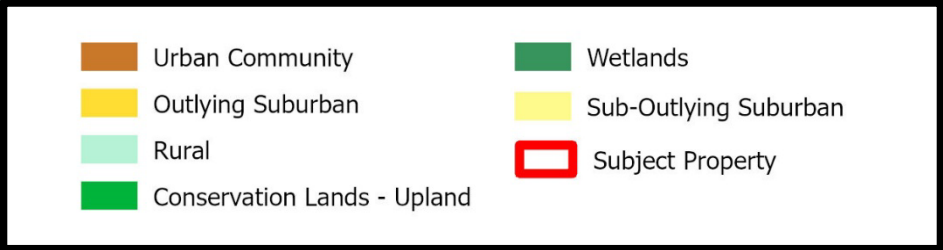
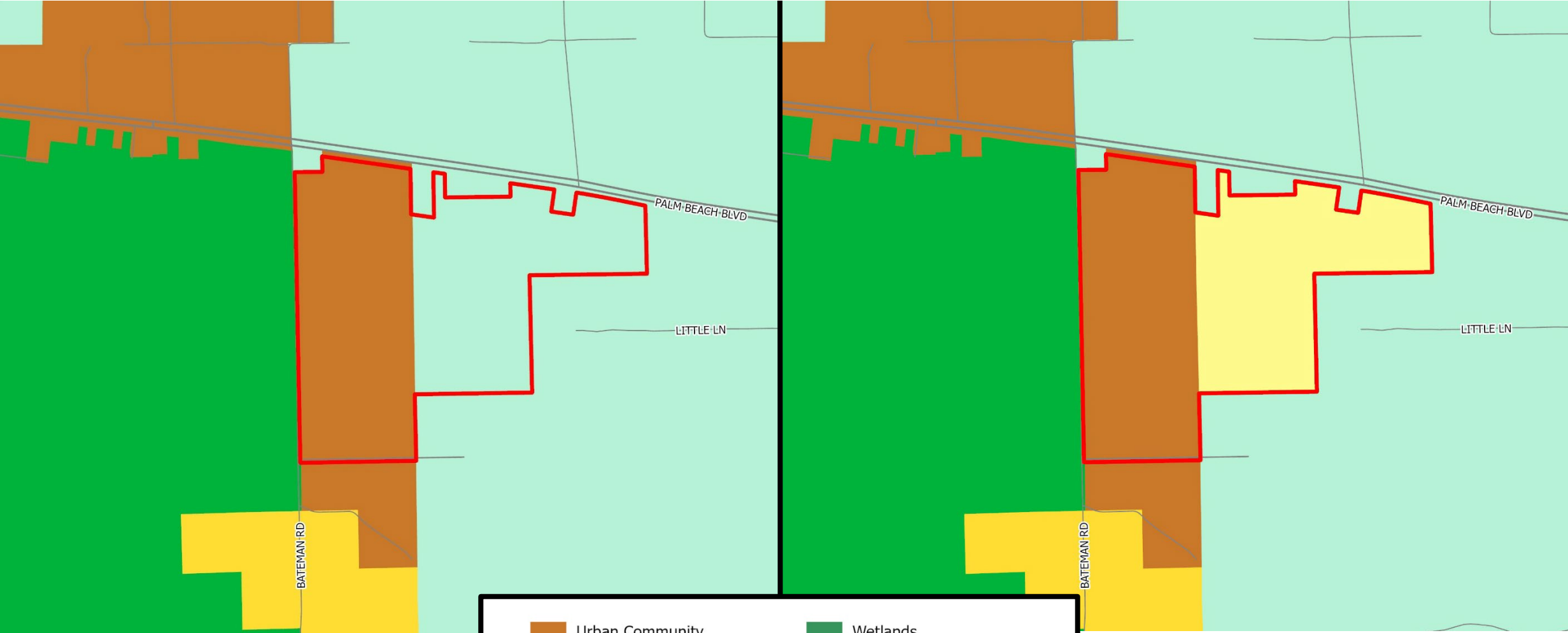
Summary

- The requested amendments would amend the Future Land Use Category of a +/- 92.71-acre portion of the subject property from Rural to Sub-Outlying Suburban and incorporate the entirety of the subject property into the Lee County Utilities water and sewer service area maps to allow for the development of a residential community with a commercial component along Palm Beach Blvd. The applicant has submitted a companion rezone application, DCI2024-00045.

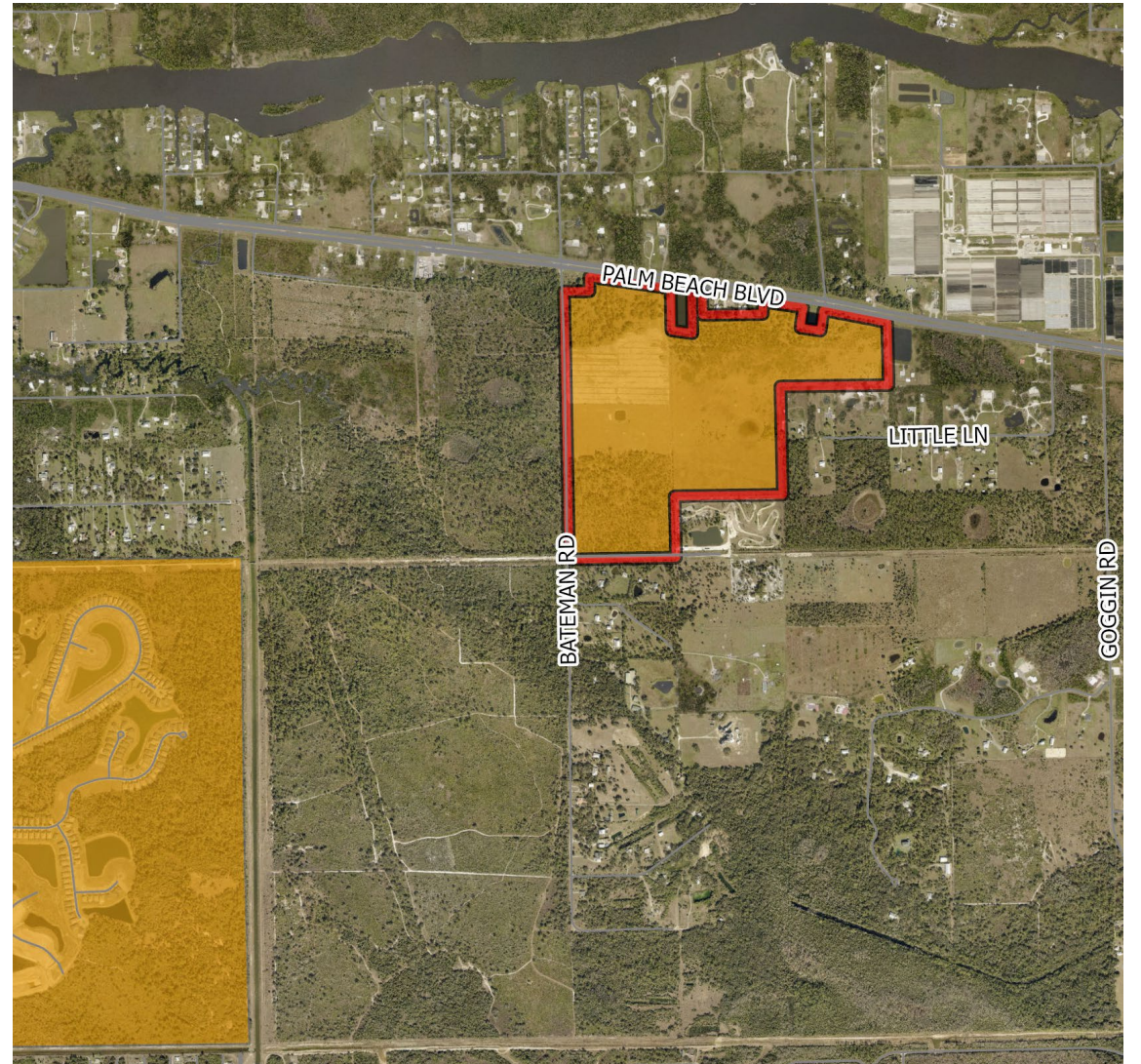
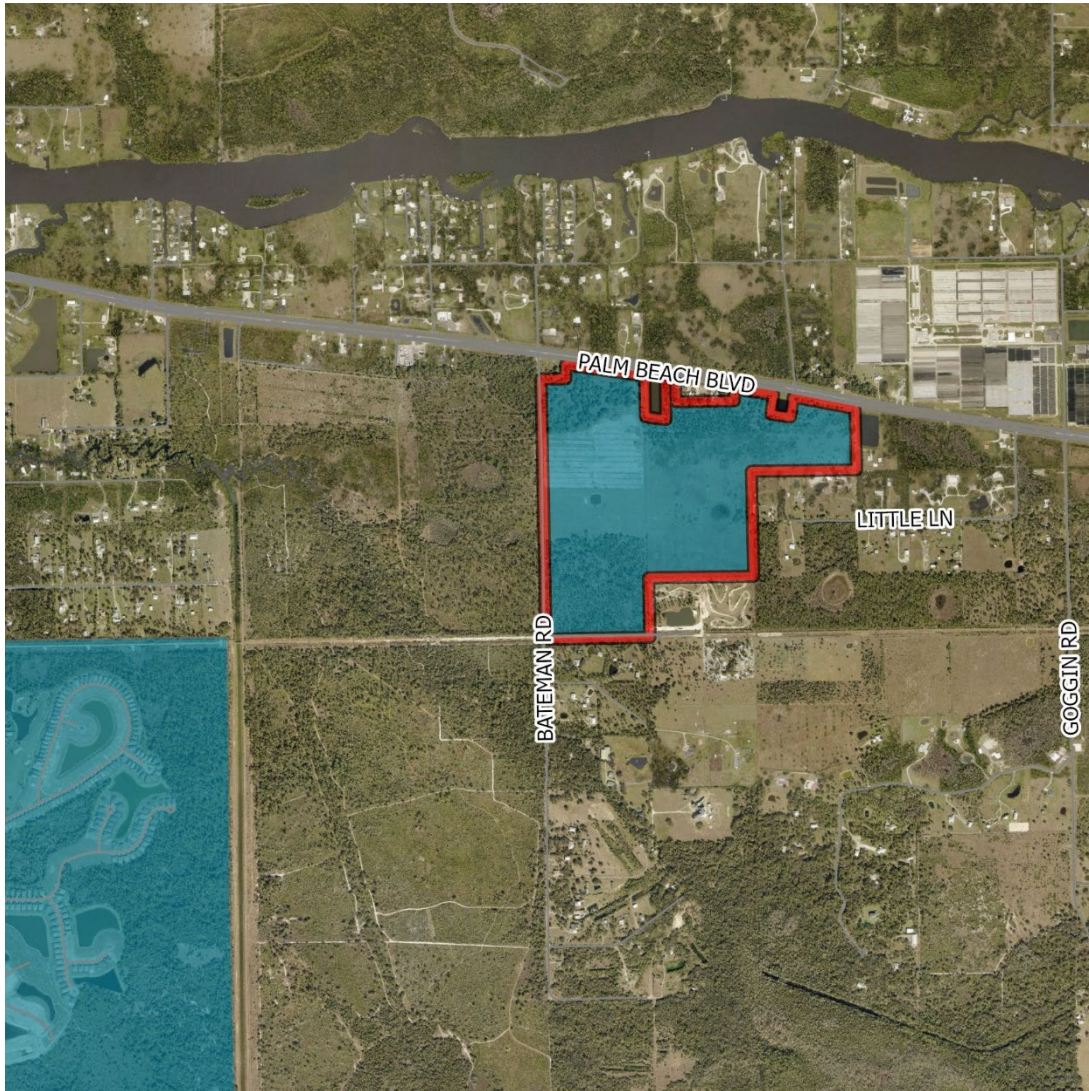
PROPERTY LOCATION



EXISTING & PROPOSED FLU



LCU WATER & SEWER



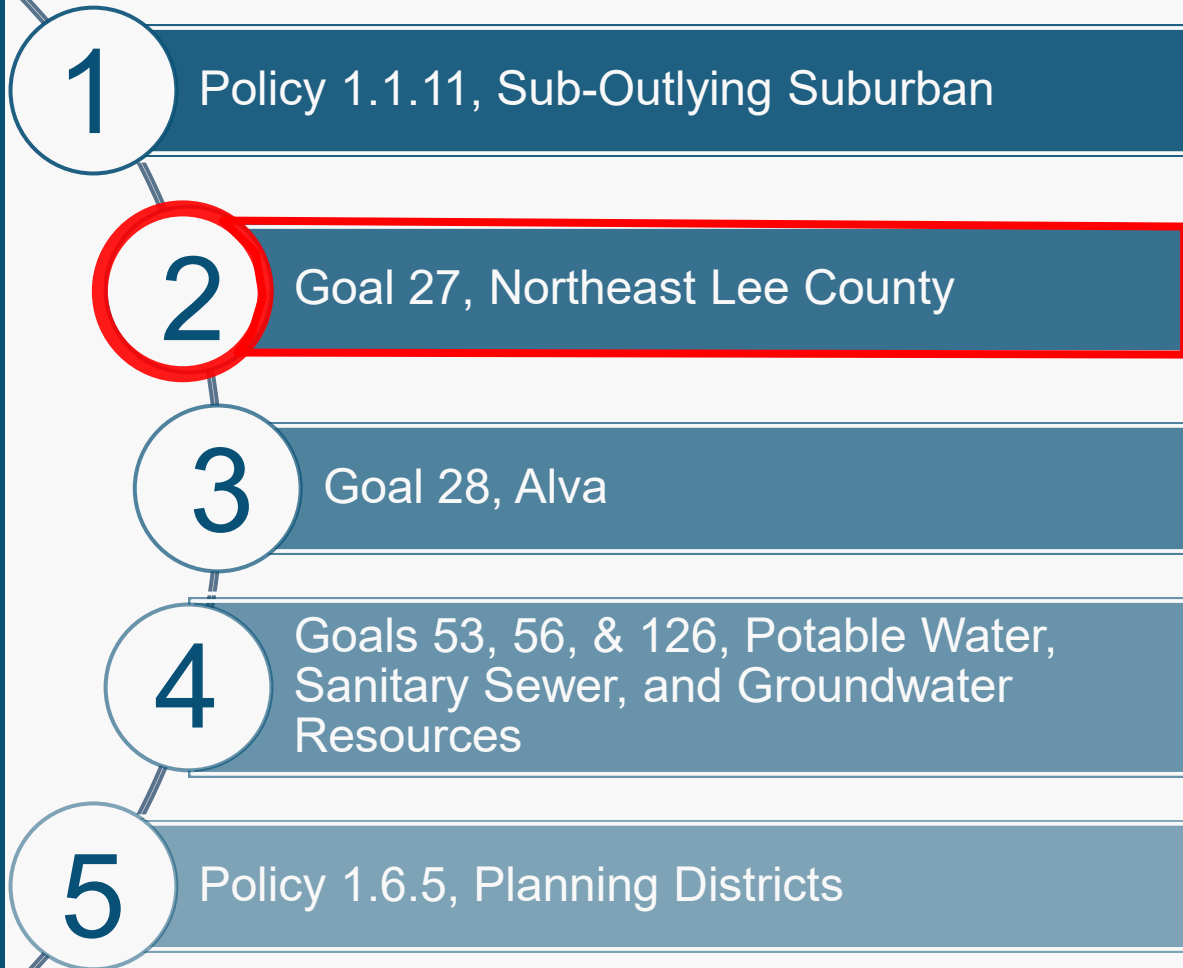
LEE PLAN CONSISTENCY

- 1 Policy 1.1.11, Sub-Outlying Suburban
- 2 Goal 27, Northeast Lee County
- 3 Goal 28, Alva
- 4 Goals 53, 56, & 126, Potable Water, Sanitary Sewer, and Groundwater Resources
- 5 Policy 1.6.5, Planning Districts

	RURAL	SUB-OUTLYING SUBURBAN
DENSITY	1 Unit per Acre	2 Units per Acre
Bonus Density Allowed	None	None
TOTAL POTENTIAL UNITS	703 units	796.48 units
COMMERCIAL ALLOWANCE	Minor Commercial	Commercial
INDUSTRIAL USES	Mining & Industrial Agriculture	None

POLICY 1.1.11: The Sub-Outlying Suburban future land use category is characterized by low density residential areas. Generally, the infrastructure needed for higher density development is not planned or in place. This future land use category will be placed in areas where higher densities would be incompatible with the community character. Industrial land uses are not permitted. The standard density range is from one dwelling unit per acre (1 du/acre) to two dwelling units per acre (2 du/acre). Bonus densities are not allowed.

LEE PLAN CONSISTENCY



GOAL 27: NORTHEAST LEE COUNTY COMMUNITY PLAN. *Maintain, enhance, and support the heritage and rural character, natural resources, and agricultural lands. Alva and North Olga will work cooperatively toward this goal through the objectives and policies that follow, and through their individual community plans.*

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POLICY 28.2.2: Future land use amendments that would increase **the allowable total density of Alva** are discouraged and must demonstrate consistency with the objectives and policies of this goal through concurrent planned development rezoning. Future Land Use Map amendments that would decrease the allowable total density of Alva and that are otherwise consistent with the objectives and policies of this goal are encouraged.

POLICY 28.2.3: Promote sustainable residential development patterns and rural character by utilizing rural planning practices such as:

1. Cluster development in compact, interconnected neighborhoods situated in appropriate locations.
2. Designate appropriate allowed uses.
3. Establish compatible parcel sizes, density, and intensity standards.
4. Conserve natural resources.
5. Provide standards for adequate open space.
6. Maintain commercial agricultural uses.
7. Incorporate green building standards.
8. Identify locations suitable for public services.

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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.

GOAL 56: SANITARY SEWER INFRASTRUCTURE. In partnership with franchised/certificated utilities providers, provide sanitary sewer service and wastewater treatment and disposal throughout Lee County.

POLICY 56.1.5: No permit will be issued allowing any utility to use a public right-of-way or to cut a pavement in a public right-of-way to extend service outside of its certificated/franchised area or to extend service into an area allocated to another utility, unless the other utility concurs in writing. This will be enforced along municipal and state rights-of-way by interlocal agreement and memorandum of agreement as required.

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5 Policy 1.6.5, Planning Districts

POLICY 1.6.5: *The Planning Districts Map and Acreage Allocation Table (Map 1-B and Table 1(b)) depict the proposed distribution, extent, and location of generalized land uses through the Plan's horizon. Acreage totals are provided for land in each Planning District in unincorporated Lee County. No development orders or extensions to development orders will be issued or approved by Lee County that would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:*

1. *For each Planning District the County will maintain a parcel based database of existing land use.*
2. *Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the acreage for a land use, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b) regardless of other project approvals in that Planning District.*
3. *When updating the Lee Plan's planning horizon, a comprehensive evaluation of the Planning Districts Map and Acreage Allocation Table will be conducted.*

PUBLIC FACILITIES & INFRASTRUCTURE

TYPE	OBJECTIONS
EMS & Fire	NO
Police	NO
Solid Waste	NO
Public Transit	NO
Schools	NO
Utilities	NO
Lee DOT	NO

CONCLUSION

Conclusion

- The Sub-Outlying Suburban land use category would appropriately balance the property's general characteristics with the limitations of the applicable Community Plan Areas
- Adding the subject property to Map 4-A is consistent with Goals 53 and 56 and supporting policies.
- The proposed incorporation of the subject property into the LCU Future Water Service Area (Map 4-A) and LCU Future Sewer Service Area (Map 4-B) is consistent with state statutes regarding utility expansion within a BMAP and Lee Plan Objective 4.1.
- The applicant has provided all of the required documentation for the proposed amendments according to AC 13-6 and Goal 17.

Recommendation

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