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### STATE OF FLORIDA COUNTY OF LEE

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In the matter of <u>LPA Public Hearing</u> in the

Court

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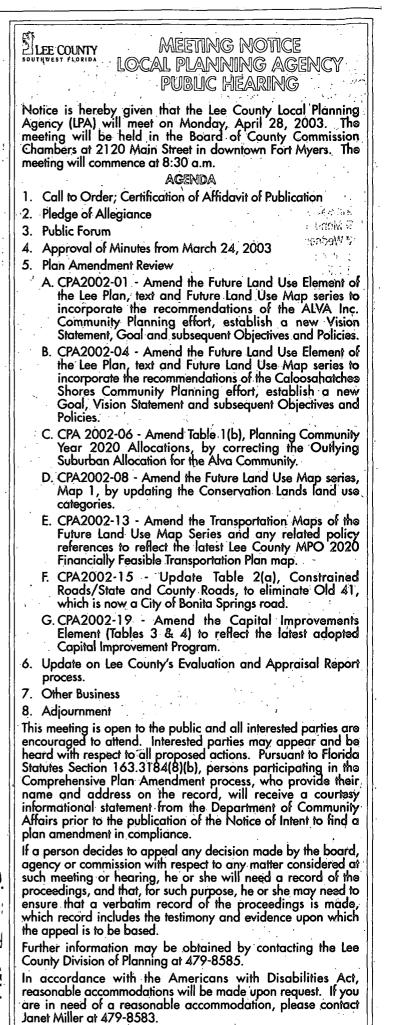
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Lesans de

Sworn to and subscribed before me this

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PO# 900565

# CPA2002-06 OUTLYING SUBURBAN RESIDENTIAL ALLOCATIONS BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

## THE LEE PLAN

**BoCC** Adoption Document

Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 479-8585

October 24, 2003

### LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2002-06

Text Amendment

Map Amendment

This	This Document Contains the Following Reviews:									
1	Staff Review									
	Local Planning Agency Review and Recommendation									
~	Board of County Commissioners Hearing for Transmittal									
1	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report									
1	Board of County Commissioners Hearing for Adoption									

### STAFF REPORT PREPARATION DATE: <u>April 18th 2003</u>

### **PART I - BACKGROUND AND STAFF RECOMMENDATION**

### A. SUMMARY OF APPLICATION

### 1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

### 2. REQUEST:

Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.

# **B.** STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY 1. RECOMMENDATION:

STAFF REPORT FOR CPA2002-06

October 24, 2003 Page 1 of 13 Planning staff recommends the Board of County Commissioners transmit the proposed amendment to table 1(b). Staff recommends that Table 1(b) be revised to correct an error in the reallocations made in PAM/T 99-20 which allocated all residential acreage for the Outlying Suburban Future Land Use category in the Alva Planning Community to the new Bayshore Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- No change in the overall county accommodation is proposed
- No changes in any future land use category allocation are proposed.
- The previous amendments to the Planning Community Allocations removed all of the residential potential from lands designated Outlying Suburban in the Alva Community.
- Currently there are 4 acres of existing residential uses in the Alva Community designated Outlying Suburban.
- The Outlying Suburban area of the Alva Community has 53 acres of vacant land remaining for future development and 58 acres of agricultural uses which could be converted to other uses.
- Traffic Analysis Zone (TAZ) projections were formulated using the adopted Lee Plan Planning Community allocations as "control totals" and the zonal forecasts nest within each community.
- TAZ projections indicate that 9 additional units will be built in the Alva Planning Community in the Outlying Suburban area.
- Current development patterns in the Outlying Suburban area of Alva are at a density of 2 units per acre.
- The Bayshore Community is allocated 764 residential acres in the Outlying Suburban area and 295 acres of this allocation was from the original Alva Planning Community.
- There are 550 acres of residential uses in the Bayshore Planning Community in the area designated Outlying Suburban. Of these, 172 acres were in the original Alva Planning Community.
- There are currently 893 acres in agricultural use and 391 vacant acres remaining in the Outlying Suburban areas of the Bayshore Planning Community. Of these, 109 acres of agricultural use and 83 vacant acres are in the area that was previously in the Alva Planning Community.
- TAZ projections indicate that 129 additional units will be built in the Bayshore Planning Community in the Outlying Suburban area that was originally in the Alva Planning Community. Also, the current development patterns, in the Bayshore Community, include a residential density of 1.5 units per acre in the Outlying

Suburban areas; however, the area previously in the Alva Community has a density closer to 2 units per acre.

### C. BACKGROUND INFORMATION

The acreage allocation table (Lee Plan Table 1(b)) was amended by PAM/T 99-20 to adjust the allocations to address the creation of two new Planning Communities and changes in market conditions that occurred since Table 1(b) was adopted in 1998. This amendment created the new Bayshore Planning Community from the existing Alva and North Fort Myers Communities. The amendment did not alter the countywide allocation accommodation of the Lee Plan. Allocation adjustments required by changes in the planning community boundaries were based on the existing allocations, the existing landuse inventory, and the adopted TAZ projections. Allocation adjustments were also made to reflect market condition changes that became evident after the adoption of Table 1(b) in 1998.

During the codification process, staff identified an error in PAM/T 99-20 and asked the Board of County Commissioners to initiate an amendment to correct the misallocation. The staff report for PAM/T 99-20 included the following incorrect statement:

"The area of the new Bayshore Planning Community currently in the Alva Planning Community has the following Future Land Use Map designations: Density Reduction/Groundwater Resources, Rural, Outlying Suburban, Public Facilities, and Wetlands. Since no property designated Outlying Suburban will remain in the Alva Community, the entire Outlying Suburban allocation, of 295 acres should be reallocated to the Bayshore Community. "

The staff analysis for PAM/T 99-20 overlooked the 145 acres of Outlying Suburban that is located in the Alva Planning Community south of the Caloosahatchee River just north of the Lehigh Acres Planning Community (See Attachment 2). This area has existing and potential residential development. This amendment addresses the error made in the previous amendment.

### **PART II - STAFF ANALYSIS**

### A. STAFF DISCUSSION

### Origin of Lee Plan Table 1(b) (Planning Community Allocations) and Map 16

The Planning Community Allocations were adopted into the Lee Plan in the Lee Plan EAR Addendum cycle. The creation of this table and map was the topic of PAM/T 96-13, which addressed the need to replace the original "Year 2010 Overlay." The 2010 Overlay was a result of the 1989 Settlement Agreement between Lee County and the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extent, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts and allocating, within each sub-district, the projected acreage totals for each generalized land use needed to accommodate the projected 2010 population. Policies added to the plan provided that no development approvals would be issued in a sub-district that would cause the allocated acreage for that land use category to be exceeded. The Overlay was a device designed to reconcile the population accommodation capacity of the Future Land Use Map (estimated to be 70 years in 1989) with the 20-year time frame in the text of the element. It was also designed to provide more certainty to the extent and location of future commercial and industrial development.

The Year 2010 Overlay was exceptionally difficult to administer. Some of the initial problems experienced by the staff included the inadequacy of the original inventory. There was a lack of a reliable existing land use database to monitor the use of land, which drew down the available acres in each sub-district. Finally, there was difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed to resolve these problems. The Sheridan vs. Lee County Final Order required an amendment to the Lee Plan effecting the implementation of the "Year 2010 Overlay". Prior to this final order, the overlay was implemented at the building permit stage. The final order required all development order approvals to be consistent with the overlay. This amendment also required the Planning Division to create a parcel specific database to track the use of land in conjunction with the 2010 sub-district allocations. This requirement resolved the monitoring issue that was considered the largest obstacle in establishing a workable overlay. Other issues with the original overlay, however, could not be resolved in a principled and satisfactory manner. The 1994 Evaluation and Appraisal Report (EAR) included a proposal to remove the overlay from the Lee Plan. Final Order No. AC-96-11 was issued on July 25, 1996. The Final Order specified that the 1994 EAR based amendments, which proposed the deletion of the Year 2010 Overlay, were not in compliance with Chapter 163, Part II, F.S., and Rule 9J-5, FAC. The Final

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October 24, 2003 Page 4 of 13 Order required Lee County to rescind, and not make effective, all of the amendments, which sought to delete the Year 2010 Overlay.

Lee County's 1996 EAR Addendum Cycle included a proposed replacement to the "Year 2010 Overlay." This amendment (PAM/T 96-13) proposed replacement of 115 subdistricts with twenty community-based districts (Planning Communities). In comparison, the average size of the 115 sub-districts was four thousand acres, while, the average size of the new Planning Communities is twenty thousand acres. The increase in size allowed for increased flexibility in the regulation. The acreage allocations for the Planning Communities only regulate residential, commercial, and industrial uses. The time horizon of the allocations was extended to the year 2020. The 2020 population forecast used for the allocations was also reduced from the 797,288 as adopted in the EAR to the Bureau of Economic and Business Research's (BEBR) mid-range population projection of 602,000. This amendment to the Lee Plan became effective on July 30, 1998.

Following the adoption of the Planning Community map and Allocation table, planning staff initiated a work program to further break down the residential, commercial, and industrial needs of the unincorporated areas into the existing traffic analysis zone boundaries. This allowed the county's transportation needs model to be run using land use data consistent with the adopted comprehensive plan. Since the planning community allocations are monitored semi-annually, the base data used for the TAZ project included an additional 2 years of development data. Breaking down the allocations from the Planning Community to the TAZ level with the aid of additional data gave the planning staff the opportunity to monitor the accuracy of the original Table 1(b) allocations. This table allocates residential acres by Lee Plan future land use categories as well as planning communities. The TAZ residential projections were also done by future land use categories. This analysis also included an additional 2 years of zoning/planned development approval information. This additional information allowed planning staff the opportunity to assess how actual development was occurring in comparison to the planning community allocations.

The Planning Community Map and Allocation Table (Map 16 and Table 1(b)) were amended during the 2000/2001 amendment cycle, which was adopted January 10, 2002 by the BoCC. This amendment was initiated to address events that occurred following the adoption of the original communities map and allocations. For example, in the spring of 2000, The MPO adopted new TAZ forecasts, two community planning efforts initiated and more were anticipated due to funding provided by the county for community plans, the City of Bonita Springs incorporated, and The City of Fort Myers annexed land outside of the Fort Myers Planning Community. The TAZ zonal data, which was overseen by planning staff, showed areas of the county where the allocations were not in keeping with actual development. Since the residential allocations are

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specific to Future Land Use categories as well as the planning community, these allocations are for smaller geographic areas than the commercial and industrial allocations. The smaller sized areas reduce the flexibility of the allocations which has caused the residential allocations to require more frequent adjustments as development occurs. Each of the Lee Plan FLUM categories allows a range of densities for residential and therefore, new development may not replicate the assumptions used in developing the acreage allocations. The boundaries of the two community planning efforts were divided by exiting planning community boundaries on Map 16. The incorporated City of Bonita Springs also did not follow the Planning Community boundaries on Map 16. It was decided that the Planning Communities map and the allocation table should be "fine tuned" to reflect these changes. The major result of this amendment was the creation of the Bayshore and Estero Planning Communities and a number of re-allocations of acreages on Table 1(b). Since population projections were not changed from the time the original allocations were adopted, the allocation table was only amended to reflect market shifts, the adjustments to Map 16, and major Future Land Use Map amendments. The allocation changes did not increase or decrease the countywide accommodation of residential (population), commercial, or industrial development. Shifts in development location necessitated re-allocation of residential acreages between Future Land Use Map (FLUM) categories. Since FLUM categories assume different residential densities, to ensure the population accommodation of the Lee Plan remained consistent with the adopted population projection, the revised Table 1(b) does not have the same county wide residential acreage allocation as was originally adopted in 1998. Also, the allocation table regulates areas in the unincorporated portion of Lee County so the incorporation of Bonita Springs greatly reduced the acreage allocations on Table 1(b).

### **Proposed Changes**

This amendment addresses the error made in the last amendment to Table 1(b). PAM/T 99-20 incorrectly stated that with the creation of the Bayshore Planning Community, there would be no land designated "Outlying Suburban" in the Alva Planning Community. In fact, of the 805 acres in the original Alva Planning Community designated Outlying Suburban, 145 acres (18%) remained in the Alva Planning Community and 660 acres (82%) were in the area that became the Bayshore Planning Community (Attachment 3 – Future Land Use Map Acreage Breakdown). An amendment (CPA2000-09) reviewed and adopted concurrently with PAM/T 99-20 re-classified 239 acres in this area from Outlying Suburban to Conservation Lands. This change was part of a map amendment that is processed periodically to reflected purchases of land, by Lee County through the Conservation Lands Acquisition and Stewardship Program (Conservation 20/20), for preservation purposes. Planning staff was aware of that the River Run RPD was under review for purchase prior to the map change and had incorporated this status in the residential allocations. Therefore, the reclassification to Conservation Lands does not impact the Outlying Suburban allocations in the

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Alva/Bayshore planning communities. It does changes the percentage analysis of this land use category from an 18/82 percent split to a 25/75 percent Alva/Bayshore split.

If a percentage split were applied to the original Alva allocation of Outlying Suburban residential, 74 acres would remain allocated to the Alva Planning Community and 211 acres would be allocated to the Bayshore Planning Community. However, only 4 acres are currently developed with residential uses in the Alva Planning Community's Outlying Suburban area (Attachment 4 – Existing Land Use Inventory). Therefore, an allocation of 74 acres would result in 70 acres remaining for future residential development. This allocation would accommodate residential uses on over 50% of the land in this portion of the Alva Planning Community. To utilize this allocation, much of the existing agricultural use in the area would need to be converted to residential use. Furthermore, this allocation could potentially accommodate 210 additional dwelling units in the area at a density of 3 units per acre. At the current density in the area, 2 units per acre, this allocation would accommodate 140 additional dwelling units. Given that this particular area of the county is somewhat remote and predominately agricultural in nature, the TAZ projections estimated that by the year 2020 only 18 additional units would be built in this area. Staff also notes that the last new dwelling unit built in this area was in 1995. Assuming the historic development patterns in this area will continue (2 du/acre), to accommodate the projected growth only 9 acres need to be allocated for the anticipated residential growth in the Alva Planning Community for the Outlying Suburban category. At a minimum, to accommodate the existing and projected growth this area requires a residential allocation of 13 acres. Staff recommends that 15 acres be allocated to the Alva Planning Community in the Outlying Suburban land use category allowing for some deviation from historical development trends and increased market demand.

The land in the Alva Planning Community designated Outlying Suburban that was included in the Bayshore Planning Community is forecast in the TAZ projections to increase by 129 dwelling for a total of 708 units by the year 2020 (Attachment 3). Within this area, 5 additional units have been built, since the TAZ projections were adopted in the spring of 2000. This area has also been developed at 2 units per acre, with the exception of one mobile home/RV park that was developed in the mid-1970's at a density closer to 8 units per acre. Assuming the historic development patterns continue, this area will require an additional allocation of 65 acres to accommodate the projected growth. Today, there are 579 units on 172 acres of land existing in this area as inventoried by the Planning Division. Therefore, the Outlying Suburban area of the Bayshore Planning Community that was previously in the Alva Planning Community requires an allocation of 237 acres for existing and projected residential uses. The original Alva Planning Community residential allocation for Outlying Suburban was 295 acres. The analysis of future needs demonstrates that only 250 acres are needed to accommodate the estimated

October 24, 2003 Page 7 of 13 growth. This growth estimate and land accommodation need is based on the adopted MPO TAZ forecasts and historical development patterns. Given that the original Alva Outlying Suburban allocation for residential was 295 acres, there remains a difference of 45 acres between the need and allocation. While the purchase of the River Run RPD did reduce the total amount of land available for future residential development, this area has incurred more development interest than the Outlying Suburban area in the Alva Planning Community. Therefore, staff recommends that 43 additional acres be allocated to the Bayshore Planning Community (2 of the 45 acres have been recommended to be allocated to the Alva Planning Community).

### Additional Justification For The Proposed Alva/Bayshore Residential Allocation Split

The Bayshore Planning Community has two areas designated Outlying Suburban. One is the area between SR 78 and the Caloosahatchee River and the other is located east of I-75, north of SR 78, along Pritchett Parkway (Attachments 2 & 5). The area south of SR 78 is the portion that was in the Alva Planning Community. As riverfront property in other areas of the county continues to develop, this area will be subject to increased development interest. The area north of SR 78 is the larger of the two areas with a total acreage of over 2,000 acres. This area has over 900 acres of existing agricultural uses and 390 acres of vacant land. The Bayshore Community Plan (Lee Plan Goal 20) does address non-residential uses within the community boundaries. Retail commercial development is allowed at a limited number of locations and restricted in the areas outside of the General Interchange area to minor commercial uses. Non-retail commercial uses are permitted elsewhere consistent to the Lee Plan and the Land Development Code. The plan also states no new industrial activities or rezonings are permitted. The plan clearly directs development to a more residential nature. One change in conditions that has occurred since the staff report for PAM/T 99-20 was issued is the application for a 1525 dwelling unit development in the area of Outlying Suburban along Pritchett Parkway. As currently proposed, this development will require a residential allocation of 453 acres. With the current residential allocation of 764 acres and existing inventory of 550 acres of residential development in the Outlying Suburban area of the Bayshore Planning Community, if approved, this development will not be able to "build out". By correcting the mistake of PAM/T 99-20, the Bayshore allocation will be reduced to 749 acres. While this proposed development is not approved and there is no guarantee that it will be built as proposed or by the year 2020, the application for a new residential development demonstrates that there is current interest to develop in this area of the county. Given the location, accessibility issues, and other amenities, the Outlying Suburban area of Bayshore is anticipated to develop sooner that the area in the Alva Planning Community which is more remote/rural and has inferior access (Attachment 5). Therefore, staff recommends that the balance of the residential allocation not needed to accommodate the TAZ forecasted growth remain in the Bayshore Planning Community.

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### **B.** CONCLUSIONS

Map 16, the Planning Community Map, should be amended to correct an error from the staff report for PAM/T 99-20. This amendment will not alter the overall county population accommodation and will only effect the residential allocations on Table 1(b). Furthermore, this amendment only addresses the allocations for Outlying Suburban residential development in the Alva and Bayshore Planning Communities. The methodology used to formulate the proposed split of the 295 acre residential allocation is the same as was used in the PAM/T 99-20 staff analysis and is consistent with the adopted TAZ forecasts.

### C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment. Staff recommends that Lee Plan Table 1(b), the Planning Communities Acreage Allocation Table, be amended to correct an error made in the staff report for PAM/T 99-20. The proposed amendment will correct Table 1(b) by including a residential allocation for Outlying Suburban in the Alva Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

### PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

### PUBLIC HEARING DATE. April 28, 2003

### A. LOCAL PLANNING AGENCY REVIEW

Staff made a brief presentation to outline the amendment followed by questions from the LPA. One member of the LPA asked if this amendment would be impacted by the ongoing Alva Community Planning efforts. Staff explained that no proposal was being made in that planning effort to adjust the residential allocations. The chairperson called for public comments and received none.

### B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- **1. RECOMMENDATION:** The Local Planning Agency recommends that the Board of County Commissioners transmit the proposed amendment to the Florida Department of Community Affairs.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA concurred with the findings of fact as contained in the staff report

### C. VOTE:

NOEL ANDRESS	Aye
MATT BIXLER	Aye
SUSAN BROOKMAN	Aye
DAN DELISI	Aye
RONALD INGE	Aye
GORDON REIGELMAN	Absent

### PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

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A. BOARD REVIEW: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda for the June 25, 2003 public hearing.

### **B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

- **1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment to the Department of Community Affairs.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The BoCC accepted the findings of fact advanced by staff and the LPA

C. VOTE:

JOHN ALBION	AYE
ANDREW COY	AYE
BOB JANES	AYE
RAY JUDAH	ΑΥΕ
DOUG ST. CERNY	AYE

### PART V – DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: September 5, 2003

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A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS: The DCA had no objections, recommendations, or comments concerning this amendment.

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**B. STAFF RESPONSE:** Adopt the amendment as transmitted.

### PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

### DATE OF ADOPTION HEARING: October 23, 2003

- **D. BOARD REVIEW:** The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda for the October 23, 2003 public hearing.
- E. BOARD ACTION AND FINDINGS OF FACT SUMMARY:
  - **1. BOARD ACTION:** The Board of County Commissioners voted to adopt the proposed plan amendment.
  - **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The BoCC accepted the findings of fact advanced by staff and the LPA.

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F. VOTE:

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JOHN ALBION	AYE
ANDREW COY	ABSENT
BOB JANES	ΑΥΕ
RAY JUDAH	AYE
DOUG ST. CERNY	AYE

	Future Land Use Category	Lee County Totals	Alva	All other Planning Communities	Bayshore
	Intensive Development	1,493		t	
	Central Urban	9,558		s, Fo iigh	
	Urban Community	13,077	519	fyer, Let	
ĥ	Suburban	15,448	····	ort A sland	
83	Outlying Suburban	4,931	<u>15</u>	a, Fc ne Is	<del>764</del> <u>749</u>
at	Industrial	96		s, Pi	
e (	Public Facilities	2		ty Ca Ayer	
sn	University Community	860		Core ort A	
p	Industrial Interchange			ape th F ister	
an	General Interchange	53		re, C Sou m, E	12
Residential By Future Land Use Category	General Commercial Interchange	7		Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort ort, Daniels Parkway, Iona/ McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	
tur	Industrial Commercial Interchange			urnt San uckii	
Fui	University Village Interchange		· ···	es, B rlos, B rs, B	
[Ŋ]	New Community	1,644		Shor n Ca Mye	
81	Airport Commerce	9		yers r, Sa ort	
tia	Airport			t Mi rego rth I	
eni	Rural	8,977	1,419	, Por McG	1,251
sid	Rural Community Preserve	3,046		ings, na/ 1 unty	
Res	Outer Island	215	5	t Spr y, lo e Co	
	Open Lands	2,091	175	onita kwa: st Le	1,236
	Density Reduction/ Groundwater Resource	5,544	40	le, Bo Par theas	1,837
	Wetlands			rand niels Sou	
Unincor	porated County Total Residential	67,051	2,173	ca G , Da cres,	5,085
Comme	rcial	9,460	46		104
Industri	al	6,311	26	in th / Ain	3
K	and the second second			sed	
Public		58,676	3,587	rropi Gate	1,462
Active A		34,145	6,098	are p ach,	1,321
Passive		65,522	14,633	ıges s Bei	4,393
Conserv	2010N	79,488	2,236	No changes are proposed in the Myers Beach, Gateway/ Airp	798
Vacant Total		44,720	1,525		1,310
Total		365,373	30,324		14,476

### Proposed Table 1(b) Planning Community Year 2020 Allocations (portion of entire table)

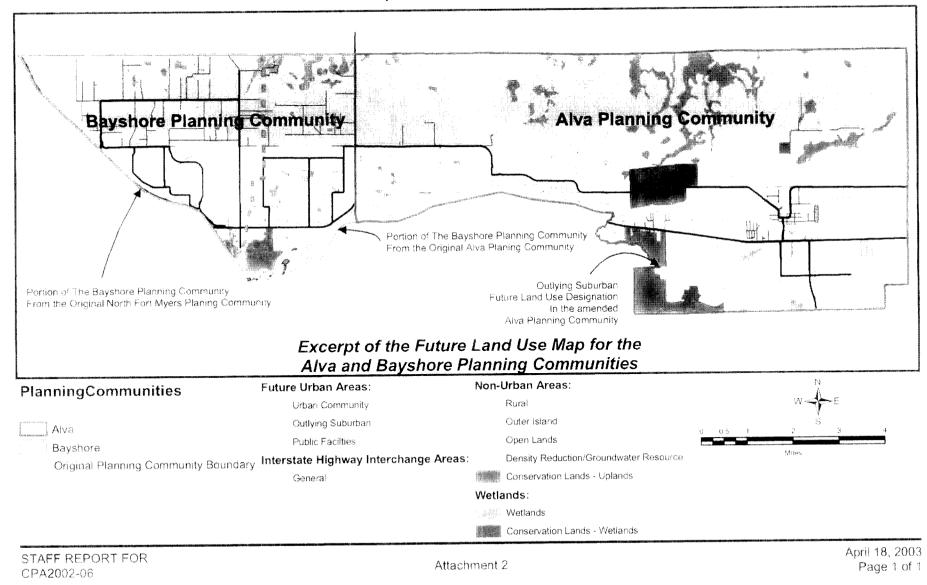
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## Future Land Use Map Map 1

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Map Generated April 2003



Future Land Use Category	Alva	Bayshore					
uture Lanu Ose Category	Aiva	from Alva	from North Fort Myer				
Intensive Development							
Central Urban							
Urban Community	1,463						
Suburban							
Outlying Suburban	145	422	1,750				
Industrial	• ·······		· · · ·				
Public Facilities	53	110	86				
University Community							
Industrial Interchange							
General Interchange			141				
General Commercial Interchange							
Industrial Commercial Interchange	,						
University Village Interchange							
New Community							
Airport Commerce							
Airport			·····				
Rural	14,287	2,198	729				
Rural Community Preserve							
Outer Island	19						
Open Lands	7,245		3,560				
Density Reduction/Groundwater Resource	6,645	2,178	2,089				
Upland Conservation Lands	1,508	239	39				
Wetlands	2,175	570	242				
Wetland Conservation Lands	237	131	11				
Fotal Future Land Use Map Acreages	33,777	5,848	8,647				

### Future Land Use Map Acreage Totals By Planning Community

Note: Acreage totals on the Future Land Use Map Table do not match acreage totals from the existing land use inventory due to rights of way and other lands not identified with a STRAP number.

			EXIS	STIR	JG	LAN	IDU	ISE	$\mathbb{INV}$	/EN'	TOR	Y			-
		For th	e Outlyi	ng Subi	urban	Areas of	the Al	lva and	l Baysho	ore Pla	nning Co	nın nar	ities		. <u>, , , , , , , , , , , , , , , , , , ,</u>
			<u> </u>	mmariz	ed by	<u>year for</u>	indivio	<u>dual Tr</u>	<u>raffic A</u>	nnalysi	<u>s Zones</u>				
				Existing A	creages I	By Use	Residential Units by Type								
	Total Acreage	Commercia	l Industrial	Public/ Ouasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total S	Single Family	Duplex 1	Multi Family	Mobile Homes	RVs Non Transient
Alva Plann	ing Co			A					, ·, ·		and contract	<u></u>	^		
Traffic Anaylysis									آر						
116/10 1160/19515 2	2012 105 -		ential acreag			Judad on the			0					I	
Summary for 1973		INON-NESI	entiur ucreug	es vy yeur u	re not inc	iuaea on ini	sreport		0.23	1	1	0	0	0	0
Summary for 1983									0.36	1	1	0	0	0	0
TAZ #163 Total	31.4	0	0	0	14.52	10.13	0	6.16	0.59	2	2	0	0	0	0
Traffic Anaylysis	Zone 188		<u> </u>			<u> </u>		l		I				L1	
		Non-Resid	ential acreag	es by year a	re not inc	luded on thi	s report		0						
Summary for 1978							0100011		0.38	1	1	0	0	0	0
Summary for 198(									1.34	2	2	0	0	0	0
Summary for 1993									0.45	2	2	0	0	0	0
Summary for 1995		•					<u></u>	ĺ	1.26	2	2	0	0	0	0
TAZ #188 Total	83.64	0	0	0	0	33.32	0	46.69	3.43	7	7	0	0	0	0
Summary For Alva	115.04	0	0	0	14.52	43.45	0	52.85	4.02	9	9	0	0	0	0
Bayshore P	lannin			<del></del>					U						
Traffic Anaylysis							· · · · · · · · · · · · · · · · · · ·	·	<u>ار</u>				·		
<u>114/10 1100919352</u>	2012 105 -					1.1.1		T			· · · · · · · · · · · · · · · · · · ·				
Summary for 1939		Non-Kesia	ential acreag	es by year a	re not inc	luaca on thi	s report		0.39						
Summary for 195(			w						0.39		1	0	0	0	0
Summary for 1958			••••						1.8	1	0	0	0	1	0
Summary for 197(									4.08		1	0	0	· 0	<u> </u>
Summary for 1972									0.66	2	2	0	0	0	0
Summary for 1973			···· ·						1.5	1	1	0	0	0	0
Summary for 1974							·ł		0.33	1	1	0	0	0	0
Summary for 1975			· · · · ·						2.88	1	1	0	0	0	0
Summary for 198(				·····					3.56	3	3	0	0	0	0
Summary for 1981									0.99	1	1	0	0	0	0
Summary for 1982									0.38	1	1	0	0	0	0
Summary for 1983	_								1.33	2		0	0		0
Summary for 1985									3.52	2	2	0	0	0	0
Summary for 1986									1.45	2	2	0	0	0	0
Summary for 1987	···									2					0
Summary for 1988			· · · · · · · · ·					-+	2.72	2	2	0	0	0	0
Summary for 1990	•								0.75		2	0	0	0	0
Summary for 1991		<del></del>							0.5	1 1	0 1	0	0	1	0
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							Attachme	1 4 mm						4	

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	Total		E	cisting Ac Public/	reages By	y Use			F	Residential Units by Type					
	Acreage	Commercial	Industrial Qu		ctive Ag	Passive Ag W	/etlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Summary for 1993									5.11	2	2	0	0	0	0
Summary for 1994	_								9.7 <del>9</del>	6	5	0	0	1	0
Summary for 1995									3.05	1	1	0	0	0	0
Summary for 1996									1	1	1	0	0	0	0
Summary for 1998									19.84	1	0	0	0	1	0
Summary for 2001									1	1	1	0	0	0	0
TAZ #109 Total	214.59	0.17	0	0.16	27.87	11.18	0.89	107.1	67.22	38	34	0	0	4	0
Traffic Anaylysis	Zone 111 -	(originall	y in North F	ort Myer			[				-				
·		Non-Reside	ential acreages	by year ar	e not incl	uded on this	report		0						
Summary for 1991				·					0.53	1	1	0	0	0	0
Summary for 1992									0.76	1	1	0	0	0	0
Summary for 1996			<u>-</u>						1.76	1	1	0	0	0	0
Summary for 2001		r	r	r					0.63	1	1	0	0	0	0
TAZ #111 Total	21.52	0	0	0	0	0	9.76	8.08	3.68	4	4	0	0	0	0
<u>Traffic Anaylysis</u>	Zone 117 -	<u>(originall</u>	<u>y in North F</u>	ort Myer:	<u>s)</u>										
		Non-Reside	ential acreages	by year ar	e not incl	uded on this	report		0						
Summary for 1946									0.75	1	1	0	0	0	0
Summary for 195(									6.1	2	2	0	· 0	0	0
Summary for 1955									3.21	1	1	0	0	0	0
Summary for 1956		<u></u>							4.87	1	1	0	0	0	0
Summary for 1957									18.62	1	1	0	0	0	0
Summary for 1958									6.92	2	2	0	0	0	0
Summary for 1964		<u>.</u>	·····						2.91	1	1	0	0	0	0
Summary for 1965									1	1	1	0	0	· 0	0
Summary for 1966									7.4	3	3	0	0	0	0
Summary for 1967									2.2	1	1	0	0	0	0
Summary for 1968									3.51	1	1	0	0	0	0
Summary for 197(									1.37	1	1	0	0	0	0
Summary for 1971									6.19	2	2	0	0	0	0
Summary for 1974									16.62	3	3	0	0	0	. 0
Summary for 1975									7.05	3	3	0	0	0	0
Summary for 1978									6.52	9	9	0	0	0	0
Summary for 1979									1.29	5	5	0	0	0	0
Summary for 198(									12.4	11	11	0	0	0	0
Summary for 1981									1.8	4	4	0	0	0	0
Summary for 1982			<b>,</b>			*			0.26	1	1	0	0	0	0
Summary for 1985									13.78	6	5	0	0	1	0
Summary for 1984									2.72	7	7	0	0	0	0
Summary for 1985									5.83	12	12	0	0	0	0
Summary for 1986									6	5	5	0	0	0	0
Summary for 1987							••••		7.98	11	11	0	0	0	0
Summary for 1988									16.1	13	13	0	0	0	0

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	Total			Existing Acr Public/	eages B	y Use			[		R	lesidenti	al Units by I	Гуре	DIA
	Acreage	Commercial	Industrial	Quasi Public Ac	tive Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Summary for 1989									6.2	9	9	0	0	0	0
Summary for 199(									21.09	9	9	0	0	0	0
Summary for 1991									11.79	6	6	0	0	0	0
Summary for 1992									5.84	7	7	0	0	0	0
Summary for 1993									13.54	9	9	0	0	0	0
Summary for 1994									9.67	7	7	0	0	0	0
Summary for 1995									3.02	6	6	0	0	0	0
Summary for 1996									6.13	6	6	0	0	0	0
Summary for 1997									13.53	6	6	0	0	0	0
Summary for 1998									5.23	6	5	0	0	1	0
Summary for 1999									0.69	2	2	0	0	0	0
Summary for 2000									5.91	5	5	0	0	0	0
Summary for 2001									4.43	6	5	0	0	1	0
Summary for 2002									8.94	8	8	0	0	0	0
TAZ #117 Total	1316.65	22.45	0	8.29	75.26	724	.35.65	171.63	279.41	200	197	0	0	3	0
Traffic Anaylysis 2	Zone 151 -	(originall	y in North	h Fort Myers	2									•	
		Non-Reside	ntial acrea	ges by year are	not incl	uded on th	is report		0						
Summary for 1958									0.94	2	2	0	0	0	0
Summary for 1961									1.37	2	2	0	0	0	0
Summary for 1962									1.87	3	1	2	0	0	0
Summary for 1963									4.35	8	8	0	0	0	0
Summary for 1964								•	2.09	3	3	0	0	0	0
Summary for 1965		•							0.6	1	1	0	0	0	0
Summary for 1971			-						2.57	2	2	0	0	0	0
Summary for 1973									1.03	2	2	0	0	0	0
Summary for 1974								·····	1.01	2	2	0	0	0	0
Summary for 1975									0.39	2	2	0	0	o o	0
Summary for 1976							······		0.99	1	1	0	0	0	
Summary for 1977									2.13	5	5	0	0	0	0
Summary for 1978									1.76	2	2	0	0	0	
Summary for 1979									0.92	1	1	0	0	0	0
Summary for 1982									1.77	2	2	0	0	0	
Summary for 1986									0.95	1	1	0	0	0	0
Summary for 1988									1.21	1	1	0	0	0	0
Summary for 1989								•	0.5	1	1	0	0	0	0
Summary for 1996				·					0.36	1	1	0	0	1	0
Summary for 200(		•			· · · ·				0.51	1	1	0	0	0	
TAZ #151 Total	54.08	0	0	3.68	0	1.74	0	21.34	27.32	43	41	2	0	0	0
Traffic Anaylysis Z	Lone 155 -	(originall	y in Alva)		<u></u>	<u> </u>									<u> </u>
T		Non-Reside	ntial acrea	es by year are	not incl	uded on the	is repo <del>rt</del>		0	1					[]
Summary for 194(							<u>. I SUMLE</u>		· 3.15	1	1	0	0	0	
Summary for 1958									9.01	1	1	0	0	0	0
									2.01				<u> </u>	<u> </u>	<u>ل</u> ــــــــــــــــــــــــــــــــــــ

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	Total			Existing A Public/	creages B	y Use					R	esidentia	l Units by T	Abs	RVs
	Acreage	Commercia	al Industrial		Active Ag	Passive Ag	Wetlands	Vacant	<b>Residential</b>	Total S	Single Family	Duplex	Multi Family	Aobile Homes	Non Transien
Summary for 196(									2.44	4	4	0	0	0	(
Summary for 1961									5.85	5	5	0	0	0	(
Summary for 1962									2.34	5	5	0	0	0	
Summary for 1964									0.64	1	1	0	0	0	
Summary for 1965									0.5	1	1	0	0	0	
Summary for 1966			· · · · · · · · · · · · · · · · · · ·						1.14	2	2	0	0	0	
Summary for 1969									14.31	2	1	0	0	1	
Summary for 197(									1.5	1	1	0	0	0	
Summary for 1971									21.76	2	2	0	0	0	
Summary for 1972									3.3	2	2	0	0	0	
Summary for 1975									0.52	1	1	0	0	0	
Summary for 1974								i	0.44	1	1	0	0	0	
Summary for 1975									35.21	281	2	0	Ő	162	11
Summary for 1976									4.71	8	8	0	0	0	
Summary for 1977						·			2.99	9	9	0	0	0	
Summary for 1978									4.9	9	9	0	0	0	
Summary for 1975									3.23	8	8	0	0	0	,
Summary for 198(			·······					i	3.42	10	10	0	0	0	
Summary for 1981									0.77	2	2	0	0	0	
Summary for 1982			·						0.59	2	2	0	0	0	
Summary for 1985								i	1.24	3	3	0	0	0	
Summary for 1984									1.6	3	3	0	0	0	
Summary for 1985									7.35	51	3	0	48	0	
Summary for 1986									4.35	26	2	0	24	0	
Summary for 1987									1.11	3	3	0	0	0	
Summary for 1988									2.63	10	4	0	6	0	
Summary for 1989					·				3.63	22	4	0	18	0	
Summary for 199(									2.06	6		0	0	0	
Summary for 1991	··. ·								6.17	31	7	0	0	0	
Summary for 1992									0.95	2	2	0	0	0	
Summary for 1995									0.4	1	1	0	0	0	
Summary for 1994				······					4.5	7	7	0	0	0	
Summary for 1995								t	1.15	3	3	0	0	0	
Summary for 1996		_						ł	5.95	42	2	0	40	0	
Summary for 1995		•			-	· · · · · · · · · · · · · · · · · · ·			0.74	2	2	0	<u>40</u>	0	
Summary for 1998					<i></i>				2.08	3	3	0	0	0	
Summary for 1999			······································			·····			0.37	1	1	0	0	0	(
Summary for 2000									1.56	2	2	0	0	0	(
Summary for 2002	-		·						1.36	3	3	0	0	0	
TAZ #155 Total	394.25	2.27	0	23.8 <del>6</del>	4.07	44.54	64.84	82.75	171.92	579	139	0	160	163	
Summary For Baysho	2001.13	24.89	0	35.99	107.2	781.4 <del>(</del>	111.14	390.9	549.55	864	415	2	160	170	11:

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## **Outlying Suburban Areas** In the Bayshore and Alva **Planning Communities**

Map Generated April 2003



CPA2002-06

Attachment 5

# CPA2002-06 OUTLYING SUBURBAN RESIDENTIAL ALLOCATIONS BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

## THE LEE PLAN

BoCC Public Hearing Document For the October 23<sup>rd</sup> Adoption Hearing

> Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 479-8585

> > September 5, 2003

### LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2002-06

Text Amendment

Map Amendment

This Document Contains the Following Reviews:									
	Staff Review								
-	Local Planning Agency Review and Recommendation								
~	Board of County Commissioners Hearing for Transmittal								
~	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report								
	<b>Board of County Commissioners Hearing for Adoption</b>								

STAFF REPORT PREPARATION DATE: April 18th 2003

### PART I - BACKGROUND AND STAFF RECOMMENDATION

### A. SUMMARY OF APPLICATION

### 1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

### 2. REQUEST:

Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.

### B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

### 1. **RECOMMENDATION:**

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Planning staff recommends the Board of County Commissioners transmit the proposed amendment to table 1(b). Staff recommends that Table 1(b) be revised to correct an error in the reallocations made in PAM/T 99-20 which allocated all residential acreage for the Outlying Suburban Future Land Use category in the Alva Planning Community to the new Bayshore Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- No change in the overall county accommodation is proposed
- No changes in any future land use category allocation are proposed.
- The previous amendments to the Planning Community Allocations removed all of the residential potential from lands designated Outlying Suburban in the Alva Community.
- Currently there are 4 acres of existing residential uses in the Alva Community designated Outlying Suburban.
- The Outlying Suburban area of the Alva Community has 53 acres of vacant land remaining for future development and 58 acres of agricultural uses which could be converted to other uses.
- Traffic Analysis Zone (TAZ) projections were formulated using the adopted Lee Plan Planning Community allocations as "control totals" and the zonal forecasts nest within each community.
- TAZ projections indicate that 9 additional units will be built in the Alva Planning Community in the Outlying Suburban area.
- Current development patterns in the Outlying Suburban area of Alva are at a density of 2 units per acre.
- The Bayshore Community is allocated 764 residential acres in the Outlying Suburban area and 295 acres of this allocation was from the original Alva Planning Community.
- There are 550 acres of residential uses in the Bayshore Planning Community in the area designated Outlying Suburban. Of these, 172 acres were in the original Alva Planning Community.
- There are currently 893 acres in agricultural use and 391 vacant acres remaining in the Outlying Suburban areas of the Bayshore Planning Community. Of these, 109 acres of agricultural use and 83 vacant acres are in the area that was previously in the Alva Planning Community.
- TAZ projections indicate that 129 additional units will be built in the Bayshore Planning Community in the Outlying Suburban area that was originally in the Alva Planning Community. Also, the current development patterns, in the Bayshore

Community, include a residential density of 1.5 units per acre in the Outlying Suburban areas; however, the area previously in the Alva Community has a density closer to 2 units per acre.

### C. BACKGROUND INFORMATION

The acreage allocation table (Lee Plan Table 1(b)) was amended by PAM/T 99-20 to adjust the allocations to address the creation of two new Planning Communities and changes in market conditions that occurred since Table 1(b) was adopted in 1998. This amendment created the new Bayshore Planning Community from the existing Alva and North Fort Myers Communities. The amendment did not alter the countywide allocation accommodation of the Lee Plan. Allocation adjustments required by changes in the planning community boundaries were based on the existing allocations, the existing landuse inventory, and the adopted TAZ projections. Allocation adjustments were also made to reflect market condition changes that became evident after the adoption of Table 1(b) in 1998.

During the codification process, staff identified an error in PAM/T 99-20 and asked the Board of County Commissioners to initiate an amendment to correct the misallocation. The staff report for PAM/T 99-20 included the following incorrect statement:

"The area of the new Bayshore Planning Community currently in the Alva Planning Community has the following Future Land Use Map designations: Density Reduction/Groundwater Resources, Rural, Outlying Suburban, Public Facilities, and Wetlands. Since no property designated Outlying Suburban will remain in the Alva Community, the entire Outlying Suburban allocation, of 295 acres should be re-allocated to the Bayshore Community."

The staff analysis for PAM/T 99-20 overlooked the 145 acres of Outlying Suburban that is located in the Alva Planning Community south of the Caloosahatchee River just north of the Lehigh Acres Planning Community (See Attachment 2). This area has existing and potential residential development. This amendment addresses the error made in the previous amendment.

### **PART II - STAFF ANALYSIS**

### A. STAFF DISCUSSION

### Origin of Lee Plan Table 1(b) (Planning Community Allocations) and Map 16

The Planning Community Allocations were adopted into the Lee Plan in the Lee Plan EAR Addendum cycle. The creation of this table and map was the topic of PAM/T 96-13, which addressed the need to replace the original "Year 2010 Overlay." The 2010 Overlay was a result of the 1989 Settlement Agreement between Lee County and the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extent, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts and allocating, within each sub-district, the projected acreage totals for each generalized land use needed to accommodate the projected 2010 population. Policies added to the plan provided that no development approvals would be issued in a sub-district that would cause the allocated acreage for that land use category to be exceeded. The Overlay was a device designed to reconcile the population accommodation capacity of the Future Land Use Map (estimated to be 70 years in 1989) with the 20-year time frame in the text of the element. It was also designed to provide more certainty to the extent and location of future commercial and industrial development.

The Year 2010 Overlay was exceptionally difficult to administer. Some of the initial problems experienced by the staff included the inadequacy of the original inventory. There was a lack of a reliable existing land use database to monitor the use of land, which drew down the available acres in each sub-district. Finally, there was difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed to resolve these problems. The Sheridan vs. Lee County Final Order required an amendment to the Lee Plan effecting the implementation of the "Year 2010 Overlay". Prior to this final order, the overlay was implemented at the building permit stage. The final order required all development order approvals to be consistent with the overlay. This amendment also required the Planning Division to create a parcel specific database to track the use of land in conjunction with the 2010 sub-district allocations. This requirement resolved the monitoring issue that was considered the largest obstacle in establishing a workable overlay. Other issues with the original overlay, however, could not be resolved in a principled and satisfactory manner. The 1994 Evaluation and Appraisal Report (EAR) included a proposal to remove the overlay from the Lee Plan. Final Order No. AC-96-11 was issued on July 25, 1996. The Final Order specified that the 1994 EAR based amendments, which proposed the deletion of the Year 2010 Overlay, were not in compliance with Chapter 163, Part II, F.S., and Rule 9J-5, FAC. The

Final Order required Lee County to rescind, and not make effective, all of the amendments, which sought to delete the Year 2010 Overlay.

Lee County's 1996 EAR Addendum Cycle included a proposed replacement to the "Year 2010 Overlay." This amendment (PAM/T 96-13) proposed replacement of 115 sub-districts with twenty community-based districts (Planning Communities). In comparison, the average size of the 115 sub-districts was four thousand acres, while, the average size of the new Planning Communities is twenty thousand acres. The increase in size allowed for increased flexibility in the regulation. The acreage allocations for the Planning Communities only regulate residential, commercial, and industrial uses. The time horizon of the allocations was extended to the year 2020. The 2020 population forecast used for the allocations was also reduced from the 797,288 as adopted in the EAR to the Bureau of Economic and Business Research's (BEBR) mid-range population projection of 602,000. This amendment to the Lee Plan became effective on July 30, 1998.

Following the adoption of the Planning Community map and Allocation table, planning staff initiated a work program to further break down the residential, commercial, and industrial needs of the unincorporated areas into the existing traffic analysis zone boundaries. This allowed the county's transportation needs model to be run using land use data consistent with the adopted comprehensive plan. Since the planning community allocations are monitored semi-annually, the base data used for the TAZ project included an additional 2 years of development data. Breaking down the allocations from the Planning Community to the TAZ level with the aid of additional data gave the planning staff the opportunity to monitor the accuracy of the original Table 1(b) allocations. This table allocates residential acres by Lee Plan future land use categories as well as planning communities. The TAZ residential projections were also done by future land use categories. This analysis also included an additional 2 years of zoning/planned development approval information. This additional information allowed planning staff the opportunity to assess how actual development was occurring in comparison to the planning community allocations.

The Planning Community Map and Allocation Table (Map 16 and Table 1(b)) were amended during the 2000/2001 amendment cycle, which was adopted January 10, 2002 by the BoCC. This amendment was initiated to address events that occurred following the adoption of the original communities map and allocations. For example, in the spring of 2000, The MPO adopted new TAZ forecasts, two community planning efforts initiated and more were anticipated due to funding provided by the county for community plans, the City of Bonita Springs incorporated, and The City of Fort Myers annexed land outside of the Fort Myers Planning Community. The TAZ zonal data, which was overseen by planning staff, showed areas of the county where the allocations were not in keeping with actual development. Since the residential allocations are specific to Future Land Use categories as well as the planning

STAFF REPORT FOR CPA2002-06 community, these allocations are for smaller geographic areas than the commercial and industrial allocations. The smaller sized areas reduce the flexibility of the allocations which has caused the residential allocations to require more frequent adjustments as development occurs. Each of the Lee Plan FLUM categories allows a range of densities for residential and therefore, new development may not replicate the assumptions used in developing the acreage allocations. The boundaries of the two community planning efforts were divided by exiting planning community boundaries on Map 16. The incorporated City of Bonita Springs also did not follow the Planning Community boundaries on Map 16. It was decided that the Planning Communities map and the allocation table should be "fine tuned" to reflect these changes. The major result of this amendment was the creation of the Bayshore and Estero Planning Communities and a number of re-allocations of acreages on Table 1(b). Since population projections were not changed from the time the original allocations were adopted, the allocation table was only amended to reflect market shifts, the adjustments to Map 16, and major Future Land Use Map amendments. The allocation changes did not increase or decrease the countywide accommodation of residential (population), commercial, or industrial development. Shifts in development location necessitated re-allocation of residential acreages between Future Land Use Map (FLUM) categories. Since FLUM categories assume different residential densities, to ensure the population accommodation of the Lee Plan remained consistent with the adopted population projection, the revised Table 1(b) does not have the same county wide residential acreage allocation as was originally adopted in 1998. Also, the allocation table regulates areas in the unincorporated portion of Lee County so the incorporation of Bonita Springs greatly reduced the acreage allocations on Table 1(b).

### **Proposed Changes**

This amendment addresses the error made in the last amendment to Table 1(b). PAM/T 99-20 incorrectly stated that with the creation of the Bayshore Planning Community, there would be no land designated "Outlying Suburban" in the Alva Planning Community. In fact, of the 805 acres in the original Alva Planning Community designated Outlying Suburban, 145 acres (18%) remained in the Alva Planning Community and 660 acres (82%) were in the area that became the Bayshore Planning Community (Attachment 3 – Future Land Use Map Acreage Breakdown). An amendment (CPA2000-09) reviewed and adopted concurrently with PAM/T 99-20 re-classified 239 acres in this area from Outlying Suburban to Conservation Lands. This change was part of a map amendment that is processed periodically to reflected purchases of land, by Lee County through the Conservation Lands Acquisition and Stewardship Program (Conservation 20/20), for preservation purposes. Planning staff was aware of that the River Run RPD was under review for purchase prior to the map change and had incorporated this status in the residential allocations. Therefore, the reclassification to Conservation Lands does not impact the Outlying Suburban allocations in

the Alva/Bayshore planning communities. It does changes the percentage analysis of this land use category from an 18/82 percent split to a 25/75 percent Alva/Bayshore split.

If a percentage split were applied to the original Alva allocation of Outlying Suburban residential, 74 acres would remain allocated to the Alva Planning Community and 211 acres would be allocated to the Bayshore Planning Community. However, only 4 acres are currently developed with residential uses in the Alva Planning Community's Outlying Suburban area (Attachment 4 – Existing Land Use Inventory). Therefore, an allocation of 74 acres would result in 70 acres remaining for future residential development. This allocation would accommodate residential uses on over 50% of the land in this portion of the Alva Planning Community. To utilize this allocation, much of the existing agricultural use in the area would need to be converted to residential use. Furthermore, this allocation could potentially accommodate 210 additional dwelling units in the area at a density of 3 units per acre. At the current density in the area, 2 units per acre, this allocation would accommodate 140 additional dwelling units. Given that this particular area of the county is somewhat remote and predominately agricultural in nature, the TAZ projections estimated that by the year 2020 only 18 additional units would be built in this area. Staff also notes that the last new dwelling unit built in this area was in 1995. Assuming the historic development patterns in this area will continue (2 du/acre), to accommodate the projected growth only 9 acres need to be allocated for the anticipated residential growth in the Alva Planning Community for the Outlying Suburban category. At a minimum, to accommodate the existing and projected growth this area requires a residential allocation of 13 acres. Staff recommends that 15 acres be allocated to the Alva Planning Community in the Outlying Suburban land use category allowing for some deviation from historical development trends and increased market demand.

The land in the Alva Planning Community designated Outlying Suburban that was included in the Bayshore Planning Community is forecast in the TAZ projections to increase by 129 dwelling for a total of 708 units by the year 2020 (Attachment 3). Within this area, 5 additional units have been built, since the TAZ projections were adopted in the spring of 2000. This area has also been developed at 2 units per acre, with the exception of one mobile home/RV park that was developed in the mid-1970's at a density closer to 8 units per acre. Assuming the historic development patterns continue, this area will require an additional allocation of 65 acres to accommodate the projected growth. Today, there are 579 units on 172 acres of land existing in this area as inventoried by the Planning Division. Therefore, the Outlying Suburban area of the Bayshore Planning Community that was previously in the Alva Planning Community requires an allocation of 237 acres for existing and projected residential uses. The original Alva Planning Community residential allocation for Outlying Suburban was 295 acres. The analysis of future needs demonstrates that only 250 acres are needed to accommodate the estimated growth. This growth estimate and land

STAFF REPORT FOR CPA2002-06 accommodation need is based on the adopted MPO TAZ forecasts and historical development patterns. Given that the original Alva Outlying Suburban allocation for residential was 295 acres, there remains a difference of 45 acres between the need and allocation. While the purchase of the River Run RPD did reduce the total amount of land available for future residential development, this area has incurred more development interest than the Outlying Suburban area in the Alva Planning Community. Therefore, staff recommends that 43 additional acres be allocated to the Bayshore Planning Community (2 of the 45 acres have been recommended to be allocated to the Alva Planning Community).

### Additional Justification For The Proposed Alva/Bayshore Residential Allocation Split

The Bayshore Planning Community has two areas designated Outlying Suburban. One is the area between SR 78 and the Caloosahatchee River and the other is located east of I-75, north of SR 78, along Pritchett Parkway (Attachments 2 & 5). The area south of SR 78 is the portion that was in the Alva Planning Community. As riverfront property in other areas of the county continues to develop, this area will be subject to increased development interest. The area north of SR 78 is the larger of the two areas with a total acreage of over 2,000 acres. This area has over 900 acres of existing agricultural uses and 390 acres of vacant land. The Bayshore Community Plan (Lee Plan Goal 20) does address non-residential uses within the community boundaries. Retail commercial development is allowed at a limited number of locations and restricted in the areas outside of the General Interchange area to minor commercial uses. Non-retail commercial uses are permitted elsewhere consistent to the Lee Plan and the Land Development Code. The plan also states no new industrial activities or rezonings are permitted. The plan clearly directs development to a more residential nature. One change in conditions that has occurred since the staff report for PAM/T 99-20 was issued is the application for a 1525 dwelling unit development in the area of Outlying Suburban along Pritchett Parkway. As currently proposed, this development will require a residential allocation of 453 acres. With the current residential allocation of 764 acres and existing inventory of 550 acres of residential development in the Outlying Suburban area of the Bayshore Planning Community, if approved, this development will not be able to "build out". By correcting the mistake of PAM/T 99-20, the Bayshore allocation will be reduced to 749 acres. While this proposed development is not approved and there is no guarantee that it will be built as proposed or by the year 2020, the application for a new residential development demonstrates that there is current interest to develop in this area of the county. Given the location, accessibility issues, and other amenities, the Outlying Suburban area of Bayshore is anticipated to develop sooner that the area in the Alva Planning Community which is more remote/rural and has inferior access (Attachment 5). Therefore, staff recommends that the balance of the residential allocation not needed to accommodate the TAZ forecasted growth remain in the Bayshore Planning Community.

### **B. CONCLUSIONS**

Map 16, the Planning Community Map, should be amended to correct an error from the staff report for PAM/T 99-20. This amendment will not alter the overall county population accommodation and will only effect the residential allocations on Table 1(b). Furthermore, this amendment only addresses the allocations for Outlying Suburban residential development in the Alva and Bayshore Planning Communities. The methodology used to formulate the proposed split of the 295 acre residential allocation is the same as was used in the PAM/T 99-20 staff analysis and is consistent with the adopted TAZ forecasts.

### C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment. Staff recommends that Lee Plan Table 1(b), the Planning Communities Acreage Allocation Table, be amended to correct an error made in the staff report for PAM/T 99-20. The proposed amendment will correct Table 1(b) by including a residential allocation for Outlying Suburban in the Alva Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

### PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. April 28, 2003

### A. LOCAL PLANNING AGENCY REVIEW

Staff made a brief presentation to outline the amendment followed by questions from the LPA. One member of the LPA asked if this amendment would be impacted by the ongoing Alva Community Planning efforts. Staff explained that no proposal was being made in that planning effort to adjust the residential allocations. The chairperson called for public comments and received none.

# B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- **1. RECOMMENDATION:** The Local Planning Agency recommends that the Board of County Commissioners transmit the proposed amendment to the Florida Department of Community Affairs.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA concurred with the findings of fact as contained in the staff report

### C. VOTE:

NOEL ANDRESS	Aye
MATT BIXLER	Aye
SUSAN BROOKMAN	Aye
DAN DELISI	Aye
RONALD INGE	Aye
GORDON REIGELMAN	Absent

### PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

### DATE OF TRANSMITTAL HEARING: \_\_\_\_\_\_ June 25, 2003

**A. BOARD REVIEW:** The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda for the June 25, 2003 public hearing.

### **B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1

- **1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment to the Department of Community Affairs.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The BoCC accepted the findings of fact advanced by staff and the LPA

C. VOTE:

JOHN ALBION	AYE
ANDREW COY	AYE
BOB JANES	AYE
RAY JUDAH	ΑΥΕ
DOUG ST. CERNY	AYE

### PART V – DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT: September 5, 2003

- A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS: The DCA had no objections, recommendations, or comments concerning this amendment.
- **B. STAFF RESPONSE:** Adopt the amendment as transmitted.

## PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

## DATE OF ADOPTION HEARING:

## D. BOARD REVIEW:

E. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

## 1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

## F. VOTE:

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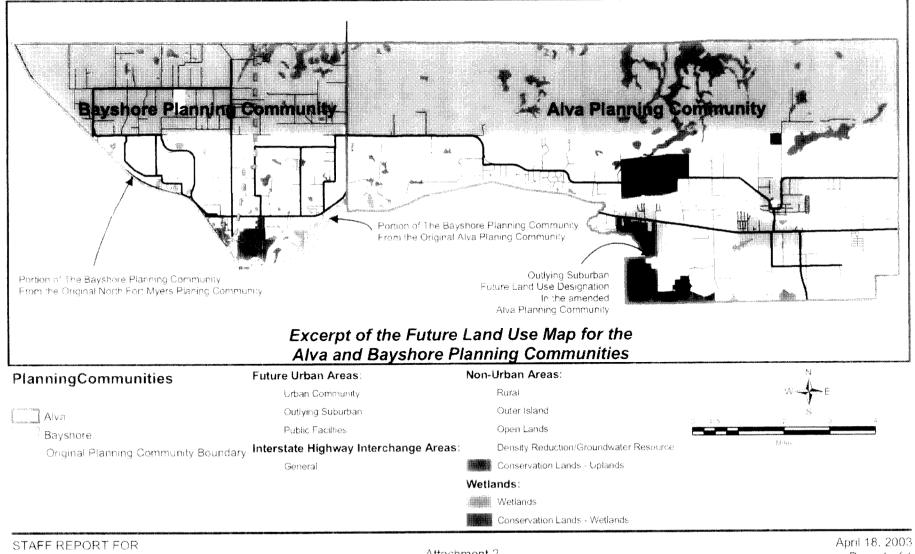
JOHN ALBION	
ANDREW COY	
BOB JANES	
RAY JUDAH	
DOUG ST. CERNY	

	Future Land Use Category	Lee County Totals	Alva	All other Planning Communities	Bayshore
	Intensive Development	1,493		rt rt	1
	Central Urban	9,558		s, Fo 'iigh	
-	Urban Community	13,077	519	Ayer: , Lel	
ĥo	Suburban	15,448		ort N land	
sa.	Outlying Suburban	4,931	<u>15</u>	va, Fo ine Is	<del>764</del> 749
at	Industrial	96		ıptiv s, Pi	
e O	Public Facilities	2		l, Ca Ayeri	
us	University Community	860		Coral Prt M	
q	Industrial Interchange			ape th Fo	
Residential By Future Land Use Category	General Interchange	53		re, C Sou m, E	12
e L	General Commercial Interchange	7		Ston ibel, 18ha	
ur	Industrial Commercial Interchange			urnt San uckin	
Tut	University Village Interchange			ss, B rlos, B 's, Bi	
уl	New Community	1,644		o changes are proposed in the Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort Myers Beach, Gateway/ Airport, Daniels Parkway, Iona/ McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	
<i>f</i> B	Airport Commerce	9			
ia	Airport				
ent	Rural	8,977	1,419		1,251
ide	Rural Community Preserve	3,046			
les	Outer Island	215	5	Spri , Ion , Con	
H	Open Lands	2,091	175	mita kway t Lee	1,236
	Density Reduction/ Groundwater Resource	5,544	40	e, Bc Par theas	1,837
	Wetlands			rand niels Sout	
Uninco	porated County Total Residential	67,051	2,173	ca G , Da rres,	5,085
Comme	rcial	9,460	46	e Bo Port	104
Industri	al	6,311	26	in th / Air	3
Non Reg	lettoriy Allocations			sed way	
Public		58,676	3,587	ropc Gate	1,462
Active A		34,145	6,098	are p 1ch,	1,321
Passive		65,522	14,633	No changes are proposed in the Myers Beach, Gateway/ Airp	4,393
Conserv	ation	79,488	2,236		798
Vacant		44,720	1,525	No c M	1,310
Total		365,373	30,324	1	14,476

Proposed Table 1(b) Planning Community Year 2020 Allocations (portion of entire table)

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## **Future Land Use Map** Map 1 Page 1 of 5 Map Generated April 2003



Future Land Lies Category	Alva	Ba	yshore
Future Land Use Category	Aiva	from Alva	from North Fort Myers
Intensive Development			
Central Urban			
Urban Community	1,463		
Suburban			
Outlying Suburban	145	422	1,750
Industrial			
Public Facilities	53	110	86
University Community			
Industrial Interchange			
General Interchange			141
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	14,287	2,198	729
Rural Community Preserve			
Outer Island	19		
Open Lands	7,245		3,560
Density Reduction/Groundwater Resource	6,645	2,178	2,089
Upland Conservation Lands	1,508	239	39
Wetlands	2,175	570	242
Wetland Conservation Lands	237	131	11
Total Future Land Use Map Acreages	33,777	5,848	8,647

## Future Land Use Map Acreage Totals By Planning Community

Note: Acreage totals on the Future Land Use Map Table do not match acreage totals from the existing land use inventory due to rights of way and other lands not identified with a STRAP number.

## **EXISTING LANDUSE INVENTORY**

## For the Outlying Suburban Areas of the Alva and Bayshore Planning Communities

## Summarized by year for individual Traffic Annalysis Zones

	Total			Existing A Public/	creages l	By Use					F	lesidenti	al Units by 7	Гуре	RVs
	Acreage	Commercia	l Industrial	Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
Alva Plann	ing Co	ommu	nitv												
Traffic Anaylysis															
	· · ·			ges by year a	re not in	cluded on th	is report		0						1
Summary for 1973						····, · · · · · · · · · · · · · · · · ·			0.23	1	1	0	0	0	0
Summary for 1983									0.36	1	1	0	0	0	0
TAZ #163 Total	31.4	0	0	0	14.52	10.13	0	6.16	0.59	2	2	0	0	0	0
Traffic Anaylysis	Zone 188					••••								·	
		Non-Resid	ential acrea	ges by year a	re not ine	cluded on th	is report		0						
Summary for 1978									0.38	1	1	0	0	0	0
Summary for 1980									1.34	2	2	0	0	0	0
Summary for 1993									0.45	2	2	0	0	0	0
Summary for 1995									1.26	2	2	0	0	0	0
TAZ #188 Total	83.64	0	0	0	0	33.32	0	46.69	3.43	7	7	0	0	0	0
Summary For Alva	115.04	0	0	0	14.52	43.45	0	52.85	4.02	9	9	0	0	0	0
Bayshore P	lannir	ng Con	nmuni	 tv		•					•			<u>.</u>	
Traffic Anaylysis					<u>rs)</u>										
		Non-Resid	ential acrea	ges by year a	re not ind	cluded on th	is report		0						
Summary for 1939									0.39	1	1	0	0	0	0
Summary for 1950									0.16	1	0	0	0	1	0
Summary for 1958									1.8	1	1	0	0	0	0
Summary for 197(									4.08	1	1	0	0	0	0
Summary for 1972									0.66	2	2	0	0	0	0
Summary for 1973									1.5	1	1	0	0	0	0
Summary for 1974									0.33	1	1	0	0	0	0
Summary for 1975									2.88	1	1	0	0	0	0
Summary for 198(									3.56	3	3	0	0	0	0
Summary for 1981									0.99	1	1	0	0	0	0
Summary for 1982								-	0.38	1	1	0	0	0	0
Summary for 1983									1.33	2	2	0	0	0	0
Summary for 1985									3.52	2	2	0	0	0	0
Summary for 1986									1.45	2	2	0	0	0	0
Summary for 1987									2.72	2	2	0	0	0	0
Summary for 1988									0.75	2	2	0	0		0
Summary for 199(									0.5	1	0	0	0		0
Summary for 1991									0.43	1	1	0	0	1	0
STAFE BEBORT FO															

	Existing Acreages By Use								Residential Units by Type					<b>D</b> 1/-	
	Acreage	Commercial	Industrial Q		tive Ag	Passive Ag W	/etlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Summary for 1995									5.11	2	2	0	0	0	0
Summary for 1994									9.79	6	5	0	0	1	0
Summary for 1995									3.05	1	1	0	0	0	0
Summary for 1996									1	1	1	0	0	0	0
Summary for 1998									19.84	1	0	0	0	1	0
Summary for 2001									1	1	1	0	0	0	0
TAZ #109 Total	214.59	0.17	0	0.16	27.87	11.18	0.89	107.1	67.22	38	34	0	0	4	0
Traffic Anaylysis	Zone 111 -	originall	y in North I	Fort Myers	2				-						
		Non-Reside	ential acreage.	s by year are	not incl	luded on this	report		0						
Summary for 1991									0.53	1	1	0	0	0	0
Summary for 1992									0.76	1	1	0	0	0	0
Summary for 1996				·	900 V				1.76	1	1	0	0	0	0
Summary for 2001	-r-	r					<u> </u>		0.63	1	1	0	0	0	0
TAZ #111 Total	21.52	0	0	0	0	0	9.76	8.08	3.68	4	4	0	0	0	0
Traffic Anaylysis	<u>Zone 117 -</u>	(originall	y in North I	Fort Myers	2										
. <u> </u>		Non-Reside	ntial acreage:	s by year are	not incl	luded on this	report		0						
Summary for 1946									0.75	1	1	0	0	0	0
Summary for 195(									6.1	2	2	0	0	0	0
Summary for 1955	·								3.21	1	1	0	0	0	0
Summary for 1956									4.87	1	1	0	0	0	0
Summary for 1957	·								18.62	1	1	0	0	0	0
Summary for 1958									6.92	2	2	0	0	0	0
Summary for 1964									2.91	1	1	0	0	0	0
Summary for 1965				-					1	1	1	0	0	0	0
Summary for 1966									7.4	3	3	0	0	0	0
Summary for 1967									2.2	1	1	0	0	0	0
Summary for 1968									3.51	1	1	0	0	0	0
Summary for 197(	<u> </u>						<u> </u>		1.37	1	1	0	0	0	0
Summary for 1971									6.19	2	2	0	0	0	0
Summary for 1974									16.62	3	3	0	0	0	0
Summary for 1975	·				· · · ·		<u>.</u>		7.05	3	3	0	0	0	0
Summary for 1978			• • • • • • • • • • • • • • • • • • •						6.52	9	9	0	0	0	0
Summary for 1979									1.29	5	5	0	0	0	0
Summary for 198(									12.4	11	11	0	0	0	0
Summary for 1981									1.8	4	4	0	0	0	0
Summary for 1982						·			0.26	1	1	0	0	0	0
Summary for 1983									13.78	6	5	0	0	1	0
Summary for 1984									2.72	7	7	0	0	0	0
Summary for 1985									5.83	12	12	0	.0	0	0
Summary for 1986									6	5	5	0	0	0	0
Summary for 1987		· · · · · · · · · · · · · · · · · · ·							7.98	11	11	0	0	0	0
Summary for 1988							<del></del>		16.1	13	13	0	0	0	0

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	Total			Existing Ac	reages 1	By Use					R	esidenti	al Units by I	Гуре	RVs
	Acreage	Commercial	Industrial (		ctive Ag	Passive Ag	Wetlands	Vacant	Residential	Total S	Single Family	Duplex	Multi Family	Mobile Homes	
Summary for 1989	a				0				6.2	9	9	0	0	0	0
Summary for 1990									21.05	9	9	0	0	0	0
Summary for 1991									11.79	6	6	0	0	0	0
Summary for 1992									5.84	7	7	0	0	0	0
Summary for 1993									13.54	9	9	0	0	0	0
Summary for 1994									9.67	7	7	0	0	0	0
Summary for 1995									3.02	6	6	0	0	0	0
Summary for 1996									6.13	6	6	0	0	0	0
Summary for 1995									13.53	6	6	0	0	0	0
Summary for 1998									5.23	6	5	0	0	1	0
Summary for 1999									0.69	2	2	0	0	0	0
Summary for 200(	•				•				5.91	5	5	0	0	0	0
Summary for 2001									4.43	6	5	0	0	1	0
Summary for 2002						• ·	· · · ·		8.94	8	8	0	0	0	0
TAZ #117 Total	1316.69	22.45	0	8.29	75.26	724	35.65	171.63	279.41	200	197	0	0	3	0
Traffic Anaylysis 2	Zone 151 -	(originall	ly in North	Fort Myer	s)										
1		Non-Reside	ential acreage	es bu year ar	e not in	- ·luded on th	is report		0						
Summary for 1958						THALK ON TH			0.94	2	2	0	0	0	0
Summary for 1961									1.37	2	2	0	0	0	0
Summary for 1962									1.87	3	1	2	0	0	0
Summary for 1963									4.35	8	8	0	0	0	0
Summary for 1964									2.09	3	3	0	0	0	0
Summary for 1965									0.6	1	1	0	0	0	0
Summary for 1971									2.57	2	2	0	0	0	0
Summary for 1973									1.03	2	2	0	0	0	0
Summary for 1974	· · · ·								1.03	2	2	0	0	0	0
Summary for 1975				<u>_</u> _			· · ·		0.39	2	2	0	0	0	0
Summary for 1976									0.99	1	2	0	0	0	0
Summary for 1977									2.13	5	5	0	0	0	0
Summary for 1978									1.76	2	2		0	0	0
Summary for 1979		• • • • •							0.92	1		0			0
Summary for 1982	·								1.77	2	2	0	0	0	0
Summary for 1986										<u>2</u> 1	<u>2</u> 1			0	0
Summary for 198									0.95			0	0	0	0
Summary for 1989									<u>1.21</u> 0.5	1	1	0	0	0	0
Summary for 1996				·									0	0	0
Summary for 200(									0.36 0.51		1	0			0
TAZ #151 Total	54.08	0	0	3.68	0	1.74	0	21.34	27.32	43	1 41	0	0	1	0
Traffic Anaylysis Z	····	(originall		I			-					-	L		
			ntial acrease	e hu year ar	e wat in	Judad on He	ic rannet		0	Т	· · · · · · · · · · · · · · · · · · ·			1 1	
Summary for 194(		13011-100100	nin nerenyi	STON HEAT AT		auth on m	is report		3.15	1					~
Summary for 1958		·	· · ·						9.01	1	1	0	0	0	0
STAFF REPORT FOI									7.01	1	11	0	0		0 April 18, 2003

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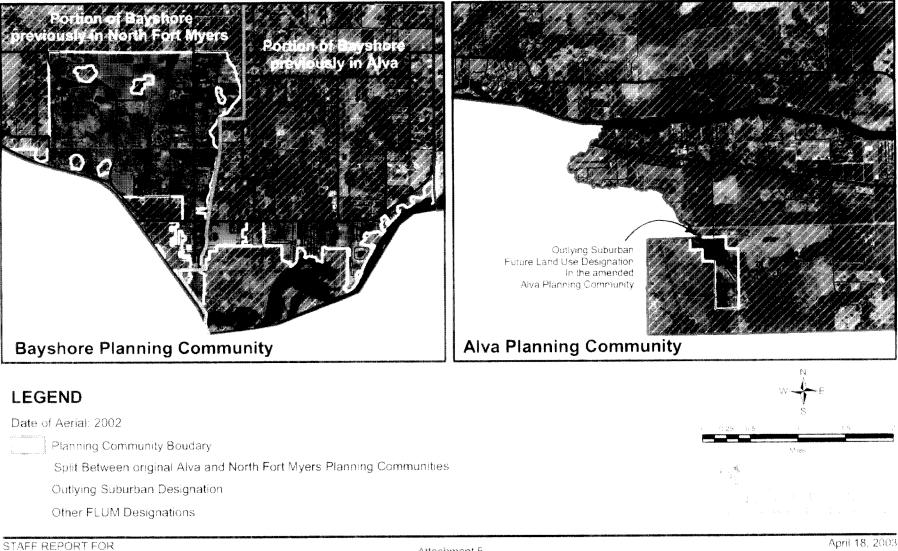
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	Existing Acreages By Use						Residential Units by Type RVs								
	Acreage	Commercia	al Industrial (		Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
Summary for 196(						V			2.44	4	4	0	0	0	
Summary for 1961							· · · ·		5.85	5	5	0	0	0	
Summary for 1962									2.34	5	5	0	0	0	
Summary for 1964	· · · · ·					-			0.64	1	1	0	0	0	
Summary for 1965									0.5	1	1	0	0	0	
Summary for 1966									1.14	2	2	0	0	0	
Summary for 1969									14.31	2	1	0	0	1	
Summary for 197(									1.5	1	1	0	0	0	
Summary for 1971									21.76	2	2	0	0	0	
Summary for 1972									3.3	2	2	0	0	0	
Summary for 1973									0.52	1	1	0	0	0	
Summary for 1974									0.44	1	1	0	0	0	
Summary for 1975									35.21	281	2	0	0	162	1
Summary for 1976									4.71	8	8	0	0	0	
Summary for 1977									2.99	9	9	0	0	0	
Summary for 1978									4.9	9	9	0	0	0	
Summary for 1979									3.23	8	8	0	0	0	
Summary for 198(									3.42	10	10	0	0	0	
Summary for 1981									0.77	2	2	0	0	0	
Summary for 1982									0.59	2	2	0	0	0	
Summary for 1983									1.24	3	3	0	0	0	
Summary for 1984								ľ	1.6	3	3	0	0	0	
Summary for 1985		-							7.35	51	3	0	48	0	
Summary for 1986									4.35	26	2	0	24	0	
Summary for 1985									1.11	3	3	0	0	0	
Summary for 1988									2.63	10	4	0	6	0	
Summary for 1989									3.63	22	4	0	18	0	
Summary for 199(									2.06	6	6	0	0	0	
Summary for 1991									6.17	31	7	0	24	0	
Summary for 1992									0.95	2	2	0	0	0	
Summary for 1995									0.4	1	1	0	0	0	
Summary for 1994									4.5	7	7	0	0	0	
Summary for 1995									1.15	3	3	0	0	0	
Summary for 1996									5.95	42	2	0	40	0	
Summary for 1997									0.74	2	2	0	0	0	
Summary for 1998									2.08	3	3	0	0	0	
Summary for 1999									0.37	1	1	0	0	0	
Summary for 200(									1.56	2	2	0	0	0	
Summary for 2002									1.36	3	3	0	0	0	
AZ #155 Total	394.25	2.27	0	23.86	4.07	44.54	64.84	82.75	171.92	579	139	0	160	163	1
ummary For Baysho	2001.13	24.89	0	35.99	107.2	781.4 <del>(</del>	111.14	390.9	549.55	864	415	2	160	170	11

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## **Outlying Suburban Areas** In the Bayshore and Alva **Planning Communities**

Map Generated April 2003



CPA2002-06

Attachment 5

Page 1 of 1

# CPA2002-06 OUTLYING SUBURBAN RESIDENTIAL ALLOCATIONS BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

## THE LEE PLAN

DCA Transmittal Document

Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 479-8585

June 25, 2003

## LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2002-06

Text Amendment

Map Amendment

This Document Contains the Following Reviews:								
-	Staff Review							
	Local Planning Agency Review and Recommendation							
7	Board of County Commissioners Hearing for Transmittal							
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report							
	Board of County Commissioners Hearing for Adoption							

## STAFF REPORT PREPARATION DATE: April 18th 2003

#### PART I - BACKGROUND AND STAFF RECOMMENDATION

#### A. SUMMARY OF APPLICATION

#### 1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

### 2. REQUEST:

Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.

STAFF REPORT FOR CPA2002-06 June 25, 2003 Page 1 of 13

#### **B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

### 1. RECOMMENDATION:

Planning staff recommends the Board of County Commissioners transmit the proposed amendment to table 1(b). Staff recommends that Table 1(b) be revised to correct an error in the reallocations made in PAM/T 99-20 which allocated all residential acreage for the Outlying Suburban Future Land Use category in the Alva Planning Community to the new Bayshore Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

#### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- No change in the overall county accommodation is proposed.
- No changes in any future land use category allocation are proposed.
- The previous amendments to the Planning Community Allocations removed all of the residential potential from lands designated Outlying Suburban in the Alva Community.
- Currently there are 4 acres of existing residential uses in the Alva Community designated Outlying Suburban.
- The Outlying Suburban area of the Alva Community has 53 acres of vacant land remaining for future development and 58 acres of agricultural uses which could be converted to other uses.
- Traffic Analysis Zone (TAZ) projections were formulated using the adopted Lee Plan Planning Community allocations as "control totals" and the zonal forecasts nest within each community.
- TAZ projections indicate that 9 additional units will be built in the Alva Planning Community in the Outlying Suburban area.
- Current development patterns in the Outlying Suburban area of Alva are at a density of 2 units per acre.
- The Bayshore Community is allocated 764 residential acres in the Outlying Suburban area and 295 acres of this allocation was from the original Alva Planning Community.
- There are 550 acres of residential uses in the Bayshore Planning Community in the area designated Outlying Suburban. Of these, 172 acres were in the original Alva Planning Community.
- There are currently 893 acres in agricultural use and 391 vacant acres remaining in the Outlying Suburban areas of the Bayshore Planning Community. Of these, 109 acres of agricultural use and 83 vacant acres are in the area that was previously in the Alva Planning Community.
- TAZ projections indicate that 129 additional units will be built in the Bayshore Planning Community in the Outlying Suburban area that was originally in the Alva Planning Community. Also, the current development patterns, in the Bayshore

STAFF REPORT FOR CPA2002-06

Community, include a residential density of 1.5 units per acre in the Outlying Suburban areas; however, the area previously in the Alva Community has a density closer to 2 units per acre.

#### C. BACKGROUND INFORMATION

The acreage allocation table (Lee Plan Table 1(b)) was amended by PAM/T 99-20 to adjust the allocations to address the creation of two new Planning Communities and changes in market conditions that occurred since Table 1(b) was adopted in 1998. This amendment created the new Bayshore Planning Community from the existing Alva and North Fort Myers Communities. The amendment did not alter the countywide allocation accommodation of the Lee Plan. Allocation adjustments required by changes in the planning community boundaries were based on the existing allocations, the existing landuse inventory, and the adopted TAZ projections. Allocation adjustments were also made to reflect market condition changes that became evident after the adoption of Table 1(b) in 1998.

During the codification process, staff identified an error in PAM/T 99-20 and asked the Board of County Commissioners to initiate an amendment to correct the misallocation. The staff report for PAM/T 99-20 included the following incorrect statement:

"The area of the new Bayshore Planning Community currently in the Alva Planning Community has the following Future Land Use Map designations: Density Reduction/Groundwater Resources, Rural, Outlying Suburban, Public Facilities, and Wetlands. Since no property designated Outlying Suburban will remain in the Alva Community, the entire Outlying Suburban allocation, of 295 acres should be re-allocated to the Bayshore Community."

The staff analysis for PAM/T 99-20 overlooked the 145 acres of Outlying Suburban that is located in the Alva Planning Community south of the Caloosahatchee River just north of the Lehigh Acres Planning Community (See Attachment 2). This area has existing and potential residential development. This amendment addresses the error made in the previous amendment.

STAFF REPORT FOR CPA2002-06 June 25, 2003 Page 3 of 13

#### PART II - STAFF ANALYSIS

#### A. STAFF DISCUSSION

#### Origin of Lee Plan Table 1(b) (Planning Community Allocations) and Map 16

The Planning Community Allocations were adopted into the Lee Plan in the Lee Plan EAR Addendum cycle. The creation of this table and map was the topic of PAM/T 96-13, which addressed the need to replace the original "Year 2010 Overlay." The 2010 Overlay was a result of the 1989 Settlement Agreement between Lee County and the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extent, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts and allocating, within each sub-district, the projected acreage totals for each generalized land use needed to accommodate the projected 2010 population. Policies added to the plan provided that no development approvals would be issued in a sub-district that would cause the allocated acreage for that land use category to be exceeded. The Overlay was a device designed to reconcile the population accommodation capacity of the Future Land Use Map (estimated to be 70 years in 1989) with the 20-year time frame in the text of the element. It was also designed to provide more certainty to the extent and location of future commercial and industrial development.

The Year 2010 Overlay was exceptionally difficult to administer. Some of the initial problems experienced by the staff included the inadequacy of the original inventory. There was a lack of a reliable existing land use database to monitor the use of land, which drew down the available acres in each sub-district. Finally, there was difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed to resolve these problems. The Sheridan vs. Lee County Final Order required an amendment to the Lee Plan effecting the implementation of the "Year 2010 Overlay". Prior to this final order, the overlay was implemented at the building permit stage. The final order required all development order approvals to be consistent with the overlay. This amendment also required the Planning Division to create a parcel specific database to track the use of land in conjunction with the 2010 sub-district allocations. This requirement resolved the monitoring issue that was considered the largest obstacle in establishing a workable overlay. Other issues with the original overlay, however, could not be resolved in a principled and satisfactory manner. The 1994 Evaluation and Appraisal Report (EAR) included a proposal to remove the overlay from the Lee Plan. Final Order No. AC-96-11 was issued on July 25, 1996. The Final Order specified that the 1994 EAR based amendments, which proposed the deletion of the Year 2010 Overlay, were not in compliance with Chapter 163, Part II, F.S., and Rule 9J-5, FAC. The

STAFF REPORT FOR CPA2002-06

June 25, 2003 Page 4 of 13 Final Order required Lee County to rescind, and not make effective, all of the amendments, which sought to delete the Year 2010 Overlay.

Lee County's 1996 EAR Addendum Cycle included a proposed replacement to the "Year 2010 Overlay." This amendment (PAM/T 96-13) proposed replacement of 115 sub-districts with twenty community-based districts (Planning Communities). In comparison, the average size of the 115 sub-districts was four thousand acres, while, the average size of the new Planning Communities is twenty thousand acres. The increase in size allowed for increased flexibility in the regulation. The acreage allocations for the Planning Communities only regulate residential, commercial, and industrial uses. The time horizon of the allocations was extended to the year 2020. The 2020 population forecast used for the allocations was also reduced from the 797,288 as adopted in the EAR to the Bureau of Economic and Business Research's (BEBR) mid-range population projection of 602,000. This amendment to the Lee Plan became effective on July 30, 1998.

Following the adoption of the Planning Community map and Allocation table, planning staff initiated a work program to further break down the residential, commercial, and industrial needs of the unincorporated areas into the existing traffic analysis zone boundaries. This allowed the county's transportation needs model to be run using land use data consistent with the adopted comprehensive plan. Since the planning community allocations are monitored semi-annually, the base data used for the TAZ project included an additional 2 years of development data. Breaking down the allocations from the Planning Community to the TAZ level with the aid of additional data gave the planning staff the opportunity to monitor the accuracy of the original Table 1(b) allocations. This table allocates residential acres by Lee Plan future land use categories as well as planning communities. The TAZ residential projections were also done by future land use categories. This analysis also included an additional 2 years of zoning/planned development approval information. This additional information allowed planning staff the opportunity to assess how actual development was occurring in comparison to the planning community allocations.

The Planning Community Map and Allocation Table (Map 16 and Table 1(b)) were amended during the 2000/2001 amendment cycle, which was adopted January 10, 2002 by the BoCC. This amendment was initiated to address events that occurred following the adoption of the original communities map and allocations. For example, in the spring of 2000, The MPO adopted new TAZ forecasts, two community planning efforts initiated and more were anticipated due to funding provided by the county for community plans, the City of Bonita Springs incorporated, and The City of Fort Myers annexed land outside of the Fort Myers Planning Community. The TAZ zonal data, which was overseen by planning staff, showed areas of the county where the allocations were not in keeping with actual development. Since the residential allocations are specific to Future Land Use categories as well as the planning

STAFF REPORT FOR CPA2002-06 June 25, 2003 Page 5 of 13

community, these allocations are for smaller geographic areas than the commercial and industrial allocations. The smaller sized areas reduce the flexibility of the allocations which has caused the residential allocations to require more frequent adjustments as development occurs. Each of the Lee Plan FLUM categories allows a range of densities for residential and therefore, new development may not replicate the assumptions used in developing the acreage allocations. The boundaries of the two community planning efforts were divided by exiting planning community boundaries on Map 16. The incorporated City of Bonita Springs also did not follow the Planning Community boundaries on Map 16. It was decided that the Planning Communities map and the allocation table should be "fine tuned" to reflect these changes. The major result of this amendment was the creation of the Bayshore and Estero Planning Communities and a number of re-allocations of acreages on Table 1(b). Since population projections were not changed from the time the original allocations were adopted, the allocation table was only amended to reflect market shifts, the adjustments to Map 16, and major Future Land Use Map amendments. The allocation changes did not increase or decrease the countywide accommodation of residential (population), commercial, or industrial development. Shifts in development location necessitated re-allocation of residential acreages between Future Land Use Map (FLUM) categories. Since FLUM categories assume different residential densities, to ensure the population accommodation of the Lee Plan remained consistent with the adopted population projection, the revised Table 1(b) does not have the same county wide residential acreage allocation as was originally adopted in 1998. Also, the allocation table regulates areas in the unincorporated portion of Lee County so the incorporation of Bonita Springs greatly reduced the acreage allocations on Table 1(b).

#### Proposed Changes

This amendment addresses the error made in the last amendment to Table 1(b). PAM/T 99-20 incorrectly stated that with the creation of the Bayshore Planning Community, there would be no land designated "Outlying Suburban" in the Alva Planning Community. In fact, of the 805 acres in the original Alva Planning Community designated Outlying Suburban, 145 acres (18%) remained in the Alva Planning Community and 660 acres (82%) were in the area that became the Bayshore Planning Community (Attachment 3 – Future Land Use Map Acreage Breakdown). An amendment (CPA2000-09) reviewed and adopted concurrently with PAM/T 99-20 re-classified 239 acres in this area from Outlying Suburban to Conservation Lands. This change was part of a map amendment that is processed periodically to reflected purchases of land, by Lee County through the Conservation Lands Acquisition and Stewardship Program (Conservation 20/20), for preservation purposes. Planning staff was aware of that the River Run RPD was under review for purchase prior to the map change and had incorporated this status in the residential allocations. Therefore, the reclassification to Conservation Lands does not impact the Outlying Suburban allocations in

STAFF REPORT FOR CPA2002-06

June 25, 2003 Page 6 of 13 the Alva/Bayshore planning communities. It does changes the percentage analysis of this land use category from an 18/82 percent split to a 25/75 percent Alva/Bayshore split.

If a percentage split were applied to the original Alva allocation of Outlying Suburban residential, 74 acres would remain allocated to the Alva Planning Community and 211 acres would be allocated to the Bayshore Planning Community. However, only 4 acres are currently developed with residential uses in the Alva Planning Community's Outlying Suburban area (Attachment 4 – Existing Land Use Inventory). Therefore, an allocation of 74 acres would result in 70 acres remaining for future residential development. This allocation would accommodate residential uses on over 50% of the land in this portion of the Alva Planning Community. To utilize this allocation, much of the existing agricultural use in the area would need to be converted to residential use. Furthermore, this allocation could potentially accommodate 210 additional dwelling units in the area at a density of 3 units per acre. At the current density in the area, 2 units per acre, this allocation would accommodate 140 additional dwelling units. Given that this particular area of the county is somewhat remote and predominately agricultural in nature, the TAZ projections estimated that by the year 2020 only 18 additional units would be built in this area. Staff also notes that the last new dwelling unit built in this area was in 1995. Assuming the historic development patterns in this area will continue (2 du/acre), to accommodate the projected growth only 9 acres need to be allocated for the anticipated residential growth in the Alva Planning Community for the Outlying Suburban category. At a minimum, to accommodate the existing and projected growth this area requires a residential allocation of 13 acres. Staff recommends that 15 acres be allocated to the Alva Planning Community in the Outlying Suburban land use category allowing for some deviation from historical development trends and increased market demand.

The land in the Alva Planning Community designated Outlying Suburban that was included in the Bayshore Planning Community is forecast in the TAZ projections to increase by 129 dwelling for a total of 708 units by the year 2020 (Attachment 3). Within this area, 5 additional units have been built, since the TAZ projections were adopted in the spring of 2000. This area has also been developed at 2 units per acre, with the exception of one mobile home/RV park that was developed in the mid-1970's at a density closer to 8 units per acre. Assuming the historic development patterns continue, this area will require an additional allocation of 65 acres to accommodate the projected growth. Today, there are 579 units on 172 acres of land existing in this area as inventoried by the Planning Division. Therefore, the Outlying Suburban area of the Bayshore Planning Community that was previously in the Alva Planning Community requires an allocation of 237 acres for existing and projected residential uses. The original Alva Planning Community residential allocation for Outlying Suburban was 295 acres. The analysis of future needs demonstrates that only 250 acres are needed to accommodate the estimated growth. This growth estimate and land

STAFF REPORT FOR CPA2002-06 June 25, 2003 Page 7 of 13 accommodation need is based on the adopted MPO TAZ forecasts and historical development patterns. Given that the original Alva Outlying Suburban allocation for residential was 295 acres, there remains a difference of 45 acres between the need and allocation. While the purchase of the River Run RPD did reduce the total amount of land available for future residential development, this area has incurred more development interest than the Outlying Suburban area in the Alva Planning Community. Therefore, staff recommends that 43 additional acres be allocated to the Bayshore Planning Community (2 of the 45 acres have been recommended to be allocated to the Alva Planning Community).

#### Additional Justification For The Proposed Alva/Bayshore Residential Allocation Split

The Bayshore Planning Community has two areas designated Outlying Suburban. One is the area between SR 78 and the Caloosahatchee River and the other is located east of I-75, north of SR 78, along Pritchett Parkway (Attachments 2 & 5). The area south of SR 78 is the portion that was in the Alva Planning Community. As riverfront property in other areas of the county continues to develop, this area will be subject to increased development interest. The area north of SR 78 is the larger of the two areas with a total acreage of over 2,000 acres. This area has over 900 acres of existing agricultural uses and 390 acres of vacant land. The Bayshore Community Plan (Lee Plan Goal 20) does address non-residential uses within the community boundaries. Retail commercial development is allowed at a limited number of locations and restricted in the areas outside of the General Interchange area to minor commercial uses. Non-retail commercial uses are permitted elsewhere consistent to the Lee Plan and the Land Development Code. The plan also states no new industrial activities or rezonings are permitted. The plan clearly directs development to a more residential nature. One change in conditions that has occurred since the staff report for PAM/T 99-20 was issued is the application for a 1525 dwelling unit development in the area of Outlying Suburban along Pritchett Parkway. As currently proposed, this development will require a residential allocation of 453 acres. With the current residential allocation of 764 acres and existing inventory of 550 acres of residential development in the Outlying Suburban area of the Bayshore Planning Community, if approved, this development will not be able to "build out". By correcting the mistake of PAM/T 99-20, the Bayshore allocation will be reduced to 749 acres. While this proposed development is not approved and there is no guarantee that it will be built as proposed or by the year 2020, the application for a new residential development demonstrates that there is current interest to develop in this area of the county. Given the location, accessibility issues, and other amenities, the Outlying Suburban area of Bayshore is anticipated to develop sooner that the area in the Alva Planning Community which is more remote/rural and has inferior access (Attachment 5). Therefore, staff recommends that the balance of the residential allocation not needed to accommodate the TAZ forecasted growth remain in the Bayshore Planning Community.

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#### **B.** CONCLUSIONS

Map 16, the Planning Community Map, should be amended to correct an error from the staff report for PAM/T 99-20. This amendment will not alter the overall county population accommodation and will only effect the residential allocations on Table 1(b). Furthermore, this amendment only addresses the allocations for Outlying Suburban residential development in the Alva and Bayshore Planning Communities. The methodology used to formulate the proposed split of the 295 acre residential allocation is the same as was used in the PAM/T 99-20 staff analysis and is consistent with the adopted TAZ forecasts.

#### C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment. Staff recommends that Lee Plan Table 1(b), the Planning Communities Acreage Allocation Table, be amended to correct an error made in the staff report for PAM/T 99-20. The proposed amendment will correct Table 1(b) by including a residential allocation for Outlying Suburban in the Alva Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

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## PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

#### PUBLIC HEARING DATE. April 28, 2003

#### A. LOCAL PLANNING AGENCY REVIEW

Staff made a brief presentation to outline the amendment followed by questions from the LPA. One member of the LPA asked if this amendment would be impacted by the ongoing Alva Community Planning efforts. Staff explained that no proposal was being made in that planning effort to adjust the residential allocations. The chairperson called for public comments and received none.

# B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- 1. **RECOMMENDATION:** The Local Planning Agency recommends that the Board of County Commissioners transmit the proposed amendment to the Florida Department of Community Affairs.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA concurred with the findings of fact as contained in the staff report

C. VOTE:

NOEL ANDRESS	Aye
MATT BIXLER	Aye
SUSAN BROOKMAN	Aye
DAN DELISI	Aye
RONALD INGE	Aye
GORDON REIGELMAN	Absent

STAFF REPORT FOR CPA2002-06

June 25, 2003 Page 10 of 13

## PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

#### DATE OF TRANSMITTAL HEARING: \_\_\_\_\_\_\_ June 25, 2003

A. BOARD REVIEW: The Board of County Commissioners provided no discussion concerning the proposed plan amendment. This item was approved on the consent agenda for the June 25, 2003 public hearing.

#### **B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

- **1. BOARD ACTION:** The Board of County Commissioners voted to transmit the proposed plan amendment to the Department of Community Affairs.
- **2. BASIS AND RECOMMENDED FINDINGS OF FACT:** The BoCC accepted the findings of fact advanced by staff and the LPA

C. VOTE:

AYE
AYE
AYE
AYE
AYE

STAFF REPORT FOR CPA2002-06

June 25, 2003 Page 11 of 13

## PART V – DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT:

## A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

**B. STAFF RESPONSE** 

STAFF REPORT FOR CPA2002-06 June 25, 2003 Page 12 of 13

## PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

#### DATE OF ADOPTION HEARING:

#### **D. BOARD REVIEW:**

E. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

**1. BOARD ACTION:** 

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

#### F. VOTE:

JOHN ALBION ANDREW COY BOB JANES RAY JUDAH DOUG ST. CERNY

STAFF REPORT FOR CPA2002-06

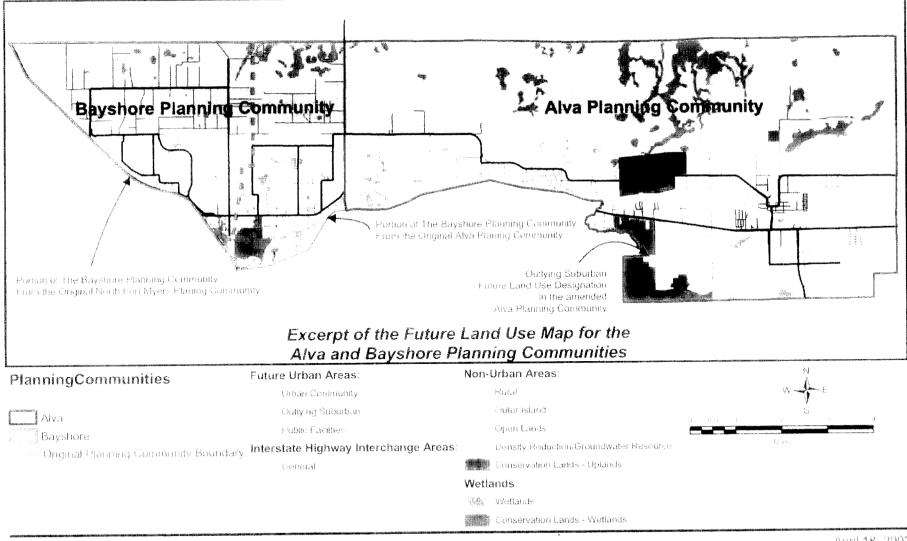
June 25, 2003 Page 13 of 13

	Future Land Use Category	Lee County Totals	Alva	All other Planning Communities	Bayshore
	Intensive Development	1,493		t	
	Central Urban	9,558		s, Fo uigh	
-	Urban Community	13,077	519	fyer. , Let	
ĥo	Suburban	15,448		ort A kland	
83	Outlying Suburban	4,931	<u>15</u>	a, Fo ne Is	<del>764</del> <u>749</u>
at	Industrial	96		ptiv. 5, Pin	· · · · · · · · · · · · · · · · · · ·
6 (	Public Facilities	2		dyer Ayer	
sn	University Community	860		Cora Drt A	
Residential By Future Land Use Category	Industrial Interchange			ape Cc th Fort stero	
an	General Interchange	53		re, C Sou m, E	12
e L	General Commercial Interchange	7		: Sto ibel, 1gha	
nr	Industrial Commercial Interchange			urnl San uckii	
ut	University Village Interchange		. <u></u>	es, B rlos, 's, Bi	
y l	New Community	1,644		Shor n Ca Myen	
1 B	Airport Commerce	9		o changes are proposed in the Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort Myers Beach, Gateway/ Airport, Daniels Parkway, Iona/ McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	
hia	Airport				
lua	Rural	8,977	1,419	For No.	1,251
id	Rural Community Preserve	3,046		ings, ua/ N inty,	
Ses	Outer Island	215	5	Spr /, lon e Con	
	Open Lands	2,091	175	onita kwaj it Lei	1,236
	Density Reduction/ Groundwater Resource	5,544	40	e, Bc Par theas	1,837
	Wetlands			rand niels Sout	
Uninco	porated County Total Residential	67,051	2,173	ca G , Da	5,085
Comme	rcial	9,460	46		104
Industri	al	6,311	26	in th / Ain	3
hoca ike ya	lautony Alductrasions			No changes are proposed in the Myers Beach, Gateway/ Airp	
Public		58,676	3,587	ropc Gate	1,462
Active A		34,145	6,098	are p 1ch,	1,321
Passive		65,522	14,633	ges s 5 Bei	4,393
Conserv	ation	79,488	2,236	chan Iyer:	798
Vacant		44,720	1,525	No I	1,310
Total		365,373	30,324		14,476

## Proposed Table 1(b) Planning Community Year 2020 Allocations (portion of entire table)

## Future Land Use Map Map 1 Page 1 of 5

Map Generated April 2003



Future Land Use Category	Alva	Ba	yshore
		from Alva	from North Fort Myers
Intensive Development			
Central Urban			
Urban Community	1,463		
Suburban			
Outlying Suburban	145	422	1,750
Industrial			
Public Facilities	53	110	86
University Community		· ·	· · ·
Industrial Interchange			
General Interchange			141
General Commercial Interchange			
Industrial Commercial Interchange			
University Village Interchange			
New Community			
Airport Commerce			
Airport			
Rural	14,287	2,198	729
Rural Community Preserve			
Outer Island	19		
Open Lands	7,245		3,560
Density Reduction/Groundwater Resource	6,645	2,178	2,089
Upland Conservation Lands	1,508	239	39
Wetlands	2,175	570	242
Wetland Conservation Lands	237	131	11
Total Future Land Use Map Acreages	33,777	5,848	8,647

## Future Land Use Map Acreage Totals By Planning Community

Note: Acreage totals on the Future Land Use Map Table do not match acreage totals from the existing land use inventory due to rights of way and other lands not identified with a STRAP number.

STAFF REPORT FOR CPA2002-06

Attachment 3

April 18, 2003 Page 1 of 1

<u> </u>	· · · · · · · · · · · · · · · · · · ·		EXIS	FIN	G ]	LAN	DU	SE	INV	TEN	TOR	Y			
		For th	e Outlyins Sum	-					•			ommun	nities		
<u> </u>	Total			isting Ac		nnalysis Zones Residential Units by Type RVs									
	Acreage	Commercia	I Industrial Qua	si PublicA	ctive Ag	Passive Ag V	etlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	Non Transient
Alva Plann	<u>ing Co</u>	mmui	nity										·		
Traffic Anaylysis	Zone 163 -	(portion)													
		Non-Resid	ential acreages b	vy year are	e not incl	uded on this	report		0						
Summary for 197:									0.23	1	1	0	0	0	0
Summary for 1985						· · ·			0.36	1	1	0	0	0	0
TAZ #163 Total	31.4	0	0	0	14.52	10.13	0	6.16	0.59	2	2	0	0	0	0
Traffic Anaylysis	Zone 188	,													
		Non-Resid	ential acreages l	v vear are	e not incl	uded on this	revort	I	0						
Summary for 1978									0.38	1	1	0	0	0	0
Summary for 198(					-				1.34	2	2	0	0	0	0
Summary for 1995									0.45	2	2	0	0	0	0
Summary for 1995								]	1.26	2	2	0	0	0	0
TAZ #188 Total	83.64	0	0	0	0	33.32	0	46.69	3.43	7	7	0	0	0	0
Summary For Alva	115.04	0	0	0	14.52	43.45	.0	52.85	4.02	9	9	0	0	0	0
Bayshore P	lannin	g Con	nmunity								<u></u>				: :
Traffic Anaylysis	Zone 109 -	(original	ly in North Fo	rt Myers	<u>s)</u>						-				
		Non-Resid	ential acreages l	ny year are	e not incl	uded on this	report		0						
Summary for 1939				•					0.39	1	1	0	0	0`	0
Summary for 1950									0.16	1	0	0	0	1	. 0
Summary for 1958									1.8	1	1	0	0	0	0
Summary for 197(									4.08	1	1	.0	0	0	0
Summary for 1972									0.66	2	2	0	0	0	<u> </u>
Summary for 197:									1.5	1	1	0	0	0	0
Summary for 1974									0.33	1	1	0	0	0	0
Summary for 1975									2.88	1	1	0	0	0	0
Summary for 198(									3.56	3	3	0	0	0	0
Summary for 1981									0.99	1	1	0	0	0	0
Summary for 1982							<u> </u>		0.38	1	1	0	0	0	0
Summary for 1982									1.33	2	. 2	0	0	0	0
Summary for 1985 Summary for 1986		<u></u>			· · · -				3.52	2	2	0	0	0	0
Summary for 1987									<u>1.45</u> 2.72	2	2	0	· 0 0	0 0	0
Summary for 1988		······································							0.75	2	2	0	0	0	0
Summary for 1990			- <u></u>			·····			0.75		2	0	0	1	0
Summary for 1991									0.43	1	1	0	0	0	0
STAFF REPORT FO	R			1 - <del>1</del> 1				^				<u> </u>			April 18, 2005

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	Existing Acreages By Use										Residential Units by Type							
	Acreage	Commercial	Industrial Q		ctive Ag	Passive Ag V	Vetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes				
Summary for 1995									5.11	2	2	0	0	0	0			
Summary for 1994				<u></u>					9.79	6	5	0	0	1	0			
Summary for 1995									3.05	1	1	0	0	0	Ó			
Summary for 1996									1	· 1	1	0	0	0	0			
Summary for 1998									19.84	1	0	0	0	1	0			
Summary for 2001			· · · · · · · · · · · · · · · · · · ·						1	1	1	0	0	0	0			
TAZ #109 Total	214.59	0.17	0	0.16	27.87	11.18	0.89	107.1	67.22	38	34	0	0	4	0			
Traffic Anaylysis	Zone 111 -	(originall	y in North .	Fort Myer														
		Non-Reside	ntial acreage	<u>s by year are</u>	e not inc	luded on this	s report		0									
Summary for 1991		•					<u> </u>		· 0.53	1	1	0	0	0	0			
Summary for 1992			·						0.76	1	1	0	0	0	0			
Summary for 1996				·					1.76	1	1	0	0	0	0			
Summary for 2001									0.63	1	1	0	0	0	0			
TAZ #111 Total	21.52	0	0	0	0	0	9.76	8.08	3.68	4	4	0	0	0	0			
Traffic Anaylysis	Zone 117 -	(originall	y in North	Fort Myers	<u>s)</u>													
		Non-Reside	ntial acreage	s by year are	e not inc	luded on this	report		0									
Summary for 1946									0.75	1	1	0	0	0	0			
Summary for 195(									6.1	2	2	0	0	0	0			
Summary for 1955									3.21	1	1	0	0	0	0			
Summary for 1956									4.87	1	1	0	. 0	0	0			
Summary for 1955									18.62	1	1	0	0	0	. 0			
Summary for 1958									6.92	2	2	0	0	. 0	0			
Summary for 1964								•	2.91	1	1	0	0	0	0			
Summary for 1965									1	1	1	0	0	0	0			
Summary for 1966			•						7.4	3	3	0	0	0	0			
Summary for 1967									2.2	1	1	0	0.	0	0			
Summary for 1968								•	3.51	1	1	0	0	0	0			
Summary for 197(									1.37	1	1	0	0	0	0			
Summary for 1971									6.19	2	2	0	0	<u> </u>	0			
Summary for 1974									16.62	3	3	<u> </u>	0	0	0			
Summary for 1975									7.05	3	3	0	0	0	0			
Summary for 1978		·			· · · · ·				6.52	9	9	0	0	0	0			
Summary for 1979									1.29	5	5	· 0	0	0	0			
Summary for 198(							<u></u>		12.4	11	11	0	0	0	0			
Summary for 1981									1.8	4	4	0	0	0	0			
Summary for 1982		· · · · · · · · · · · · · · · · · · ·							0.26	1	1	0	0	0	0			
Summary for 1985									13.78	6	5	0	0	1	0			
Summary for 1984									2.72	7	7	0	. 0	0	0			
Summary for 1985				<u></u>					. 5.83	12	-12	0	0	0	0			
Summary for 1986				······································		·			6	5	5	0	0	0	. O			
Summary for 1987									7.98	11	11	0	0	0	0			
Summary for 1988									16.1	13	13	0	0	0	0			

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	<b>1</b>			Existing A	creages E	By Use	·	Residential Units by Type							
	Total Acreage	Commercia	l Industrial	Public/ Quasi Public/	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Summary for 1989									6.2	9	9	0	0	0	0
Summary for 199(									21.09	9	9	0	0	0	0
Summary for 1991									11.79	. 6	6	0	0	0	0
Summary for 1992		·							5.84	7	7	0	0	0	0
Summary for 1993									13.54	9	9	0	0	0	0
Summary for 1994									9.67	7	7	0	0	0	0
Summary for 1995									3.02	. 6	. 6	0	0	0	0
Summary for 1996									6.13	6	6	0	0	0	0
Summary for 1997									13.53	6	6	0	. 0	0	0
Summary for 1998									5.23	6	5	0	0	1	0
Summary for 1999									0.69	2	2	0	0	0	0
Summary for 200(									5.91	5	5	0	0	0	0
Summary for 2001						•			4.43	6	5	0		1	0
Summary for 2002									8.94	8	8	0	·0	0	0
TAZ #117 Total	1316.65	22.45	0	8.29	75.26	724	35.65	171.63	279.41	200	197	0	0	3	0
Traffic Anaylysis	Zone 151 -	(original	ly in Nort	h Fort Mye	<u>rs)</u>										
	•	Non-Resid	ential acrea	ges by year a	re not inc	cluded on the	is report		0						
Summary for 1958									0.94	2	2	0	0	0	0
Summary for 1961									1.37	2	2	0	0	0	0
Summary for 1962									1.87	3	1	2	0	0	0
Summary for 1963									4.35	8	8	0	0	0	0
Summary for 1964									2.09	3	3	0	0	· 0	· 0
Summary for 1965									0.6	1	1	0	0	0	0
Summary for 1971									2.57	2	2	0	0	0	0
Summary for 197:									1.03	2	2	0	· 0	0	0
Summary for 1974									1.01	2	2	0	0	0	0
Summary for 1975									0.39	2	2	0	0	0	0
Summary for 1976						-			0.99	1	1	· 0	0	0	0
Summary for 1977									2.13	5	5	0	0	0	0
Summary for 1978									1.76	2	2	0	. 0	0	0
Summary for 1979									0.92	1	1	0	0	0	0
Summary for 1982									1.77	2	2	0	0	0	0
Summary for 1986									0.95	1	1	0	0	0	0
Summary for 1988									1.21	1	1	0	0	0	0
Summary for 1989									0.5	1	1	0	0	0	0
Summary for 1996									0.36	1	1	0	0	0	0
Summary for 2000									0.51	1	1	0	0	0	0
TAZ #151 Total	54.08	0	0	3.68	0	1.74	0	21.34	27.32	43	41	2	0	0	0
Traffic Anaylysis	Zone 155 -	(original	ly in Alva	 )			`			[		·			<u> </u>
		Non-Resid	ential acred	ees bu vear a	re not inc	luded on th	is report		0						
Summary for 194(							,		3.15	1	1	0	0	0	0
Summary for 1958									9.01	1	1	0	0	0	0

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Lenge      Commercial Industrial      Quality Addity		Total			Existing A Public/	creages By	v Use	Residential Units by Type								
Summary for 1961  588  5  0  0    Summary for 1961  234  5  0  0    Summary for 1961  0.64  1  1  0  0    Summary for 1964  0.5  1  0  0  0    Summary for 1976  11.14  2  0  0  0    Summary for 1976  13.3  2  0  0  0    Summary for 1977  23.7  2  0  0  0    Summary for 1977  33  2  0  0  0    Summary for 1977  0  0  1  0  0  0    Summary for 1977  0  0  1  0  0  0    Summary for 1977  0  0  0  0  0    Summary for 1971  0  0  0  0  0    Summary for 1971  2.91  9  0  0  0    Summary for 1971  2.92  9  0  0  0    Summary for 1971  2.93  8  0  0  0    Summary for 1972  2.93  9  0  0  0    Summary for 1973  3.23  2.83  8			Commercia	al Industrial		Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
Summary for 196:  234  5  5  0  0    Summary for 198:  0.64  1  1  0  0    Summary for 198:  0.64  1  1  0  0    Summary for 198:  0.65  1  1  0  0  0    Summary for 196:  11.4  2  2  0  0  0    Summary for 197:  13.3  1  0  0  0    Summary for 197:  0.52  1  0  0  0    Summary for 197:  3.52  28  8  0  0    Summary for 197:  2.99  9  0  0  0    Summary for 197:  2.20  0  0  0    Summary for 197:  3.22  8  8  0  0    Summary for 197:  3.23  8  0  0  0    Summary for 197:  3.23 <t< td=""><td>Summary for 196(</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>2.44</td><td>4</td><td>4</td><td>0</td><td>0</td><td>0</td><td>0</td></t<>	Summary for 196(									2.44	4	4	0	0	0	0
Summary for 198  0.5  1  1  0  0  0    Summary for 198  0.5  1  1  0  0  0    Summary for 198  1.14  2  2  0  0  0    Summary for 198  1.14  2  2  0  0  0    Summary for 197  1.5  1  0  0  0  0    Summary for 197  3.3  2  0  0  0  0    Summary for 197  3.3  2  0  0  0  0    Summary for 197	Summary for 1961									5.85	5	5	0	0	0	0
Summary for 196  0  0  0    Summary for 196  11,43  2  0  0    Summary for 197  1,13  1  0  0  0    Summary for 197  1,13  1  0  0  0    Summary for 197  2,2  0  0  0  0    Summary for 197  33  2  2  0  0  0    Summary for 197  5,22  1  0  0  0    Summary for 197  5,22  1  0  0  0    Summary for 197  35,21  28  2  0  0  0    Summary for 197  35,21  28  0  0  0  0    Summary for 197  4,71  8  8  0  0  0    Summary for 197  4,31  8  0  0  0    Summary for 197  4,32  10  0  0  0    Summary for 197  35,31  28  8  0  0  0    Summary for 197  35,31  28  10  0  0  0    Summary for 197  34,21  10  0  0  0  0    Summary fo	Summary for 1962									2.34	5	5	0	0	0	0
Summary for 1986  11.41  2  2  0  0  1    Summary for 1975  1.3  1  1  0  0  0    Summary for 1977  3.3  2  2  0  0  0    Summary for 1977  3.3  2  2  0  0  0    Summary for 1977  0.52  1  1  0  0  0    Summary for 1975  0.52  1  1  0  0  0    Summary for 1977  0.52  1  1  0  0  0    Summary for 1977  3.5.11  281  2  0  0  0    Summary for 1977  3.5.11  281  2  0  0  0    Summary for 1977  2.323  8  8  0  0  0    Summary for 1971  3.42  10  10  0  0  0    Summary for 1971  3.42  10  10  0  0  0    Summary for 1971  3.42  10  10  0  0  0    Summary for 1971  3.42  10  10  0  0  0    Summary for 1981  1.6  3  0  0 <td>Summary for 1964</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>,</td> <td>0.64</td> <td>1</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td>	Summary for 1964								,	0.64	1	1	0	0	0	0
Summary for 1961    14.31    2    1    0    0    1      Summary for 1971    1.5    1    1    0    0    0      Summary for 1971    21.72    2    0    0    0    0      Summary for 1972    0.52    1    1    0    0    0    0      Summary for 1972    0.52    1    1    0    0    0    0      Summary for 1972    0.52    1    1    0    0    0    0      Summary for 1972    33.2    2    0	Summary for 1965									0.5	1	1	0	0	0	C
Summary for 1971    1,5    1    1    0    0    0      Summary for 1972    3,3    2    2    0    0    0      Summary for 1975	Summary for 196t								·	1.14	2	2	0	0	0	(
Summary for 1977    2    2    0    0    0      Summary for 1977	Summary for 1969									14.31	2	· 1	0	0	1	(
Summary for 197:    3.3    2    2    0    0    0      Summary for 197:    0.52    1    1    0    0    0      Summary for 197:    0.52    1    1    0    0    0      Summary for 197:    35.21    281    2    0    0    162      Summary for 197:    2.99    9    0    0    0    0      Summary for 197:    2.99    9    0    0    0    0      Summary for 197:    3.33    8    0    0    0    0      Summary for 197:    3.32    8    8    0    0    0    0      Summary for 197:    3.342    10    10    0    0    0    0      Summary for 198:    3.342    10    10    0    0    0    0      Summary for 198:    1.24    3    3    0    0    0    0    0    0    0    0    0    0    0    0    0    0    0    0    0    0    0<	Summary for 197(							• • • •		1.5	1	1	0	0	0	(
Summary for 197:    0.52    1    1    0    0    0      Summary for 197:    32.0    0    162    0    0    0      Summary for 197:    47.1    8    8    0    0    0    0      Summary for 197:    4.71    8    8    0    0    0    0      Summary for 197:    3.23    8    8    0    0    0    0      Summary for 197:    3.23    8    8    0    0    0    0      Summary for 197:    3.23    8    8    0 <td>Summary for 1971</td> <td>_</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>21.76</td> <td>2</td> <td>2</td> <td>0</td> <td>0</td> <td>0</td> <td>(</td>	Summary for 1971	_								21.76	2	2	0	0	0	(
Summary for 197    0.44    1    1    0    0    0      Summary for 197    33.21    281    2    0    0    0      Summary for 197    2.99    9    9    0    0    0      Summary for 197    3.23    8    8    0    0    0      Summary for 197    3.23    8    8    0    0    0      Summary for 197    3.23    8    8    0    0    0      Summary for 198    0    0    0    0    0    0      Summary for 198    0    0    0    0    0    0      Summary for 198    0    0    0    0    0    0      Summary for 198    1.1.1    3    0    0    0    0      Summary for 198    1.1.1    3    0    0    0    0      Summary for 198    1.1.1    3    0    0    0    0      Summary for 198    1.1.1    3    0    0    0    0      Su	Summary for 1972									3.3	2	. 2	0	0	0	(
Summary for 197:    35.21    281    2    0    0    162      Summary for 197:    4.71    8    8    0    0    0      Summary for 197:    4.9    9    9    0    0    0      Summary for 197:    3.23    8    8    0    0    0      Summary for 197:    3.23    8    8    0    0    0      Summary for 198:    0.77    2    2    0    0    0      Summary for 198:    0.77    2    2    0    0    0      Summary for 198:    1.66    3    3    0    0    0      Summary for 198:    7.35    51    3    0    48    0      Summary for 198:    7.35    51    3    0    0    0      Summary for 198:    1.11    3    3    0    0    0      Summary for 198:    2.46    10    4    0    6    0      Summary for 198:    2.43    2.2    0    0    0    0 </td <td>Summary for 1975</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0.52</td> <td>1</td> <td>1</td> <td>0</td> <td>0</td> <td>0</td> <td>(</td>	Summary for 1975									0.52	1	1	0	0	0	(
Summary for 1971    4,71    8    8    0    0    0      Summary for 1977    2,99    9    0    0    0    0      Summary for 1971    3,23    8    8    0    0    0    0      Summary for 1978    3,23    8    8    0    0    0    0      Summary for 1981    3,23    8    8    0    0    0    0      Summary for 1981    0.77    2    0    0    0    0    0      Summary for 1981    1.24    3    3    0    0    0    0      Summary for 1983    1.14    3    3    0    0    0    0      Summary for 1984    4.35    26    2    0    24    0    0      Summary for 1984    4.35    26    2    0	Summary for 1974									0.44	1	1	0	0	0	(
Summary for 1977    2.99    9    9    0    0    0      Summary for 1978    4.9    9    0    0    0    0      Summary for 1980    3.42    10    10    0    0    0    0      Summary for 1981    0.77    2    2    0    0    0    0      Summary for 1981    0.77    2    0    0    0    0    0      Summary for 1983    1.24    3    0    0    0    0    0      Summary for 1984    7.35    51    3    0    0    0    0      Summary for 1984    4.35    2.6    2    0    0    0    0      Summary for 1984    4.35    2.6    2    0	Summary for 1975		•							35.21	281	2	0	. 0	162	11
Summary for 197!    4.9    9    9    0    0    0      Summary for 198!    3.23    8    8    0    0    0      Summary for 198!    0.77    2    2    0    0    0      Summary for 198:    0.77    2    2    0    0    0      Summary for 198:    0.77    2    2    0    0    0      Summary for 198:    1.24    3    0    0    0    0      Summary for 198:    1.24    3    0    0    0    0      Summary for 198:    7.35    51    3    0    0    0      Summary for 198:    4.35    26    2    0    0    0      Summary for 198:    1.11    3    0    0    0    0      Summary for 198:    2.066    6    0    0    0    0      Summary for 199:    2.066    6    0    0    0    0      Summary for 199:    0.95    2    2    0    0    0	Summary for 1976									4.71	8	8	0	0	0	(
Summary for 197    3.23    8    8    0    0    0      Summary for 1981    0.77    2    2    0    0    0      Summary for 1983    0.77    2    2    0    0    0      Summary for 1984    0.77    2    2    0    0    0      Summary for 1984    0.59    2    2    0    0    0      Summary for 1984    7.38    51    3    0    0    0      Summary for 1984    7.38    51    3    0    0    0      Summary for 1984    7.38    526    2    0    24    0      Summary for 1984    2.63    10    4    0    6    0      Summary for 1984    6.10    3.63    22    4    0    18    0      Summary for 1984    6.17    31    7    0    24    0    0      Summary for 1984    6.19    9.95    2    2    0    0    0      Summary for 1994    61.9    0.95    2 <td>Summary for 1977</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>2.99</td> <td>9</td> <td>9</td> <td>0</td> <td>0</td> <td>0</td> <td>(</td>	Summary for 1977									2.99	9	9	0	0	0	(
Summary for 1981    3.42    10    10    0    0    0      Summary for 1983    0.77    2    2    0    0    0      Summary for 1983    11.4    3    3    0    0    0      Summary for 1984    11.6    3    3    0    0    0      Summary for 1984    7.35    51    3    0    48    0      Summary for 1984    4.35    26    2    0    0    0      Summary for 1984    3.3    0    0    0    0    0      Summary for 1984    3.3    0    0    0    0    0      Summary for 1985    3.63    22    4    0    6    0    0      Summary for 1985    5.6    2    0    0    0    0    0    0      Summary for 1986    5.7    7    0    2.4    0    0    0    0    0    0    0    0    0    0    0    0    0    0    0    0    0    0	Summary for 1978								ĺ	4.9	9	9	0	0	0	(
Summary for 1981    0.77    2    2    0    0    0      Summary for 1982    1.24    3    3    0    0    0      Summary for 1984    1.24    3    3    0    0    0      Summary for 1984    7.35    51    3    0    0    0      Summary for 1984    7.35    51    3    0    0    0      Summary for 1984    4.35    26    2    0    24    0      Summary for 1985    3    0    0    0    0    0      Summary for 1985    3.63    22    4    0    6    0      Summary for 1986    3.63    22    4    0    18    0      Summary for 1986    5.63    10    4    0    6    0    0    0      Summary for 1986    5.7    3.63    22    4    0    18    0      Summary for 1997    5.95    2    0    0    0    0    0      Summary for 1999    5.95    4.5	Summary for 1979					•				3.23	8	8	0	0	0	(
Summary for 198:    0.59    2    2    0    0    0      Summary for 198:    1.24    3    3    0    0    0      Summary for 198:    1.6    3    0    0    0    0      Summary for 198:    7.35    51    3    0    48    0      Summary for 198:    4.35    26    2    0    0    0      Summary for 198:    1.11    3    3    0    0    0      Summary for 198:    2.63    10    4    0    6    0      Summary for 198:    2.06    6    6    0    0    0      Summary for 199:    2.06    6    6    0    0    0      Summary for 199:    6.17    31    7    0    24    0      Summary for 199:    6.17    31    7    0    0    0      Summary for 199:    4.5    7    7    0    0    0      Summary for 199:    0.7    0.7    0    0    0    0	Summary for 198(				•				ĺ	3.42	10	10	0	0	0	
Summary for 198:    1.24    3    3    0    0    0      Summary for 1984    7.33    51    3    0    48    0      Summary for 1985    43.5    26    2    0    24    0      Summary for 1986    43.5    26    2    0    0    0      Summary for 1986    2.63    10    4    0    6    0      Summary for 1985    2.63    10    4    0    6    0      Summary for 1986    2.63    10    4    0    6    0      Summary for 1986    2.263    10    4    0    6    0      Summary for 1996    2.263    10    4    0    6    0      Summary for 1997    2.20    6    6    0    0    0      Summary for 1997    2.20    0.41    1    0    0    0      Summary for 1998    5.95    42    2    0    0    0      Summary for 1997    5.95    42    2    0    0    0	Summary for 1981								Î	0.77	2	2	0	0	0	(
Summary for 1984    1.6    3    3    0    0    0      Summary for 1985    7.35    51    3    0    48    0      Summary for 1986    4.35    2.6    2    0    2.4    0      Summary for 1987    1.11    3    3    0    0    0    0      Summary for 1988    2.63    10    4    0    6    0    0      Summary for 1988    2.63    10    4    0    6    0    0    0      Summary for 1984    2.63    10    4    0    6    0    0    0      Summary for 1994    2.24    0    18    0    0    0    0      Summary for 1991    2.25    0	Summary for 1982								Î	0.59	2	2	0	0	0	(
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## Outlying Suburban Areas In the Bayshore and Alva Planning Communities

Map Generated April 2003



# CPA2002-06 OUTLYING SUBURBAN RESIDENTIAL ALLOCATIONS BoCC SPONSORED AMENDMENT TO THE

LEE COUNTY COMPREHENSIVE PLAN

## THE LEE PLAN

BoCC Public Hearing Document For the June 25, 2003 Public Hearing

> Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 479-8585

> > June 9, 2003

## LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2002-06

Text Amendment

**Map Amendment** 

This	This Document Contains the Following Reviews:								
-	Staff Review								
-	Local Planning Agency Review and Recommendation								
	Board of County Commissioners Hearing for Transmittal								
	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report								
	Board of County Commissioners Hearing for Adoption								

## STAFF REPORT PREPARATION DATE: April 18th 2003

## PART I - BACKGROUND AND STAFF RECOMMENDATION

## A. SUMMARY OF APPLICATION

### 1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

### 2. REQUEST:

Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.

### **B.** STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

## 1. RECOMMENDATION:

Planning staff recommends the Board of County Commissioners transmit the proposed amendment to table 1(b). Staff recommends that Table 1(b) be revised to correct an error in the reallocations made in PAM/T 99-20 which allocated all residential acreage for the Outlying Suburban Future Land Use category in the Alva Planning Community to the new Bayshore Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

## 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- No change in the overall county accommodation is proposed
- No changes in any future land use category allocation are proposed.
- The previous amendments to the Planning Community Allocations removed all of the residential potential from lands designated Outlying Suburban in the Alva Community.
- Currently there are 4 acres of existing residential uses in the Alva Community designated Outlying Suburban.
- The Outlying Suburban area of the Alva Community has 53 acres of vacant land remaining for future development and 58 acres of agricultural uses which could be converted to other uses.
- Traffic Analysis Zone (TAZ) projections were formulated using the adopted Lee Plan Planning Community allocations as "control totals" and the zonal forecasts nest within each community.
- TAZ projections indicate that 9 additional units will be built in the Alva Planning Community in the Outlying Suburban area.
- Current development patterns in the Outlying Suburban area of Alva are at a density of 2 units per acre.
- The Bayshore Community is allocated 764 residential acres in the Outlying Suburban area and 295 acres of this allocation was from the original Alva Planning Community.
- There are 550 acres of residential uses in the Bayshore Planning Community in the area designated Outlying Suburban. Of these, 172 acres were in the original Alva Planning Community.
- There are currently 893 acres in agricultural use and 391 vacant acres remaining in the Outlying Suburban areas of the Bayshore Planning Community. Of these, 109 acres of agricultural use and 83 vacant acres are in the area that was previously in the Alva Planning Community.
- TAZ projections indicate that 129 additional units will be built in the Bayshore Planning Community in the Outlying Suburban area that was originally in the Alva Planning Community. Also, the current development patterns, in the Bayshore

Community, include a residential density of 1.5 units per acre in the Outlying Suburban areas; however, the area previously in the Alva Community has a density closer to 2 units per acre.

#### C. BACKGROUND INFORMATION

The acreage allocation table (Lee Plan Table 1(b)) was amended by PAM/T 99-20 to adjust the allocations to address the creation of two new Planning Communities and changes in market conditions that occurred since Table 1(b) was adopted in 1998. This amendment created the new Bayshore Planning Community from the existing Alva and North Fort Myers Communities. The amendment did not alter the countywide allocation accommodation of the Lee Plan. Allocation adjustments required by changes in the planning community boundaries were based on the existing allocations, the existing landuse inventory, and the adopted TAZ projections. Allocation adjustments were also made to reflect market condition changes that became evident after the adoption of Table 1(b) in 1998.

During the codification process, staff identified an error in PAM/T 99-20 and asked the Board of County Commissioners to initiate an amendment to correct the misallocation. The staff report for PAM/T 99-20 included the following incorrect statement:

"The area of the new Bayshore Planning Community currently in the Alva Planning Community has the following Future Land Use Map designations: Density Reduction/Groundwater Resources, Rural, Outlying Suburban, Public Facilities, and Wetlands. Since no property designated Outlying Suburban will remain in the Alva Community, the entire Outlying Suburban allocation, of 295 acres should be re-allocated to the Bayshore Community."

The staff analysis for PAM/T 99-20 overlooked the 145 acres of Outlying Suburban that is located in the Alva Planning Community south of the Caloosahatchee River just north of the Lehigh Acres Planning Community (See Attachment 2). This area has existing and potential residential development. This amendment addresses the error made in the previous amendment.

#### **PART II - STAFF ANALYSIS**

#### A. STAFF DISCUSSION

## Origin of Lee Plan Table 1(b) (Planning Community Allocations) and Map 16

The Planning Community Allocations were adopted into the Lee Plan in the Lee Plan EAR Addendum cycle. The creation of this table and map was the topic of PAM/T 96-13, which addressed the need to replace the original "Year 2010 Overlay." The 2010 Overlay was a result of the 1989 Settlement Agreement between Lee County and the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extent, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts and allocating, within each sub-district, the projected acreage totals for each generalized land use needed to accommodate the projected 2010 population. Policies added to the plan provided that no development approvals would be issued in a sub-district that would cause the allocated acreage for that land use category to be exceeded. The Overlay was a device designed to reconcile the population accommodation capacity of the Future Land Use Map (estimated to be 70 years in 1989) with the 20-year time frame in the text of the element. It was also designed to provide more certainty to the extent and location of future commercial and industrial development.

The Year 2010 Overlay was exceptionally difficult to administer. Some of the initial problems experienced by the staff included the inadequacy of the original inventory. There was a lack of a reliable existing land use database to monitor the use of land, which drew down the available acres in each sub-district. Finally, there was difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed to resolve these problems. The Sheridan vs. Lee County Final Order required an amendment to the Lee Plan effecting the implementation of the "Year 2010 Overlay". Prior to this final order, the overlay was implemented at the building permit stage. The final order required all development order approvals to be consistent with the overlay. This amendment also required the Planning Division to create a parcel specific database to track the use of land in conjunction with the 2010 sub-district allocations. This requirement resolved the monitoring issue that was considered the largest obstacle in establishing a workable overlay. Other issues with the original overlay, however, could not be resolved in a principled and satisfactory manner. The 1994 Evaluation and Appraisal Report (EAR) included a proposal to remove the overlay from the Lee Plan. Final Order No. AC-96-11 was issued on July 25, 1996. The Final Order specified that the 1994 EAR based amendments, which proposed the deletion of the Year 2010 Overlay, were not in compliance with Chapter 163, Part II, F.S., and Rule 9J-5, FAC. The

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Final Order required Lee County to rescind, and not make effective, all of the amendments, which sought to delete the Year 2010 Overlay.

Lee County's 1996 EAR Addendum Cycle included a proposed replacement to the "Year 2010 Overlay." This amendment (PAM/T 96-13) proposed replacement of 115 sub-districts with twenty community-based districts (Planning Communities). In comparison, the average size of the 115 sub-districts was four thousand acres, while, the average size of the new Planning Communities is twenty thousand acres. The increase in size allowed for increased flexibility in the regulation. The acreage allocations for the Planning Communities only regulate residential, commercial, and industrial uses. The time horizon of the allocations was extended to the year 2020. The 2020 population forecast used for the allocations was also reduced from the 797,288 as adopted in the EAR to the Bureau of Economic and Business Research's (BEBR) mid-range population projection of 602,000. This amendment to the Lee Plan became effective on July 30, 1998.

Following the adoption of the Planning Community map and Allocation table, planning staff initiated a work program to further break down the residential, commercial, and industrial needs of the unincorporated areas into the existing traffic analysis zone boundaries. This allowed the county's transportation needs model to be run using land use data consistent with the adopted comprehensive plan. Since the planning community allocations are monitored semi-annually, the base data used for the TAZ project included an additional 2 years of development data. Breaking down the allocations from the Planning Community to the TAZ level with the aid of additional data gave the planning staff the opportunity to monitor the accuracy of the original Table 1(b) allocations. This table allocates residential acres by Lee Plan future land use categories as well as planning communities. The TAZ residential projections were also done by future land use categories. This analysis also included an additional 2 years of zoning/planned development approval information. This additional information allowed planning staff the opportunity to assess how actual development was occurring in comparison to the planning community allocations.

The Planning Community Map and Allocation Table (Map 16 and Table 1(b)) were amended during the 2000/2001 amendment cycle, which was adopted January 10, 2002 by the BoCC. This amendment was initiated to address events that occurred following the adoption of the original communities map and allocations. For example, in the spring of 2000, The MPO adopted new TAZ forecasts, two community planning efforts initiated and more were anticipated due to funding provided by the county for community plans, the City of Bonita Springs incorporated, and The City of Fort Myers annexed land outside of the Fort Myers Planning Community. The TAZ zonal data, which was overseen by planning staff, showed areas of the county where the allocations were not in keeping with actual development. Since the residential allocations are specific to Future Land Use categories as well as the planning

community, these allocations are for smaller geographic areas than the commercial and industrial allocations. The smaller sized areas reduce the flexibility of the allocations which has caused the residential allocations to require more frequent adjustments as development occurs. Each of the Lee Plan FLUM categories allows a range of densities for residential and therefore, new development may not replicate the assumptions used in developing the acreage allocations. The boundaries of the two community planning efforts were divided by exiting planning community boundaries on Map 16. The incorporated City of Bonita Springs also did not follow the Planning Community boundaries on Map 16. It was decided that the Planning Communities map and the allocation table should be "fine tuned" to reflect these changes. The major result of this amendment was the creation of the Bayshore and Estero Planning Communities and a number of re-allocations of acreages on Table 1(b). Since population projections were not changed from the time the original allocations were adopted, the allocation table was only amended to reflect market shifts, the adjustments to Map 16, and major Future Land Use Map amendments. The allocation changes did not increase or decrease the countywide accommodation of residential (population), commercial, or industrial development. Shifts in development location necessitated re-allocation of residential acreages between Future Land Use Map (FLUM) categories. Since FLUM categories assume different residential densities, to ensure the population accommodation of the Lee Plan remained consistent with the adopted population projection, the revised Table 1(b) does not have the same county wide residential acreage allocation as was originally adopted in 1998. Also, the allocation table regulates areas in the unincorporated portion of Lee County so the incorporation of Bonita Springs greatly reduced the acreage allocations on Table 1(b).

#### **Proposed Changes**

This amendment addresses the error made in the last amendment to Table 1(b). PAM/T 99-20 incorrectly stated that with the creation of the Bayshore Planning Community, there would be no land designated "Outlying Suburban" in the Alva Planning Community. In fact, of the 805 acres in the original Alva Planning Community designated Outlying Suburban, 145 acres (18%) remained in the Alva Planning Community and 660 acres (82%) were in the area that became the Bayshore Planning Community (Attachment 3 – Future Land Use Map Acreage Breakdown). An amendment (CPA2000-09) reviewed and adopted concurrently with PAM/T 99-20 re-classified 239 acres in this area from Outlying Suburban to Conservation Lands. This change was part of a map amendment that is processed periodically to reflected purchases of land, by Lee County through the Conservation Lands Acquisition and Stewardship Program (Conservation 20/20), for preservation purposes. Planning staff was aware of that the River Run RPD was under review for purchase prior to the map change and had incorporated this status in the residential allocations. Therefore, the reclassification to Conservation Lands does not impact the Outlying Suburban allocations in

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June 9, 2003 Page 6 of 13 the Alva/Bayshore planning communities. It does changes the percentage analysis of this land use category from an 18/82 percent split to a 25/75 percent Alva/Bayshore split.

If a percentage split were applied to the original Alva allocation of Outlying Suburban residential, 74 acres would remain allocated to the Alva Planning Community and 211 acres would be allocated to the Bayshore Planning Community. However, only 4 acres are currently developed with residential uses in the Alva Planning Community's Outlying Suburban area (Attachment 4 – Existing Land Use Inventory). Therefore, an allocation of 74 acres would result in 70 acres remaining for future residential development. This allocation would accommodate residential uses on over 50% of the land in this portion of the Alva Planning Community. To utilize this allocation, much of the existing agricultural use in the area would need to be converted to residential use. Furthermore, this allocation could potentially accommodate 210 additional dwelling units in the area at a density of 3 units per acre. At the current density in the area, 2 units per acre, this allocation would accommodate 140 additional dwelling units. Given that this particular area of the county is somewhat remote and predominately agricultural in nature, the TAZ projections estimated that by the year 2020 only 18 additional units would be built in this area. Staff also notes that the last new dwelling unit built in this area was in 1995. Assuming the historic development patterns in this area will continue (2 du/acre), to accommodate the projected growth only 9 acres need to be allocated for the anticipated residential growth in the Alva Planning Community for the Outlying Suburban category. At a minimum, to accommodate the existing and projected growth this area requires a residential allocation of 13 acres. Staff recommends that 15 acres be allocated to the Alva Planning Community in the Outlying Suburban land use category allowing for some deviation from historical development trends and increased market demand.

The land in the Alva Planning Community designated Outlying Suburban that was included in the Bayshore Planning Community is forecast in the TAZ projections to increase by 129 dwelling for a total of 708 units by the year 2020 (Attachment 3). Within this area, 5 additional units have been built, since the TAZ projections were adopted in the spring of 2000. This area has also been developed at 2 units per acre, with the exception of one mobile home/RV park that was developed in the mid-1970's at a density closer to 8 units per acre. Assuming the historic development patterns continue, this area will require an additional allocation of 65 acres to accommodate the projected growth. Today, there are 579 units on 172 acres of land existing in this area as inventoried by the Planning Division. Therefore, the Outlying Suburban area of the Bayshore Planning Community that was previously in the Alva Planning Community requires an allocation of 237 acres for existing and projected residential uses. The original Alva Planning Community residential allocation for Outlying Suburban was 295 acres. The analysis of future needs demonstrates that only 250 acres are needed to accommodate the estimated growth. This growth estimate and land

accommodation need is based on the adopted MPO TAZ forecasts and historical development patterns. Given that the original Alva Outlying Suburban allocation for residential was 295 acres, there remains a difference of 45 acres between the need and allocation. While the purchase of the River Run RPD did reduce the total amount of land available for future residential development, this area has incurred more development interest than the Outlying Suburban area in the Alva Planning Community. Therefore, staff recommends that 43 additional acres be allocated to the Bayshore Planning Community (2 of the 45 acres have been recommended to be allocated to the Alva Planning Community).

Additional Justification For The Proposed Alva/Bayshore Residential Allocation Split The Bayshore Planning Community has two areas designated Outlying Suburban. One is the area between SR 78 and the Caloosahatchee River and the other is located east of I-75, north of SR 78, along Pritchett Parkway (Attachments 2 & 5). The area south of SR 78 is the portion that was in the Alva Planning Community. As riverfront property in other areas of the county continues to develop, this area will be subject to increased development interest. The area north of SR 78 is the larger of the two areas with a total acreage of over 2,000 acres. This area has over 900 acres of existing agricultural uses and 390 acres of vacant land. The Bayshore Community Plan (Lee Plan Goal 20) does address non-residential uses within the community boundaries. Retail commercial development is allowed at a limited number of locations and restricted in the areas outside of the General Interchange area to minor commercial uses. Non-retail commercial uses are permitted elsewhere consistent to the Lee Plan and the Land Development Code. The plan also states no new industrial activities or rezonings are permitted. The plan clearly directs development to a more residential nature. One change in conditions that has occurred since the staff report for PAM/T 99-20 was issued is the application for a 1525 dwelling unit development in the area of Outlying Suburban along Pritchett Parkway. As currently proposed, this development will require a residential allocation of 453 acres. With the current residential allocation of 764 acres and existing inventory of 550 acres of residential development in the Outlying Suburban area of the Bayshore Planning Community, if approved, this development will not be able to "build out". By correcting the mistake of PAM/T 99-20, the Bayshore allocation will be reduced to 749 acres. While this proposed development is not approved and there is no guarantee that it will be built as proposed or by the year 2020, the application for a new residential development demonstrates that there is current interest to develop in this area of the county. Given the location, accessibility issues, and other amenities, the Outlying Suburban area of Bayshore is anticipated to develop sooner that the area in the Alva Planning Community which is more remote/rural and has inferior access (Attachment 5). Therefore, staff recommends that the balance of the residential allocation not needed to accommodate the TAZ forecasted growth remain in the Bayshore Planning Community.

#### **B.** CONCLUSIONS

Map 16, the Planning Community Map, should be amended to correct an error from the staff report for PAM/T 99-20. This amendment will not alter the overall county population accommodation and will only effect the residential allocations on Table 1(b). Furthermore, this amendment only addresses the allocations for Outlying Suburban residential development in the Alva and Bayshore Planning Communities. The methodology used to formulate the proposed split of the 295 acre residential allocation is the same as was used in the PAM/T 99-20 staff analysis and is consistent with the adopted TAZ forecasts.

#### C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment. Staff recommends that Lee Plan Table 1(b), the Planning Communities Acreage Allocation Table, be amended to correct an error made in the staff report for PAM/T 99-20. The proposed amendment will correct Table 1(b) by including a residential allocation for Outlying Suburban in the Alva Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community. (See Attachment 1)

#### PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

#### PUBLIC HEARING DATE. April 28, 2003

#### A. LOCAL PLANNING AGENCY REVIEW

Staff made a brief presentation to outline the amendment followed by questions from the LPA. One member of the LPA asked if this amendment would be impacted by the ongoing Alva Community Planning efforts. Staff explained that no proposal was being made in that planning effort to adjust the residential allocations. The chairperson called for public comments and received none.

# B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY

- **1. RECOMMENDATION:** The Local Planning Agency recommends that the Board of County Commissioners transmit the proposed amendment to the Florida Department of Community Affairs.
- 2. BASIS AND RECOMMENDED FINDINGS OF FACT: The LPA concurred with the findings of fact as contained in the staff report

#### C. VOTE:

NOEL ANDRESS	Aye
MATT BIXLER	Ауе
SUSAN BROOKMAN	Aye
DAN DELISI	Ауе
RONALD INGE	Ауе
GORDON REIGELMAN	Absent

#### PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING: \_\_\_\_\_\_ June 25, 2003

#### A. BOARD REVIEW:

#### **B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:**

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

C. VOTE:

JOHN ALBION	
ANDREW COY	
BOB JANES	
RAY JUDAH	
DOUG ST. CERNY	

ار

#### PART V – DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT:

#### A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

**B. STAFF RESPONSE** 

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#### PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

#### DATE OF ADOPTION HEARING:

#### **D. BOARD REVIEW:**

E. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

1. BOARD ACTION:

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

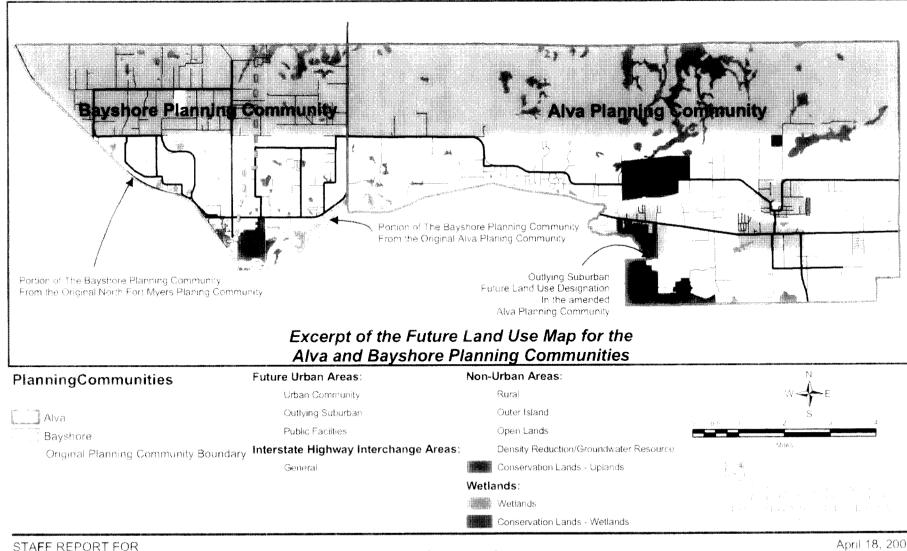
#### F. VOTE:

JOHN ALBION	· · ·
ANDREW COY	
BOB JANES	<u> </u>
RAY JUDAH	
DOUG ST. CERNY	

	Future Land Use Category	Lee County Totals	Alva	All other Planning Communities	Bayshore
	Intensive Development	1,493		ť	
	Central Urban	9,558		s, Fo uigh	
	Urban Community	13,077	519	fyer. , Let	
ĥ	Suburban	15,448		ort N land	
83	Outlying Suburban	4,931	<u>15</u>	a, Fc ne Is	<del>764</del> <u>749</u>
at	Industrial	96		iptiv s, Pi	
e O	Public Facilities	2		l, Ca hyeri	<u> </u>
ns	University Community	860		Cora Nrt N	
Residential By Future Land Use Category	Industrial Interchange			Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fort ort, Daniels Parkway, Iona/ McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	
an	General Interchange	53		e, C Souri M, E	12
L P	General Commercial Interchange	7		Stor ibel, ıgha	
nr	Industrial Commercial Interchange			urnt Sam tckin	
-ut	University Village Interchange			s, Bi s, Bt s, Bt	
y l	New Community	1,644		shore i Can Ayer	
a l	Airport Commerce	9		ers San , San ort N	
ia	Airport			t My egor th F	
ent	Rural	8,977	1,419	Fort IcGr Not	1,251
id	Rural Community Preserve	3,046		ngs, la/ N inty,	
les	Outer Island	215	5	Spri , Ion , Cou	
Y	Open Lands	2,091	175	nita cway t Lee	1,236
	Density Reduction/ Groundwater Resource	5,544	40	e, Bo Park	1,837
	Wetlands			ande iiels Sout	
Unincor	porated County Total Residential	67,051	2,173	a Gr Dar res, 3	5,085
Comme	rcial	9,460	46		104
Industri	al	6,311	26	n the Airj	3
• .•••	and the second			sed i 'vay/	
Public		58,676	3,587	ropo: 3ater	1,462
Active A	G	34,145	6,098	re pr ch, (	1,321
Passive		65,522	14,633	No changes are proposed in the Boca Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fo Myers Beach, Gateway/ Airport, Daniels Parkway, Iona/ McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh Acres, Southeast Lee County, North Fort Myers, Buckingham, Estero	4,393
Conserv	ation	79,488	2,236		798
Vacant		44,720	1,525	No al	1,310
Total	· · · · · · · · · · · · · · · · · · ·	365,373	30,324	~	14,476

Proposed Table 1(b) Planning Community Year 2020 Allocations (portion of entire table)

## Future Land Use Map Map 1 Page 1 of 5 Map Generated April 2003



Future Land Use Category	Alva	Ba	Bayshore				
	Alva	from Alva	from North Fort Myers				
Intensive Development							
Central Urban							
Urban Community	1,463						
Suburban							
Outlying Suburban	145	422	1,750				
Industrial	· · · · ·						
Public Facilities	53	110	86				
University Community							
Industrial Interchange							
General Interchange	· · · · · · · · · · · · · · · · · · ·		141				
General Commercial Interchange	· · · · · · · · · · · · · · · · · · ·						
Industrial Commercial Interchange							
University Village Interchange	· · · · · · · · · · · · · · · · · · ·						
New Community			· · · · · · · · · · · · · · · · · · ·				
Airport Commerce							
Airport							
Rural	14,287	2,198	729				
Rural Community Preserve	7 da						
Outer Island	19						
Open Lands	7,245		3,560				
Density Reduction/Groundwater Resource	6,645	2,178	2,089				
Upland Conservation Lands	1,508	239	39				
Wetlands	2,175	570	242				
Wetland Conservation Lands	237	131	11				
Total Future Land Use Map Acreages	33,777	5,848	8,647				

### Future Land Use Map Acreage Totals By Planning Community

Note: Acreage totals on the Future Land Use Map Table do not match acreage totals from the existing land use inventory due to rights of way and other lands not identified with a STRAP number.

## EXISTING LANDUSE INVENTORY

#### For the Outlying Suburban Areas of the Alva and Bayshore Planning Communities

Summarized by year for individual Traffic Annalysis Zones

	T-4-1			Existing A						Residential Units by Type					
	Total Acreage	Commercia	l Industrial	Public/ Quasi Public	Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Alva Plann	ing Co	ommu	nitv												
Traffic Anaylysis															
		Non-Resid	lential acrea	ges by year a	re not inc	luded on th	is report		0					T	· 1
Summary for 197:									0.23	1	1	0	0	0	0
Summary for 198:									0.36	1	1	0	0	0	0
TAZ #163 Total	31.4	0	0	0	14.52	10.13	0	6.16	0.59	2	2	0	0	0	0
Traffic Anaylysis	<u>Zone 188</u>														
		Non-Resid	lential acrea	ges by year a	re not inc	cluded on th	is report		0						1
Summary for 1978									0.38	1	1	0	0	0	0
Summary for 198(									1.34	2	2	0	0	0	0
Summary for 1995									0.45	2	2	0	0	0	0
Summary for 1995									1.26	2	2	0	0	0	0
TAZ #188 Total	83.64	0	0	0	0	33.32	0	46.69	3.43	7	7	0	0	0	0
Summary For Alva	115.04	0	0	0	14.52	43.45	0	52.85	4.02	9	9	0	0	0	0
Bayshore P	lannir	ig Con	nmuni	tv					<u></u>						
Traffic Anaylysis					rs)										
		Non-Resid	lential acrea	ges by year a	re not inc	luded on th	is report		0					1	<u> </u>
Summary for 1939									0.39	1	1	0	0	0	0
Summary for 195(									0.16	1	0	0	0	1	0
Summary for 1958									1.8	1	1	0	0	0	0
Summary for 197(									4.08	1	1	0	0	0	0
Summary for 1972									0.66	2	2	0	0	0	0
Summary for 1973									1.5	1	1	0	0	0	0
Summary for 1974									0.33	1	1	0	0	0	0
Summary for 1975									2.88	1	1	0	0	0	0
Summary for 198(									3.56	3	3	0	0	0	0
Summary for 1981									0.99	1	1	0	0	0	0
Summary for 1982									0.38	1	1	0	0	0	0
Summary for 198:								•	1.33	2	2	0	0	0	0
Summary for 1985									3.52	2	2	0	0	0	0
Summary for 1986				_					1.45	2	2	0	0	0	0
Summary for 1987									2.72	2	2	0	0	0	0
Summary for 1988									0.75	2	2	0	0	0	0
Summary for 199(									0.5	1	0	0	0	1	0
Summary for 1991									0.43	1	1	0	0	0	0
STAFF REPORT FO	R														April 18 200

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	Total			Existing A Public/	creages B	y Use					R	lesidentia	al Units by I	уре	RVs
		Commercia	l Industrial		Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
Summary for 1995		·							5.11	2	2	0	0	0	
Summary for 1994									9.79	6	5	0	0	1	
Summary for 1995									3.05	1	1	0	0	0	
Summary for 1996									1	1	1	0	0	0	·,
Summary for 1998			· · · ·						19.84	1	0	0	0	1	· ··· ,
Summary for 2001									1	1	1	0	0	0	
TAZ #109 Total	214.59	0.17	0	0.16	27.87	11.18	0.89	107.1	67.22	38	34	0	0	4	
Traffic Anaylysis Z	Cone 111 -	(original	ly in North	Fort Mye	r <u>s)</u>					t	•			·	
	1	Non-Resid	ential acreas	es by year a	re not incl	luded on this	s report		0		•				
Summary for 1991									0.53	1	1	0	0	0	
Summary for 1992									0.76	1	1	0	0	0	
Summary for 1996									1.76	1	1	0	0	0	
Summary for 2001									0.63	1	1	0	0	0	· · · · · · · · · · · · · · · · · · ·
TAZ #111 Total	21.52	0	0	0	0	0	9.76	8.08	3.68	4	4	0	0	0	
Traffic Anaylysis Z	Cone 117 -	(original	ly in North	Fort Mye	rs)									·	
	1	Non-Resid	ential acreas	es by year a	re not incl	luded on this	s report		0						
Summary for 1946									0.75	1	1	0	0	0	
Summary for 195(									6.1	2	2	0	0	0	
Summary for 1955									3.21	1	1	0	0	0	
Summary for 1956									4.87	1	1	0	0	0	
Summary for 1955									18.62	1	1	0	0	0	
Summary for 1958									6.92	2	2	0	0	0	
Summary for 1964								•	2.91	1	1	0	0	0	
Summary for 1965									1	1	1	0	0	0	
Summary for 1966									7.4	3	3	0	0	0	
Summary for 1967								î	2.2	1	1	0	0	0	
Summary for 1968									3.51	1	1	0	0	0	<u>`</u>
Summary for 197(					,				1.37	1	1	0	0	0	
Summary for 1971								i	6.19	2	2	0	0	0	
Summary for 1974								i	16.62	3	3	0	0	0	
Summary for 1975									7.05	3	3	0	0	0	
Summary for 1978									6.52	9	9	0	0	0	
Summary for 1979									1.29	5	5	0	0	0	- <b>1</b>
Summary for 198(				<u></u>					12.4	11	11	0	0	0	
Summary for 1981							···· ·		1.8	4	4	0	0	0	
Summary for 1982									0.26	1	1	0	0	0	
Summary for 1983									13.78	6	1	0	0	1	
Summary for 1984						····	·		2.72	7	7	0	0	0	
Summary for 1985									5.83	12	12	0	0	0	
Summary for 1986						· · · · · · ·	·	ł	<u> </u>	5	5	0			
Summary for 1987								ł	7.98	5 11			0	0	
Summary for 1988									16.1	11	11	0 0	0	0	
STAFF REPORT FOR									10.1	1.51	- 13	v	0		April 18, 20

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	Total			Existing A Public/	creages By	' Use			ſ		R	esidentia	l Units by I	уре	RVa
	Acreage	Commercia	al Industrial	Quasi Public	Active Ag	Passive Ag V	Vetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	
Summary for 1989									6.2	9	9	0	0	0	0
Summary for 199(									21.09	9	9	0	0	0	0
Summary for 1991					<u></u>				11.79	6	6	0	0	0	0
Summary for 1992									5.84	7	7	0	0	0	0
Summary for 1995									13.54	9	9	0	0	0	0
Summary for 1994			·····	1					9.67	7	7	0	0	. 0	0
Summary for 1995									3.02	6	6	0	0	0	0
Summary for 1996									6.13	6	6	0	0	- 0	0
Summary for 1997									13.53		6	0	0		0
Summary for 1998									5.23	6				0	0
·						· · · ·			<b>}</b>	6	5	0	0	1	0
Summary for 1999									0.69	2	2	0	0	0	0
Summary for 2000									5.91	5	5	0	0	0	0
Summary for 2001									4.43	6	5	0	0	1	0
Summary for 2002				r					8.94	8	8	0	0	0	0
TAZ #117 Total	1316.69	22.45	0	8.29	75.26	724	35.65	171.63	279.41	200	197	0	0	3	0
<u>Traffic Anaylysis Z</u>	<u> Zone 151 -</u>	(original	<u>lly in Nort</u>	h Fort Mye	rs)										
		Non-Resid	lential ac <del>r</del> ea	ges by year a	re not inclu	ded on this	report		0						
Summary for 1958									0.94	2	2	0	0	0	0
Summary for 1961									1.37	2	2	0	0	0	0
Summary for 1962									1.87	3	1	2	0	0	0
Summary for 1963									4.35	8	8	0	0	0	0
Summary for 1964									2.09	3	3	0	0	0	0
Summary for 1965									0.6	1	1	0	0	0	0
Summary for 1971									2.57	2	2	0	0	0	0
Summary for 1973									1.03	2	2	0	0	0	0
Summary for 1974									1.01	2	2	0	0	0	0
Summary for 1975	A				····		· · · · · · · · · · · · · · · · · · ·		0.39	2	2	0	0	0	0
Summary for 1976									0.99	2	1	0	0		0
Summary for 1977								<u></u>	2.13	5	5		· · · ·	0	0
Summary for 1978												0	0	0	0
Summary for 1979									1.76	2	2	0	0	0	0
Summary for 1982	· · · · · · · · · · · · · · · · · · ·								0.92	1	1	0	0	0	0
Summary for 1986			· · · ·	<u></u>					1.77	2	2	0	0	0	0
									0.95	1	1	0	0	0	0
Summary for 1988	· •					<u></u>			1.21	1	1	0	0	0	0
Summary for 1985 Summary for 1996									0.5	1	1	0	0	0	0
									0.36	1	1	0	0	0	0
Summary for 200( TAZ #151 Total	54.08	0		2.61		1		01.04	0.51	1	1	0	0	0	0
		····	0	3.68	0	1.74	0	21.34	27.32	43	41	2	0	0	0
<u>Traffic Anaylysis Z</u>															
		<u>Non-Resid</u>	ential acrea	<u>zes by year a</u>	re not inclu	ded on this	report		0		]				
Summary for 194(									3.15	1	1	0	0	0	0
Summary for 1958									9.01	1	1	0	0	0	0
STAFF REPORT FOR															Amril 18, 2005

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	Total			Existing A Public/	creages B	y Use	i.				R	esidentia	l Units by T	уре	RVs
	Acreage	Commerci	al Industrial		Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	Non Transie
Summary for 196(									2.44	4	4	0	0	0	
Summary for 1961									5.85	5	5	0	0	0	
Summary for 1962									2.34	5	5	0	0	0	······································
Summary for 1964									0.64	1	1	0	0	0	
Summary for 1965									0.5	1	1	0	0	0	
Summary for 1966									1.14	2	2	0	0	0	
Summary for 1965									14.31	2	1	0	0	1	
Summary for 197(									1.5	1	1	0	0	0	
Summary for 1971									21.76	2	2	0	0	0	
Summary for 1972									3.3	2	2	0	0	0	
Summary for 1973								•••••	0.52	1	1	0	0	0	
Summary for 1974									0.44	1	1	0	0	0	······································
Summary for 1975									35.21	281	2	0	0	162	1
Summary for 1976									4.71	8	8	0	0	0	
Summary for 1977									2.99	9	9	0	0	0	
Summary for 1978									4.9	- 9	9	0	0	0	
Summary for 1975						·····			3.23	8	8	0	0	0	
Summary for 198(						······································			3.42	10	10	0	0	0	
Summary for 1981									0.77	2	2	0	0	0	
Summary for 1982									0.59	2	2	0	0	0	
Summary for 1983									1.24	3	3	0	0	0	
Summary for 1984									1.6	3	3	- 0	0	0	
Summary for 1985									7.35	51	3	Ő	48	0	
Summary for 1986					•				4.35	26	2	0	24	0	
Summary for 1987									1.11	3	3	0	0	0	
Summary for 1988									2.63	10	4	0	6	0	
Summary for 1989			_						3.63	22	4	0	18	0	
Summary for 199(									2.06	6		0	18	0	
Summary for 1991									6.17	31	7	0	24	0	
Summary for 1992	-,-		·····			·····			0.95	2	2	0	24	0	<u></u>
Summary for 1993				· · · · · · · · · · · · · · · · · · ·		<del>.</del>			0.93	1	2	0	0	0	
Summary for 1994									4.5	7		0	0	0	<u> </u>
Summary for 1995	•								1.15	3	3	0	0		· · · · ·
Summary for 1996					· · · · ·				5.95	42	2	0		0	
Summary for 1997									0.74	42	2		40	0	
Summary for 1998	· · · · · · · · · · · · · · · · · · ·										_ 1	0	0	0	
Summary for 1999									2.08	3	3	0	0	0	
Summary for 200(									1.56			0	0	0	
Summary for 2002									1.56	2	2	0	0	0	
AZ #155 Total	394.25	2.27	0	23.86	4.07	44.54	64.84	82.75	1.36	<u> </u>	3 139	0 0	0 160	0 163	1
ummary For Baysho	2001.13	24.89	0	35.99				-					-00	-00	

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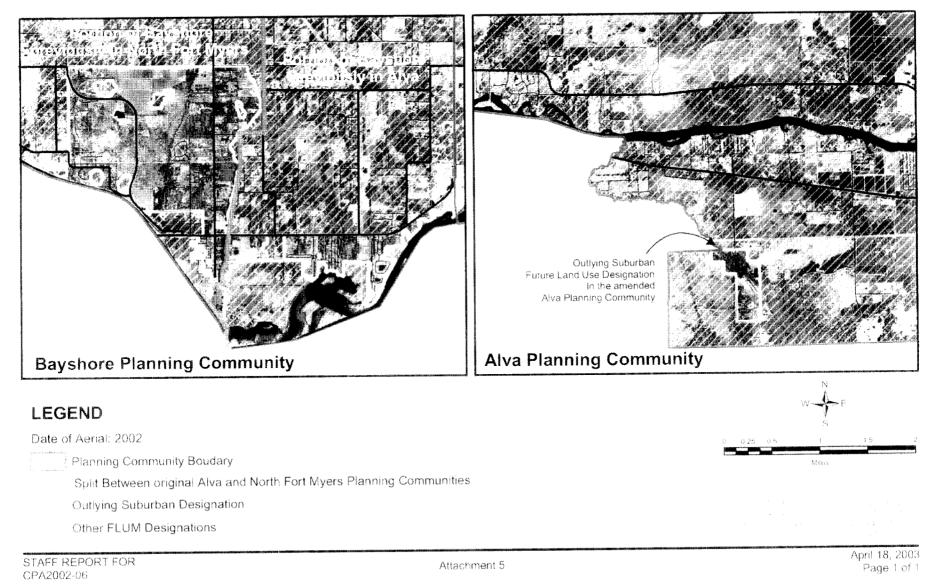
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## Outlying Suburban Areas In the Bayshore and Alva Planning Communities

Map Generated April 2003



# CPA2002-06 BoCC SPONSORED AMENDMENT TO THE

### LEE COUNTY COMPREHENSIVE PLAN

## THE LEE PLAN

LPA Public Hearing Document For the April 28<sup>th</sup>, 2003 Public Hearing

> Lee County Planning Division 1500 Monroe Street P.O. Box 398 Fort Myers, FL 33902-0398 (239) 479-8585

> > April 18, 2003

#### LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2002-06

Text Amendment

Map Amendment

This	s Document Contains the Following Reviews:						
1	Staff Review						
	Local Planning Agency Review and Recommendation						
	<b>Board of County Commissioners Hearing for Transmittal</b>						
-	Staff Response to the DCA Objections, Recommendations, and Comments (ORC) Report						
	Board of County Commissioners Hearing for Adoption						

#### STAFF REPORT PREPARATION DATE: April 18th 2003

#### PART I - BACKGROUND AND STAFF RECOMMENDATION

#### A. SUMMARY OF APPLICATION

#### 1. APPLICANT:

LEE COUNTY BOARD OF COUNTY COMMISSIONERS REPRESENTED BY LEE COUNTY DIVISION OF PLANNING

#### 2. REQUEST:

Amend Table 1(b), Planning Community Year 2020 Allocations, by correcting the Outlying Suburban Allocation for the Alva Community.

#### **B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY**

#### 1. **RECOMMENDATION:**

Planning staff recommends the Board of County Commissioners transmit the proposed amendment to table 1(b). Staff recommends that Table 1(b) be revised to correct an error in the reallocations made in PAM/T 99-20 which

April 18, 2003 Page 1 of 13 allocated all residential acreage for the Outlying Suburban Future Land Use category in the Alva Planning Community to the new Bayshore Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

#### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

- No change in the overall county accommodation is proposed
- No changes in any future land use category allocation are proposed.
- The previous amendments to the Planning Community Allocations removed all of the residential potential from lands designated Outlying Suburban in the Alva Community.
- Currently there are 4 acres of existing residential uses in the Alva Community designated Outlying Suburban.
- The Outlying Suburban area of the Alva Community has 53 acres of vacant land remaining for future development and 58 acres of agricultural uses which could be converted to other uses.
- Traffic Analysis Zone (TAZ) projections were formulated using the adopted Lee Plan Planning Community allocations as "control totals" and the zonal forecasts nest within each community.
- TAZ projections indicate that 9 additional units will be built in the Alva Planning Community in the Outlying Suburban area.
- Current development patterns in the Outlying Suburban area of Alva are at a density of 2 units per acre.
- The Bayshore Community is allocated 764 residential acres in the Outlying Suburban area and 295 acres of this allocation was from the original Alva Planning Community.
- There are 550 acres of residential uses in the Bayshore Planning Community in the area designated Outlying Suburban. Of these, 172 acres were in the original Alva Planning Community.
- There are currently 893 acres in agricultural use and 391 vacant acres remaining in the Outlying Suburban areas of the Bayshore Planning Community. Of these, 109 acres of agricultural use and 83 vacant acres are in the area that was previously in the Alva Planning Community.
- TAZ projections indicate that 129 additional units will be built in the Bayshore Planning Community in the Outlying Suburban area that was originally in the Alva Planning Community. Also, the current development patterns, in the Bayshore Community, include a residential density of 1.5 units per acre in the Outlying Suburban areas; however, the area previously in the Alva Community has a density closer to 2 units per acre.

#### C. BACKGROUND INFORMATION

The acreage allocation table (Lee Plan Table 1(b)) was amended by PAM/T 99-20 to adjust the allocations to address the creation of two new Planning Communities and changes in market conditions that occurred since Table 1(b) was adopted in 1998. This amendment created the new Bayshore Planning Community from the existing Alva and North Fort Myers Communities. The amendment did not alter the countywide allocation accommodation of the Lee Plan. Allocation adjustments required by changes in the planning community boundaries were based on the existing allocations, the existing landuse inventory, and the adopted TAZ projections. Allocation adjustments were also made to reflect market condition changes that became evident after the adoption of Table 1(b) in 1998.

During the codification process, staff identified an error in PAM/T 99-20 and asked the Board of County Commissioners to initiate an amendment to correct the misallocation. The staff report for PAM/T 99-20 included the following incorrect statement:

"The area of the new Bayshore Planning Community currently in the Alva Planning Community has the following Future Land Use Map designations: Density Reduction/Groundwater Resources, Rural, Outlying Suburban, Public Facilities, and Wetlands. Since no property designated Outlying Suburban will remain in the Alva Community, the entire Outlying Suburban allocation, of 295 acres should be reallocated to the Bayshore Community."

The staff analysis for PAM/T 99-20 overlooked the 145 acres of Outlying Suburban that is located in the Alva Planning Community south of the Caloosahatchee River just north of the Lehigh Acres Planning Community (See Attachment 2). This area has existing and potential residential development. This amendment addresses the error made in the previous amendment.

#### **PART II - STAFF ANALYSIS**

#### A. STAFF DISCUSSION

#### Origin of Lee Plan Table 1(b) (Planning Community Allocations) and Map 16

The Planning Community Allocations were adopted into the Lee Plan in the Lee Plan EAR Addendum cycle. The creation of this table and map was the topic of PAM/T 96-13, which addressed the need to replace the original "Year 2010 Overlay." The 2010 Overlay was a result of the 1989 Settlement Agreement between Lee County and the Department of Community Affairs (DCA). This agreement required the County to amend the Future Land Use Map Series by designating the proposed distribution, extent, and location of the generalized land uses required by Rule 9J-5.006(4)(a)1.-9 for the year 2010. This was accomplished by creating 115 sub-districts, generally nesting within the existing adopted Planning Districts and allocating, within each sub-district, the projected acreage totals for each generalized land use needed to accommodate the projected 2010 population. Policies added to the plan provided that no development approvals would be issued in a sub-district that would cause the allocated acreage for that land use category to be exceeded. The Overlay was a device designed to reconcile the population accommodation capacity of the Future Land Use Map (estimated to be 70 years in 1989) with the 20-year time frame in the text of the element. It was also designed to provide more certainty to the extent and location of future commercial and industrial development.

The Year 2010 Overlay was exceptionally difficult to administer. Some of the initial problems experienced by the staff included the inadequacy of the original inventory. There was a lack of a reliable existing land use database to monitor the use of land, which drew down the available acres in each sub-district. Finally, there was difficulty in explaining the concept and regulatory nature of the overlay to the public. A major effort was directed to resolve these problems. The Sheridan vs. Lee County Final Order required an amendment to the Lee Plan effecting the implementation of the "Year 2010 Overlay". Prior to this final order, the overlay was implemented at the building permit stage. The final order required all development order approvals to be consistent with the overlay. This amendment also required the Planning Division to create a parcel specific database to track the use of land in conjunction with the 2010 sub-district allocations. This requirement resolved the monitoring issue that was considered the largest obstacle in establishing a workable overlay. Other issues with the original overlay, however, could not be resolved in a principled and satisfactory manner. The 1994 Evaluation and Appraisal Report (EAR) included a proposal to remove the overlay from the Lee Plan. Final Order No. AC-96-11 was issued on July 25, 1996. The Final Order specified that the 1994 EAR based amendments, which proposed the deletion of the Year 2010 Overlay, were not in compliance with Chapter 163, Part II, F.S., and Rule 9J-5, FAC. The Final

Order required Lee County to rescind, and not make effective, all of the amendments, which sought to delete the Year 2010 Overlay.

Lee County's 1996 EAR Addendum Cycle included a proposed replacement to the "Year 2010 Overlay." This amendment (PAM/T 96-13) proposed replacement of 115 subdistricts with twenty community-based districts (Planning Communities). In comparison, the average size of the 115 sub-districts was four thousand acres, while, the average size of the new Planning Communities is twenty thousand acres. The increase in size allowed for increased flexibility in the regulation. The acreage allocations for the Planning Communities only regulate residential, commercial, and industrial uses. The time horizon of the allocations was extended to the year 2020. The 2020 population forecast used for the allocations was also reduced from the 797,288 as adopted in the EAR to the Bureau of Economic and Business Research's (BEBR) mid-range population projection of 602,000. This amendment to the Lee Plan became effective on July 30, 1998.

Following the adoption of the Planning Community map and Allocation table, planning staff initiated a work program to further break down the residential, commercial, and industrial needs of the unincorporated areas into the existing traffic analysis zone boundaries. This allowed the county's transportation needs model to be run using land use data consistent with the adopted comprehensive plan. Since the planning community allocations are monitored semi-annually, the base data used for the TAZ project included an additional 2 years of development data. Breaking down the allocations from the Planning Community to the TAZ level with the aid of additional data gave the planning staff the opportunity to monitor the accuracy of the original Table 1(b) allocations. This table allocates residential acres by Lee Plan future land use categories as well as planning communities. The TAZ residential projections were also done by future land use categories. This analysis also included an additional 2 years of zoning/planned development approval information. This additional information allowed planning staff the opportunity to assess how actual development was occurring in comparison to the planning community allocations.

The Planning Community Map and Allocation Table (Map 16 and Table 1(b)) were amended during the 2000/2001 amendment cycle, which was adopted January 10, 2002 by the BoCC. This amendment was initiated to address events that occurred following the adoption of the original communities map and allocations. For example, in the spring of 2000, The MPO adopted new TAZ forecasts, two community planning efforts initiated and more were anticipated due to funding provided by the county for community plans, the City of Bonita Springs incorporated, and The City of Fort Myers annexed land outside of the Fort Myers Planning Community. The TAZ zonal data, which was overseen by planning staff, showed areas of the county where the allocations were not in keeping with actual development. Since the residential allocations are

specific to Future Land Use categories as well as the planning community, these allocations are for smaller geographic areas than the commercial and industrial allocations. The smaller sized areas reduce the flexibility of the allocations which has caused the residential allocations to require more frequent adjustments as development occurs. Each of the Lee Plan FLUM categories allows a range of densities for residential and therefore, new development may not replicate the assumptions used in developing the acreage allocations. The boundaries of the two community planning efforts were divided by exiting planning community boundaries on Map 16. The incorporated City of Bonita Springs also did not follow the Planning Community boundaries on Map 16. It was decided that the Planning Communities map and the allocation table should be "fine tuned" to reflect these changes. The major result of this amendment was the creation of the Bayshore and Estero Planning Communities and a number of re-allocations of acreages on Table 1(b). Since population projections were not changed from the time the original allocations were adopted, the allocation table was only amended to reflect market shifts, the adjustments to Map 16, and major Future Land Use Map amendments. The allocation changes did not increase or decrease the countywide accommodation of residential (population), commercial, or industrial development. Shifts in development location necessitated re-allocation of residential acreages between Future Land Use Map (FLUM) categories. Since FLUM categories assume different residential densities, to ensure the population accommodation of the Lee Plan remained consistent with the adopted population projection, the revised Table 1(b) does not have the same county wide residential acreage allocation as was originally adopted in 1998. Also, the allocation table regulates areas in the unincorporated portion of Lee County so the incorporation of Bonita Springs greatly reduced the acreage allocations on Table 1(b).

#### **Proposed Changes**

This amendment addresses the error made in the last amendment to Table 1(b). PAM/T 99-20 incorrectly stated that with the creation of the Bayshore Planning Community, there would be no land designated "Outlying Suburban" in the Alva Planning Community. In fact, of the 805 acres in the original Alva Planning Community designated Outlying Suburban, 145 acres (18%) remained in the Alva Planning Community and 660 acres (82%) were in the area that became the Bayshore Planning Community (Attachment 3 - Future Land Use Map Acreage Breakdown). An amendment (CPA2000-09) reviewed and adopted concurrently with PAM/T 99-20 reclassified 239 acres in this area from Outlying Suburban to Conservation Lands. This change was part of a map amendment that is processed periodically to reflected purchases of land, by Lee County through the Conservation Lands Acquisition and Stewardship Program (Conservation 20/20), for preservation purposes. Planning staff was aware of that the River Run RPD was under review for purchase prior to the map change and had incorporated this status in the residential allocations. Therefore, the reclassification to Conservation Lands does not impact the Outlying Suburban

allocations in the Alva/Bayshore planning communities. It does changes the percentage analysis of this land use category from an 18/82 percent split to a 25/75 percent Alva/Bayshore split.

If a percentage split were applied to the original Alva allocation of Outlying Suburban residential, 74 acres would remain allocated to the Alva Planning Community and 211 acres would be allocated to the Bayshore Planning Community. However, only 4 acres are currently developed with residential uses in the Alva Planning Community's Outlying Suburban area (Attachment 4 – Existing Land Use Inventory). Therefore, an allocation of 74 acres would result in 70 acres remaining for future residential development. This allocation would accommodate residential uses on over 50% of the land in this portion of the Alva Planning Community. To utilize this allocation, much of the existing agricultural use in the area would need to be converted to residential use. Furthermore, this allocation could potentially accommodate 210 additional dwelling units in the area at a density of 3 units per acre. At the current density in the area, 2 units per acre, this allocation would accommodate 140 additional dwelling units. Given that this particular area of the county is somewhat remote and predominately agricultural in nature, the TAZ projections estimated that by the year 2020 only 18 additional units would be built in this area. Staff also notes that the last new dwelling unit built in this area was in 1995. Assuming the historic development patterns in this area will continue (2 du/acre), to accommodate the projected growth only 9 acres need to be allocated for the anticipated residential growth in the Alva Planning Community for the Outlying Suburban category. At a minimum, to accommodate the existing and projected growth this area requires a residential allocation of 13 acres. Staff recommends that 15 acres be allocated to the Alva Planning Community in the Outlying Suburban land use category allowing for some deviation from historical development trends and increased market demand.

The land in the Alva Planning Community designated Outlying Suburban that was included in the Bayshore Planning Community is forecast in the TAZ projections to increase by 129 dwelling for a total of 708 units by the year 2020 (Attachment 3). Within this area, 5 additional units have been built, since the TAZ projections were adopted in the spring of 2000. This area has also been developed at 2 units per acre, with the exception of one mobile home/RV park that was developed in the mid-1970's at a density closer to 8 units per acre. Assuming the historic development patterns continue, this area will require an additional allocation of 65 acres to accommodate the projected growth. Today, there are 579 units on 172 acres of land existing in this area as inventoried by the Planning Division. Therefore, the Outlying Suburban area of the Bayshore Planning Community that was previously in the Alva Planning Community requires an allocation of 237 acres for existing and projected residential uses. The original Alva Planning Community residential allocation for Outlying Suburban was 295 acres. The analysis of

future needs demonstrates that only 250 acres are needed to accommodate the estimated growth. This growth estimate and land accommodation need is based on the adopted MPO TAZ forecasts and historical development patterns. Given that the original Alva Outlying Suburban allocation for residential was 295 acres, there remains a difference of 45 acres between the need and allocation. While the purchase of the River Run RPD did reduce the total amount of land available for future residential development, this area has incurred more development interest than the Outlying Suburban area in the Alva Planning Community. Therefore, staff recommends that 43 additional acres be allocated to the Bayshore Planning Community (2 of the 45 acres have been recommended to be allocated to the Alva Planning Community).

Additional Justification For The Proposed Alva/Bayshore Residential Allocation Split The Bayshore Planning Community has two areas designated Outlying Suburban. One is the area between SR 78 and the Caloosahatchee River and the other is located east of I-75, north of SR 78, along Pritchett Parkway (Attachments 2 & 5). The area south of SR 78 is the portion that was in the Alva Planning Community. As riverfront property in other areas of the county continues to develop, this area will be subject to increased development interest. The area north of SR 78 is the larger of the two areas with a total acreage of over 2,000 acres. This area has over 900 acres of existing agricultural uses and 390 acres of vacant land. The Bayshore Community Plan (Lee Plan Goal 20) does address non-residential uses within the community boundaries. Retail commercial development is allowed at a limited number of locations and restricted in the areas outside of the General Interchange area to minor commercial uses. Non-retail commercial uses are permitted elsewhere consistent to the Lee Plan and the Land Development Code. The plan also states no new industrial activities or rezonings are permitted. The plan clearly directs development to a more residential nature. One change in conditions that has occurred since the staff report for PAM/T 99-20 was issued is the application for a 1525 dwelling unit development in the area of Outlying Suburban along Pritchett Parkway. As currently proposed, this development will require a residential allocation of 453 acres. With the current residential allocation of 764 acres and existing inventory of 550 acres of residential development in the Outlying Suburban area of the Bayshore Planning Community, if approved, this development will not be able to "build out". By correcting the mistake of PAM/T 99-20, the Bayshore allocation will be reduced to 749 acres. While this proposed development is not approved and there is no guarantee that it will be built as proposed or by the year 2020, the application for a new residential development demonstrates that there is current interest to develop in this area of the county. Given the location, accessibility issues, and other amenities, the Outlying Suburban area of Bayshore is anticipated to develop sooner that the area in the Alva Planning Community which is more remote/rural and has inferior access (Attachment 5). Therefore, staff recommends that the balance of the residential allocation not needed to accommodate the TAZ forecasted growth remain in the Bayshore Planning Community.

#### **B. CONCLUSIONS**

Map 16, the Planning Community Map, should be amended to correct an error from the staff report for PAM/T 99-20. This amendment will not alter the overall county population accommodation and will only effect the residential allocations on Table 1(b). Furthermore, this amendment only addresses the allocations for Outlying Suburban residential development in the Alva and Bayshore Planning Communities. The methodology used to formulate the proposed split of the 295 acre residential allocation is the same as was used in the PAM/T 99-20 staff analysis and is consistent with the adopted TAZ forecasts.

#### C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit the proposed amendment. Staff recommends that Lee Plan Table 1(b), the Planning Communities Acreage Allocation Table, be amended to correct an error made in the staff report for PAM/T 99-20. The proposed amendment will correct Table 1(b) by including a residential allocation for Outlying Suburban in the Alva Planning Community. The amended table will show an allocation of 15 acres for residential development in the Outlying Suburban category in the Alva Planning Community and an allocation of 749 residential acres in the Outlying Suburban category in the Bayshore Planning Community. (See Attachment 1)

#### PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

PUBLIC HEARING DATE. April 28, 2003

- A. LOCAL PLANNING AGENCY REVIEW
- B. LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY
  - **1. RECOMMENDATION:**
  - 2. BASIS AND RECOMMENDED FINDINGS OF FACT:
- C. VOTE:

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NOEL ANDRESS	
MATT BIXLER	
SUSAN BROOKMAN	
DAN DELISI	·····
RONALD INGE	······································
GORDON REIGELMAN	

#### PART IV - BOARD OF COUNTY COMMISSIONERS HEARING FOR TRANSMITTAL OF PROPOSED AMENDMENT

DATE OF TRANSMITTAL HEARING:

#### A. BOARD REVIEW:

**B. BOARD ACTION AND FINDINGS OF FACT SUMMARY:** 

#### **1. BOARD ACTION:**

#### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

#### C. VOTE:

JOHN ALBION	
ANDREW COY	
BOB JANES	
RAY JUDAH	
DOUG ST. CERNY	

#### PART V – DEPARTMENT OF COMMUNITY AFFAIRS OBJECTIONS, RECOMMENDATIONS, AND COMMENTS (ORC) REPORT

DATE OF ORC REPORT:

#### A. DCA OBJECTIONS, RECOMMENDATIONS AND COMMENTS

**B.** STAFF RESPONSE

#### PART VI - BOARD OF COUNTY COMMISSIONERS HEARING FOR ADOPTION OF PROPOSED AMENDMENT

#### DATE OF ADOPTION HEARING:

#### **D. BOARD REVIEW:**

E. BOARD ACTION AND FINDINGS OF FACT SUMMARY:

#### 1. BOARD ACTION:

#### 2. BASIS AND RECOMMENDED FINDINGS OF FACT:

#### F. VOTE:

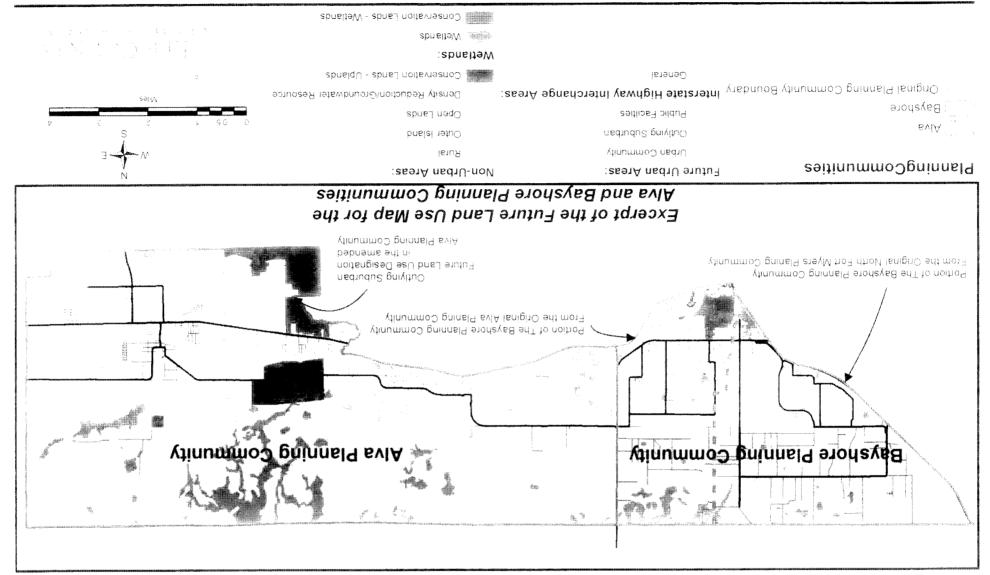
JOHN ALBION	<u> </u>
ANDREW COY	
BOB JANES	
RAY JUDAH	
DOUG ST. CERNY	

	Future Land Use Category	Lee County Totals	Alva	All other Planning Communities	Bayshore
	Intensive Development	1,493		tt	
	Central Urban	9,558		igh igh	
-	Urban Community	13,077	519	lyers	
îno	Suburban	15,448		rt N land,	
63	Outlying Suburban	4,931	<u>15</u>	a, Fo ve Isi	<del>764</del> <u>749</u>
at	Industrial	96		ptio Pin	
C O	Public Facilities	2		l, Ca	
nsı	University Community	860		rt M	
l p	Industrial Interchange			ape ( th Fo sterc	
Residential By Future Land Use Category	General Interchange	53		a Grande, Bonita Springs, Fort Myers Shores, Burnt Store, Cape Coral, Captiva, Fort Myers, Fo Daniels Parkway, Ional McGregor, San Carlos, Sanibel, South Fort Myers, Pine Island, Lehigh es, Southeast Lee County, North Fort Myers, Buckingham, Estero	12
e L	General Commercial Interchange	7		Ston [bel, 1ghan	
ur	Industrial Commercial Interchange			urmt Sanı ıckin	
<sup>-</sup> ut	University Village Interchange			s, B1 s, B1	
уl	New Community	1,644		shore 1 Can Ayer	·
l B	Airport Commerce	9		ers San , San ort N	
ia	Airport			t My egor th F	
ent	Rural	8,977	1,419	For IcGr Nor	1,251
id	Rural Community Preserve	3,046		ngs, la/ N inty,	
les	Outer Island	215	5	Spri , Ion Cou	
	Open Lands	2,091	175	nita way t Lee	1,236
	Density Reduction/ Groundwater Resource	5,544	40	e, Bo Parl	1,837
	Wetlands			'and 1iels Sout	
Unincor	porated County Total Residential	67,051	2,173		5,085
Comme	rcial	9,460	46	o changes are proposed in the Bocc Myers Beach, Gateway/ Airport, Acr	104
Industri	al	6,311	26	'n th Air	3
				sed i way	
Public		58,676	3,587	ropo. Gate	1,462
Active A	٨G	34,145	6,098	tre p. ch, (	1,321
Passive		65,522	14,633	ges a Bea	4,393
Conserv	ation	79,488	2,236	hang yers	798
Vacant		44,720	1,525	No c M	1,310
Total		365,373	30,324	I	14,476

### Proposed Table 1(b) Planning Community Year 2020 Allocations (portion of entire table)

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# Future Land Use Map Rage 1 of 5 Map Generated April 2003



### Future Land Use Map Acreage Totals By Planning Community

uture Land Use Category	Alva	Bayshore					
	Aiva	from Alva	from North Fort Myer				
Intensive Development							
Central Urban							
Urban Community	1,463						
Suburban							
Outlying Suburban	145	422	1,750				
Industrial		**************************************					
Public Facilities	53	110	86				
University Community							
Industrial Interchange		······································					
General Interchange			141				
General Commercial Interchange		<u> </u>					
Industrial Commercial Interchange							
University Village Interchange		· · · · · · · · · · · · · · · · · · ·					
New Community							
Airport Commerce		-					
Airport							
Rural	14,287	2,198	729				
Rural Community Preserve			· · · · · · · · · · · · · · · · · · ·				
Outer Island	19						
Open Lands	7,245		3,560				
Density Reduction/Groundwater Resource	6,645	2,178	2,089				
Upland Conservation Lands	1,508	239	39				
Wetlands	2,175	570	242				
Wetland Conservation Lands	237	131	11				
otal Future Land Use Map Acreages	33,777	5,848	8,647				

Note: Acreage totals on the Future Land Use Map Table do not match acreage totals from the existing land use inventory due to rights of way and other lands not identified with a STRAP number.

# EXISTING LANDUSE INVENTORY

#### For the Outlying Suburban Areas of the Alva and Bayshore Planning Communities

#### Summarized by year for individual Traffic Annalysis Zones

	Tatal	Existing Acreages By Use Total Public/ Acreage Commercial Industrial Quasi Public Active Ag Passive Ag Wetlands Vacant Residential Total										esidentia	al Units by I	Гуре	
	Acreage	Commercia	l Industrial		ctive Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Alva Plann	ing Co	ommur													
<b>Traffic Anaylysis</b>	Zone 163	l - (portio	<u>n)</u>												
		Non-Resid	ential acreage	es by year are	e not inch	uded on thi	s report		0						
Summary for 1973									0.23	1	1	0	0	0	0
Summary for 1983									0.36	1	1	0	0	0	0
TAZ #163 Total	31.4	0	0	0	14.52	10.13	0	6.16	0.59	2	2	0	0	0	0
<b>Traffic Anaylysis</b>	<b>Zone</b> 188	}									· ·	I	<u>4</u>		l
		Non-Resid	ential acreage	es bu vear are	e not incli	uded on this	s report		0						
Summary for 1978		_							0.38	1	1	0	0	0	0
Summary for 1980									1.34	2	2	0	0	0	0
Summary for 1993									0.45	2	2	0	0	0	0
Summary for 1995									1.26	2	2	- 0	0	0	0
TAZ #188 Total	83.64	0	0	0	0	33.32	0	46.69	3.43	7	7	0	0	0	0
Summary For Alva	115.04	0	0	0	14.52	43.45	0	52.85	4.02	9	9	0	0	0	0
D 1 D	1 ·		•.		L							<u> </u>		<u></u>	1
Bayshore P															
<u>Traffic Anaylysis</u>	Zone 109	<u>- (origina</u>	<u>ally in Nor</u>	<u>th Fort My</u>	ers)										
		Non-Resid	ential acreage	es by year are	e not incli	uded on this	s report		0						
Summary for 1939									0.39	1	1	0	0	0	0
Summary for 1950									0.16	1	0	0	0	1	0
Summary for 1958									1.8	1	1	0	0	0	0
Summary for 1970									4.08	1	1	0	0	0	0
Summary for 1972									0.66	2	2	0	0	0	0
Summary for 1973									1.5	1	1	0	0	0	0
Summary for 1974									0.33	1	1	0	0	0	0
Summary for 1975									2.88	1	1	0	0	0	0
Summary for 1980									3.56	3	3	0	0	0	0
Summary for 1981									0.99	1	1	0	0	0	0
Summary for 1982									0.38	1	1	0	0	0	0
Summary for 1983									1.33	2	2	0	0	0	0
Summary for 1985									3.52	2	2	0	0	0	0
Summary for 1986									1.45	2	2	0	0	0	0
Summary for 1987									2.72	2	2	0	0	0	0
Summary for 1988									0.75	2	2	0	0	0	0
Summary for 1990									0.5	1	0	0	0	1	0
Summary for 1991									0.43	1	1	0	0	0	0
STAFF REPORT FOR									· · · · · · · · · · · · · · · · · · ·						April 18, 2002

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ImageConnectal labelitikationQuari Pablic Active AgPaselve AgVecanVecanVecanVecanVecanSelogit PauloDooMolitic Paulos:Non-thanteringSummary for 1994<					Existing Ac	reages	By Use					R	esidenti	al Units by	Туре	
Summary for 1994      979      6      5      0      0      1      0        Summary for 1996      -      1      1      1      0		Total Acreage	Commercial	Industrial	Public/ Quasi Public A	ctive Ag	Passive Ag V	Vetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Summary for 1995    366    1    1    0    0    0    0      Summary for 1996    13    1    0    0    0    1    0	Summary for 1993									5.11	2	2	0	0	0	0
Summary for 1996    1    1    1    1    1    0    0    0    0    0      Summary for 2001    214.39    0.17    0    0.16    27.87    11.18    0.89    107.1    67.22    88    34    0	Summary for 1994									9.79	6	5	0	0	1	0
Summary for 198    1984    1    0    0    0    1    0      TAZ 109 Total    21459    0.17    0    0.16    27.87    11.18    0.89    107.1    67.22    38    34    0 <t< td=""><td>Summary for 1995</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>3.05</td><td>1</td><td>1</td><td>0</td><td>0</td><td>0</td><td>0</td></t<>	Summary for 1995									3.05	1	1	0	0	0	0
Summary for 2001	Summary for 1996									1	1	1	0	0	0	0
TA2 100 for 1040.100.100.27811.180.89107.167.2238340.00400Taffic Analysis Korth Fort MyersSummay for 199Nor-Residential acreaces by sear are not include on this rate011000000Summay for 199Nor-Residential acreaces by sear are not include on this rate0111000000Summay for 199North-Fort Myers0.000										19.84	1	0	0	0	1	0
Traffic Anaylysis Zone 111 - (originally in North Fort Myers)        Non-Residential acreages by year are not included on this report      0      -										1	1	1	0	0	0	0
Non-Residential acreages by year are not included on this report      0      1      0      0      0      0        Summary for 1992      -      -      0.76      1      1      0 <td>TAZ #109 Total</td> <td>214.59</td> <td>0.17</td> <td>0</td> <td>0.16</td> <td>27.87</td> <td>11.18</td> <td>0.89</td> <td>107.1</td> <td>67.22</td> <td>38</td> <td>34</td> <td>0</td> <td>0</td> <td>4</td> <td>0</td>	TAZ #109 Total	214.59	0.17	0	0.16	27.87	11.18	0.89	107.1	67.22	38	34	0	0	4	0
Summary for 1991    0	Traffic Anaylysis	<u>Zone 111</u>	- (o <del>r</del> igina	<mark>lly in</mark> No	orth Fort My	iers)						· · · · · ·		<b>.</b>		
Summary for 1992			Non-Reside	ential acrea	<u>ges by year are</u>	e not inc	luded on this	<u>report</u>								
Summary for 1996    Infinity of 1996 <th< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1</td><td></td><td></td><td>1</td><td></td><td>0</td></th<>											1			1		0
Summary for 2001    Image: Constraint of the constraint of				<u>.</u>						+ · · · · · · · · · · · · · · · · · · ·	1					0
TAZ #111 Total    21.52    0    0    0    0    9.76    8.08    3.66    4    4    0    0    0    0      Traffic Analysis Zone 117 - (originally in North Fort Myers)    0																0
Traffic Anaylysis Zone 117 - (originally in North Fort Myers)        Non-Residential acreages by year are not included on this report      0      Image: Colspan="2">Colspan="2"Colspan="2">Colspan="2"Colspan="2"Colspan=""2"Colspan="2"Colspan="		r										··· · · · ·				0
Non-Residential acreages by uear are not included on this report      0      I      I      0      0      0      0        Summary for 1946      0.75      1      1      0 <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td>0</td> <td>9.76</td> <td>8.08</td> <td>3.68</td> <td>4</td> <td>4</td> <td>0</td> <td>0</td> <td>0</td> <td>0</td>							0	9.76	8.08	3.68	4	4	0	0	0	0
Summary for 1946    075    1    1    0    0    0    0      Summary for 1950    6.1    2    2    0    0    0    0      Summary for 1955    3211    1    1    0    0    0    0    0      Summary for 1957    18.62    1    1    0	Traffic Anaylysis													1	r	·····
Sunnary for 1950    6.1    2    2    0    0    0      Sunnary for 1955    3.21    1    1    0    0    0    0      Sunnary for 1957    18.62    1    1    0    0    0    0      Sunnary for 1957    18.62    1    1    0    0    0    0      Sunnary for 1958    6.92    2    0    0    0    0    0      Sunnary for 1964    2.91    1    1    0    0    0    0      Sunnary for 1965    1    1    1    0    0    0    0    0      Sunnary for 1965    2.2    1    1    0			<u>Non-Reside</u>	ential acrea	<u>ges by year ar</u>	<u>e not inc</u>	luded on this	report		-						
Sunnary for 1955    321    1    1    0    0    0      Sunnary for 1956    4.87    1    1    0    0    0    0      Sunnary for 1958    6.92    2    2    0 </td <td></td> <td>0</td>																0
Summary for 1966    4.87    1    1    0    0    0      Summary for 1957    18.62    1    1    0    0    0    0      Summary for 1958    6.92    2    2    0    0    0    0    0      Summary for 1964    2.91    1    1    0    0    0    0    0      Summary for 1965    1    1    1    0 <t< td=""><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td><u> </u></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>0</td></t<>								<u> </u>								0
Summary for 1957    18.62    1    1    0    0    0      Summary for 1958    6.92    2    2    0    0    0    0      Summary for 1965    1    1    0    0    0    0    0      Summary for 1965    1    1    1    0    0    0    0      Summary for 1966    7.4    3    3    0    0    0    0      Summary for 1966    3.51    1    0    0    0    0    0    0      Summary for 1967    3.51    1    1    0																0
Summary for 1958    6.92    2    2    0    0    0      Summary for 1964    2.91    1    1    0    0    0    0      Summary for 1965    1    1    1    0 <td></td> <td>0</td>																0
Summary for 1964    2.91    1    1    0    0    0      Summary for 1965    1    1    1    1    0    0    0      Summary for 1966    7.4    3    3    0    0    0    0      Summary for 1966    2.2    1    1    0    0    0    0      Summary for 1968    3.51    1    1    0    0    0    0      Summary for 1970    1.37    1    1    0    0    0    0      Summary for 1971    6.19    2    2    0    0    0    0      Summary for 1974    16.62    3    3    0    0    0    0      Summary for 1978    7.05    3    3    0    0    0    0      Summary for 1979    122    5    5    0    0    0    0      Summary for 1979    124    11    11    0    0    0    0      Summary for 1980    124    11    11    0    0    0																0
Summary for 1965    1    1    1    0    0    0      Summary for 1966    7.4    3    3    0    0    0    0      Summary for 1967    2.2    1    1    0    0    0    0      Summary for 1967    3.51    1    1    0    0    0    0      Summary for 1970    1.37    1    1    0    0    0    0      Summary for 1971    6.19    2    2    0    0    0    0      Summary for 1974    16.62    3    3    0    0    0    0      Summary for 1974    6.19    2    2    0    0    0    0      Summary for 1975    705    3    3    0												· · · · · · · · · · · · · · · · · · ·		·····	·····	0
Summary for 1966    7.4    3    3    0    0    0    0      Summary for 1967    2.2    1    1    0    0    0    0      Summary for 1968    3.51    1    1    0    0    0    0    0      Summary for 1970    1.37    1    1    0										2.71						0
Summary for 1967    2.2    1    1    0    0    0      Summary for 1968    3.51    1    1    0    0    0    0      Summary for 1970    1.37    1    1    0    0    0    0    0      Summary for 1971    6.19    2    2    0    0    0    0    0      Summary for 1974    16.62    3    3    0										74				+		0
Summary for 1968    3.51    1    1    0    0    0      Summary for 1970    1.37    1    1    0    0    0    0      Summary for 1971    6.19    2    2    0    0    0    0      Summary for 1974    16.62    3    3    0    0    0    0      Summary for 1975    7.05    3    3    0    0    0    0      Summary for 1978    7.05    3    3    0    0    0    0      Summary for 1978    6.52    9    9    0    0    0    0      Summary for 1978    124    11    11    0    0    0    0      Summary for 1980    124    11    11    0    0    0    0      Summary for 1981    1.8    4    4    0    0    0    0      Summary for 1982    0.26    1    1    0    0    0    0      Summary for 1983    12.72    7    7    0    0    0												t · · · · · · · · · · · · · · · · · · ·				0
Summary for 1970    137    1    1    0    0    0    0      Summary for 1971    619    2    2    0    0    0    0      Summary for 1974    16.62    3    3    0    0    0    0    0      Summary for 1975    7.05    3    3    0    0    0    0    0      Summary for 1978    6.52    9    9    0    0    0    0    0      Summary for 1979    6.52    9    9    0    0    0    0    0      Summary for 1979    124    11    11    0    0    0    0    0      Summary for 1980    124    11    11    0 </td <td></td> <td>0</td>																0
Summary for 1971    6.19    2    2    0    0    0    0      Summary for 1974    16.62    3    3    0    0    0    0    0      Summary for 1975    7.05    3    3    0    0    0    0    0      Summary for 1975    6.52    9    9    0    0    0    0    0      Summary for 1979    6.52    9    9    0					·· ·· ·										ł	0
Summary for 1974    16.62    3    3    0    0    0    0      Summary for 1975    70.5    3    3    0    0    0    0      Summary for 1978    6.52    9    9    0    0    0    0      Summary for 1979    1.29    5    5    0    0    0    0      Summary for 1980    1.24    11    11    0    0    0    0      Summary for 1981    1.8    4    4    0    0    0    0      Summary for 1982    0.26    1    1    0    0    0    0      Summary for 1983    0.272    7    7    0    0    0    0      Summary for 1984    2.72    7    7    0    0    0    0      Summary for 1984    5.83    12    12    0    0    0    0      Summary for 1985    5.83    12    12    0    0    0    0      Summary for 1986    6    5    5    0    0 <td></td> <td>2</td> <td></td> <td>·····</td> <td></td> <td>0</td>												2		·····		0
Summary for 1975    705    3    3    0    0    0    0      Summary for 1978    652    9    9    0    0    0    0      Summary for 1979    129    5    5    0    0    0    0    0      Summary for 1979    129    5    55    0    0    0    0    0      Summary for 1980    12.4    11    11    0    <										· · · · · · · · · · · · · · · · · · ·		3			0	0
Summary for 19791295500000Summary for 198012.411111100000Summary for 19811.844000000Summary for 19820.2611100000Summary for 198313.7865001000Summary for 19842.727700000Summary for 19855.83121200000Summary for 198665500000Summary for 19877.9811110000Summary for 198816.113130000	Summary for 1975										3	3	0	0	0	0
Sunnary for 1980    12.4    11    11    0    0    0    0      Sunnary for 1981    1.8    4    4    0    0    0    0      Sunnary for 1982    0.26    1    1    0    0    0    0      Sunnary for 1983    0.26    1    1    0    0    0    0      Sunnary for 1983    13.78    6    5    0    0    1    0      Sunnary for 1984    2.72    7    7    0    0    0    0      Sunnary for 1985    5.83    12    12    0    0    0    0      Sunnary for 1986    6    5    5    0    0    0    0      Sunnary for 1986    6    5    5    0    0    0    0      Sunnary for 1987    7.98    11    11    0    0    0    0      Sunnary for 1988    16.1    13    13    0    0    0    0	Summary for 1978									6.52	9	9	0	0	0	0
Summary for 1981    1.8    4    4    0    0    0    0      Summary for 1982    0.26    1    1    0    0    0    0      Summary for 1983    13.78    6    5    0    0    1    0      Summary for 1983    27.2    7    7    0    0    0    0      Summary for 1984    27.2    7    7    0    0    0    0      Summary for 1984    6    5    5    0	Summary for 1979									1.29	5	5	0	0	0	0
Summary for 1982    0.26    1    1    0    0    0    0      Summary for 1983    13.78    6    5    0    0    1    0      Summary for 1984    2.72    7    7    0	Summary for 1980									12.4	11	11	0	0	0	0
Summary for 1983    13.78    6    5    0    0    1    0      Summary for 1984    2.72    7    7    0    0    0    0    0      Summary for 1985    5.83    12    12    0 <td< td=""><td>Summary for 1981</td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td></td><td>1.8</td><td>4</td><td>4</td><td>0</td><td>0</td><td>0</td><td>0</td></td<>	Summary for 1981									1.8	4	4	0	0	0	0
Summary for 1984      2.72      7      7      0										0.26	1	1	0	0	0	0
Summary for 1985      5.83      12      12      0							· · · · · · · · · · · · · · · · · · ·					5	0	0	1	0
Summary for 1986      6      5      0      0      0      0        Summary for 1987      7.98      11      11      0      0      0      0        Summary for 1988      16.1      13      13      0      0      0      0													0	0	0	0
Summary for 1987      7.98      11      11      0										5.83				1		0
Summary for 1988      16.1      13      13      0      0      0      0      0		<u></u>			··· ·· · · ·					6				- · · · · · · · · · · · · · · · · · · ·		0
															<u>}</u>	<u>}</u>
	Summary for 1988							·,		16.1	13	13	0	0	0	0 April 18, 2003

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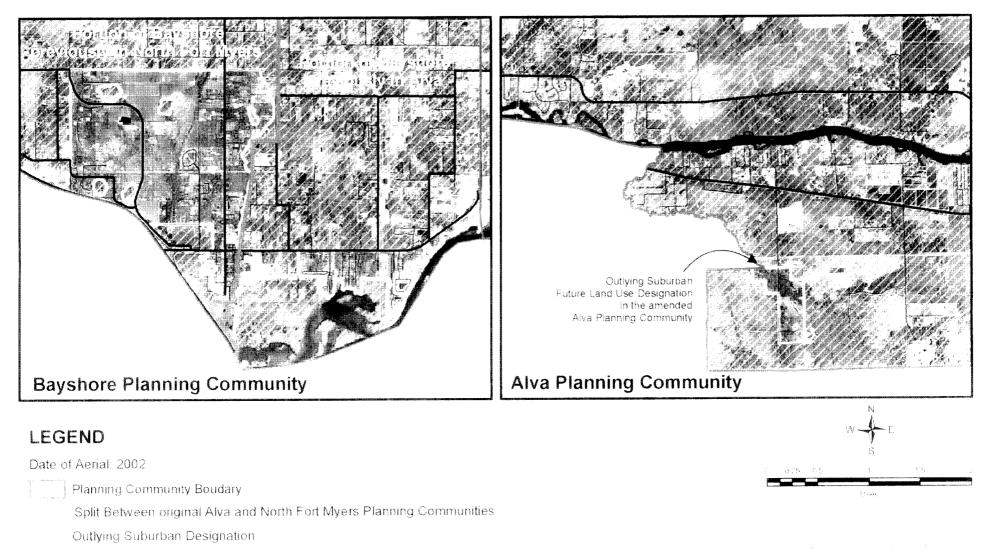
	Total			Existing A Public/	Acreages	By Use					R	lesidenti	al Units by	Туре	D1/-
	Total Acreage	Commercia	al Industrial		Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient
Summary for 1989					¥				6.2	9	9	0	0	0	0
Summary for 1990									21.09	9	9	0	0	0	0
Summary for 1991	· ·								11.79	6	6	0	0	0	0
Summary for 1992									5.84	7	7	0	0	0	0
Summary for 1993									13.54	9	9	0	0	0	0
Summary for 1994									9.67	7	7	0	0	0	0
Summary for 1995									3.02	6	6	0	0	0	0
Summary for 1996									6.13	6	6	0	0	0	0
Summary for 1997				=					13.53	6	6	0	0	0	0
Summary for 1998				•					5.23	6	5	0	0	1	0
Summary for 1999									0.69	2	2	0	0	0	0
Summary for 2000									5.91	5	5	0	0	0	0
Summary for 2001				· · · · · ·					4.43	6	5	0	0	1	0
Summary for 2002									8.94	8	8	0	0	0	0
TAZ #117 Total	1316.69	22.45	0	8.29	75.26	724	35.65	171.63	279.41	200	197	0	0	3	0
Traffic Anaylysis	Zone 151	- (origin	ally in N	orth Fort M	<u>lyers)</u>		· · · · ·						1	1	·
		Non-Resid	lential acre	ages by year a	re not inc	luded on th	is report		0						
Summary for 1958									0.94	2	2	0	0	0	0
Summary for 1961									1.37	2	2	0	0		0
Summary for 1962									1.87	3	1	2	0	0	0
Summary for 1963					i				4.35	8	8	0	0	0	0
Summary for 1964								·	2.09	3	3	0	0	0	0
Summary for 1965									0.6	1	1	0	0	0	0
Summary for 1971									2.57	2	2	0	0	0	0
Summary for 1973									1.03	2	2	0	0	0	0
Summary for 1974									1.01	2	2	0	0	· · · · · · · · · · · · · · · · · · ·	0
Summary for 1975				-,					0.39	2	2	0	0		0
Summary for 1976		· · · · · · · · · · · · · · · · · · ·							0.99	1	1	0	0	0	0
Summary for 1977							· · ·		2.13	5	5	0	0	0	0
Summary for 1978					•••				1.76	2	2	0	0	0	0
Summary for 1979									0.92		1	0	0	0	0
Summary for 1982				- · · · ·					1.77	2	2	0	0	0	0
Summary for 1986									0.95	2	1	0	0	0	0
Summary for 1988			· · · ·						1.21	1	1		0		0
Summary for 1989		· . <u>.</u>							0.5	- 1	1	0	0		
Summary for 1996			• ./						0.36	1	1		0		
Summary for 2000							. <u></u>		0.56	1		0		0	0
TAZ #151 Total	54.08	0	0	3.68	0	1.74	0	21.34	27.32	43	<u> </u>	0	0	0	0
Traffic Anaylysis	Zone 155	- (origin	ılly in Al			L		_					L	L	ĭ
				ages by year a	ro not in -	luded on the	a manc-1		0					1	{
Summary for 1940		11011-112514	ennun uerei	axes by year a	re not inc	LUUCU ON THI	<u>s report</u>		3.15	1	1	0	0		
Summary for 1958							· · · · ·		9.01	1	1	0			
STAFE REPORT FOR							·		7.01	1	<b>_</b>	U	0	0	0

	Existing Acreages By Use								Residential Units by Type							
	Acreage	Commerci	ial Industrial		Active Ag	Passive Ag	Wetlands	Vacant	Residential	Total S	Single Family	Duplex	Multi Family	Mobile Homes	RVs Non Transient	
Summary for 1960					······································	· · ·	····		2.44	4	4	0	0	0	0	
Summary for 1961									5.85	5	5	0	0	0	0	
Summary for 1962									2.34	5	5	0	0	0	0	
Summary for 1964		<b>-</b>							0.64	1	1	0	0	0	0	
Summary for 1965									0.5	1	1	0	0	0	0	
Summary for 1966									1.14	2	2	0	0	0	0	
Summary for 1969								·	14.31	2	1	0	0	1	0	
Summary for 1970									1.5	1	1	0	0	0	0	
Summary for 1971									21.76	2	2	0	0	0	0	
Summary for 1972							-		3.3	2	2	0	0	0	0	
Summary for 1973									0.52	1		0	0	0	0	
Summary for 1974						• • • • • • • • • • • • • • • • • • • •			0.44	1	1	0	0	0	0	
Summary for 1975				•• ,,					35.21	281	2	0	0	162	117	
Summary for 1976									4.71	8	8	0	0	0	11/	
Summary for 1977						•••			2.99	9	9		0	0	0	
Summary for 1978									4.9	9	9	0	0	0	0	
Summary for 1979				<u> </u>					3.23	8	8	0	0	0	0	
Summary for 1980					• •				3.42	10	10	0	0	0	0	
Summary for 1981									0.77	2	2	0	0	0		
Summary for 1982									0.59	2	2	0	0	0	0	
Summary for 1983				· · · · · · · · · · · · · · · · · · ·					1.24	3	3	0	0	0	0	
Summary for 1984									1.24	3	3	0	0	0	0	
Summary for 1985					-				7.35	51	3	0	48	0	0	
Summary for 1986									4.35	26	2	0	24	0	0	
Summary for 1987									1.11	3	3	0	0	0	0	
Summary for 1988									2.63	10	4	0	6	0	0	
Summary for 1989	••								3.63	22	4	0	18	0	0	
Summary for 1990									2.06	6		0	10	0	0	
Summary for 1991									6.17	31	7	0	24	0	0	
Summary for 1992		<del></del>	•						0.17	2	2	0	0	0	0	
Summary for 1993	······					_			0.95	1	2	0			0	
Summary for 1994									4.5	7	7	0	0	0	0	
Summary for 1995									4.5	3	3	0		0	0	
Summary for 1996									5.95	42	2	0	0	0		
Summary for 1997		-							0.74				40	0	0	
Summary for 1998				<u> </u>					2.08	2	2	0	0	0	0	
Summary for 1999									0.37		3	0		0	0	
Summary for 2000				····						1	1	0	0	0	0	
Summary for 2002					· · ·		······		1.56	2	2	0	0	0	0	
TAZ #155 Total	394.25	2.27	0	23.86	4.07	44.54	64.84	82.75	1.36	570	3	0	0	0	0	
									171.92	579	139	0	160	163	117	
Summary For Baysho	2001.13	24.89	0	35.99	107.2	781.46	111.14	390.9	549.55	864	415	2	160	170	117	

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## **Outlying Suburban Areas** In the Bayshore and Alva **Planning Communities**

Map Generated April 2003



Other FLUM Designations

