



LEE COUNTY
SOUTHWEST FLORIDA

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2:55pm

Lee County Board of County Commissioners
Department of Community Development
Division of Planning
Post Office Box 398
Fort Myers, FL 33902-0398
Telephone: (239) 533-8585
FAX: (239) 485-8319

**APPLICATION FOR A
COMPREHENSIVE PLAN AMENDMENT**

(To be completed at time of intake)
DATE REC'D 9/30/08 REC'D BY: Qwm
APPLICATION FEE 250000 TIDEMARK NO: CFA 2008-00004

THE FOLLOWING VERIFIED:

Zoning Commissioner District
Designation on FLUM

(To be completed by Planning Staff)

Plan Amendment Cycle: Normal Small Scale DRI Emergency

Request No: _____

APPLICANT PLEASE NOTE:

Answer all questions completely and accurately. Please print or type responses. If additional space is needed, number and attach additional sheets. The total number of sheets in your application is: 17

Submit 6 copies of the complete application and amendment support documentation, including maps, to the Lee County Division of Planning. Up to 90 additional copies will be required for Local Planning Agency, Board of County Commissioners hearings and the Department of Community Affairs' packages. Staff will notify the applicant prior to each hearing or mail out.

I, the undersigned owner or authorized representative, hereby submit this application and the attached amendment support documentation. The information and documents provided are complete and accurate to the best of my knowledge.

9/30/08 Robert D. Hutchinson
DATE SIGNATURE OF OWNER OR AUTHORIZED REPRESENTATIVE

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2008-00004

I. APPLICANT/AGENT/OWNER INFORMATION

Lillian Austin Family LLC

APPLICANT

P.O. Box 8

ADDRESS

Alva

FL

33920

CITY

STATE

ZIP

TELEPHONE NUMBER

FAX NUMBER

WilsonMiller, Inc., c/o Robert Hutcherson, AICP

AGENT*

12801 Westlinks Drive

ADDRESS

Ft. Myers

FL

33913

CITY

STATE

ZIP

(239) 939-1020

TELEPHONE NUMBER

FAX NUMBER

See Applicant Above

OWNER(s) OF RECORD

ADDRESS

CITY

STATE

ZIP

TELEPHONE NUMBER

FAX NUMBER

Name, address and qualification of additional planners, architects, engineers, environmental consultants, and other professionals providing information contained in this application.

* This will be the person contacted for all business relative to the application.

II. REQUESTED CHANGE (Please see Item 1 for Fee Schedule)

A. TYPE: (Check appropriate type)

Text Amendment

Future Land Use Map Series Amendment
(Maps 1 thru 22)

List Number(s) of Map(s) to be amended

1. Future Land Use Map amendments require the submittal of a complete list, map, and two sets of mailing labels of all property owners and their mailing addresses, for all property within 500 feet of the perimeter of the subject parcel. The list and mailing labels may be obtained from the Property Appraisers office. The map must reference by number or other symbol the names of the surrounding property owners list. The applicant is responsible for the accuracy of the list and map.

At least 15 days before the Local Planning Agency (LPA) hearing, the applicant will be responsible for posting signs on the subject property, supplied by the Division of Planning, indicating the action requested, the date of the LPA hearing, and the case number. An affidavit of compliance with the posting requirements must be submitted to the Division of Planning prior to the LPA hearing. The signs must be maintained until after the final Board adoption hearing when a final decision is rendered.

B. SUMMARY OF REQUEST (Brief explanation):

A text amendment to Table 1b, 2030 Allocation Table, to increase the allocated residential acreage in the Urban Community from 520 acres to 600 acres.

**III. PROPERTY SIZE AND LOCATION OF AFFECTED PROPERTY
(for amendments affecting development potential of property)**

A. Property Location:

1. Site Address: N/A _____

2. STRAP(s): _____

B. Property Information

Total Acreage of Property: _____

Total Acreage included in Request: _____

Total Uplands: _____

Total Wetlands: _____

Current Zoning: _____

Current Future Land Use Designation: _____

Area of each Existing Future Land Use Category: _____

Existing Land Use: _____

C. State if the subject property is located in one of the following areas and if so how does the proposed change effect the area:

Lehigh Acres Commercial Overlay: N/A _____

Airport Noise Zone 2 or 3: N/A _____

Acquisition Area: N/A _____

Joint Planning Agreement Area (adjoining other jurisdictional lands): N/A _____

Community Redevelopment Area: N/A _____

D. Proposed change for the subject property: N/A _____

E. Potential development of the subject property:

1. Calculation of maximum allowable development under existing FLUM:

Residential Units/Density _____

Commercial intensity _____

Industrial intensity _____

2. Calculation of maximum allowable development under proposed FLUM:

Residential Units/Density _____

Commercial intensity _____

Industrial intensity _____

IV. AMENDMENT SUPPORT DOCUMENTATION

At a minimum, the application shall include the following support data and analysis. These items are based on comprehensive plan amendment submittal requirements of the State of Florida, Department of Community Affairs, and policies contained in the Lee County Comprehensive Plan. Support documentation provided by the applicant will be used by staff as a basis for evaluating this request. To assist in the preparation of amendment packets, the applicant is encouraged to provide all data and analysis electronically. (Please contact the Division of Planning for currently accepted formats)

A. General Information and Maps

NOTE: For each map submitted, the applicant will be required to provide a reduced map (8.5" x 11") for inclusion in public hearing packets.

The following pertains to all proposed amendments that will affect the development potential of properties (unless otherwise specified).

1. Provide any proposed text changes.
2. Provide a current Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
3. Provide a proposed Future Land Use Map at an appropriate scale showing the boundaries of the subject property, surrounding street network, surrounding designated future land uses, and natural resources.
4. Map and describe existing land *uses* (not designations) of the subject property and surrounding properties. Description should discuss consistency of current uses with the proposed changes.
5. Map and describe existing zoning of the subject property and surrounding properties.
6. The certified legal description(s) and certified sketch of the description for the property subject to the requested change. A metes and bounds legal description must be submitted specifically describing the entire perimeter boundary of the property with accurate bearings and distances for every line. The sketch must be tied to the state plane coordinate system for the Florida West Zone (North America Datum of 1983/1990 Adjustment) with two coordinates, one coordinate being the point of beginning and the other an opposing corner. If the subject property contains wetlands or the proposed amendment includes more than one land use category a metes and bounds legal description, as described above, must be submitted in addition to the perimeter boundary of the property for each wetland or future land use category.

7. A copy of the deed(s) for the property subject to the requested change.
8. An aerial map showing the subject property and surrounding properties.
9. If applicant is not the owner, a letter from the owner of the property authorizing the applicant to represent the owner.

B. Public Facilities Impacts

NOTE: The applicant must calculate public facilities impacts based on a maximum development scenario (see Part II.H.).

1. Traffic Circulation Analysis

The analysis is intended to determine the effect of the land use change on the Financially Feasible Transportation Plan/Map 3A (20-year horizon) and on the Capital Improvements Element (5-year horizon). Toward that end, an applicant must submit the following information:

Long Range – 20-year Horizon:

- a. Working with Planning Division staff, identify the traffic analysis zone (TAZ) or zones that the subject property is in and the socio-economic data forecasts for that zone or zones;
- b. Determine whether the requested change requires a modification to the socio-economic data forecasts for the host zone or zones. The land uses for the proposed change should be expressed in the same format as the socio-economic forecasts (number of units by type/number of employees by type/etc.);
- c. If no modification of the forecasts is required, then no further analysis for the long range horizon is necessary. If modification is required, make the change and provide to Planning Division staff, for forwarding to DOT staff. DOT staff will rerun the FSUTMS model on the current adopted Financially Feasible Plan network and determine whether network modifications are necessary, based on a review of projected roadway conditions within a 3-mile radius of the site;
- d. If no modifications to the network are required, then no further analysis for the long range horizon is necessary. If modifications are necessary, DOT staff will determine the scope and cost of those modifications and the effect on the financial feasibility of the plan;
- e. An inability to accommodate the necessary modifications within the financially feasible limits of the plan will be a basis for denial of the requested land use change;
- f. If the proposal is based on a specific development plan, then the site plan should indicate how facilities from the current adopted Financially Feasible Plan and/or the Official Trafficways Map will be accommodated.

Short Range – 5-year CIP horizon:

- a. Besides the 20-year analysis, for those plan amendment proposals that include a specific and immediated development plan, identify the existing

- roadways serving the site and within a 3-mile radius (indicate laneage, functional classification, current LOS, and LOS standard);
- b. Identify the major road improvements within the 3-mile study area funded through the construction phase in adopted CIP's (County or Cities) and the State's adopted Five-Year Work Program; Projected 2030 LOS under proposed designation (calculate anticipated number of trips and distribution on roadway network, and identify resulting changes to the projected LOS);
 - c. For the five-year horizon, identify the projected roadway conditions (volumes and levels of service) on the roads within the 3-mile study area with the programmed improvements in place, with and without the proposed development project. A methodology meeting with DOT staff prior to submittal is required to reach agreement on the projection methodology;
 - d. Identify the additional improvements needed on the network beyond those programmed in the five-year horizon due to the development proposal.
2. Provide an existing and future conditions analysis for (see Policy 95.1.3):
- a. Sanitary Sewer
 - b. Potable Water
 - c. Surface Water/Drainage Basins
 - d. Parks, Recreation, and Open Space
 - e. Public Schools.

Analysis should include (but is not limited to) the following (see the Lee County Concurrency Management Report):

- Franchise Area, Basin, or District in which the property is located;
- Current LOS, and LOS standard of facilities serving the site;
- Projected 2030 LOS under existing designation;
- Projected 2030 LOS under proposed designation;
- Existing infrastructure, if any, in the immediate area with the potential to serve the subject property.
- Improvements/expansions currently programmed in 5 year CIP, 6-10 year CIP, and long range improvements; and
- Anticipated revisions to the Community Facilities and Services Element and/or Capital Improvements Element (state if these revisions are included in this amendment).
- Provide a letter of service availability from the appropriate utility for sanitary sewer and potable water.

In addition to the above analysis for Potable Water:

- Determine the availability of water supply within the franchise area using the current water use allocation (Consumptive Use Permit) based on the annual average daily withdrawal rate.
- Include the current demand and the projected demand under the existing designation, and the projected demand under the proposed designation.

- Include the availability of treatment facilities and transmission lines for reclaimed water for irrigation.
 - Include any other water conservation measures that will be applied to the site (see Goal 54).
3. Provide a letter from the appropriate agency determining the adequacy/provision of existing/proposed support facilities, including:
 - a. Fire protection with adequate response times;
 - b. Emergency medical service (EMS) provisions;
 - c. Law enforcement;
 - d. Solid Waste;
 - e. Mass Transit; and
 - f. Schools.

In reference to above, the applicant should supply the responding agency with the information from Section's II and III for their evaluation. This application should include the applicant's correspondence to the responding agency.

C. Environmental Impacts

Provide an overall analysis of the character of the subject property and surrounding properties, and assess the site's suitability for the proposed use upon the following:

1. A map of the Plant Communities as defined by the Florida Land Use Cover and Classification system (FLUCCS).
2. A map and description of the soils found on the property (identify the source of the information).
3. A topographic map depicting the property boundaries and 100-year flood prone areas indicated (as identified by FEMA).
4. A map delineating the property boundaries on the Flood Insurance Rate Map effective August 2008.
5. A map delineating wetlands, aquifer recharge areas, and rare & unique uplands.
6. A table of plant communities by FLUCCS with the potential to contain species (plant and animal) listed by federal, state or local agencies as endangered, threatened or species of special concern. The table must include the listed species by FLUCCS and the species status (same as FLUCCS map).

D. Impacts on Historic Resources

List all historic resources (including structure, districts, and/or archeologically sensitive areas) and provide an analysis of the proposed change's impact on these resources. The following should be included with the analysis:

1. A map of any historic districts and/or sites, listed on the Florida Master Site File, which are located on the subject property or adjacent properties.
2. A map showing the subject property location on the archeological sensitivity map for Lee County.

E. Internal Consistency with the Lee Plan

1. Discuss how the proposal affects established Lee County population projections, Table 1(b) (Planning Community Year 2030 Allocations), and the total population capacity of the Lee Plan Future Land Use Map.
2. List all goals and objectives of the Lee Plan that are affected by the proposed amendment. This analysis should include an evaluation of all relevant policies under each goal and objective.
3. Describe how the proposal affects adjacent local governments and their comprehensive plans.
4. List State Policy Plan and Regional Policy Plan goals and policies which are relevant to this plan amendment.

F. Additional Requirements for Specific Future Land Use Amendments

1. Requests involving Industrial and/or categories targeted by the Lee Plan as employment centers (to or from)
 - a. State whether the site is accessible to arterial roadways, rail lines, and cargo airport terminals,
 - b. Provide data and analysis required by Policy 2.4.4,
 - c. The affect of the proposed change on county's industrial employment goal specifically policy 7.1.4.
2. Requests moving lands from a Non-Urban Area to a Future Urban Area
 - a. Demonstrate why the proposed change does not constitute Urban Sprawl. Indicators of sprawl may include, but are not limited to: low-intensity, low-density, or single-use development; 'leap-frog' type development; radial, strip, isolated or ribbon pattern type development; a failure to protect or conserve natural resources or agricultural land; limited accessibility; the loss of large amounts of functional open space; and the installation of costly and duplicative infrastructure when opportunities for infill and redevelopment exist.
3. Requests involving lands in critical areas for future water supply must be evaluated based on policy 2.4.2.
4. Requests moving lands from Density Reduction/Groundwater Resource must fully address Policy 2.4.3 of the Lee Plan Future Land Use Element.

G. Justify the proposed amendment based upon sound planning principles. Be sure to support all conclusions made in this justification with adequate data and analysis.

Item 1: Fee Schedule

Map Amendment Flat Fee	\$2,000.00 each
Map Amendment > 20 Acres	\$2,000.00 and \$20.00 per 10 acres
Small Scale Amendment (10 acres or less)	\$1,500.00 each
Text Amendment Flat Fee	\$2,500.00 each

AFFIDAVIT

I, Robert Hutcherson certify that I am the owner or authorized representative of the property described herein, and that all answers to the questions in this application and any sketches, data, or other supplementary matter attached to and made a part of this application, are honest and true to the best of my knowledge and belief. I also authorize the staff of Lee County Community Development to enter upon the property during normal working hours for the purpose of investigating and evaluating the request made through this application.

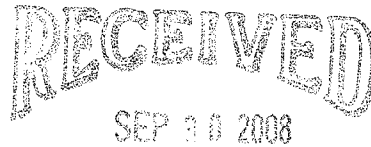
[Signature]

Signature of owner or owner-authorized agent

9/30/08
Date

Robert Hutcherson

Typed or printed name



STATE OF FLORIDA)
COUNTY OF LEE)

COMMUNITY DEVELOPMENT

The foregoing instrument was certified and subscribed before me this 30 day of Sept. 19 2008 by Robert Hutcherson, who is personally known to me or who has produced _____ as identification.

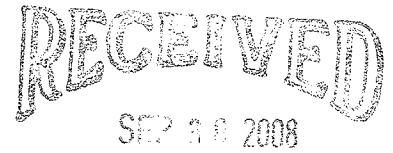
(SEAL)

[Signature]
Signature of notary public

Helen Cartwright
Printed name of notary public



2008-00004



PROPOSED TEXT AMENDMENT

COMMUNITY DEVELOPMENT

Proposed is an amendment to Lee Plan Table 1b, Year 2030 Allocations, to increase the allocated Urban Community acreage in the Alva Planning Community from 520 acres to 600 acres. Policy 1.1.1 from the Lee Plan specifies the Future Land Use Map as pattern for future development in unincorporated Lee County. That policy goes on to state that map 16 and Table 1(b) are depict the extent of development through the year 2030, prohibiting the county from issuing Development Orders for projects that will exceed the totals allocated by Table 1(b).

***POLICY 1.1.1:** The Future Land Use Map contained in this element is hereby adopted as the pattern for future development and substantial redevelopment within the unincorporated portion of Lee County. Map 16 and Table 1(b) are an integral part of the Future Land Use Map series (see Policies 1.7.6 and 2.2.2). They depict the extent of development through the year 2030. No development orders or extensions to development orders will be issued or approved by Lee County which would allow the Planning Community's acreage totals for residential, commercial or industrial uses established in Table 1(b) to be exceeded (see Policy 1.7.6). The cities of Fort Myers, Cape Coral, Sanibel, Bonita Springs and Town of Fort Myers Beach are depicted on these maps only to indicate the approximate intensities of development permitted under the comprehensive plans of those cities. Residential densities are described in the following policies and summarized in Table 1(a). (Amended by Ordinance No. 94-29, 98-09, 07-12, 07-13)*

Table 1(b), located in the Appendix of the Lee Plan, corresponds to map 16 which shows the boundaries of the Lee Plan Planning Communities, and is described in Policy 1.7.6 below.

***POLICY 1.7.6:** The Planning Communities Map and Acreage Allocation Table (see Map 16 and Table 1(b) and Policies 1.1.1 and 2.2.2) depicts the proposed distribution, extent, and location of generalized land uses for the year 2030. Acreage totals are provided for land in each Planning Community in unincorporated Lee County. No final development orders or extensions to final development orders will be issued or approved by Lee County which would allow the acreage totals for residential, commercial or industrial uses contained in Table 1(b) to be exceeded. This policy will be implemented as follows:*

1. *For each Planning Community the County will maintain a parcel based database of existing land use. The database will be periodically updated at least twice every year, in September and March, for each Planning Community.*
2. *Project reviews for development orders must include a review of the capacity, in acres, that will be consumed by buildout of the development order. No development order, or extension of a development order, will be issued or approved if the project acreage, when added to the acreage contained in the updated existing land use database, exceeds the limitation established by Table 1(b), Acreage Allocation Table regardless of other project approvals in that Planning Community.*

2008-00004



3. *No later than the regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, and every five years thereafter, the County must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved. (Amended by Ordinance No. 94-29, 98-09, 00- 22, 07-13)*

Table 1(b) provides a breakdown of residential acreage in each of the future land use designations, throughout the Alva Planning Community, as well as totals for commercial, industrial and non-regulatory allocations. The breakdown consists of the amount of acreage allocated for development by the year 2030, the amount of acreage that has already been developed and the amount of acreage available for development. According to the table, the residential designations within the Alva Planning Community consist of Urban Community, Outlying Suburban, Rural, Outer Islands, Open Lands, and Density Reduction/Groundwater Recharge. The current version of Table 1(b), 2030 Allocations (attached), limits residential development in the Urban Community land use designation within the Alva Planning Community to 520 acres by the year 2030, however it also specifies that 494 acres have already been developed. This leaves a total of only 26 acres of Urban Community lands available for development over the next 22 years, leaving much of the central Alva area without development rights until the year 2030.

A further review of Table 1(b) indicates that there is significant acreage allocated and available in Alva in several of the non-urban designations of the Lee Plan. The Rural land use designation has an allocation of 1,948 acres with 636 acres available, the Open Lands designation has an allocation of 250 acres with 156 acres available and the DRGR designation has an allocation of 711 acres with 662 acres available. That provides a total of 1,454 acres available for residential uses in non-urban areas, while only 26 acres are available in Urban Community, encouraging urban sprawl by only allowing for development in rural areas. It is clear from Lee Plan Policy 1.1.4. that the Urban Community areas are better suited for development and are intended to receive urban services capable of supporting the community.

POLICY 1.1.4: *The Urban Community areas are areas outside of Fort Myers and Cape Coral that are characterized by a mixture of relatively intense commercial and residential uses. Included among them, for example, are parts of Lehigh Acres, San Carlos Park, Fort Myers Beach, South Fort Myers, the city of Bonita Springs, Pine Island, and Gasparilla Island. Although the Urban Communities have a distinctly urban character, they should be developed at slightly lower densities. As the vacant portions of these communities are urbanized, they will need to maintain their existing bases of urban services and expand and strengthen them accordingly. As in the Central Urban area, predominant land uses in the Urban Communities will be residential, commercial, public and quasi-public, and limited light industry (see Policy 7.1.6). Standard density ranges from one dwelling unit per acre (1 du/acre) to six dwelling units per acre (6 du/acre), with a maximum of ten dwelling units per acre (10 du/acre). (Amended by Ordinance No. 94-30, 02-02)*



Described as “distinctly urban in character” the Urban Communities have a standard density range of 1 to 6 units per acre, much more intense than the Rural and DRGR land use designations shown below.

POLICY 1.4.1: *The Rural areas are to remain predominantly rural--that is, low density residential, agricultural uses, and minimal non-residential land uses that are needed to serve the rural community. These areas are not to be programmed to receive urban-type capital improvements, and they can anticipate a continued level of public services below that of the urban areas. Maximum density in the Rural area is one dwelling unit per acre (1 du/acre). (Added by Ordinance No. 97-17, Amended by Ordinance No. 98-09, 00-22, 07-12)*

POLICY 1.4.5: *The Density Reduction/Groundwater Resource (DR/GR) areas include upland areas that provide substantial recharge to aquifers most suitable for future wellfield development. These areas also are the most favorable locations for physical withdrawal of water from those aquifers. Only minimal public facilities exist or are programmed. Land uses in these areas must be compatible with maintaining surface and groundwater levels at their historic levels. Permitted land uses include agriculture, natural resource extraction and related facilities, conservation uses, publicly-owned gun range facilities, private recreation facilities, and residential uses at a maximum density of one dwelling unit per ten acres (1 du/10 acres). Individual residential parcels may contain up to two acres of Wetlands without losing the right to have a dwelling unit, provided that no alterations are made to those wetland areas.*

The Rural areas have a maximum density of 1 unit per acre, are slated for predominantly rural uses and are not scheduled for urban type capital improvements such as central water, sewer or drainage systems. The DRGR areas have an even lower density of 1 unit per 10 acres with minimal public facilities existing or planned. The DRGR areas are thought to have the potential for substantial aquifer recharge and most suitable for wellfield development. It becomes apparent from the above referenced policies that these areas are not programmed for significant development and will not receive the necessary infrastructure to support residential development.

Lee Plan chapter one contains the Vision Statements for each Lee County community, including Alva, which reads;

VISION STATEMENT: Alva - *The mission of the people of the community called Alva, Florida is to preserve and protect its unique historical, rural, agricultural and small town flavor. Alva is the oldest settlement in Lee County. With its huge oaks and cypress trees, the Caloosahatchee River, citrus groves, and cattle ranches, Alva has a unique country ambiance that is rapidly becoming hard to find in Florida. Southwest Florida is experiencing extremely rapid development. It will take a concerted effort to ensure that the growth in Alva occurs in a manner that maintains the character and lifestyle of this area. As Alva grows, we aim to work together to make sure Alva remains a place we want to live in and call home.*

It is obvious from the adopted Vision Statement that the residents of this community see it as a rural area and seek to ensure that development within Alva occurs in a manner that maintains the country character and lifestyle currently enjoyed. In order to insure that result, the community of Alva is currently in the process of completing a Community Plan, specific to the Alva Planning Community which has the following stated goal:

GOAL 22: *To preserve and enhance the unique historic, scenic, agricultural, and natural resource assets and rural ambiance of the Rural Village Mixed Use Overlay area of Alva and the surrounding countryside.*

Given the goal of maintaining the rural lifestyle, the majority of the residential development should take place within the Urban Community, taking advantage of the urban services such as central water and sewer, while avoiding individual wells and septic tanks, as specified in Policy 1.1.4. above.

Table 1(b) was most recently amended through CPA 2005-00026 which increased the 2020 Allocations to the 2030 Allocations by adding ten years worth of growth to the totals. This process is set forth in Policy 1.7.6. Note # 3 states, "No later than the regularly-scheduled date for submission of the Lee Plan Evaluation and Appraisal Report, and every five years thereafter, the County must conduct a comprehensive evaluation of Planning Community Map and the Acreage Allocation Table system, including but not limited to, the appropriateness of land use distribution, problems with administrative implementations, if any, and areas where the Planning Community Map and the Acreage Allocation Table system might be improved."

I have included CPA 2005-00026, attachment 2, which shows the 2020 Allocation, as well as the proposed 2030 Allocation that added ten years worth of growth. A review of that document reveals that approximately 1,291 acres of residential development was added to the community of Alva to accommodate growth through the year 2030, however almost all of the acreage was added to non-urban designations. The Urban Community designation had a 2020 Allocation of 519 acres and a proposed 2030 Allocation of 520 acres, meaning a total of one acre was added to accommodate ten years worth of growth. On the other hand, the Rural designation had a 2020 Allocation of 1,419 acres and proposed 2030 Allocation of 1,948, adding 529 acres of Rural lands. The DRGR designation within the Alva community had a 2020 Allocation of 40 acres; however the 2030 Allocation was 711 acres, adding 671 acres. Open Lands had a 2020 Allocation of 175 acres and a 2030 Allocation of 250 acres, adding 75 acres to this total. This equates to a total of 1,275 residential units that were added to non-urban, rural designations of the Alva Planning Community, while 1 acre was added to the urban areas.

Because the allocation table is based the population accommodated by the Lee Plan Future Land Use Map, one allocation may not be increased without decreasing another, within the same planning community. In this case, several large parcels have been purchased by Lee County, through the Conservation 2020 program, and placed in managed preserves. Most recently, conservation 2020 parcel # 357, consisting of 284 acres of land designated Rural on the Lee Plan was purchased by Lee County in July 08. It has been incorporated into the Alva Cypress Preserve. The Alva Scrub preserve (# 195) is also located within close proximity the

Urban Community property and has been purchased by the Conservation 2020 program. The scrub preserve consists of 170 acres, designated for rural land use, east of Joel Boulevard. This property is also a government owned, managed preserve area which will never be developed for residential purposes. Looking at those two properties only, a total of 454 rural acres have been removed from the tax roles and can no longer support the population allocated by the Lee Plan for the Alva Planning Community. Utilizing a maximum density of 1 unit per acre, these two parcels total 454 dwelling units in the Rural category. When converted to Urban Community acres with a maximum density of 6 units per acre, the total units must be divided by 6 to achieve an equivalent acreage figure ($454/6 = 75.6$ Urban Community acres).

Therefore, in order to maintain consistency with remainder of the Lee Plan, the population accommodated by the 2030 Future Land Use map must be provided for in Table 1(b). By transferring acreage from those parcels purchased by the 2020 Conservation Program (and thus longer eligible for development) the plan will be able to control urban sprawl, accommodate the population already adopted for this planning period and provide the Urban Community properties within the Alva Planning Community with reasonable development expectations.



Community Development

E-Connect

Online Permitting

		Alva	Allocation	Existing	Remaining
R e s i d e n t i a l A c r e a g e		Intensive Development	0	0	0
		Central Urban	0	0	0
		Urban Community	520	494	26
		Suburban	0	0	0
		Outlying Suburban	30	5	25
		Sub-Outlying Suburban	0	0	0
		Commercial	0	0	0
		Industrial Development	0	0	0
		Public Facilities	0	0	0
		University Community	0	0	0
		Industrial Interchange	0	0	0
		General Interchange	0	0	0
		General/Commercial Interchange	0	0	0
		Industrial/Commercial Interchange	0	0	0
		University Village Interchange	0	0	0
		New Community	0	0	0
		Airport	0	0	0
		Tradeport	0	0	0
		Rural	1,948	1,312	636
		Rural Community Preserve	0	0	0
		Coastal Rural	0	0	0
		Outer Islands	5	1	4
		Open Lands	250	94	156
	Density Reduction/Groundwater Resource	711	49	662	
	Conservation Lands Upland	0	0	0	
	Wetlands	0	0	0	
	Conservation Lands Wetland	0	0	0	
Total Residential			3,464	1,955	1,509
Commercial			57	32	25
Industrial			26	15	11
Non Regulatory Allocations					
Public			7,100	6,448	652
Active Agriculture			5,100	6,817	(1,717)
Passive Agriculture			13,549	13,049	500
Conservation (wetlands)			2,214	2,216	(2)
Vacant			1,953	2,932	(979)
Total			33,463	33,465	(2)
Population Distribution			5,090	3,404	1,686

[back to Planning Communities Map](#)
[\[<<First Page\]](#) [\[<Previous Page\]](#) [\[Next Page>\]](#) [\[Last Page>>\]](#)

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SEP 30 2008

2008-00004

COMMUNITY DEVELOPMENT

**TABLE 1(b)
Year 2020 2030 Allocations**

Future Land Use Classification	Lee County Totals			Alva			Boca Grande			Bonita Springs		
	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation	Existing Allocation	Transmitted Allocation	Proposed Allocation
Intensive Development	4,484	4,320	1,325	0	0	0	0	0	0	0	0	0
Central Urban	9,558	14,772	14,787	0	0	0	0	0	0	0	0	0
Urban Community	42,893	48,645	18,706	519	520	520	437	485	485	0	0	0
Suburban	45,448	46,635	16,635	0	0	0	0	0	0	0	0	0
Outlying Suburban	5,231	5,742	4,105	15	30	30	0	0	0	0	0	0
Sub-Outlying Suburban	0	0	1,531	0	0	0	0	0	0	0	0	0
Industrial Development	96	79	79	0	0	0	0	0	0	0	0	0
Public Facilities	2	1	1	0	0	0	1	0	0	0	0	0
University Community	860	850	850	0	0	0	0	0	0	0	0	0
Industrial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
General Interchange	53	42	42	0	0	0	0	0	0	0	0	0
General/Commercial Interchange	7	7	0	0	0	0	0	0	0	0	0	0
Industrial/Commercial Interchange	0	0	0	0	0	0	0	0	0	0	0	0
University Village Interchange	0	0	0	0	0	0	0	0	0	0	0	0
New Community	4,844	900	900	0	0	0	0	0	0	0	0	0
Airport	0	0	0	0	0	0	0	0	0	0	0	0
Tradeport	9	9	9	0	0	0	0	0	0	0	0	0
Rural	8,977	8,436	8,384	1,419	2,000	1,948	0	0	0	0	0	0
Rural Community Preserve	3,046	3,046	3,046	0	0	0	0	0	0	0	0	0
Coastal Rural	0	4,300	1,300	0	0	0	0	0	0	0	0	0
Outer Islands	216	202	202	5	5	5	0	0	0	0	0	0
Open Lands	2,991	2,805	2,805	475	250	250	0	0	0	0	0	0
Density Reduction/Groundwater Resource	5,544	6,794	6,905	40	600	711	0	0	0	0	0	0
Conservation Lands Uplands	0	0	0	0	0	0	0	0	0	0	0	0
Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Conservation Lands Wetlands	0	0	0	0	0	0	0	0	0	0	0	0
Total Residential	67,458	84,555	81,612	2,173	3,405	3,464	438	485	485	0	0	0
Commercial	9,460	42,763	12,763	46	57	57	56	52	52	0	0	0
Industrial	6,311	6,620	6,620	26	26	26	14	3	3	0	0	0
Non Regulatory Allocations												
Public	58,676	82,192	82,192	3,587	7,100	7,100	537	424	421	0	0	0
Active Agriculture	34,145	24,957	24,957	6,098	5,100	5,100	0	0	0	0	0	0
Passive Agriculture	65,414	45,859	45,859	44,633	43,549	13,549	0	0	0	0	0	0
Conservation (wetlands)	79,488	81,948	81,948	2,236	2,214	2,214	296	644	611	0	0	0
Vacant	44,720	21,281	21,224	4,525	2,042	1,953	2	0	0	0	0	0
Total	365,373	357,175	357,175	30,324	33,463	33,463	4,343	4,572	1,572	0	0	0
Population Distribution*	495,000			5,090			1,531			0		

Residential By Future Land Use Category

* Population for Unincorporated Area of Lee County