

Comprehensive Plan Amendment Applications Under Review

Click the case numbers in blue to track each application online.

<u>Case # / Assigned To</u>	<u>Received</u>	<u>Project Name</u>	<u>Description</u>
CPA2024-00006	04/25/2024	Horizon Tamiami	Amend Lee Plan Map 1-C, request to add 20.2 acres of the subject property to the Mixed Use Overlay.
CPA2024-00005 Joseph Sarracino	03/27/2024	Florida Gulf Coast Business Center	Amend Policy 1.3.4, The Industrial Commercial Interchange
CPA2024-00002 Katherine Woellner	01/16/2024	Bonita Beach Road CPD Text Amendment	A request to amend Lee Plan Policy 33.2.5 to limit the restriction on commercial uses in the Southeast Lee County Planning District to properties with the DR/GR designation, and add commercial area to Table 1(b). The request is associated with a proposed small-scale map amendment for a 12.1 acre property.
CPA2024-00001 Katherine Woellner	01/15/2024	Bonita Beach Road CPD Map Amendment	A request to change the future land use (FLU) category of a 12.1 ± acre property from Conservation Lands Wetlands; Density Reduction / Groundwater Resource; and Wetlands to General Interchange. The request is associated with a proposed Lee Plan Text Amendment to modify Policy 33.2.5 and Table 1b, and a CPD Rezone to allow for a maximum of 60,000 SF of commercial uses.
CPA2023-00012 Katherine Woellner	12/27/2023	Babcock Lee Comprehensive Plan Amendment (Text)	Babcock Property Holdings, LLC (“Applicant”) is requesting approval of a Comprehensive Plan Map and Text Amendment Petition relating to the 4,157.2 +/-acre site known as “Babcock Ranch.” The proposed text amendment will amend Policy 1.1.15 relating to the New Community Future Land Use Category and Objective 29.9 relating to New Community North Olga, to allow an increase in the number of dwelling units (DUs) from 1,630 DUs to 2,078 DUs and a reduction in hotel rooms from 600 to 250 rooms. The proposed map amendment will increase the wetlands reflected on the Future Land Use (FLU) Map from ±608-acres to ±615-acres, thereby decreasing overall development acreage. An amendment to the Mixed-Use Planned Development (MPD) approval per Resolution Z-17-026 is being filed concurrently with this petition. The amendment does not propose any changes to the non-residential intensity of 1,170,000 SF and the maximum proposed building height is 65 feet. The project is connected to central water and sanitary sewer services via Babcock Ranch Community (BRC) Independent Special District (ISD).
CPA2023-00011 Joseph Sarracino	12/08/2023	Royal Palm Multifamily CPA	Proposal to change the Future Land Use category (FLUC) of the 19.33+/- acre site from Central Urban to Intensive Development. The request requires a map amendment to the Lee Plan Map 1A. The proposal will allow for a development of with a maximum of 391 multifamily apartments – 255 (base density units); 136 (bonus density units). The site is in the CHHA so the bonus density proposed is for site-built affordable housing. This map amendment will be accompanied by a requested RPD Rezone petition and Bonus Density application.

Map to Be Amended: Lee Plan Map 1A – Future Land Use Map

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CPA2023-00010	12/05/2023	BSR 40	Amend the future land use of approximately 38.51+/- acres of property on Burnt Store Road N from Open Lands to Central Urban.
CPA2023-00009 Brian Roberts	09/05/2023	Dante Commercial CPA	Request to amend the Future Land Use Map (Map 1-A) on a 15.03± acre site to 1) redesignate 10.96± acres from Density Reduction/Groundwater Resources (DR/GR) to Commercial, 2) update the Wetlands map designation to reflect the 4.07± acres of jurisdictional wetlands, and 3) remove the site from Private Recreational Facilities Overlay.
CPA2023-00008	08/01/2023	Water Supply Plan Update	Amend the Lee Plan to coordinate with the South Florida Water Management District's 2022 Lower West Coast Water Supply Plan as required by Section 163.3177 of the Florida Statutes. Portions of the Lee Plan to be amended include the Future Land Use Element, the Community Facilities and Services Element, the Capital Improvements Element, and Table 5 – Ten Year Water Supply Development Projects.
CPA2023-00006 Joseph Sarracino	05/23/2023	308 Evergreen	Request to amend Lee Plan Map 1-C Mixed Use Overlay Map
CPA2022-00019	12/15/2022	Cary+Duke+Povia Map Amendment	Amend the Lee County Utilities Future Water Service Areas Map (Map 4A) and the Lee County Utilities Future Sewer Service Areas Map (Map 4B), to include a 788+/- acre property located on North River Road, approximately 1 mile east of SR 31.
CPA2022-00018 Brian Roberts	12/05/2022	Caloosa 80	Add the 192.3 +/- acre subject property to Lee County Utilities Future Water and Sewer Service Areas as depicted on Maps 4-A and 4-B, respectively. Amend the Future Land Use Map to redesignate approximately 92.71 +/- acres of the subject property from the Rural future land use category to the Sub-Outlying Suburban future land use category. Amend Table 1(b) to accommodate residential development on the subject property. 19190 Palm Beach Boulevard, Alva, FL 33920
CPA2022-00017 Brian Roberts	12/05/2022	Caloosa 80	Add the 192.3 +/- acre subject property to Lee County Utilities Future Water and Sewer Service Areas as depicted on Maps 4-A and 4-B, respectively. Amend the Future Land Use Map to redesignate approximately 92.71 +/- acres of the subject property from the Rural future land use category to the Sub-Outlying Suburban future land use category. Amend Table 1(b) to accommodate residential development on the subject property. 19190 Palm Beach Boulevard, Alva, FL 33920
CPA2022-00012 Joseph Sarracino	10/05/2022	Corkscrew Commercial CPA Map	Amend Map M-4B.

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CPA2022-00011	08/24/2022	Daniels Town Square CPA-Text Amendment	Proposal to redesignate the Future Land Use category of the ±68.02 acre site from General Interchange to Intensive Development and to amend Lee Plan Map 1-C to add the property to the Mixed Use Overlay. Lee Plan Table 1(b) will be updated to accommodate future development of the site. The subject property is located at the southwest corner of the Daniels Parkway and I-75 interchange.
CPA2022-00010	08/24/2022	Daniels Town Square CPA	Proposal to redesignate the Future Land Use category of the ±68.02 acre site from General Interchange to Intensive Development and to amend Lee Plan Map 1-C to add the property to the Mixed Use Overlay. Lee Plan Table 1(b) will be updated to accommodate future development of the site. The subject property is located at the southwest corner of the Daniels Parkway and I-75 interchange.
CPA2021-00016 Brandon D Dunn	11/17/2021	River Hall	Amend the Future Land Use Map designation from Sub-Outlying Suburban to Rural on 11.94 acres; Rural to Sub-Outlying Suburban on 3.76 acres; Sub-Outlying Suburban to Outlying Suburban on 276.63 acres; Rural to Outlying Suburban on 32.14 acres; Sub-Outlying Suburban to Suburban on 25.2 acres with a change in density of +434 units.

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