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LEE COUNTY COMPREHENSIVE PLAN

THE LEE PLAN

LPA Public Hearing Document For the August 28, 2006 Public Hearing

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

LEE COUNTY DIVISION OF PLANNING STAFF REPORT FOR COMPREHENSIVE PLAN AMENDMENT CPA2005-29

| | 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 |
| | Board of County Commissioners Hearing for Adoption |

STAFF REPORT PREPARATION DATE: August 18, 2006

PART I - BACKGROUND AND STAFF RECOMMENDATION

A. SUMMARY OF APPLICATION

1. APPLICANT/REPRESENTATIVE:

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

2. REQUEST: Amend the Future Land Use Map series, Map 1, by updating the mapped Public Facilities future land use category by adding and/or removing lands to more accurately identify publicly owned lands.

B. STAFF RECOMMENDATION AND FINDINGS OF FACT SUMMARY

1. RECOMMENDATION:

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, the Future Land Use Map, by redesignating the parcels listed in Table 1 to the Public Facilities future land use category.

2. BASIS AND RECOMMENDED FINDINGS OF FACT:

• A variety of parcels of land owned by Lee County are being used for public facilities are not included in the Public Facilities future land use category.

- Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public facilities and uses.
- Lee County has acquired several parcels since the last public facilities amendment in 1998. In addition, County staff have identified other properties that are currently being used as public facilities.

C. BACKGROUND INFORMATION

On June 3, 1998 the Board of County Commissioners adopted Lee Plan Amendment PAM96-14. This was the last time the Board amended the Public Facilities future land use category on a county-wide basis. This amendment proposes to redesignate parcels throughout the County to the Public Facilities future land use category. The decision is based on the parcel either being acquired by a public agency to be used as a public facility or the parcel is currently being used as a public facility, per Lee Plan Policy 1.1.8, which is reproduced below:

POLICY 1.1.8: The <u>Public Facilities</u> areas include the publicly owned lands within the county such as public schools, parks, airports, and other government facilities. The allowable uses within these areas are determined by the entity owning each such parcel and the local government having zoning and permitting jurisdiction.

Florida Administrative Code 9J-5.006 (4) (a) 8 and 9 requires that the Lee Plan include a Future Land Use Map that indicates the location of public buildings, grounds and other facilities. In order to remain consistent with this state mandate, the Future Land Use Map should be periodically updated.

PART II - STAFF ANALYSIS

A. STAFF DISCUSSION

Lee County has acquired several parcels of land since the last county-wide review of the Public Facilities future land use category. Some of these parcels have been acquired through the acquisition of private utility services by Lee County. Others have been acquired to accommodate new County facilities such as school sites or expanded County office space in downtown Fort Myers. Additional properties in the County's inventory which are currently being used as public facilities are also included in the proposed amendment. Table 1 lists the parcels as well as the future land use category from which each one is being changed.

The North Fort Myers senior center, including facilities such as the parking and tennis courts, are included in this amendment.

Three Fire Stations are included in this amendment. The fire station on Upper Captiva and an abutting parcel are proposed to be changed from Outer Island to Public Facility. The Tice and Alva fire stations are also proposed to be included in the Public Facilities category.

New school sites such as the new schools on Homestead Road in Lehigh Acres are proposed for re-designation to the Public Facilities category. These two schools are located near the Buckingham Airfield.

A vacant parcel of land owned by the Mosquito Control District in the Buckingham Park subdivision is being included in this proposal. This parcel abuts the current mosquito control facilities.

The Lee County DOT facilities at Billy Creek and on Evergreen Road are proposed to be included in the Public facilities category, as is the County Fleet Maintenance facility on Van Buren Street and the MARS operations south of Michigan Avenue. County offices such as the Medical Examiner, the County-City Building on Hendry Street, The Veterans Service building on Victoria Avenue, and the County departments located on Pondella road are also included. These departments include a sheriff's substation, and the Departments of Health, Human Services, and Social Services.

The Suntrust Building in downtown Fort Myers was recently acquired by Lee County. It is proposed to become part of the Public Facilities future land use category.

Parking lots are also part of this amendment. The Lee Tran Parking for Fort Myers Beach is proposed to be included in the Public facilities category. Additional County-owned parking in downtown Fort Myers on Thompson Street and Cottage Street are included as is the parking lot acquired as part of the Suntrust Building. Like the Suntrust building, many of these parcels are within incorporated Fort Myers which has its own future land use categories. Planning staff are recommending redesignating the parcels on the Lee Plan Future Land Use map for informational purposes.

The boat ramps on Barrancas Avenue in Bokeelia and on Davis Road in Fort Myers Shores are proposed to be classified in the Public Facilities category.

Several water tanks, such as the Miners Corner and Alico booster plants and the water towers in Tice and on Pine Island Road next to J. Colin English Elementary School, are proposed to be included in the Public Facility category. Other utility parcels include the pump stations and warehouses on San Carlos Island and Ballard Road in Fort Myers, two pump stations on State Road 80, the Fort Myers Beach sewage treatment plant on Pine Ridge Road, the Greenmeadow water treatment plant, and the waste water treatment plants at Fiesta Village and Gateway.

Facilities acquired by Lee County from private service providers are also included in this amendment. These consist of the facilities the County acquired from Gulf Environmental at Shadow Creek Boulevard, Corkscrew Road, Three Oaks Parkway, and San Carlos Parkway in San Carlos Park. The County also acquired a utilities customer service center from the Florida Cities utility provider. Items such as the Pine Island Waste Water Plant and the Olga Water Plant include vacant land abutting the physical facilities.

Recreational parks are part of this amendment. These include Mary Moody Park and Judd Park in North Fort Myers, Hunter Community Park in Pine Manor, the South Fort Myers Community Park on Bass Road and Alva Community Park in Alva. A small vacant parcel that is part of Veterans Park in Lehigh Acres is proposed to be redesignated as Public Facility. Also included is the recently opened Ten Mile Canal Linear Park.

Toll facilities for the Midpoint Bridge are included in this amendment, as is the parcel that provides access to these facilities. These parcels are in Cape Coral which has its own future land use categories. The parcels should still be redesignated on the Lee County Future Land Use Map to indicate their status as publicly-owned facilities.

Some community centers and their associated facilities are proposed to be changed to the Public Facilities category. These include the Boca Grande Community Center, the Matlacha Community Center, the Charleston Park Community Center, the Olga Community Center and the Schandler Hall Recreation Center.

The East County Regional Library and the parcel providing access to it are part of this amendment. Other library facilities to be amended include the Lakes Regional Library, the South Regional Library, and the Library Administration Expansion in Fort Myers.

B. CONCLUSIONS

Lee Plan Map 1, the Future Land Use Map, should be updated in order to be as accurate as possible and maintain consistency with the requirements of Florida Administrative Code.

C. STAFF RECOMMENDATION

Planning staff recommends that the Board of County Commissioners transmit this proposed amendment to the Future Land Use Element, Map 1, The Future Land Use Map, by adding the parcels listed in Table 1 to the Public facilities future land use category.

PART III - LOCAL PLANNING AGENCY REVIEW AND RECOMMENDATION

| PU | BLIC HEARING DATE: August 28, 2006 |
|----|---|
| A. | LOCAL PLANNING AGENCY REVIEW |
| В. | LOCAL PLANNING AGENCY RECOMMENDATION AND FINDINGS OF FACT SUMMARY |
| | 1. RECOMMENDATION: |
| | 2. BASIS AND RECOMMENDED FINDINGS OF FACT: |
| с. | VOTE: |
| | NOEL ANDRESS |
| | DEREK BURR |
| | RONALD INGE |

CARLETON RYFFEL

RAE ANN WESSEL

RAYMOND SCHUMANN, ESQ

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

DATE OF TRANSMITTAL HEARING:

| A. | BOARD REVIEW: | |
|----|-----------------------------------|------------|
| В. | BOARD ACTION AND FINDINGS OF FACT | SUMMARY: |
| | 1. BOARD ACTION: | |
| | 2. BASIS AND RECOMMENDED FINDING | S OF FACT: |
| C. | VOTE: | •. |
| | JOHN ALBION | |
| | TAMMY HALL | |
| | 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: |
|----|--|
| A. | BOARD REVIEW: |
| В. | BOARD ACTION AND FINDINGS OF FACT SUMMARY: |
| | 1. BOARD ACTION: |
| | 2. BASIS AND RECOMMENDED FINDINGS OF FACT: |
| C. | VOTE: |
| | JOHN ALBION |
| | TAMMY HALL |
| | BOB JANES |
| | RAY JUDAH |
| | DOUG ST. CERNY |

| Parcel STRAP Number | Upland FLUM | Upland Acres Zoning Notes | oning Notes | |
|---------------------------|------------------------------|-----------------------------|---------------------------------------|--|
| 7 | Urban Community | 0.61 | RS-1 Alico Booster Plant (Water Tank) | Plant (Water Tank) |
| 2 22-43-27-00-00003.0000 | Urban Community | 10.00 | AG-2 Alva Commur | AG-2 Alva Community Park & Alva Fire Station |
| | Central Urban /Industrial | | | |
| 3 10-44-25-10-00000 1410 | Development | 11.95 | IPD Billy Creek DOT operations |)T operations |
| 4 14-43-20-01-00005.0010 | Urban Community | 3.70 | RS-1 Boca Grande Com. Ctr | Com. Ctr. |
| 5 25-43-27-00-00007.0010 | Rural | 3.30 | FC-2 Charleston Pa | Charleston Park Community Center Facilities |
| 6 25-43-27-00-07001.0320 | Rural | 0.40 | FC-2 Charleston Pa | FC-2 Charleston Park Community Rec. Center |
| 7 30-43-22-07-0000B.0010 | Suburban | 0.71 | CM County Boat F | CM County Boat Ramp on Barrancas |
| 8 30-43-22-18-00000.001A | Suburban | 1.37 | CM County Boat F | CM County Boat Ramp on Barrancas |
| 9 19-44-24-C1-00797.0030 | Intensive Dev | 0.23 | Cape County Cape | Cape County Cape Coral Complex: last parcel not designated Public Facility |
| 10 13-44-24-P4-00412.0020 | Intensive Dev | 1.42 | ortM County-City B | FortM County-City Building on Hendry St. |
| 11 30-43-26-02-00029.0010 | Suburban | 0.73 | RS-1 Davis Blvd boat ramp | atramp |
| 12 02-44-24-04-00025.00B0 | Central Urban | 2.56 | AG-2 DOT/EMS storage on Evergreen | rage on Evergreen |
| 13 24-44-24-P1-00301.0010 | Intensive Dev | 0.62 | ortM Downtown Fo | FortM Downtown Fort Myers County Parking: South Lot |
| 14 28-44-26-00-00004.0000 | Urban Community | 10.48 | CF-2 East County Regional Library | Regional Library |
| 15 28-44-26-00-00002.0010 | Urban Community | 1.00 | CF-2 East County F | CF-2 East County Regional Library access |
| 16 12-45-24-02-00000 A020 | Central Urban | 3.62 | AG-2 Environmenta | AG-2 Environmental lab and Medical Examiners facility |
| 17 21-45-24-00-00014.0010 | Central Urban | 10.29 | AG-2 Fiesta Village | AG-2 Fiesta Village Waste Water Treatment Plant |
| 18 17-44-25-P1-00016.0010 | Suburban | 0.48 | -ortM Force Main S | FortM Force Main Station P-11M and Warehouse on Ballard Road |
| 19 17-46-25-00-00012.0020 | Urban Community | 13.70 | CC Former Gulf E | Former Gulf Environmental Facilities on Shadow Creek Boulevard |
| 20 17-46-25-14-0100E.0000 | Urban Comm/Sub | 4.75 | RS-1 Former Gulf E | RS-1 Former Gulf Environmental Facilities in San Carlos Park |
| 21 25-46-25-00-00001.0010 | Suburban | 5.00 | PUD Former Gulf | PUD Former Gulf Environmental Facilities on Corkscrew Road |
| 22 15-46-25-00-00005.1030 | Urban Community | 17.30 | CPD Former Gulf E | CPD Former Gulf Environmental Facilities on Three Oaks Parkway |
| 23 15-46-25-11-00256.0050 | Urban Community | 1.74 | FC-2 Carlos Park) | |
| 24 08-46-24-00-00001.0010 | Industrial Dev | 15.00 | CF-3 Fort Myers Beach sewage plant | ach sewage plant |
| 25 08-45-26-00-00001.2110 | New Community | 43.05 | PUD Gateway WWTP | TP |
| 26 06-46-26-00-00001.0060 | Tradeport | 7.82 | AG-2 Greenmeadow WTP | v WTP |
| 27 11-44-24-00-00017.0010 | Intensive Dev | 2.75 | C-1 Health Dept/h | C-1 Health Dept/Human Srvcs/Social srvcs/Comm imp. |
| 28 11-45-24-06-00026.0520 | Intensive Dev | 7.87 | AG-1 Hunter Neighborhood Park | oorhood Park |
| 29 03-44-24-00-00047.0010 | Sub/Intensive | 8.53 | AG-2 Judd Park | |
| 30 33-45-24-00-00001.0010 | Urban Community | 13.97 | CF-1 Lakes Regional Library | al Library |
| 31 24-46-23-01-00007.0140 | Urban Community | 0.98 | CP Lee Tran Beach Parking | ch Parking |
| 32 24-44-24-P1-01101.0050 | Intensive Dev | 0.46 | FortM Library Expansion | sion |
| 33 18-44-25-P3-00038.0020 | Central Urban | 4.25 | FortM MARS Operations | ions |
| 34 09-44-24-03-00003.00A0 | Suburban | 2.96 | RS-1 Mary Moody Park | Jark |

| 7.99 AG-2 Matlacha Community Center UT Cape Midpoint Bridge toll facilities 1.31 Cape Midpoint Bridge toll facilities 1.31 Cape Midpoint Bridge toll facilities 0.52 RM-2 Miners Corner Boost Plant (Water tower off Mc AG-2) 47.54 RS-1 New school site on Union Ave, Lehigh 1.18 RN-2 North Fort Myers senior center. Parking 1.18 RN-1 North Fort Myers senior center. Tennis Courts 7.160 AG-2 Olga Verter Plant 2.30 AG-2 Olga Water Plant 7.10 AG-2 Olga Water Plant 1.000 AG-2 Olga Water Plant 1.000 AG-2 Olga Water Plant 1.132 FortM Page Field Avigation Equipment 1.000 AG-2 Olga Water Plant 2.30 AG-2 Olga Water Plant 1.000 AG-2 Olga Water Plant 2.00 AG-2 Olga Water Plant 2.00 AG-2 Plant of Lehigh Acres Veterans Park 4.66 AG-2 Plant is Waste Water Plant vacant portion 2.00 RS-1 Plant of Lehigh Acres Veterans Park 2.58 AG-2 Plant station 4-M Wastewater treatment plant | 35 24-46-23-01-00006.0010 | Urban Community | 0.26 | TFC-2 Master pump station: warehouse |
|--|---------------------------|----------------------------------|-------|---|
| 29-44-24-C3-05372_0010 Central Urban UT 29-44-24-C3-05374_0010 Central Urban 1.31 31-45-24-00-00007_4000 Central Urban 0.52 31-45-24-00-00007_4000 Central Urban 0.52 32-42-26-00-00002_0010 Urban Community 47.54 32-42-00-00002_0010 Urban Community 47.54 32-42-26-00-00002_0010 Suburban 1.81 32-42-26-00-00008_0030 Rural 7.16 32-43-26-00-00008_0030 Rural 7.10 32-42-26-00-00008_0030 Rural 7.10 32-42-26-00-00009_0010 Central Urban 7.10 32-42-27-00-00001_1000 Ceastal Rural 7.00 32-43-26-00-00003_0040 Suburban 7.02 32-44-26-00-00001_0020 Interchange 7.02 32-44-26-00-00001_0020 Intersive Dev 7.14 33-890 34-46-26-00-00001_0020 Urban Community 7.14 | 36 24-44-22-00-00006.0000 | Urban Community | 7.99 | AG-2 Matlacha Community Center |
| 29-44-24-C3-05374,0010 Central Urban 1.31 31-45-24-00-00007.4000 Central Urban 0.52 145-24-00-00007.4000 Central Urban 0.52 15-44-26-01-00017.0010 Preserve 5.32 23-44-26-08-00020.0000 Urban Community 47.54 09-44-24-00-00002.0110 Suburban 1.81 09-44-24-01-00006.0040 Suburban 1.716 09-4-24-01-00006.0080 Suburban 1.716 21-43-26-00-00017.0000 Suburban 3.00 22-43-26-00-00017.0000 Suburban 1.0.00 23-43-26-00-00017.0000 Suburban 1.86 24-3-26-00-00017.0000 Suburban 1.0.00 24-42-27-000010.0040 Bublic Facility/ Intensive 24-42-27-18-00007.0010 Contral Urban 1.32 32-44-24-1-00000.0010 Contral Urban 1.36 44-22-1-00000.0011 Contral Urban 0.32 44-22-1-00000.0011 Contral Urban 0.32 30-43-26-00-00001.0000 Contral Urban 0.20 44-22-10-00000 Contral Urban | 37 29-44-24-C3-05372.0010 | Central Urban | 5 | Cape Midpoint Bridge toll facilities |
| 145-24-00-00007, 4000 Central Urban 0.52 154-26-01-00017, 0010 Preserve 5.32 154-26-01-00017, 0010 Preserve 5.32 23-44-26-08-00020, 0000 Urban Community 47.54 09-44-24-00-00002, 0110 Suburban 1.81 09-44-24-01-00006, 0080 Suburban 1.716 09-44-24-01-00006, 0080 Suburban 0.28 14-3-25-00-00013, 0000 Rural 7.10 23-43-26-00-00017, 0000 Suburban 3.00 23-43-26-00-00017, 0000 Suburban 1.86 24-3-26-00-00010, 0040 Rural 7.10 25-43-26-00-00010, 0040 Rural 1.00 24-3-26-00-00010, 0040 Rural 1.00 24-42-4-1-00900, 0010 Development 1.132 32-44-27-18-00007, 0010 Contral Urban 1.00 14-45-22-00-00001, 1010 Coastal Rural 20.00 14-45-22-00-00001, 1010 Coastal Rural 20.00 14-45-22-00-00001, 1010 Coastal Rural 20.00 14-45-22-00-00001, 1010 Coastal Rural | 38 29-44-24-C3-05374.0010 | Central Urban | 1.31 | Cape Midpoint Bridge toll facilities |
| Rural Community 5.32 Preserve 5.32 Urban Community 47.54 Suburban 1.81 Suburban 0.28 Rural 71.60 Rural 2.30 Rural 7.10 Rural 1.86 Rural 1.000 Industrial Dev 1.86 Public Facility/Intensive 1.86 Intensive 0.32 Coastal Rural 4.66 Coastal Rural 20.00 Coastal Rural 27.58 Suburban 0.40 General Commercial 1.102 Interchange 0.24 Development 4.51 Suburban 3.04 Suburban 3.04 Suburban 3.04 Suburban 1.02 Intensive Dev 1.72 Suburban 1.72 Suburban 1.72 Suburban 1.14 Urban Community 1.14 Intensiv | 39 31-45-24-00-00007.4000 | Central Urban | 0.52 | RM-2 Miners Corner Boost Plant (Water tower off McGregor) |
| Urban Community 47.54 Suburban 1.81 Suburban 0.28 Rural 71.60 Rural 71.60 Rural 7.10 Rural 7.10 Rural 10.00 Industrial Dev 1.86 Public Facility/Intensive 1.86 Public Facility/Intensive 1.86 Coastal Rural 0.32 Coastal Rural 20.00 Suburban 0.24 Suburban 1.02 Intensive Dev 1.72 Suburban 38.90 Suburban 15.04 Urban Community 1143 Intensive Dev 1.14 1.144 1.14 | 40 15-44-26-01-00017.0010 | Rural Community Preserve | 5.32 | AG-2 Mosquito Control parcel in Buckingham Park |
| Suburban 1.81 Suburban 1.18 Suburban 0.28 Rural 71.60 Suburban 3.00 Rural 2.30 Rural 7.10 Rural 10.00 Industrial Dev 1.86 Public Facility/Intensive 1.86 Public Facility/Intensive 1.20 Intensive 0.32 Coastal Rural 4.66 Coastal Rural 20.00 Coastal Rural 20.00 Coastal Rural 27.58 Suburban 0.40 General Commercial Interchange Interchange 0.24 Development 3.04 Suburban 1.02 Intensive Dev 1.72 Suburban 1.72 Suburban 1.72 Suburban 1.72 Suburban 1.504 Urban Community 1.14 Intensive Dev 1.14 | 41 23-44-26-08-00020.0000 | Urban Community | 47.54 | . RS-1 New school site on Union Ave, Lehigh |
| Suburban 1.18 Suburban 0.28 Rural 71.60 Suburban 3.00 Rural 2.30 Rural 7.10 Rural 10.00 Industrial Dev 1.86 Public Facility/Intensive 1.86 Public Facility/Intensive 4.66 Coastal Rural 27.58 Coastal Rural 27.58 Suburban 0.40 General Commercial 1.10 Interchange 0.24 Development 3.04 Suburban 4.51 Suburban 1.02 Intensive Dev 1.72 Suburban 3.8 90 Suburban 1.72 Suburban 3.8 90 Suburban 1.72 Suburban 1.72 Suburban 1.72 Suburban 1.74 Urban Community 1.143 Intensive Dev 1.14 | 42 09-44-24-00-00002.0110 | Suburban | 1.81 | RM-2 North Fort Myers senior center |
| Suburban 0.28 Rural 71.60 Suburban 3.00 Rural 2.30 Rural 10.00 Rural 1.86 Public Facility/Intensive 1.86 Development 1.1.32 Coastal Rural 0.32 Coastal Rural 27.58 Suburban 0.40 Suburban 0.24 Suburban 4.51 Suburban 4.51 Suburban 4.51 Suburban 3.04 Suburban 3.04 Suburban 1.02 Intensive Dev 1.72 Suburban 38.90 Suburban 15.04 Urban Community 1.14 Intensive Dev 1.14 | 43 09-44-24-01-00006.0040 | Suburban | 1.18 | RM-2 North Fort Myers senior center: Parking |
| Rural 71.60 Suburban 3.00 Rural 2.30 Rural 7.10 Rural 10.00 Industrial Dev 1.86 Public Facility/Intensive 1.86 Public Facility/Intensive 1.1.32 Coastal Rural 0.32 Coastal Rural 20.00 Suburban 0.24 Suburban 1.02 Intensive Dev 1.72 Suburban 38.90 Suburban 1.72 Suburban 1.72 Suburban 1.74 Urban Community 1.143 Intensive Dev 1.14 | 44 09-44-24-01-00006.0080 | Suburban | 0.28 | |
| Suburban 3.00 Rural 2.30 Rural 7.10 Rural 10.00 Industrial Dev 1.86 Public Facility/Intensive 1.1.32 Contral Urban 0.32 Coastal Rural 4.66 Coastal Rural 20.00 Coastal Rural 27.58 Suburban 0.40 General Commercial Interchange Interchange 0.24 Development 3.04 Suburban 4.51 Suburban 1.02 Intensive Dev 1.72 Suburban 3.04 Suburban 1.02 Intensive Dev 1.72 Suburban 1.72 Suburban 1.6.04 Urban Community 1.14 Intensive Dev 1.14 | 45 14-43-25-00-00013.0000 | Rural | 71.60 | AG-2 North Lee County WTP on Durrance Road |
| Rural 2.30 Rural 7.10 Rural 10.00 Industrial Dev 1.86 Public Facility/Intensive 11.32 Development 11.32 Coastal Rural 4.66 Coastal Rural 27.58 Suburban 0.40 General Commercial 1.10 Interchange 0.24 Development 3.04 Suburban 4.51 Suburban 1.02 Intensive Dev 1.72 Suburban 3.890 Suburban 1.72 Suburban 1.72 Suburban 1.72 Suburban 1.72 Suburban 1.72 Suburban 1.74 Urban Community 1.143 Intensive Dev 1.14 | 46 21-43-26-00-00017.0000 | Suburban | 3.00 | AG-2 Olga Community Center |
| Rural 7.10 Rural 10.00 Industrial Dev 1.86 Public Facility/Intensive 1.1.32 Development 11.32 Central Urban 0.32 Coastal Rural 4.66 Coastal Rural 27.58 Suburban 0.40 General Commercial 0.40 Interchange 0.24 Development 3.04 Suburban 4.51 Suburban 4.51 Suburban 1.02 Intensive Dev 1.72 Suburban 38.90 Suburban 1.5.04 Urban Community 11.43 Intensive Dev 1.14 | 47 23-43-26-00-00008.0030 | Rural | 2.30 | AG-2 Olga Water Plant |
| Rural 10.00 Industrial Dev 1.86 Public Facility/Intensive 11.32 Development 11.32 Central Urban 0.32 Coastal Rural 4.66 Coastal Rural 20.00 Coastal Rural 27.58 Suburban 0.40 General Commercial Interchange Interchange 0.24 Development 3.04 Suburban 4.51 Suburban 1.02 Intensive Dev 1.72 Suburban 38.90 Suburban 15.04 Urban Community 11.43 Intensive Dev 1.14 | 48 23-43-26-00-00008.0020 | Rural | 7.10 | |
| Industrial Dev | 49 23-43-26-00-00010.0040 | Rural | 10.00 | AG-2 Olga Water Plant |
| Public Facility/ 11.32 Intensive 11.32 Development 11.32 Central Urban 0.32 Coastal Rural 4.66 Coastal Rural 27.00 Coastal Rural 27.58 Suburban 0.40 General Commercial 0.40 Interchange 0.24 Development 3.04 Suburban 4.51 Suburban 1.02 Intensive Dev 1.72 Suburban 1.72 Suburban 15.04 Urban Community 1143 Intensive Dev 1.14 | 50 01-45-24-P1-00060.008A | Industrial Dev | 1.86 | FortM Page Field Avigation Equipment |
| Development 11.32 Coastal Rural 4.66 Coastal Rural 20.00 Coastal Rural 27.58 Suburban 0.40 General Commercial 1.24 Development 3.04 Suburban 4.51 Suburban 1.02 Intensive Dev 1.72 Suburban 1.02 Suburban 1.02 Suburban 1.02 Suburban 1.72 | | Public Facility/ | | |
| Central Urban 0.32 Coastal Rural 4.66 Coastal Rural 20.00 Coastal Rural 27.58 Suburban 0.40 General Commercial 0.24 Interchange 0.24 Development 3.04 Suburban 4.51 Suburban 1.02 Intensive Dev 1.72 Suburban 38.90 Suburban 38.90 Suburban 15.04 Urban Community 11.43 Intensive Dev 1.14 | 51 24-44-24-P1-00900.0010 | Development | 11.32 | FortM County parking (Adding to existing Public Facilities) |
| Coastal Rural 4.66 AG-2 Pine Is. Waste Water Plant: vacant portion Coastal Rural 20.00 RS-1 Pine Is. Waste Water Plant Coastal Rural 27.58 RS-1 Pine Is. Waste Water Plant Coastal Rural 27.58 RS-1 Pine Is. Waste Water Plant Suburban 0.40 AG-2 Pump station 4-M Wastewater treatment plant General Commercial Interchange 0.24 AG-2 Pump station 7-M on SR80 Development AG-2 Pump station 7-M on SR80 Development AG-2 Pump station 7-M on SR80 Suburban 3.04 CF-1 Schandler Hall park facilities Suburban 1.02 IL Sewage treatment plant at Waterway Estates Suburban 1.72 C-1 Sherrif substation on Pondella Road Suburban 38.90 CF-2 South Fort Myers Community Park Suburban 15.04 CF-2 South Fort Myers Community Park Urban Community 1143 CF-2 South Regional Library Intensive Dev 1.14 RortM Suntrust building, downtown Fort Myers | 52 32-44-27-18-00087.0100 | Central Urban | 0.32 | RS-1 Part of Lehigh Acres Veterans Park |
| Coastal Rural 20.00 RS-1 Pine Is. Waste Water Plant: vacant portion Suburban 0.40 AG-2 Pump station 4-M Wastewater treatment plant General Commercial AG-2 Pump station 7-M on SR80 Interchange 0.24 AG-2 Pump station 7-M on SR80 Development 3.04 CF-1 Schandler Hall park facilities Suburban 4.51 CF-1 Schandler Hall Rec center Suburban 1.02 IL Sewage treatment plant at Waterway Estates Intensive Dev 1.72 C-1 Sherrif substation on Pondella Road Suburban 38.90 CF-2 South Fort Myers Community Park Suburban 15.04 CF-2 South Fort Myers Community Park Urban Community 11.43 CF-2 South Regional Library Intensive Dev 1.14 FortM Suntrust building, downtown Fort Myers | 53 14-45-22-00-00001.1010 | Coastal Rural | 4.66 | AG-2 Pine Is. Waste Water Plant: vacant portion |
| Coastal Rural 27.58 RS-1 RS-1 Pine Is. Waste Water Plant: vacant portion Suburban 0.40 AG-2 Pump station 4-M Wastewater treatment plant General Commercial 0.24 AG-2 Pump station 7-M on SR80 Interchange 0.24 AG-2 Pump station 7-M on SR80 Development 3.04 CF-1 Schandler Hall park facilities Suburban 4.51 CF-1 Schandler Hall Rec center Suburban 1.02 IL Sewage treatment plant at Waterway Estates Intensive Dev 1.72 C-1 Sherrif substation on Pondella Road Suburban 38.90 CF-2 South Fort Myers Community Park Suburban 15.04 CF-2 South Regional Library Urban Community 11.43 CF-2 South Regional Library Intensive Dev 1.14 South Rott Myers | 54 14-45-22-00-00002.0020 | Coastal Rural | 20.00 | RS-1 Pine Is. Waste Water Plant |
| Suburban 0.40 AG-2 Pump station 4-M Wastewater treatment plant General Commercial Interchange 0.24 AG-2 Pump station 7-M on SR80 Development / Suburban 3.04 CF-1 Schandler Hall park facilities Suburban 1.02 IL Sewage treatment plant at Waterway Estates Intensive Dev 1.72 C-1 Sherrif substation on Pondella Road Suburban 38.90 CF-2 South Fort Myers Community Park Suburban 15.04 CF-2 South Fort Myers Community Park Urban Community 11.43 CF-2 South Regional Library Intensive Dev 1.14 South Rott Myers | 55 15-45-22-00-00001.1000 | Coastal Rural | 27.58 | RS-1 Pine Is. Waste Water Plant: vacant portion |
| General Commercial Interchange Development Suburban Suburban Suburban Intensive Dev Suburban Suburban Suburban Suburban Suburban Suburban Intensive Dev | 56 30-43-26-00-00003.0040 | Suburban | 0.40 | AG-2 Pump station 4-M Wastewater treatment plant on SR80 |
| Development CF-1 Schandler Hall park facilities Suburban 4.51 CF-1 Schandler Hall park facilities Suburban 1.02 IL Sewage treatment plant at Waterway Intensive Dev 1.72 C-1 Sherrif substation on Pondella Road Suburban 38.90 CF-2 South Fort Myers Community Park Suburban 15.04 CF-2 South Fort Myers Community Park Urban Community 11.43 CF-2 South Regional Library Intensive Dev 1.14 FortM Suntrust building, downtown Fort Myer | 57 34-43-25-00-00009.0010 | General Commercia Interchange | _ | AG-2 Pump station 7-M on SR80 |
| Suburban4.51CF-1Schandler Hall Rec centerSuburban1.02ILSewage treatment plant at WaterwayIntensive Dev1.72C-1Sherrif substation on Pondella RoadSuburban38.90CF-2South Fort Myers Community ParkSuburban15.04CF-2South Fort Myers Community ParkUrban Community11.43CF-2South Regional LibraryIntensive Dev1.14FortM Suntrust building, downtown Fort Myers | 58 04-44-25-17-0000B.0090 | Development /Suburban | 3.04 | CF-1 Schandler Hall park facilities |
| Suburban1.02ILSewage treatment plant at WaterwayIntensive Dev1.72C-1Sherrif substation on Pondella RoadSuburban38.90CF-2South Fort Myers Community ParkSuburban15.04CF-2South Fort Myers Community ParkUrban Community11.43CF-2South Regional LibraryIntensive Dev1.14FortM Suntrust building, downtown Fort Myer | 59 04-44-25-12-00000.0130 | Suburban | 4.51 | CF-1 Schandler Hall Rec center |
| Intensive Dev 1.72 Suburban 38.90 Suburban 15.04 Urban Community 11.43 | 60 16-44-24-03-0030B.00A0 | Suburban | 1.02 | Waterway |
| Suburban 38.90 Suburban 15.04 Urban Community 11.43 | 61 11-44-24-00-00017.0020 | Intensive Dev | 1.72 | C-1 Sherrif substation on Pondella Road |
| Suburban 15.04 Urban Community 11.43 Intensive Dev 1.14 | 62 04-46-24-00-00007.0000 | Suburban | 38.90 | CF-2 South Fort Myers Community Park |
| Urban Community 11.43 Intensive Dev 1.14 | 63 04-46-24-00-00007.0020 | Suburban | 15.04 | CF-2 South Fort Myers Community Park |
| Intensive Dev 1.14 | 64 34-46-25-00-00019.0020 | Urban Community | 11.43 | CF-2 South Regional Library |
| | 65 13-44-24-P4-00410.0010 | Intensive Dev | 1.14 | FortM Suntrust building, downtown Fort Myers |

| IL Ten-Mile Canal Linear Park | AG-2 Ten-Mile Canal Linear Park | AG-2 Ten-Mile Canal Linear Park | | | IL Ten-Mile Canal Linear Park | AG-2 Ten-Mile Canal Linear Park | AG-2 Ten-Mile Canal Linear Park | IL Ten-Mile Canal Linear Park | FortM Ten-Mile Canal Linear Park | | CF-3 Tice fire station | TFC-2 Tice water tower | CF-3 Upper Captiva fire station | CF-1 Upper Captiva fire station: vacant portion | CC Utilities customer service center (Acquired from Florida Citie | FortM Vehicle maintenance facility on Van Buren | FortM Veterans Service Building | IL Water tanks at Waterway Estates WTP | AG-2 Water tower (Abuts J. Colin English Elem) | | |
|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|-------------------------------|---------------------------------|---------------------------------|------------|--------------|-------------------------------|---------------------------------|---------------------------------|-------------------------------|----------------------------------|----------------------|---------------------------|---------------------------|---------------------------------|---|---|---|---------------------------------|--|--|--------|--|
| 2.70 | 0.43 | 1.40 | 0.68 | 1.26 | 1.22 | 0.70 | 5.72 | 6.91 | | | 4.82 | 6.23 | 3.15 | 4.58 | 1.86 | | 20.00 | 0.37 | 0.24 | 0.24 | 8.68 | 10.00 | 0.26 | 2.76 | 0.95 | 602.15 | |
| Intensive Dev | Industrial Dev | Industrial Dev | Industrial Dev | Industrial Dev | Industrial Dev | Industrial Dev | Urban Community | Intensive Dev | Industrial | Developoment | /Central Urban | Urban Community | Intensive Dev | Intensive Dev | Industrial Dev | Development /Central | Urban | Urban Community | Outer Island | Outer Island | Intensive Dev | Industrial Dev | Intensive Dev | Suburban | Intensive Dev | | |
| 66 06-45-25-00-00000.2120 | 67 07-45-25-00-00000.2080 | 68 07-45-25-00-00000.2100 | 69 07-45-25-00-00000.211A | 70 07-45-25-00-00000.211B | 71 07-45-25-00-00000.211C | 72 07-45-25-00-00000.211E | 73 24-45-24-00-00000.1030 | 74 30-45-25-00-00008.002E | | | 75 12-45-24-00-00000.1110 | 76 19-45-25-00-00000.2050 | 77 25-45-24-00-00000,1010 | 78 01-45-24-00-00000.1120 | 79 01-45-24-00-00000.1140 | | 80 10-44-25-00-00002.0000 | 81 04-44-25-16-00007.0060 | 82 05-45-21-10-00000,0010 | 83 05-45-21-10-00000.0020 | 84 14-45-24-00-00004.0110 | 85 29-44-25-P1-00102.0040 | 86 24-44-24-P1-00010.0010 | 87 16-44-24-03-0030G.00B0 | 88 35-43-24-00-00001.0070 | | |

